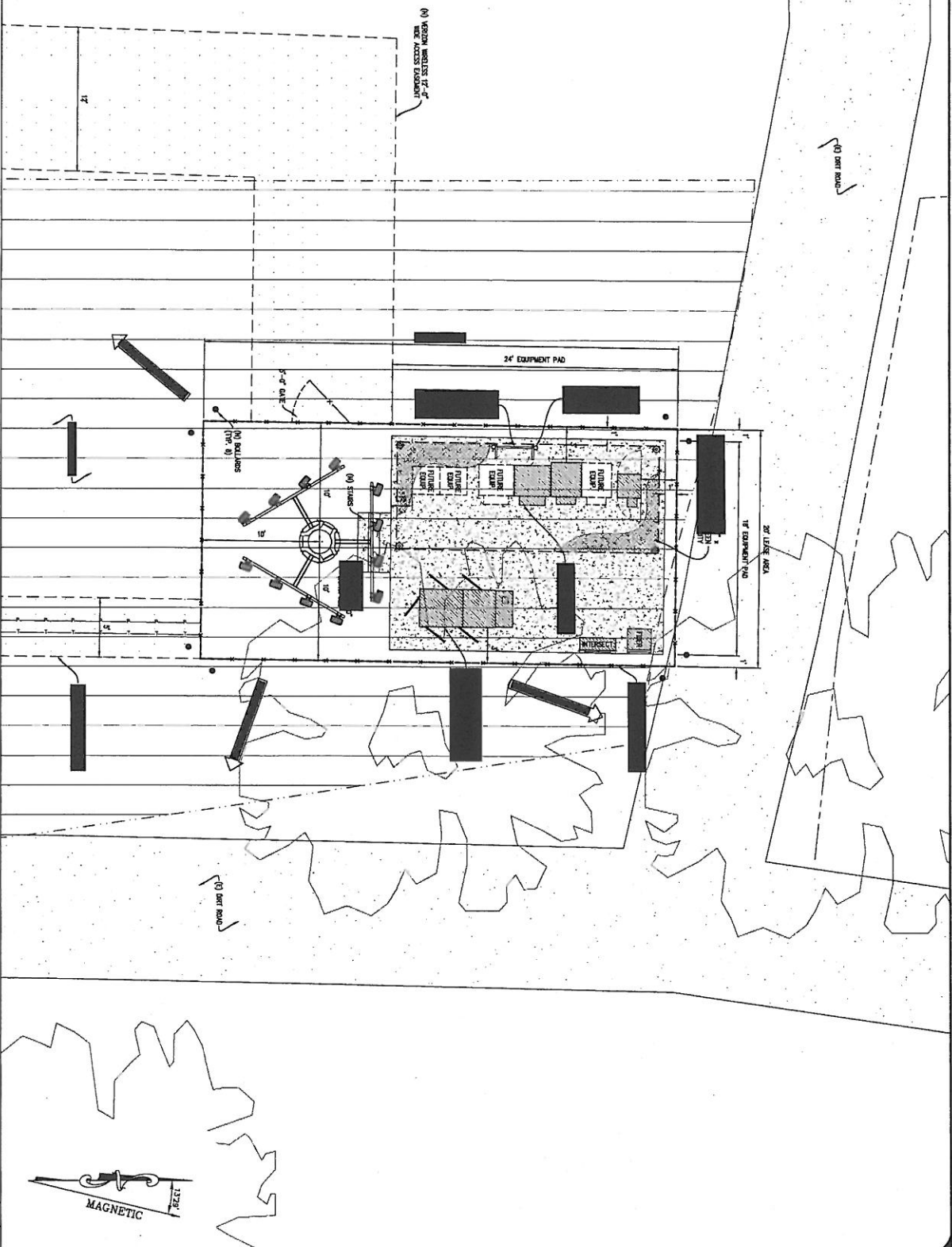


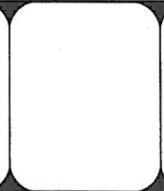
ENLARGED SITE PLAN



SCALE 1" = 4'

SHEET TITLE:
ENLARGED SITE PLAN
A-2

193513
E. CALDWELL
 1748 E CALDWELL AVE
 VISALIA, CA
 TULARE COUNTY



2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

SDC
 11300 BOWEN RD, SUITE 200
 SAN JOSE, CA 95131
 TEL: 408.435.1234
 FAX: 408.435.1235
 WWW.SDC.COM

ISSUE STATUS

NO.	DATE	DESCRIPTION
1	12/10/09	PRELIMINARY
2	12/10/09	ISSUE NO. 1
3	01/15/10	ISSUE NO. 2
4	02/11/10	ISSUE NO. 3
5	02/11/10	ISSUE NO. 4
6	02/11/10	ISSUE NO. 5
7	02/11/10	ISSUE NO. 6
8	02/11/10	ISSUE NO. 7
9	02/11/10	ISSUE NO. 8
10	02/11/10	ISSUE NO. 9
11	02/11/10	ISSUE NO. 10
12	02/11/10	ISSUE NO. 11
13	02/11/10	ISSUE NO. 12
14	02/11/10	ISSUE NO. 13
15	02/11/10	ISSUE NO. 14
16	02/11/10	ISSUE NO. 15
17	02/11/10	ISSUE NO. 16
18	02/11/10	ISSUE NO. 17
19	02/11/10	ISSUE NO. 18
20	02/11/10	ISSUE NO. 19
21	02/11/10	ISSUE NO. 20
22	02/11/10	ISSUE NO. 21
23	02/11/10	ISSUE NO. 22
24	02/11/10	ISSUE NO. 23
25	02/11/10	ISSUE NO. 24
26	02/11/10	ISSUE NO. 25
27	02/11/10	ISSUE NO. 26
28	02/11/10	ISSUE NO. 27
29	02/11/10	ISSUE NO. 28
30	02/11/10	ISSUE NO. 29
31	02/11/10	ISSUE NO. 30
32	02/11/10	ISSUE NO. 31
33	02/11/10	ISSUE NO. 32
34	02/11/10	ISSUE NO. 33
35	02/11/10	ISSUE NO. 34
36	02/11/10	ISSUE NO. 35
37	02/11/10	ISSUE NO. 36
38	02/11/10	ISSUE NO. 37
39	02/11/10	ISSUE NO. 38
40	02/11/10	ISSUE NO. 39
41	02/11/10	ISSUE NO. 40
42	02/11/10	ISSUE NO. 41
43	02/11/10	ISSUE NO. 42
44	02/11/10	ISSUE NO. 43
45	02/11/10	ISSUE NO. 44
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62	02/11/10	ISSUE NO. 61
63	02/11/10	ISSUE NO. 62
64	02/11/10	ISSUE NO. 63
65	02/11/10	ISSUE NO. 64
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90	02/11/10	ISSUE NO. 89
91	02/11/10	ISSUE NO. 90
92	02/11/10	ISSUE NO. 91
93	02/11/10	ISSUE NO. 92
94	02/11/10	ISSUE NO. 93
95	02/11/10	ISSUE NO. 94
96	02/11/10	ISSUE NO. 95
97	02/11/10	ISSUE NO. 96
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99	02/11/10	ISSUE NO. 98
100	02/11/10	ISSUE NO. 99
101	02/11/10	ISSUE NO. 100

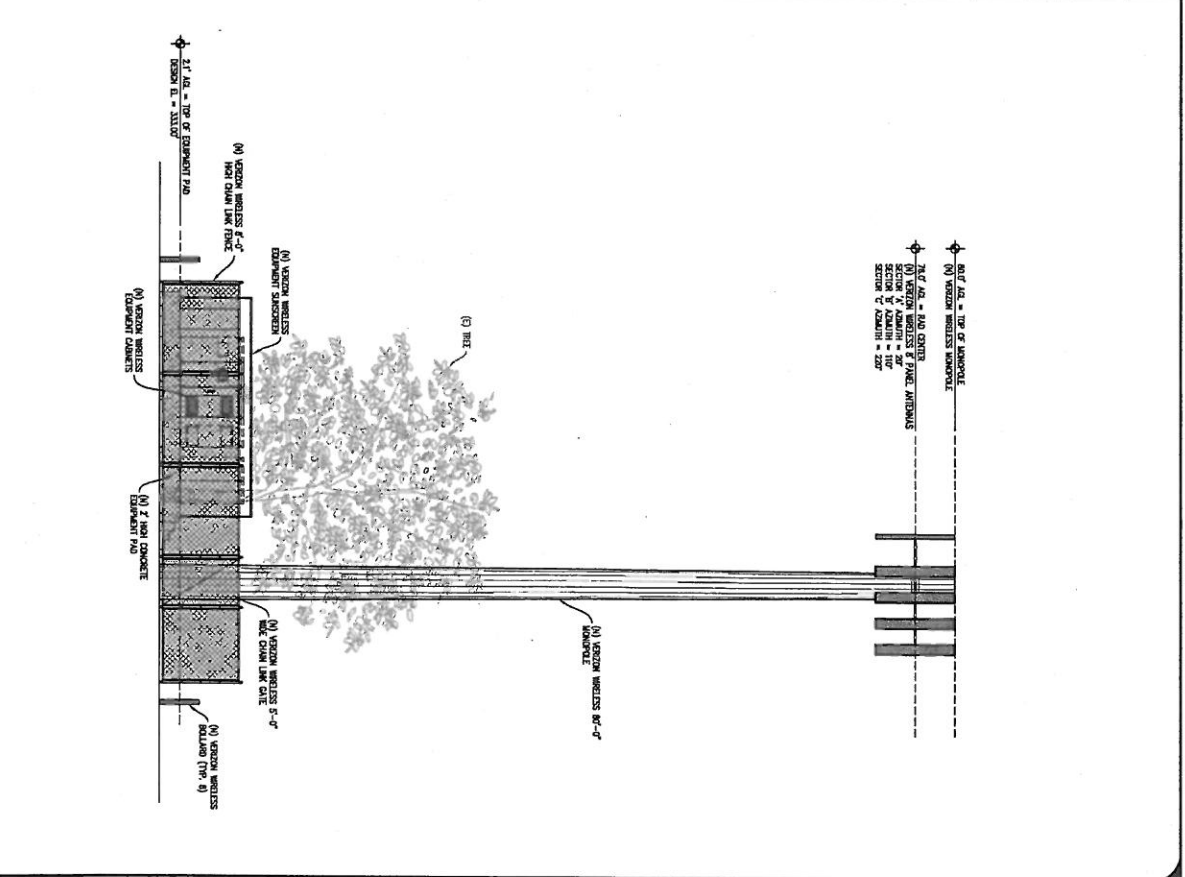
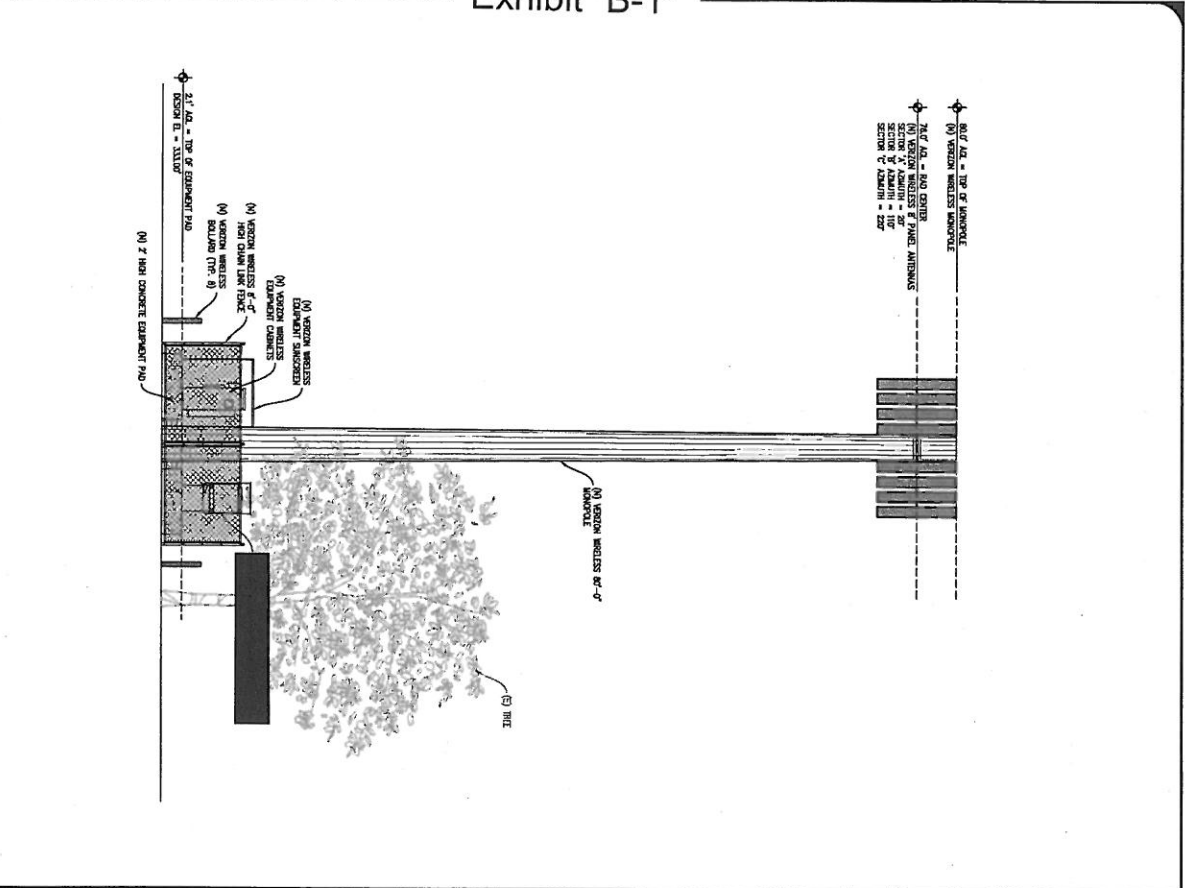
SOUTH ELEVATION VIEW

SCALE 1/8" = 1'-0"

WEST ELEVATION VIEW

SCALE 1/8" = 1'-0"

SHEET TITLE
ELEVATION VIEWS
A-3



1748 E CALDWELL AVE
VANALIA, CA
TULARE COUNTY

193513
E. CALDWELL



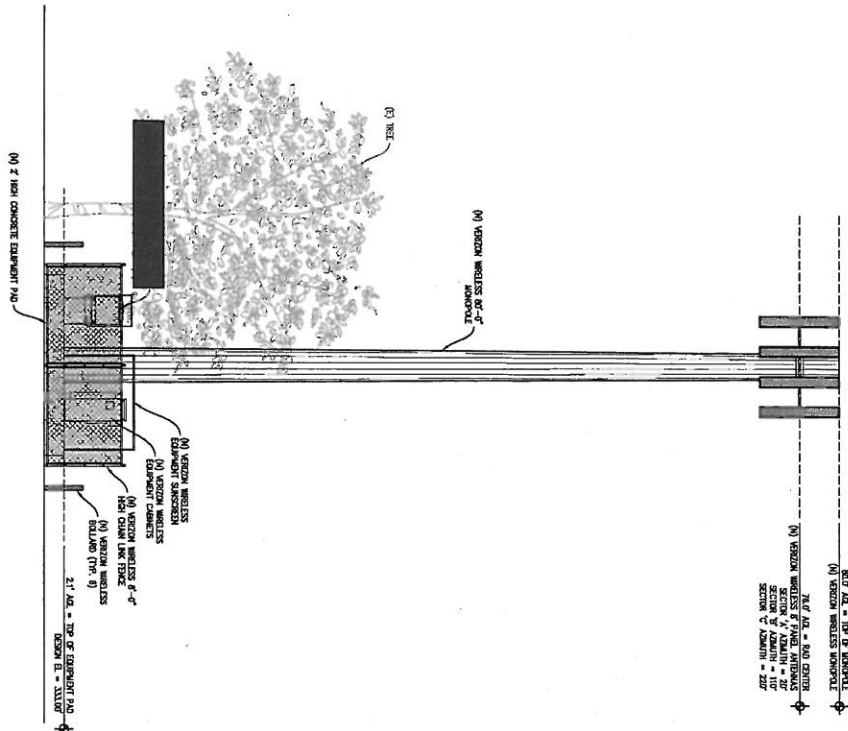
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED AND IS NOT TO BE RELEASED TO THE PUBLIC WITHOUT THE WRITTEN PERMISSION OF VERIZON WIRELESS

WIRELESS
SOLUTIONS GROUP
15000 WILSON AVENUE
VANALIA, CA 93278

ISSUE STATUS	
NO.	DESCRIPTION
1	12/10/08
2	12/10/08
3	07/17/10
4	03/16/10
5	05/19/10
6	02/27/10

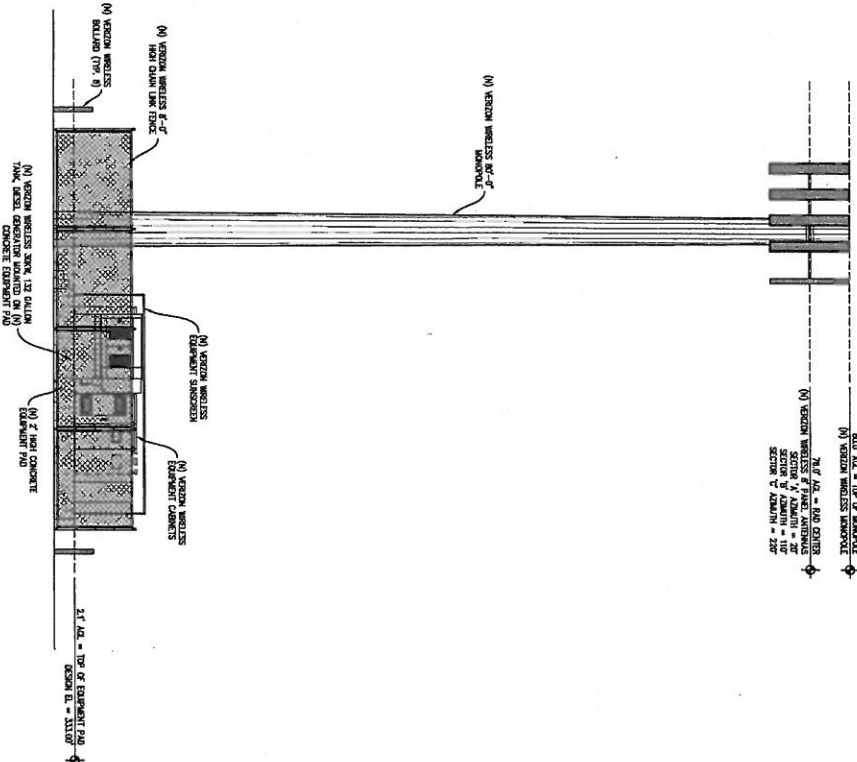
NORTH ELEVATION VIEW



01' MEI
 (N) VERIZON WIRELESS 8'-0"
 MONOPOLE
 (N) VERIZON WIRELESS EQUIPMENT SUBCASKET
 (N) VERIZON WIRELESS EQUIPMENT CABINETS
 (N) VERIZON WIRELESS 8'-0"
 HIGH CONCRETE EQUIPMENT PAD
 (N) VERIZON WIRELESS 8'-0"
 HIGH CONCRETE EQUIPMENT PAD
 (N) VERIZON WIRELESS 8'-0"
 HIGH CONCRETE EQUIPMENT PAD
 (N) VERIZON WIRELESS 120 GALLON
 WATER TANK
 (N) VERIZON WIRELESS 120 GALLON
 CONCRETE EQUIPMENT PAD
 21' AEL = TOP OF EQUIPMENT PAD
 EASEN EL. = 3150.0'

SCALE 1"=8'

EAST ELEVATION VIEW



01' MEI
 (N) VERIZON WIRELESS 8'-0"
 MONOPOLE
 (N) VERIZON WIRELESS EQUIPMENT SUBCASKET
 (N) VERIZON WIRELESS EQUIPMENT CABINETS
 (N) VERIZON WIRELESS 8'-0"
 HIGH CONCRETE EQUIPMENT PAD
 (N) VERIZON WIRELESS 8'-0"
 HIGH CONCRETE EQUIPMENT PAD
 (N) VERIZON WIRELESS 8'-0"
 HIGH CONCRETE EQUIPMENT PAD
 (N) VERIZON WIRELESS 120 GALLON
 WATER TANK
 (N) VERIZON WIRELESS 120 GALLON
 CONCRETE EQUIPMENT PAD
 21' AEL = TOP OF EQUIPMENT PAD
 EASEN EL. = 3150.0'

SCALE 1"=8'

ISSUE STATUS

NO.	DATE	DESCRIPTION	BY
1	12/01/09	ISSUE FOR PERMITS	DA
2	12/01/09	REV. CHANGES	DA
3	01/15/10	REV. CHANGES	DA
4	02/11/10	REV. CHANGES	DA
5	02/11/10	REV. CHANGES	DA
6	02/27/10	REV. CHANGES	DA

SDC
 SOUTHERN DESIGN CONSULTANTS, INC.
 11800 HAYWARD AVENUE
 SAN DIEGO, CA 92120
 TEL: 619-591-9000
 FAX: 619-591-9001
 WWW.SDCONLINE.COM

PROJECT/KEY INFORMATION
 THE ARCHITECTURE COMPANY IS THE ARCHITECT OF RECORD FOR THIS PROJECT. ALL CONTRACTS SHALL BE SUBJECT TO THE ARCHITECT'S STANDARD CONTRACT DOCUMENTS.

verizon wireless
 2785 MITCHELL DRIVE, BLDG 9.
 WALNUT CREEK, CA 94598

193513
 E. CALDWELL
 1748 E CALDWELL AVE
 VISALIA, CA
 TULARE COUNTY

SHEET TITLE:
**ELEVATION
 VIEWS**
 A-4

Verizon – E Caldwell

Address: 1748 E Caldwell Avenue, Visalia, CA 93292

APN: 126-120-064

Operational Statement

This Conditional Use Permit application is being submitted by Jennifer Walker of SAC Wireless on behalf of Verizon Wireless and pertains to 24.24 acres of property located at 1748 E Caldwell Avenue, Visalia, CA 93292, APN 126-120-064, and is zoned R-1-6.

Verizon Wireless is requesting authorization to install a new collocatable wireless telecommunications facility.

The proposed development will consist of:

- ❖ (1) new 80'-tall collocatable (available for future wireless carriers) monopole.
- ❖ (12) panel antennas mounted at the 76' antenna centerline – overall height is 80'.
- ❖ Outdoor equipment cabinets and a generator will be contained within a 20' x 40' lease area, surrounded by an 8'-tall fence.
- ❖ The subject site is zoned R-1-6. No guy wires are proposed. No advertizing signs or logos are proposed, other than emergency contact and site information.

The existing site is currently used for shops and orchards. The property owner has indicated that he has no intention of selling or redeveloping the property.

This wireless telecommunications facility will be operational 24 hours a day, 7 day a week receiving and transmitting phone calls, text messages, email messages and data. A facility of this nature is an unoccupied communications facility requiring only occasional site visits by Verizon technicians to fine tune or replace equipment on an as needed basis.

This project will bring new and greatly improved Verizon Wireless coverage to the City of Visalia. Verizon's main objective is to provide coverage to the southeast portion of Visalia, which experiences a high volume of complaints and high dropped call instances, especially the newly developed residential areas and roadways that surround the subject site.

Verizon – E Caldwell

Address: 1748 E Caldwell Avenue, Visalia, CA 93292

APN: 126-120-064

FINDINGS FOR A HEIGHT VARIANCE

Verizon respectfully requests approval of a height variance for an 80'-tall cell tower, which is 20' above the height limit for the R-1-6 zone.

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance.
 - Requiring Verizon to adhere to the 60' cell tower height limit would have a significant negative impact on the wireless coverage that is necessary in the area. It would result in the need for additional towers within the more densely-populated, single-family residential areas that surround the proposed tower location. Verizon's minimum height requirement in this area is 80' to resolve the customer complaint issues and dropped call instances.
2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other properties classified in the same zone.
 - The subject property is not like other R-1-6 properties in the area. The subject parcel is more consistent with an agricultural parcel. It is over 24 acres of orchards, shops and industrial supplies & equipment. Most other R-1-6 parcels in the area are small and geared toward single-family residential. Verizon Wireless would not attempt to locate a cell tower on a small, single-family residential lot in a residential neighborhood, even though that is exactly who Verizon is trying to provide coverage to. The subject parcel is much more consistent with the types of agricultural, commercial, or even industrial parcels Verizon tries to gravitate toward for cell tower location.

Also, the subject parcel has other, existing vertical structures. There are two 67'-tall wood poles used for the property owners' personal/business telecom use, one of which has an antenna-tip height of 108' in height. Even the public utility poles that are located on the property along E. Caldwell are 82' in height (all heights verified by surveyor).

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zone.

- Strict adherence to the 60' height limit would deprive Verizon of the ability to provide adequate wireless coverage to the area, coverage that is expected by Verizon's customers in an area that receives high complaints. Other utility providers in the area have poles of similar heights. For example, the utility poles that run along E. Caldwell were surveyed at 82'.
4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zone.
- For similar reasons mentioned above in Finding #2, the subject property itself is inconsistent with other R-1-6 zoned properties in the area. Considering that there are multiple non-residential uses on the subject property and that there are existing poles that exceed the allowed 60' height in the zone, the granting of the 20' height variance would not constitute a grant of special privilege.
5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
- The proposed project and variance will enable Verizon Wireless to provide new and greatly improved Verizon Wireless coverage to the City of Visalia. Verizon's main objective is to provide coverage to the southeast portion of Visalia, which experiences a high volume of complaints and high dropped call instances, especially in the newly developed residential areas and roadways that surround the subject site.

With the ever-growing number of cell phones in use, the proposed project and variance will be beneficial to public health and safety. Parents can keep better in touch with their children. Emergency calls can be made anywhere: on the road, in recreational and public areas, not only from inside the home.

RECEIVED

JUL 20 2010

COMM. DEVELOPMENT
CITY OF VISALIA

July 17, 2010

Paul Scheibel, AICP
Planning Services Manager
City of Visalia
315 E Acequia Ave
Visalia, CA 93291

Dear Mr. Scheibel:

Today I received by mail notice of a public hearing on Conditional Use Permit No. 2010-09 and Variance No. 2010-04.

I object to the notice in both form and manner. The notice says Verizon is seeking to install a tower and equipment on the north side of East Caldwell Avenue between South Stover and South Pinkham streets.

This is, according to the map accompanying the notice, a distance of about 1,500 feet, more than a quarter of a mile.

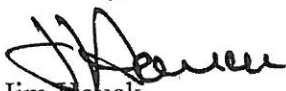
Your notice makes it appear that the city is preparing to permit Verizon to locate the tower anywhere it wishes along Caldwell between Stover and Pinkham.

I doubt that is the case. I believe there is a specific location cited in the Verizon application, and I think affected residents have a right to know, prior to any hearing, precisely where Verizon proposes to locate the tower. Somewhere along a 1,500 foot stretch of Caldwell Avenue is not adequate notice in law or in practice.

Please cancel the hearing, notify those who received this faulty notification of the cancellation and then reschedule it once residents have been provided with adequate notice of the precise location Verizon is seeking for the tower.

In these days of tough city budgets, it would be unfortunate for the city to have to spend money defending such a flawed process in court.

Sincerely,



Jim Houck
2000 E Victor Ave
Visalia, CA 93292
738-9595
jimhouck@comcast.net

NOTICE OF EXEMPTION

City of Visalia
315 E. Acequia Ave.
Visalia, CA 93291

To: County Clerk
County of Tulare
County Civic Center
Visalia, CA 93291-4593

Conditional Use Permit No. 2010-09 & Variance No. 2010-04

PROJECT TITLE

North side of East Caldwell Avenue, APN: 126-120-064

PROJECT LOCATION

Visalia

Tulare

PROJECT LOCATION - CITY

COUNTY

A request by Verizon Wireless to install a 80-ft. telecommunications tower, with 12 antennas, and outdoor equipment cabinets and back-up generator located at the base of the tower. The site is zoned R-1-6 (Single-Family Residential, 6,000 sq. ft. min. site area) and is located on the north side East Caldwell Avenue between Stover & Pinkham. (APN: 126-120-064).

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia

NAME OF PUBLIC AGENCY APPROVING PROJECT

Verizon Wireless c/o SAC Wireless, 4412 Harlin Dr., Sacramento CA, 95826

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

Verizon Wireless c/o SAC Wireless, 4412 Harlin Dr., Sacramento CA, 95826

NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT

EXEMPT STATUS: (Check one)

- Ministerial - Section 15073
- Emergency Project - Section 15071
- Categorical Exemption - State type and Section number: **Section 15303**
- Statutory Exemptions- State code number:

A request to install a new 80-ft. telecommunications tower, with 12 antennas, and outdoor equipment cabinets and back-up generator located at the base of the tower.

REASON FOR PROJECT EXEMPTION

Paul Bernal, Senior Planner

(559) 713-4025

CONTACT PERSON

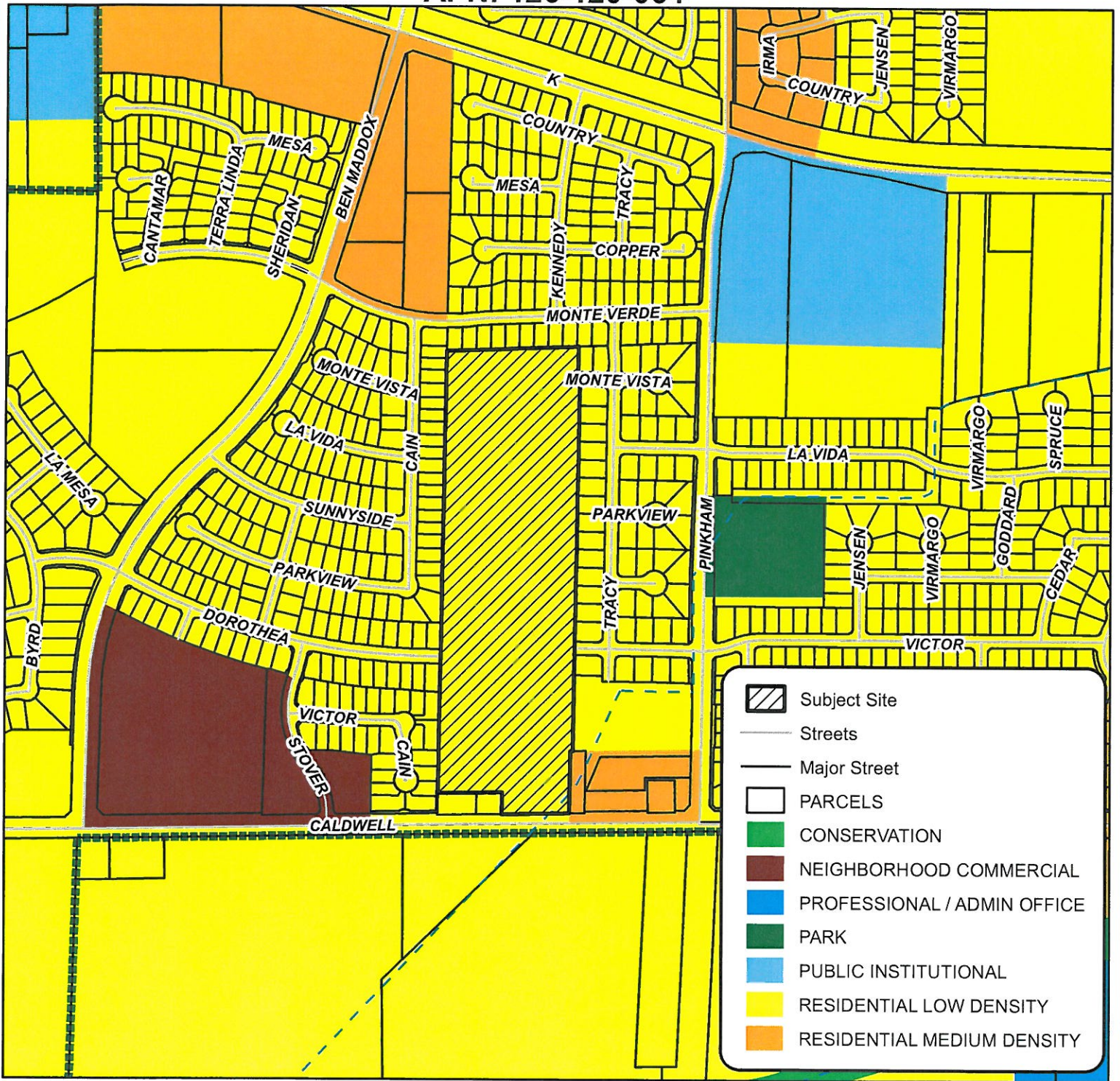
AREA CODE/PHONE

July 21, 2010

DATE


ENVIRONMENTAL COORDINATOR
 Paul Scheibel

Conditional Use Permit No. 2010-09 & Variance No. 2010-04
 APN: 126-120-064

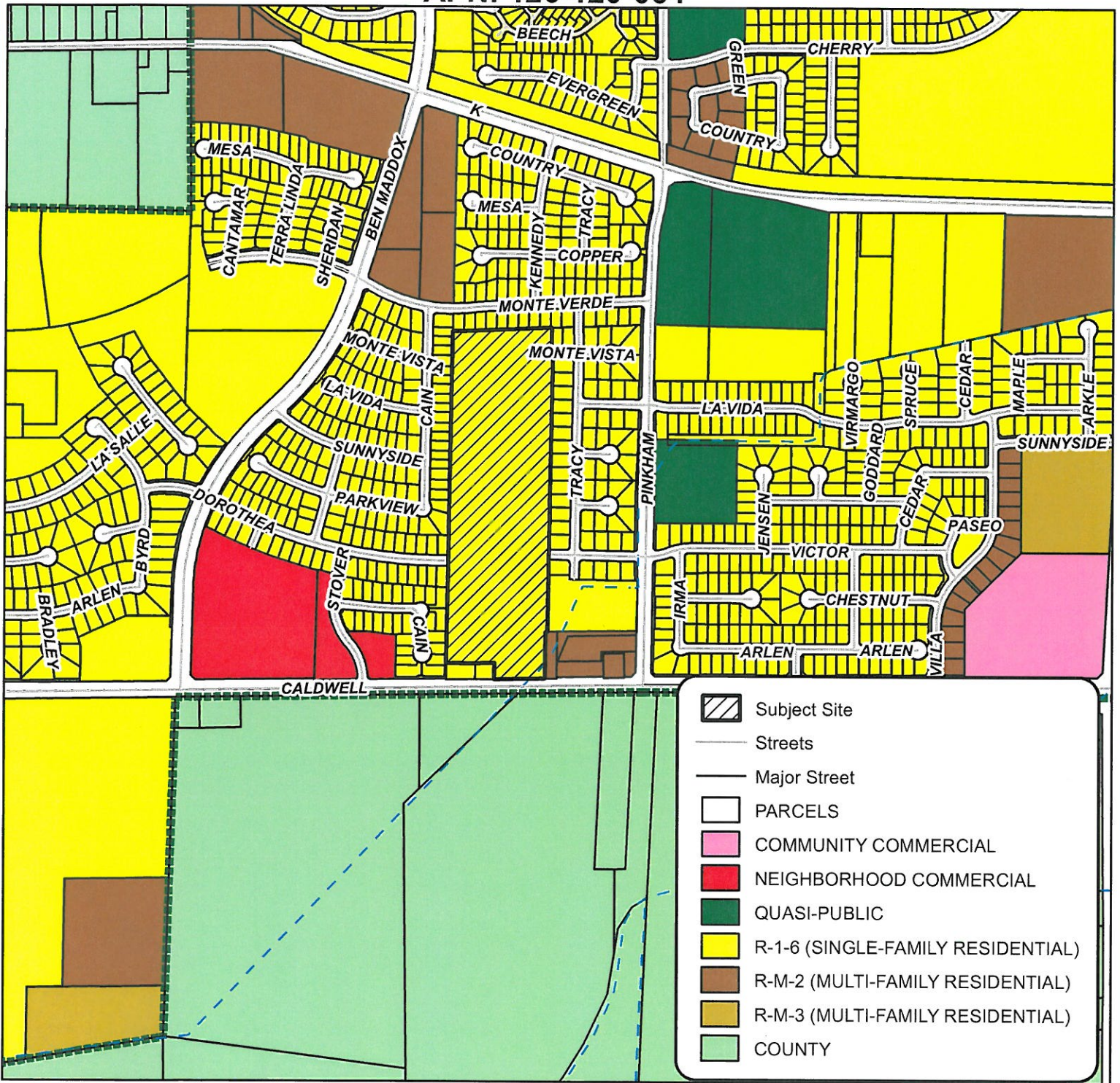


General Plan Land Use Map

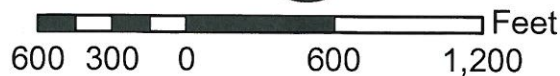


Conditional Use Permit No. 2010-09 & Variance No. 2010-04

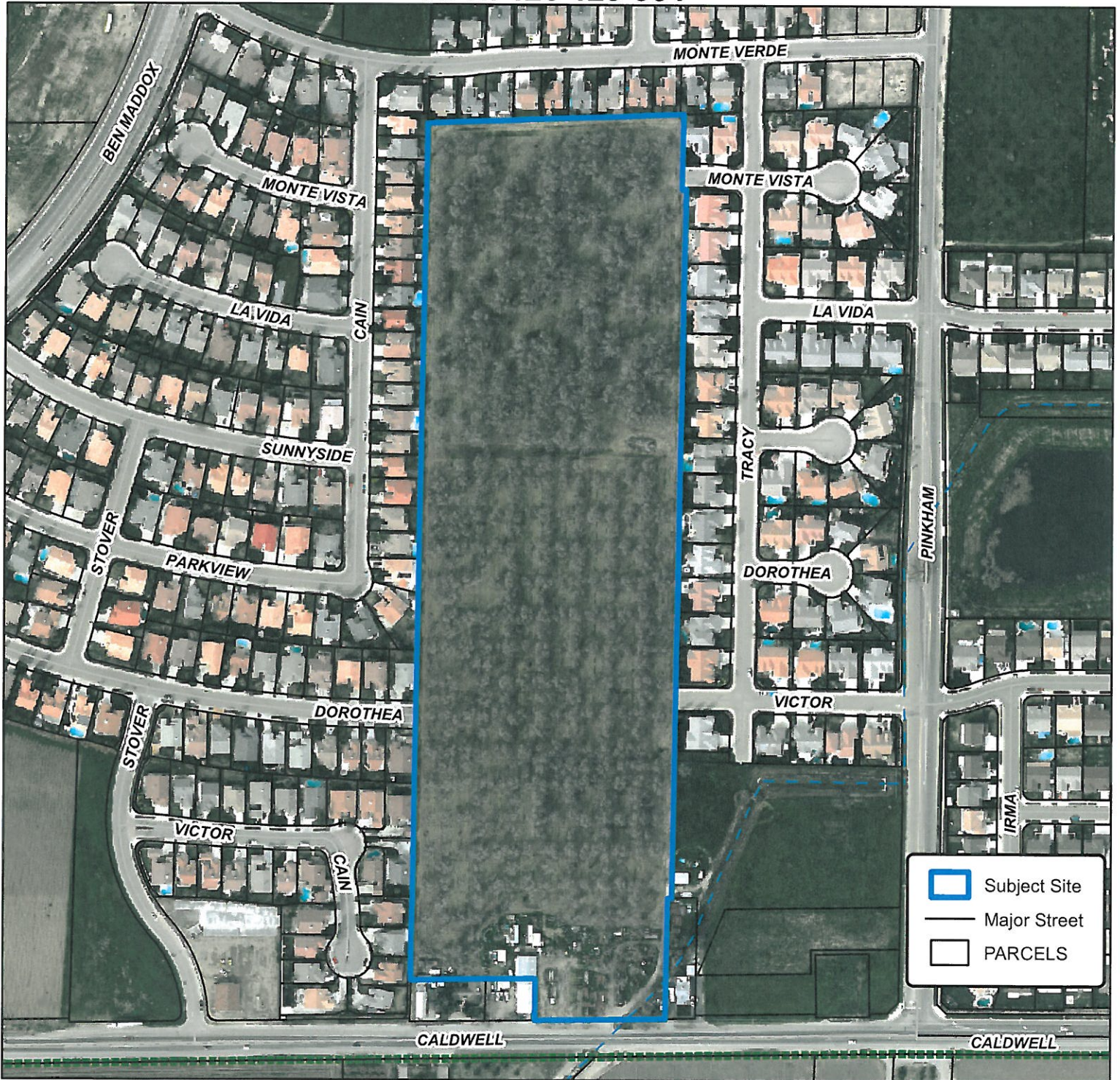
APN: 126-120-064



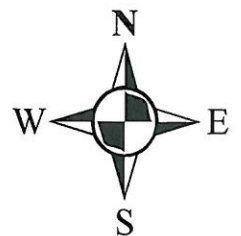
Zoning Map



Conditional Use Permit No. 2010-09 & Variance No. 2010-04
APN: 126-120-064



Aerial Photo



Conditional Use Permit No. 2010-09 & Variance No. 2010-04
APN: 126-120-064

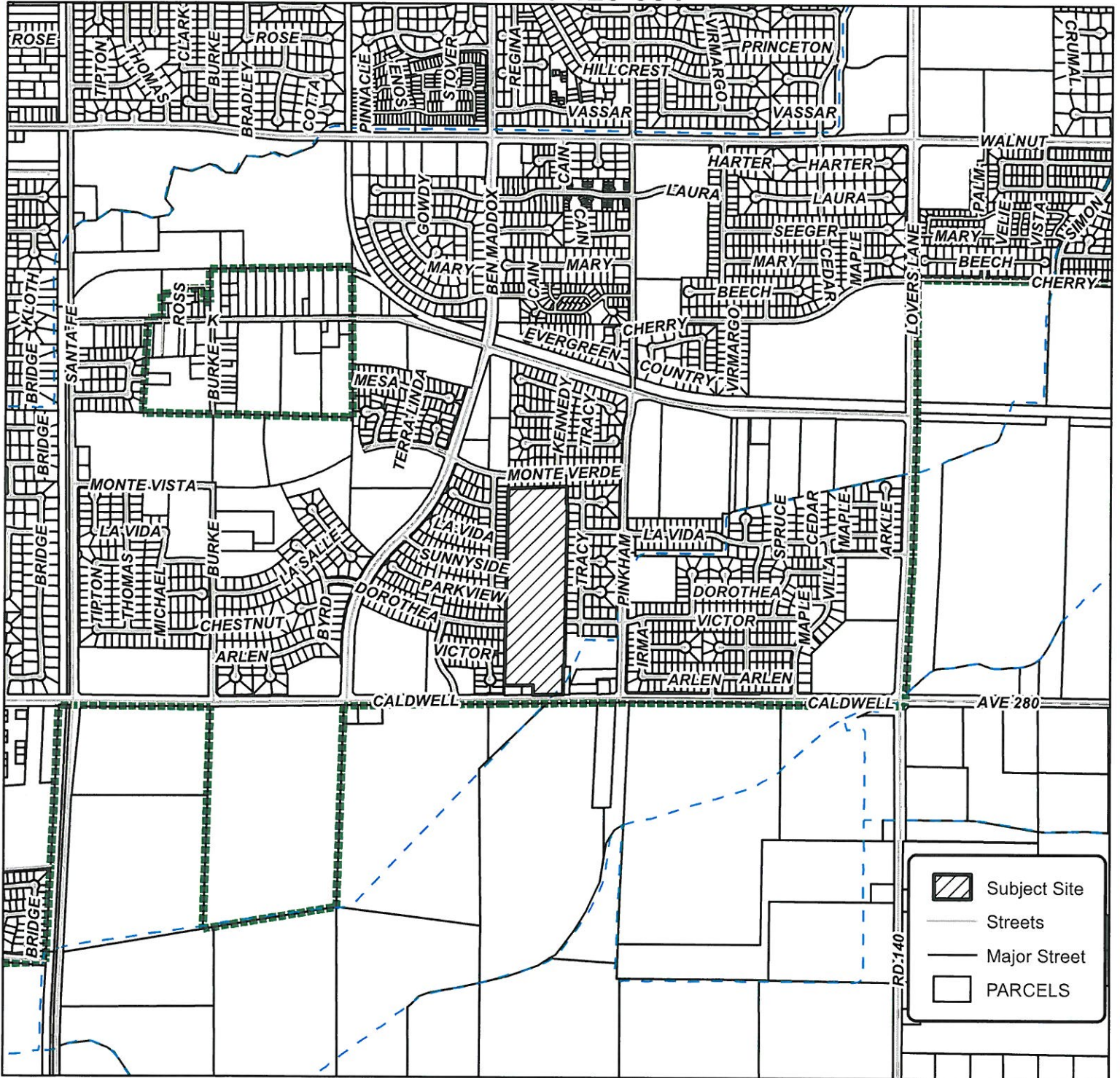


Aerial Photo



Conditional Use Permit No. 2010-09 & Variance No. 2010-04

APN: 126-120-064



Vicinity Map

1,000 500 0 1,000 2,000 Feet



