



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

ACTION DATE: June 21, 2012

TO: Planning Commission

APPLICANT: PDC Corp for AT&T
765 The City Drive, Suite 470
Orange, CA 92868

CASE NO.: 11-CUP-002

LOCATION: 28030 Dorothy Drive (A.P.N. 2061-013-037)

REQUEST: Request for approval of a Wireless Telecommunications Facilities Permit/Conditional Use Permit to replace eight (8) panel antennas on a building, and add four (4) new panel antennas, plus one (1) GPS antenna and new accessory equipment within an equipment room inside the building.

ENVIRONMENTAL DETERMINATION: Categorically Exempt under CEQA per Section 15303 and independently, exempt pursuant to the general rule in Section 15061(b)(3).

RECOMMENDATION: Staff recommends the Planning Commission approve Wireless Telecommunications Facilities/Conditional Use Permit Case No. 11-CUP-002, subject to conditions, based on findings in the Draft Resolution.

ZONING DESIGNATION: Business Park- Office/Retail- Freeway Corridor (BP-OR-FC)

GENERAL PLAN DESIGNATION: BP-OR Business Park – Office Retail

I. PROJECT BACKGROUND AND DESCRIPTION

PDC, an authorized representative for AT&T, has applied for a Wireless Telecommunications Facilities Permit/Conditional Use Permit to replace eight (8) panel antennas, and to add four (4) new panel antennas to the exterior of an office building for a total of twelve (12) antennas, plus add one Global Positioning System (GPS) antenna and supporting equipment and new operating equipment within a tenant space inside the building. The three-story office building is located at

28030 Dorothy Drive, east of Palo Comado Canyon Drive, amongst other office buildings. The site is zoned Business Park-Office/Retail, and is located about 350 feet from the nearest residential use south of Agoura Road. Over the years, the City has approved three applications at this location and others in the vicinity. The cases approved for this building allowed roof-mounted and wall-mounted antennas, and equipment on top and inside of the building, as well as on the ground floor. The previous projects were submitted by LA Cellular under Case No. 95-CUP-005, Cox California PCS under Case No. 96-CUP-013, and Nextel under Case No. 00-CUP-013. Today, the providers are known as AT&T, T-Mobile and Sprint, respectively. AT&T's original facilities consisted of four (4) roof-mounted antennas at the northwest corner of the flat roof and four (4) other antennas attached to the southeast corner of the east elevation. The accessory equipment was installed in a room inside the building. In 2007, AT&T requested a change in the location of the roof-mounted antennas to attach them to the west elevation behind a mansard roof element. The change was approved by the Director of Planning and Community Development and the applicant was directed to obtain the necessary Building Permits.

Currently, AT&T is seeking to upgrade the technology of the existing facility to extend the coverage to residential neighborhoods located north of the freeway, and fill gaps north and south of the freeway within the City boundaries. The upgrade serves to provide higher data transfer rates four (4) times faster, or 4G, enhanced coverage specifically inside a building, simultaneous voice and data delivery, and higher security and privacy for telephone users. The 4G technology is designed to increase the capacity and speed of mobile telephone networks. Currently, there is no 4G coverage in the area, therefore the objective of this application is to introduce the technology and its services to the community.

The applicant proposes to replace all eight (8) antennas with new antennas in the same locations, the northwest corner and southeast corner of the building, and install four (4) new antennas that would be mounted to the north exterior building elevation: The antennas would be screened with a radio frequency (RF) emission-transparent material. One GPS antenna is also proposed to be mounted on the top of the roof on the edge of the parapet. In addition, mechanical equipment would be added to support the new antennas' technology. The new equipment would be installed inside an equipment room in the building on the second floor, along with the existing equipment (Exhibit B).

II. STAFF ANALYSIS

The new Wireless Telecommunications Facilities (WTF) Ordinance, adopted in September 2011, establishes allowed zones for wireless telecommunications facilities, and establishes new processes and submittal requirements. In particular, the Ordinance provides standards for the appearance of the facilities and requires the facilities to be camouflaged. The review process consists of three tiers. Tier I can be approved by the Director of the Planning and Community Development Department, and consists of certain types of facilities in the Business Park-Manufacturing zone only. Tier II includes most other wireless facilities and locations, and requires a Conditional Use Permit or an Amendment to an existing Conditional Use Permit, and is subject to the Planning Commission's review and approval. Finally, Tier III requires Planning Commission approval, and includes the projects that require an Exception to the provisions of the Ordinance (e.g. dimensions, design characteristics).

Per the Ordinance, this application falls under the Tier II review process, which requires a new Conditional Use permit subject to the Planning Commission's approval.

The primary function of the existing three-story building is general office use. The applicant is proposing to attach wireless telecommunications facilities to the walls of the building in order to serve three "sectors" (separate locations on the building, each with a directional antenna situated toward a specific coverage area) and place the ancillary equipment inside the building as a secondary use. One important requirement of the Ordinance that was considered when reviewing this application was the need to camouflage the antennas. The applicant worked with staff to adequately screen the antennas so they appear as part of the building's structure.

In Sector A, the four (4) existing antennas are attached directly to the exterior wall at the southeast corner of the building where no mansard roof exists. Replacing them using the same installation methods would no longer comply with Section 9661.5.B. of the Ordinance, as they would not be camouflaged. Considering that the four (4) new antennas must be located four (4) feet apart on center, and so would cover an area of 16 feet long by 6 feet high (96 square feet), the applicant proposes to build a three-sided screen box over the entire area, and paint and texture it to match the facade as a camouflaging solution. The screen would be constructed with an RF emission-transparent material to allow transmission.

Sector B, at the northwest corner of the building, is served by four (4) existing antennas that are within a mansard roof and can be replaced without causing visual impacts. Each individual antenna measures fifty one (51) inches high, by twelve (12) inches wide, by six (6) inches deep, and the mansard roof is large enough to accommodate the antennas spread apart four (4) feet. The roof is clad with Spanish tiles and the tiles directly in front of the antennas would be replaced with RF emission-transparent tiles to allow transmission.

A new sector, Sector C, is proposed, which would be served by four (4) additional antennas, and is proposed to be located on the northwest corner of the building. The north elevation faces the street and is highly visible to the public. The applicant proposes to install the antennas inside the mansard roof, similar to the Sector B installation. The existing tiles would also be replaced by RF emission-transparent material to allow transmission. The new material would match the rest of the roof.

The additional accessory equipment, which includes a support rack, a radio base station (RBS), and DC converter and surge protector, would be inside the building in an existing equipment room on the second floor. A one-foot tall by two-inch in diameter GPS antenna would be located outside at the southeast corner of the roof.

The following paragraphs describe the project's consistency with the design and development standards of the Ordinance (Section 9661.5(B)).

The Ordinance requires screening and camouflaging techniques in the placement of wireless telecommunications facilities to ensure the facilities are as visually inconspicuous as possible. In screening, the design must match the color, texture, materials, quality and style of the existing building so as to conceal the facility from surrounding properties and achieve community compatibility. As described above, the facilities in each of the three sectors would be adequately screened by either a box painted and textured to resemble the existing building façade or by

existing roofs with Spanish tiles. The support, or accessory, equipment would be placed fully inside the building, consistent with the Ordinance.

Staff supports the use of RF emission-transparent roof tiles since four of the existing antennas are already installed that way and the installation has proven successful in blending in with the rest of the construction materials. The new textured screen will add to the architectural detail on a wall void of architectural details. Both approaches to the camouflaging equally meet the intent to eliminate the visual impact of the new antennas as shown in the photo-simulations submitted by the applicant (Exhibit C).

The GPS antenna proposed on the roof is twelve (12) inches tall and will be attached to the rear of the parapet wall. The antenna is as small as feasible to provide the necessary service and is screened almost completely by the parapet roof. It will be nominally exposed above the roof line, but the GPS antenna is small and the visual impact is minor. Given this, no special antenna design measures are necessary. The design is provided on Sheet A-8 of the exhibits. The other components listed in the project description, such as remote radio units (RRUs), tower mounted amplifiers (TMAs), DC surge protectors, and power connections, will be concealed behind some structural element or behind the antennas and will not be visible from the outside. The additional accessory equipment used to control the antennas will be located in a twenty-two-foot by twelve-foot existing equipment room within the building's second floor.

The Ordinance also requires that the existing vegetation and buildings provide the greatest amount of screening to minimize potential visual impacts. The existing vegetation is not sufficient to screen the proposed facilities, and there is insufficient planter space to add vegetation. In any case, this is not necessary, as the building screen box and tile roof screen adequately and completely shield the facilities from view, and the materials and colors of the shielding blend well with the existing architectural theme of the building, or will be made integral to the structure of the building itself. While not necessary for screening purposes, the existing vegetation in the planters surrounding the building would be retained (see Exhibit D).

The applicant states that the new facility would not generate noise that could potentially impact the public outside and the work environment inside the building. No backup generator is proposed. The project is conditioned not to be audible at the property line of any residential property and also not to exceed an exterior noise level of fifty-five (55) dBA three feet from the noise source. Based on the information provided, the project is consistent with Section 9661.6(B)(17) of the Ordinance.

Conditional Use Permit Findings:

In order for a Conditional Use Permit to be approved, the applicant must demonstrate compliance with all six of the Conditional Use Permit findings as well as all four wireless telecommunications facilities specific findings specified in the Zoning Ordinance in Section 9673.2.E and 9661.5 (12)(c).

1. The Planning Commission must find that the proposed use is consistent with the objectives of the Zoning Ordinance and the purposes of the district in which the use is located, and will comply with each of the applicable provisions of the Zoning Ordinance.

Wireless telecommunications facilities are allowed in the Business Park-Office/Retail zone, subject to the issuance of a Conditional Use Permit. Applicants are required to camouflage telecommunication antennas. In this case, the proposed antennas are to be hidden behind a roof element or behind a new screen on the existing building, which will be clad with RF emission-transparent material to match the rest of the roof or stuccoed wall material, which will, in effect, camouflage them from view. The GPS antenna will be attached to the back of the parapet wall, 41 feet above the ground, which will not be clearly visible from the public view. The accessory equipment will be placed inside the building in an equipment room and will not impact the existing site exterior. The dimensions of the facilities and their particular locations on the building are also consistent with the Ordinance.

2. Another finding that the Planning Commission must make is that the proposed use is compatible with the surrounding properties. The Ordinance allows such facilities in the BP-OR zone. The proposed antennas would not impact the surrounding community in that they are camouflaged from view and the equipment is not visible from the outside (with the exception of a minor portion of the GPS antenna on the roof). The antennas will not interfere with any of the existing businesses on or around the proposed site.
3. The Planning Commission must also find the proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare. Wireless telecommunications facilities must be built in compliance with the City's Building Code, and are subject to inspection by the City's Building Department to ensure they are constructed in a safe manner. The Federal Communication Commission (FCC) regulates wireless telecommunications facilities, with regards to other related health and safety issues, particularly RF emissions, and establishes thresholds of RF emissions beyond which a facility cannot exceed. As part of the conditions of approval, and pursuant to the Ordinance, the applicant would be required to demonstrate continued compliance with the FCC emission standards.
4. Another finding is that the proposed use will comply with each of the applicable provisions of the Zoning Ordinance. Telecommunication facilities are allowed in the BP-OR-FC zone, subject to the issuance of a Conditional Use Permit. The facilities are designed and located in compliance with the Zoning Ordinance, and with the conditions of approval imposed, will comply with the applicable provisions of the Ordinance.
5. A finding must also be made that the distance from other similar and like uses is sufficient to maintain the diversity within the community. The building hosts two other providers with both wall and roof mounted antennas. Some are visible from the outside, while others are not. The concentration of providers on Dorothy Drive is possibly a result of the previous zoning ordinance requirements, which prohibited facilities west of Palo Comado Canyon Drive in the BP-OR zone, and the only other permitted zone for wireless facilities was BP-M. The proximity of the buildings to the freeway and the elevation of the building pads, minimizing obstacles to wave transmission, provide a suitable environment for wireless telecommunications facilities. Over the years, other facilities have been approved on office buildings in the vicinity of the proposed location, but with the proposed design, the wireless telecommunications facilities would remain

invisible to public view and would not contribute to visual over-concentration of similar uses. Attached is an exhibit showing all wireless telecommunications facilities approved in the City (Exhibit A).

6. Finally, a finding must be made that the proposed use is consistent with the goals and policies of the General Plan with respect to wireless telecommunication facilities. The applicable goals and policies of the General Plan are listed below:

Goal U-6: Telecommunication System. Quality communication systems that meet the demands of new and existing developments in the City.

The project will provide quality communications systems to meet the demands of new and existing developments in the City by upgrading the technology of the existing facility to extend the coverage to residential neighborhoods located north of the freeway, and fill gaps north and south of the freeway within the City boundaries. The upgrade serves to provide higher data transfer rates four (4) times faster, or 4G, enhanced coverage specifically inside a building, simultaneous voice and data delivery, and higher security and privacy for telephone users. The 4G technology is designed to increase the capacity and speed of mobile telephone networks.

Policy U-6.1: Access and Availability. Work with service providers to ensure access to and availability of a wide range of state-of-the-art telecommunications systems and services for households, businesses and institutions throughout the City.

The project will provide state-of-the art wireless telecommunication services. Currently, there is no 4G coverage in the area, and the project will provide 4G coverage to the community.

Policy U-6.2: Design and Siting of Facilities. Require that the installation of telecommunications infrastructure, such as cellular sites and towers, be designed in a manner to minimize visual impacts on the surrounding environment and neighborhood, and to be as unobtrusive as possible.

The proposed individual panel antennas will be completely camouflaged. Moreover, the accessory equipment will be inside the building. The GPS antenna will be attached to the back of the parapet wall 41 feet above the building pad.

Wireless Telecommunication Facilities Findings:

In addition to the Conditional Use Permit findings, the Planning Commission must make the following wireless telecommunications facilities findings per Section 9661.7 of the Ordinance:

1. The proposed facility has been designed and located in compliance with all applicable provisions of the Ordinance. The wireless use remains secondary to the main office use on this parcel and is permitted in this zone with a conditional use permit. It has been designed to effectively screen and camouflage the antennas. The associated equipment will be installed indoors and out of public view. Further, the applicant has completed the

supplemental application to the satisfaction of the Director of Planning and Community Development, which serves, in part, as compliance verification.

2. The proposed facility has been designed and located to achieve compatibility with the community. Wireless telecommunications facilities are being incorporated into an existing building, and adequately screened from the surrounding area.
3. The applicant has submitted a statement of its willingness to allow other carriers to collocate on the proposed wireless telecommunications facility wherever technically and economically feasible and where collocation would not harm community compatibility. The applicant shares the use of the building site with other providers. The project does not change this arrangement.
4. Noise generated by equipment will not be excessive, annoying, nor be detrimental to the public health, safety, and welfare, and will not exceed the standards set forth in the Ordinance. The applicant certifies that the new generation of antennas does not create any noise that could adversely impact the tenants inside the building or the public in the vicinity.

Conditions of Approval specific to wireless telecommunications facilities, as outlined in the Ordinance, are included in the Draft Resolution and Conditions of Approval, and are attached to this report.

III. ENVIRONMENTAL REVIEW

The project is exempt under Section 15303 (Class 3) of the California Environment Quality Act. This class consists of the construction and location of limited numbers of new, small facilities or structures, or installation of small equipment into a structure. Additionally and independently, the Project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possible significant effect directly related to the Project, therefore no further action is required under CEQA pursuant to Section 15061(b)(3) of the State CEQA Guidelines (14 CCR § 15061(b)(3)).

IV. RECOMMENDATION

Based on the above analysis, staff recommends approval of Conditional Use Permit Case No. 11-CUP-002, subject to the conditions of approval included in the attached Draft Resolution.

V. ATTACHMENTS

- Draft Resolution of Approval and Conditions of Approval
- Exhibit A: Approved and Proposed Telecommunications Facilities Map
- Exhibit B: Copy of Reduced Plans
- Exhibit C: Photo-Simulation of Proposed Wireless Telecommunications Facilities
- Exhibit D: Photos of the Building, and Project Site

Case Planner: Valerie Darbouze, Associate Planner

DRAFT RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS APPROVING WIRELESS
TELECOMMUNICATIONS FACILITIES/CONDITIONAL USE
PERMIT CASE NO. 11-CUP-002

THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS HEREBY FINDS,
RESOLVES AND ORDERS AS FOLLOWS:

Section 1. An application was duly filed by PDC Corporation for AT&T Wireless with respect to the real property located 28030 Dorothy Drive (A.P.N. 2061-013-037) for a Wireless Telecommunications Facilities/Conditional Use Permit to replace eight (8) existing panel antennas, some inside a new building screen and some within the existing mansard parapet roof; add four (4) new panel antennas behind a mansard roof; add one (1) global positioning system (GPS) antenna to the mansard parapet roof; and add new equipment cabinets within an equipment room inside the building.

Section 2. The Planning Commission of the City of Agoura Hills considered the application at a public hearing held on June 21, 2012, at 6:30 p.m. in the Council Chambers, City Hall at 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date and place and purpose of the aforesaid was duly given.

Section 3. Evidence, both written and oral, including the staff report and supporting documentation, was presented to and considered by the Planning Commission at the aforesaid public hearing.

Section 4. Pursuant to Section 9673.2.E. of the Agoura Hills Zoning Ordinance, and based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds, that:

1. The proposed use, as conditioned, is consistent with the objectives of the Zoning Ordinance and the purposes of the district in which the use is located. Wireless telecommunications facilities are allowed in the Business Park-Office/Retail zone, subject to the issuance of a Conditional Use Permit. Applicants are encouraged to camouflage a telecommunication antenna, including by incorporating the apparatus in an architectural feature of an existing building or structure. In this case, the proposed antennas are to be hidden behind a roof element or behind a new stuccoed screen on the façade of the building. In all cases, the antennas will be clad with RF emission-transparent material to match the rest of the roof or stuccoed wall material, which will in effect, camouflage them from view. A one-foot tall GPS antenna will be attached behind a mansard roof, 41 feet above the ground and away from public view. The accessory equipment will be placed inside the building in an equipment room and will not impact the existing exterior. The facilities' dimensions and location on the building would be consistent with the provisions of the Ordinance.

2. The proposed use is compatible with the surrounding properties. The proposed antennas would not impact the surrounding community in that they are camouflaged from view, the accessory equipment is not visible from the outside, and the GPS antenna is small and attached behind the parapet wall, away from public view. The antennas will not interfere with any of the existing businesses on or around the proposed site.
3. The proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare. Wireless telecommunications facilities must be built in compliance with the City's Building Code, and are subject to inspection by the City's Building Department to ensure they are constructed in a safe manner. The FCC regulates wireless telecommunications facilities with regards to other related health and safety issues, particularly radio frequency (RF) emissions, and establishes thresholds of the RF emissions beyond which a wireless telecommunications cannot exceed. As part of the Conditions of Approval, the applicant would be required to demonstrate continued compliance with established FCC RF emission standards.
4. The proposed use will comply with each of the applicable provisions of the Zoning Ordinance. Wireless telecommunications facilities are allowed in the BP-OR-FC zone, subject to the issuance of a Conditional Use Permit. The proposed design, dimensions and location of the wireless telecommunications facilities on the building would be consistent with the Ordinance.
5. The distance from other similar and like uses is sufficient to maintain the diversity within the community. The building hosts two other providers with both wall and roof mounted antennas. Some are visible from the outside, while others are not. The concentration of providers on Dorothy Drive is possibly a result of the previous Zoning Ordinance requirements, which prohibited facilities west of Palo Comado Canyon Drive in the BP-OR zone, and the only other permitted zone for wireless telecommunication facilities was BP-M. The proximity of the buildings to the freeway and the elevation of the building pads, minimizing obstacles to wave transmission, provide a suitable environment for wireless telecommunications facilities. Over the years, wireless telecommunications facilities have been approved on office buildings in the vicinity of the proposed location but with the proposed design, the facility would remain invisible to public view and would not contribute to visual over-concentration of similar uses.
6. The proposed use is consistent with the goals and policies of the General Plan with respect to wireless telecommunications facilities, particularly with Goal U-6 and Policies U-6.1 and U-6.2. The General Plan seeks quality communication systems that meet the demands of new and existing developments in the City, which this proposed use does by providing improved wireless telecommunication services and implementation of state-of-the-art telecommunications services in the form of 4G coverage. The General Plan requires that the installation of telecommunication infrastructure, such as cellular sites, be designed in a manner as to minimize visual impacts on the surrounding environment and neighborhood, and to be as

unobtrusive as possible, which this project accomplishes by screening the antennas behind a roof or a solid stuccoed screen and the equipment inside the building.

Section 5. Pursuant to Section 9661.7.A of the Agoura Hills Zoning Ordinance, and based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds that:

1. The proposed facilities have been designed and located in compliance with all applicable provisions of Division 11 of Part 2, Chapter 6 of Title IX Zoning. The proposed facilities remain secondary to the main office use on this parcel and are permitted in this zone with a conditional use permit. The facilities have been designed to effectively screen and camouflage the antennas. The associated equipment will be installed indoors and out of public view. Further, the applicant has completed the supplemental application to the satisfaction of the Director of Planning and Community Development, which serves as compliance verification.
2. The proposed facilities have been designed and located to achieve compatibility with the surrounding community by being adequately screened from view behind the roof of the building, stuccoed screen, or within the building itself.
3. The applicant has submitted a statement of its willingness to allow other carriers to collocate on the proposed wireless telecommunications facilities wherever technically and economically feasible and where collocation would not harm community compatibility. The applicant shares the use of the building walls and the building site with other providers. The project does not change this arrangement.
4. Noise generated by equipment will not be excessive, annoying, nor be detrimental to the public health, safety, and welfare, and will not exceed the standards set forth in Division 11 of Part 2, Chapter 6 of Title IX Zoning. The applicant certifies that the new facilities will not create any noise that could impact the tenants inside the building or the public in the vicinity, and a requirement to meet the noise provisions of the Ordinance has been incorporated into the Conditions of Approval.

Section 6. CEQA Findings.

- A. The Planning Commission hereby finds that the approval of the project is categorically exempt from the California Environmental Quality Act (Public Resources Code Section 2100 et seq., "CEQA"), pursuant to Section 15303 (Class 3), because the project involves the construction and location of limited numbers of new, small facilities or installation of small equipment into a structure, and does not have any potential for causing a significant effect on the environment. Additionally and independently, the Planning Commission finds that the Project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possible significant effect directly related to the project, therefore no

further action is required under CEQA pursuant to Section 15061(b)(3) of the State CEQA Guidelines (14 CCR § 15061(b)(3)).

- B. The custodian of records for all materials that constitute the record of proceeding upon which this decision is based is the City Clerk, and those documents are available for public review in the City Clerk's office located at 30001 Ladyface Court, Agoura Hills, California 91301.

Section 7. Based on the aforementioned findings, the Planning Commission hereby approves Wireless Telecommunications Facilities/Conditional Use Permit No. 11-CUP-002, subject to the attached Conditions of Approval, with respect to the property described in Section 1.

Section 8. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and this certification to be entered in the Book of Resolutions of the Planning Commission of the City.

PASSED, APPROVED and ADOPTED this 21st day of June, 2012, by the following vote to wit:

AYES: (0)
NOES: (0)
ABSTAIN: (0)
ABSENT: (0)

John O'Meara, Chairperson

ATTEST:

Michael Kamino, Secretary

**Conditions of Approval
(Case No. 11-CUP-002)**

STANDARD CONDITIONS

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the appropriate forms and related fees.
2. This action shall not be effective for any purpose until the applicant has agreed in writing that the applicant is aware of, and accepts all Conditions of this Permit with the Department of Planning and Community Development.
3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the approved labeled exhibits: Site Plan; Elevation Plan; and Details Plan.
4. All exterior materials used in this project shall be in conformance with the materials samples submitted as a part of this application.
5. It is hereby declared to be the intent that if any provision of this Permit is held or declared to be invalid, the Permit shall be void and the privileges granted hereunder shall lapse.
6. It is further declared and made a Condition of this action that if any Condition herein is violated, the Permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
7. All requirements of the Zoning Ordinance and of the specific zoning designation of the subject property must be complied with unless set forth in the Conditional Use Permit.
8. Unless this permit is used within two (2) years from the date of City approval, Case No. 11-CUP-002 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
9. Operation of the use shall not be granted until all Conditions of Approval have been complied with as determined by the Director of Planning and Community Development.
10. Prior to the issuance of building permits, all requirements of the Los Angeles County Fire Department shall be satisfied.
11. The facility will require the approval of the Building and Safety Department prior to installation and operation.
12. The term "facility" shall mean the wireless telecommunications facility described in the application and set forth in Section 1 of the Resolution approving these conditions of approval.

WIRELESS TELECOMMUNICATIONS FACILITIES STANDARD CONDITIONS

1. The permittee shall submit an as built drawing within ninety (90) days after installation of the facility.
2. The permittee shall submit and maintain current at all times basic contact and site information on a form to be supplied by the City. The permittee shall notify the City of any changes to the information submitted within seven (7) days of any change, including change of the name or legal status of the owner or operator. This information shall include, but is not limited to, the following:
 - a. Identity, including the name, address and 24-hour local or toll free contact phone number of the permittee, the owner, the operator, and the agent or person responsible for the maintenance of the facility.
 - b. The legal status of the owner of the wireless telecommunications facility, including official identification numbers and Federal Communications Commission certification.
 - c. Name, address and telephone number of the property owner if different than the permittee.
3. Upon any transfer or assignment of the permit, the Director may require submission of any supporting materials or documentation necessary to determine that the proposed use is in compliance with the existing permit and all of its conditions of approval including, but not limited to, statements, photographs, plans, drawings, models, and analysis by a qualified radio frequency engineer demonstrating compliance with all applicable regulations and standards of the Federal Telecommunications Commission and the California Public Utilities Commission. If the Director determines that the proposed operation is not consistent with the existing permit, the Director shall notify the permittee who shall either revise the application or apply for modification of the permit pursuant to the requirements of the Agoura Hills Municipal Code.
4. The permittee shall not place any facilities that will deny access to, or otherwise interfere with, any public utility, easement, or right-of-way located on the site. The permittee shall allow the City reasonable access to, and maintenance of, all utilities and existing public improvements within or adjacent to the site, including, but not limited to, pavement, trees, public utilities, lighting and public signage.
5. At all times, all required notices and signs shall be posted on the site as required by the Federal Communications Commission and California Public Utilities Commission, and as approved by the City. The location and dimensions of a sign bearing the emergency contact name and telephone number shall be posted pursuant to the approved plans.
6. At all times, the permittee shall ensure that the facility complies with the most current regulatory and operational standards including, but not limited to, radio frequency emissions standards adopted by the Federal Communications Commission and antenna

- height standards adopted by the Federal Aviation Administration, and shall timely submit all monitoring reports required pursuant to section 9661.13 of the Agoura Hills Municipal Code.
7. If the Director determines there is good cause to believe that the facility may emit radio frequency emissions that are likely to exceed Federal Communications Commission standards, the Director may require post-installation testing, at permittee's expense, or the Director may require the permittee to submit a technically sufficient written report certified by a qualified radio frequency emissions engineer at other than the regularly required intervals specified in Section 9661.13 of the Agoura Hills Municipal Code, certifying that the facility is in compliance with such FCC standards.
 8. Permittee shall pay for and provide a performance bond, which shall be in effect until the facility is fully and completely removed and the site reasonably returned to its original condition, to cover permittee's obligations under these conditions of approval and the Agoura Hills Municipal Code. The bond coverage shall include, but not be limited to, removal of the facility, maintenance obligations and landscaping obligations. Such performance bond shall be in a form satisfactory to the City Attorney and Risk Manager, naming the City as obligee, in an amount equal to \$25,000.
 9. If a nearby property owner registers a noise complaint and such complaint is verified as valid by the City, the City may hire a consultant to study, examine and evaluate the noise complaint and the permittee shall pay the fee for the consultant. The matter shall be reviewed by the Director. If the Director determines sound proofing or other sound attenuation measures should be required to bring the project into compliance with the Agoura Hills Municipal Code, the Director may impose that condition on the project after notice and a public hearing.
 10. Permittee shall defend, indemnify, protect and hold harmless City, its elected and appointed Council Members, boards, commissions, officers, officials, agents, consultants, employees, and volunteers from and against any and all claims, actions, or proceeding against the City, and its elected and appointed Council Members, boards, commissions, officers, officials, agents, consultants, employees, and volunteers to attack, set aside, void or annul, an approval of the City, Planning Commission or City Council concerning this permit and the project. Such indemnification shall include damages, judgments, settlements, penalties, fines, defensive costs or expenses, including, but not limited to, interest, attorneys' fees and expert witness fees, or liability of any kind related to or arising from such claim, action, or proceeding. The City shall promptly notify the permittee of any claim, action, or proceeding. Nothing contained herein shall prohibit City from participating in a defense of any claim, action or proceeding. The City shall have the option of coordinating the defense, including, but not limited to, choosing counsel for the defense at permittee's expense.
 11. "Permittee" shall include the applicant and all successors in interest to this permit.
 12. The facility shall bear no signs or advertising devices other than certification, warning or other signage required by law or permitted by the City.

13. The facility shall not be illuminated unless specifically required by the Federal Aviation Administration or other government agency. Lightning arresters and beacon lights are not permitted unless required by the Federal Aviation Administration or other government agency. Any required lighting shall be shielded to the maximum extent possible, to the surrounding neighborhoods, and a lighting study shall be prepared by a qualified lighting professional to evaluate potential impacts to adjacent properties, which must be reviewed and approved by the City prior to the installation of any lighting.
14. Permittee shall submit to the City within ninety (90) days of beginning operations under this permit, and every two years from the date the facility begins operations, a technically sufficient report ("monitoring report") that demonstrates the following:
 - a. The facility is in compliance with applicable federal regulations, including Federal Communications Commission RF emissions standards, as certified by a qualified radio frequency emissions engineer;
 - b. The facility is in compliance with all provisions of this section and its conditions of approval.
 - c. The bandwidth of the facility has not been changed since the original application or last report, as applicable, and if it has, a full written description of that change.
15. Noise.
 - a. The facility shall be operated and maintained in such a manner so as to minimize any possible disruption caused by noise.
 - b. The facility is not approved for a backup generator. In the event of an emergency that results in a loss of power to the facility, a temporary emergency backup generator may be employed and shall only be operated during periods of power outages, and shall not be tested on weekends or holidays, or between the hours of 7:00 PM and 7:00 AM. The temporary emergency backup generator shall be promptly removed from the premises once the emergency is terminated.
 - c. At no time shall equipment noise from the facility exceed an exterior noise level of fifty-five (55) dBA at the facility's property line and such equipment noise shall at no time be audible at the property line of any property zoned residential or improved with a residential use that is located within five hundred (500) feet of the facility.
 - d. All air conditioning units and any other equipment that may emit noise that would be audible from beyond the facility's property line shall be enclosed or equipped with noise attenuation devices to the extent necessary to ensure compliance with applicable noise limitations under the City of Agoura Hills Municipal Code.

- e. Except for emergency repairs, any testing and maintenance activities that will be audible beyond the property line shall only occur between the hours of 7:00 a.m. and 7:00 p.m. on Monday through Friday, excluding holidays, unless alternative hours are approved by the Director.
16. Features designed to make the facility resistant to, and minimize opportunities for, unauthorized access, climbing, vandalism, graffiti and other conditions that would result in hazardous situations, visual blight or attractive nuisances shall not be removed by permittee and shall be maintained in good condition.
 17. The facility, including, but not limited to, antennas, accessory equipment, walls, shields, cabinets, camouflage, and the facility site, shall be maintained in good condition, including ensuring the facility is reasonably free of:
 - a. General dirt and grease;
 - b. Chipped, faded, peeling, and cracked paint;
 - c. Rust and corrosion;
 - d. Cracks, dents, and discoloration;
 - e. Missing, discolored or damaged screening or other camouflage;
 - f. Graffiti, bills, stickers, advertisements, litter and debris;
 - g. Broken and misshapen structural parts; and
 - h. Any damage from any cause.

The permittee shall replace its facility, or part thereof, after obtaining all required permits, if maintenance or repair is not sufficient to return the facility to the condition it was in at the time of installation.

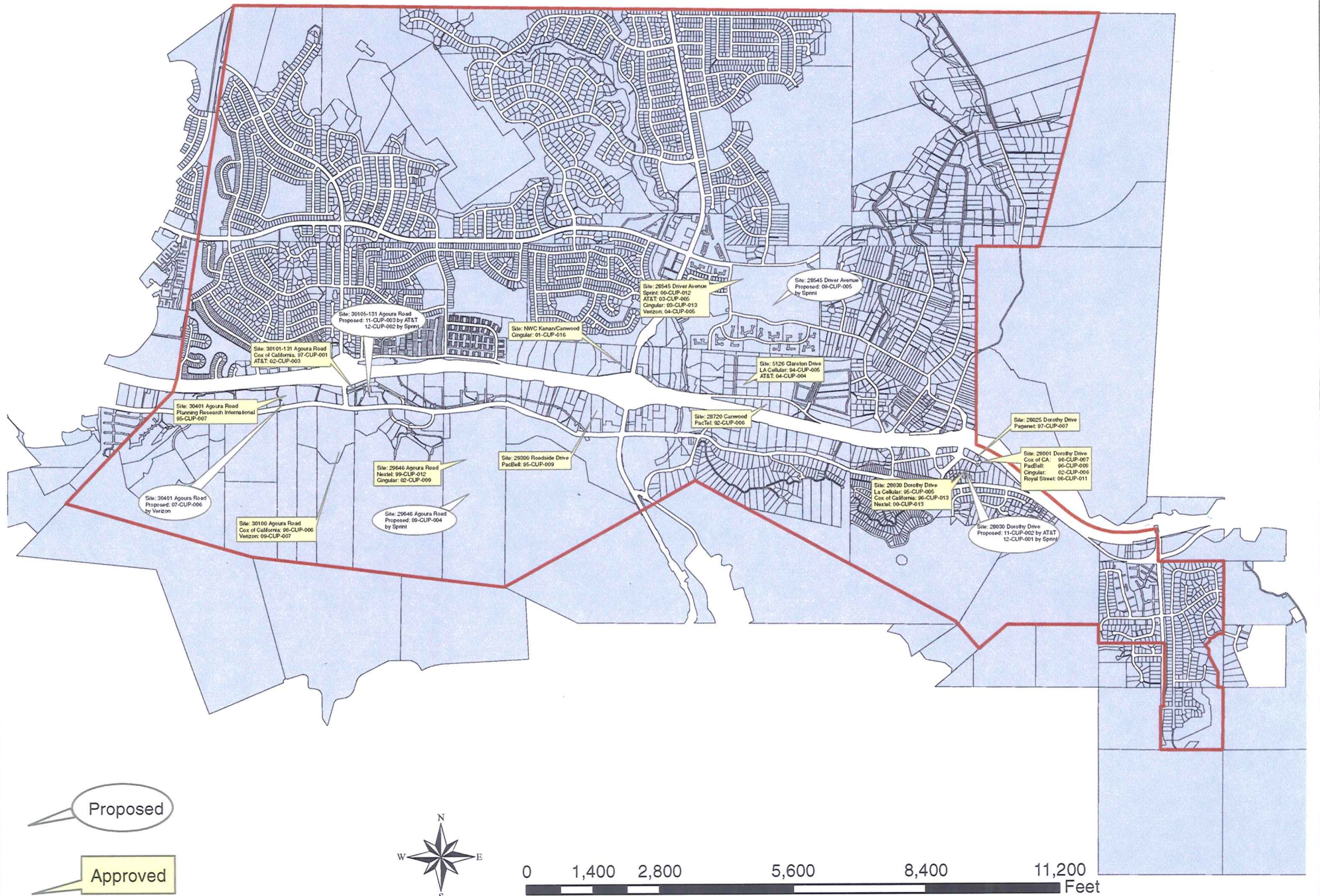
18. Graffiti shall be removed from a facility as soon as practicable, and in no instance more than twenty-four (24) hours from the time of notification by the City.
19. This permit shall be valid for a period of ten (10) years from the date of Planning Commission approval, which is the date of issuance, unless pursuant to another provision of the Agoura Hills Municipal Code it lapses sooner or is revoked. At the end of ten (10) years from the date of issuance, this permit shall expire.
20. In the event the facility ceases to provide wireless telecommunications services for ninety (90) or more consecutive days, the facility shall be considered abandoned and shall be promptly removed as provided in these conditions of approval and the Agoura Hills Municipal Code. If there are two (2) or more users of a single facility, then this provision shall not become effective until all users cease using the facility.

21. Permittee shall notify the City in writing of its intent to abandon or cease use of the facility within ten (10) days of ceasing or abandoning use. Additionally, the Permittee shall provide written notice to the Director of any discontinuation of operations of thirty (30) days or more.
22. Failure to inform the Director of cessation or discontinuation of operations of the facility as required by these conditions of approval shall constitute a violation of the conditions of approval and be grounds for:
 - a. Prosecution;
 - b. Revocation or modification of the permit;
 - c. Calling of any bond or other assurance required by this article or conditions of approval of the permit;
 - d. Removal of the facility by the City in accordance with the procedures established under the Agoura Hills Municipal Code for abatement of a public nuisance at the permittee's expense; and/or
 - e. Any other remedies permitted under the Agoura Hills Municipal Code.
23. Upon the expiration date of the permit, including any extensions, earlier termination or revocation of the permit or abandonment of the facility, the permittee, the property owner, or both shall remove the facility and restore the site to its natural condition except for retaining the landscaping improvements and any other improvements at the discretion of the City. Removal shall be in accordance with proper health and safety requirements and all ordinances, rules, and regulations of the City. The facility shall be removed from the property, at no cost or expense to the City. The private property owner shall be independently responsible for the expense of timely removal and restoration.
24. Failure of the permittee, property owner, or both to promptly remove the facility and restore the property within thirty (30) days after expiration of this permit, earlier termination or revocation of this permit, or abandonment of the facility, shall be a violation of the Agoura Hills Municipal Code, and shall be grounds for:
 - a. Prosecution;
 - b. Calling of any bond or other assurance required by this division or conditions of approval of permit;
 - c. Removal of the facility by the City in accordance with the procedures established under the Agoura Hills Municipal Code for abatement of a public nuisance at the permittee and/or property owner's expense; and/or
 - d. Any other remedies permitted under the Agoura Hills Municipal Code.

25. The facility shall comply at all times with any and all applicable local, state, and federal laws, regulations and guidelines. Any violation of these conditions of approval or the Agoura Hills Municipal Code may be subject to the citations, penalties and fines as set forth in the Agoura Hills Municipal Code, other available remedies and/or revocation or modification of this permit at the discretion of the City Attorney and City Prosecutor.

END

Approved and Proposed Wireless Telecommunication Facilities (As of April 2012)

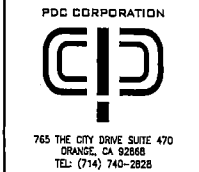


SITE NUMBER: LAC547 (11860)

SITE NAME: AGOURA HILLS EAST



PROJECT: LTE INDOOR
SITE ADDRESS: 28030 W DOROTHY DR
AGOURA HILLS, CA 91301



ENGINEERING

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- 2010 CALIFORNIA ADMINISTRATIVE CODE
- 2010 CALIFORNIA BUILDING CODE
- 2010 CALIFORNIA ELECTRIC CODE
- 2010 CALIFORNIA MECHANICAL CODE
- 2010 CALIFORNIA PLUMBING CODE
- 2010 CALIFORNIA FIRE CODE
- ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
- CITY/COUNTY ORDINANCES

HANDICAP REQUIREMENTS:
 FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA ADMINISTRATIVE STATE CODE PART 2, TITLE 24, CHAPTER 11B, SECTION 1103B.

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

SITE INFORMATION

PROPERTY OWNER: JACK DANIELS
ADDRESS: 28030 N DOROTHY DR
 AGOURA HILLS, CA 91301

APPLICANT: AT&T
ADDRESS: 12900 PARK PLAZA DRIVE
 CERRITOS, CA 90703

LATITUDE (NAD 83): 34°08'30.21" N

LONGITUDE (NAD 83): -118°44'15.27" W

LONGITUDE/LATITUDE TYPE: NAD 83

GROUND ELEVATION: 933' AMSL

APN #: 2081-013-037

ZONING JURISDICTION: CITY OF AGOURA HILLS

CURRENT ZONING: BP-OR

PROPOSED USE: UNMANNED TELECOMMUNICATIONS FACILITY

PROJECT TEAM

PROJECT MANAGER: BLACK & VEATCH CORPORATION
 12750 CENTER COURT DRIVE,
 SUITE 600
 CERRITOS, CA 90703
 CONTACT: LESLIE PARAMO
 PHONE: (582) 462-2852 x27
 EMAIL: paramola@bv.com

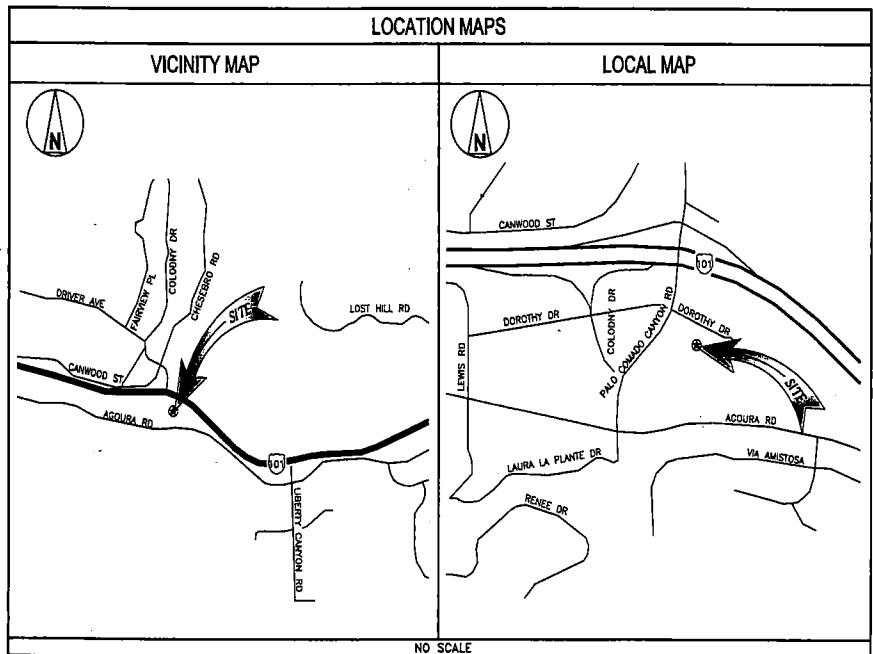
ENGINEER: PDC CORPORATION
 765 THE CITY DRIVE, SUITE 470
 ORANGE, CA 92668
 CONTACT: SOHAIL SHAH, PE
 PHONE: (714) 740-2828
 EMAIL: sshah@pdccorp.net

SITE ACQUISITION: PDC CORPORATION
 765 THE CITY DRIVE, SUITE 470
 ORANGE, CA 92668
 CONTACT: JANE NORRINE
 PHONE: (714) 740-2828
 MOBILE: (714) 231-2892
 EMAIL: jane.norrine@verizon.net

ZONING MANAGER: BLACK & VEATCH CORPORATION
 12750 CENTER COURT DRIVE,
 SUITE 600 CERRITOS, CA 90703
 CONTACT: MIKE BLACKWELL
 PHONE: (562)-293-6423
 EMAIL: blackwellm@bv.com

RF ENGINEER: AT&T
 12900 PARK PLAZA DRIVE
 CERRITOS, CA 90703
 CONTACT: JOEY ALVINEZ
 PHONE: (678) 468-5259
 EMAIL: ja9745@aol.com

CONSTRUCTION MANAGER: OVERTLAND CONTRACTING
 12750 CENTER COURT DRIVE,
 SUITE 600
 CERRITOS, CA 90703
 CONTACT: JACOB SOWERS
 PHONE: (678) 849-4483
 EMAIL: SowersJ@overtlandcontracting.com



DRIVING DIRECTIONS

DIRECTIONS FROM AT&T OFFICE: START OUT GOING EAST ON PARK PLAZA DR TOWARD SHOEMAKER AVE. TURN LEFT ONTO SHOEMAKER AVE. TURN LEFT ONTO ARTESIA BLVD. MERGE ONTO CA-91 W. MERGE ONTO I-805 N TOWARD ALONDRA BLVD. MERGE ONTO I-105 W. MERGE ONTO I-405 N TOWARD SANTA MONICA. MERGE ONTO US-101 N TOWARD VENTURA. TAKE EXIT 35 TOWARD CHESEBRO RD/AGOURA HILLS. TURN LEFT ONTO PALO COMADO CANYON RD. TAKE THE 1ST LEFT ONTO DOROTHY DR, 28030 DOROTHY DR IS ON THE RIGHT.

ZONING DRAWING

IF USING 11"X17" PLOT, DRAWINGS WILL BE HALF SCALE

PROJECT DESCRIPTION (LTE)

AT&T WIRELESS PROPOSES TO MODIFY AN EXISTING WIRELESS INSTALLATION. THE SCOPE WILL CONSIST OF THE FOLLOWING:

- INSTALL (1) AT&T 19" RACK WITH (1) RBS 8601, (1) +24V/-48V DC CONVERTER & (1) DC SURGE PROTECTION (DC2-48-60-0-9E) INSIDE EXISTING EQUIPMENT ROOM
- REMOVE (6) EXISTING AT&T 4' ANTENNAS & REPLACE WITH (12) 4' AT&T ANTENNAS
- INSTALL (12) REMOTE RADIO UNITS (RRUS-11) MOUNTED TO EXISTING PARAPET
- INSTALL (4) TIRAS NEAR ANTENNAS MOUNTED TO EXISTING PARAPET
- INSTALL (1) AT&T GPS ANTENNA BEHIND EXISTING PARAPET
- INSTALL (6) DC SURGE PROTECTION (DC2-48-60-0-9E) NEAR ANTENNAS @ PARAPET
- INSTALL (2) CENTRAL FIBER & POWER CONNECTION (FC12-PC6-10E) @ EXISTING PARAPET

PROJECT DESCRIPTION (4C)

AT&T WIRELESS PROPOSES TO MODIFY AN EXISTING WIRELESS INSTALLATION. THE SCOPE WILL CONSIST OF THE FOLLOWING:

- INSTALL (3) RRW (OBF-4C)

DRAWING INDEX

SHEET NO:	SHEET TITLE	REV
T-1	TITLE SHEET	1
A-1	SITE PLAN	1
A-2	EXISTING ROOF PLAN	1
A-2.1	PROPOSED ROOF PLAN	1
A-3	EQUIPMENT LAYOUT	1
A-4	ANTENNA PLAN	1
A-5	WEST ELEVATIONS	1
A-6	EAST ELEVATIONS	1
A-7	NORTH & SOUTH ELEVATIONS	1
A-8	EQUIPMENT AND ANTENNA DETAILS	1

APPROVALS

CONSTRUCTION: _____ RF ENGINEER: _____

SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

SITE ACQUISITION: _____ NET OPS: _____

SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

ZONING: _____ LANDLORD: _____

SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

DO NOT SCALE DRAWINGS

SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
 800-227-2600
 48 HOURS BEFORE YOU DIG

PROJECT NO: _____

DRAWN BY: HG/FGS

CHECKED BY: HT

REV	DATE	DESCRIPTION
1	03/22/12	PLANNING COMMENTS
0	04/01/11	100% ZONING
A	04/07/11	SDC ZONING

RECEIVED
 JUN 14 2012
 NOT FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

LAC547 (11860)
AGOURA HILLS EAST
28030 W DOROTHY DR
AGOURA HILLS, CA 91301

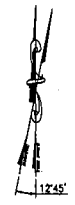
SHEET TITLE
 TITLE SHEET

SHEET NUMBER
 T-1

SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.


DISCLAIMER NOTE:
PDC HAS GENERATED A SITE PLAN WITHOUT USING A TOPOGRAPHIC SURVEY. PROPERTY LINES, POWER/TELECO UTILITY POINT OF CONNECTIONS/ROUTES AND EASEMENT SHOWN ON THIS PLANS ARE ESTIMATED. PDC HIGHLY RECOMMENDS GETTING A TOPOGRAPHIC SURVEY FOR THE PROPERTY TO VERIFY THE MEASUREMENTS AND ACCURACY.

NOTE:
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The new 
12900 PARK PLAZA DRIVE
CERRITOS, CA 90703


BLACK & VEATCH
12750 CENTER COURT DRIVE
SUITE #600
CERRITOS, CA 90703

PDC CORPORATION

765 THE CITY DRIVE SUITE 470
ORANGE, CA 92668
TEL: (714) 740-2828

PROJECT NO:
DRAWN BY: HG/FGS
CHECKED BY: HT

REV	DATE	DESCRIPTION
1	03/22/12	PLANNING COMMENTS
0	06/01/11	100% ZONING
A	04/07/11	SOIL ZONING

NOT TO BE USED FOR CONSTRUCTION

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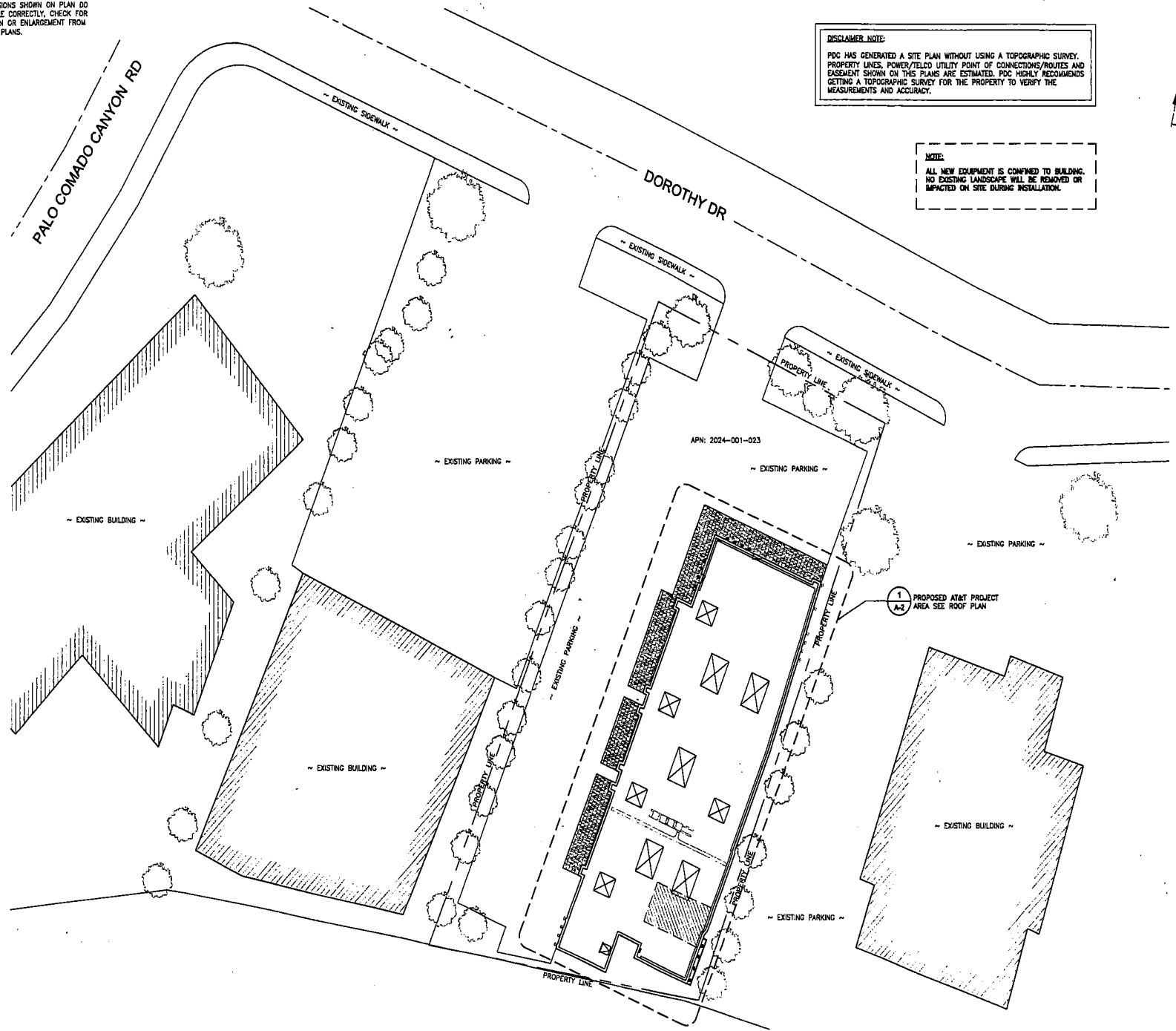
LAC547 (11860)
AGOURA HILLS EAST
28030 W DOROTHY DR
AGOURA HILLS, CA 9130

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1

SITE PLAN

0 8' 16' 32'
SCALE
1/16" = 1'-0" 1

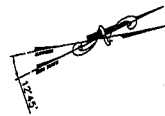


SCALE NOTE:

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12900 PARK PLAZA DRIVE
CERRITOS, CA 90703



BLACK & VEATCH

12750 CENTER COURT DRIVE
SUITE #600
CERRITOS, CA 90703

PDC CORPORATION



785 THE CITY DRIVE SUITE 470
ORANGE, CA 92668
TEL: (714) 740-2828

PROJECT NO:

DRAWN BY: HG/FGS

CHECKED BY: HT

1	03/22/12	PLANNING COMMENTS
0	08/01/11	100% ZONING
A	04/07/11	80% ZONING
REV	DATE	DESCRIPTION

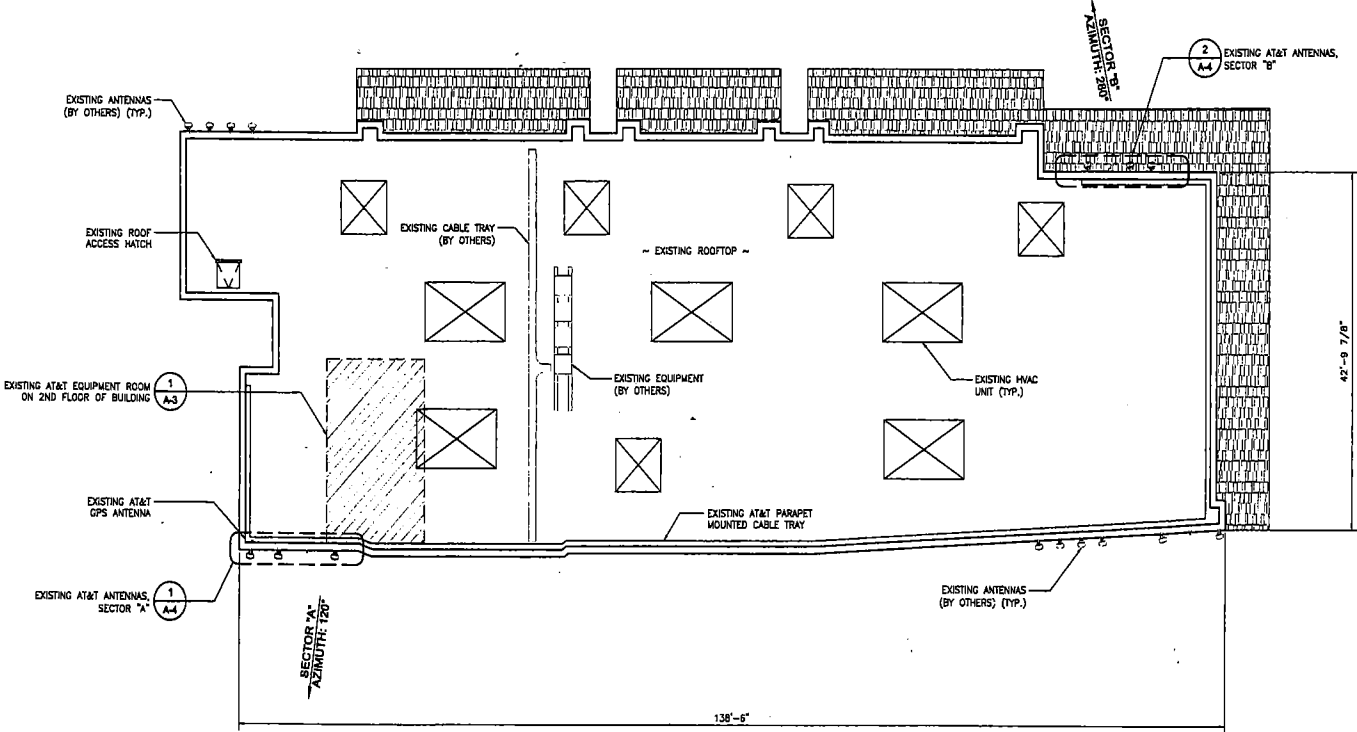
NOT TO BE USED FOR CONSTRUCTION

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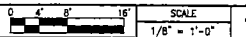
LAC547 (11860)
AGOURA HILLS EAST
28030 W DOROTHY DR
AGOURA HILLS, CA 9130

SHEET TITLE
EXISTING ROOF PLAN

SHEET NUMBER
A-2



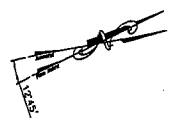
EXISTING ROOF PLAN




SCALE NOTE:
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NOTE:
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The new 
12900 PARK PLAZA DRIVE
CERRITOS, CA 90703


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12750 CENTER COURT DRIVE
SUITE #600
CERRITOS, CA 90703

PDC CORPORATION

765 THE CITY DRIVE SUITE 470
ORANGE, CA 92668
TEL: (714) 740-2828

PROJECT NO:
DRAWN BY: HG/FGS
CHECKED BY: HT

REV	DATE	DESCRIPTION
1	03/22/12	PLANNING COMMENTS
0	04/01/11	100% ZONING
A	04/07/11	SOX ZONING

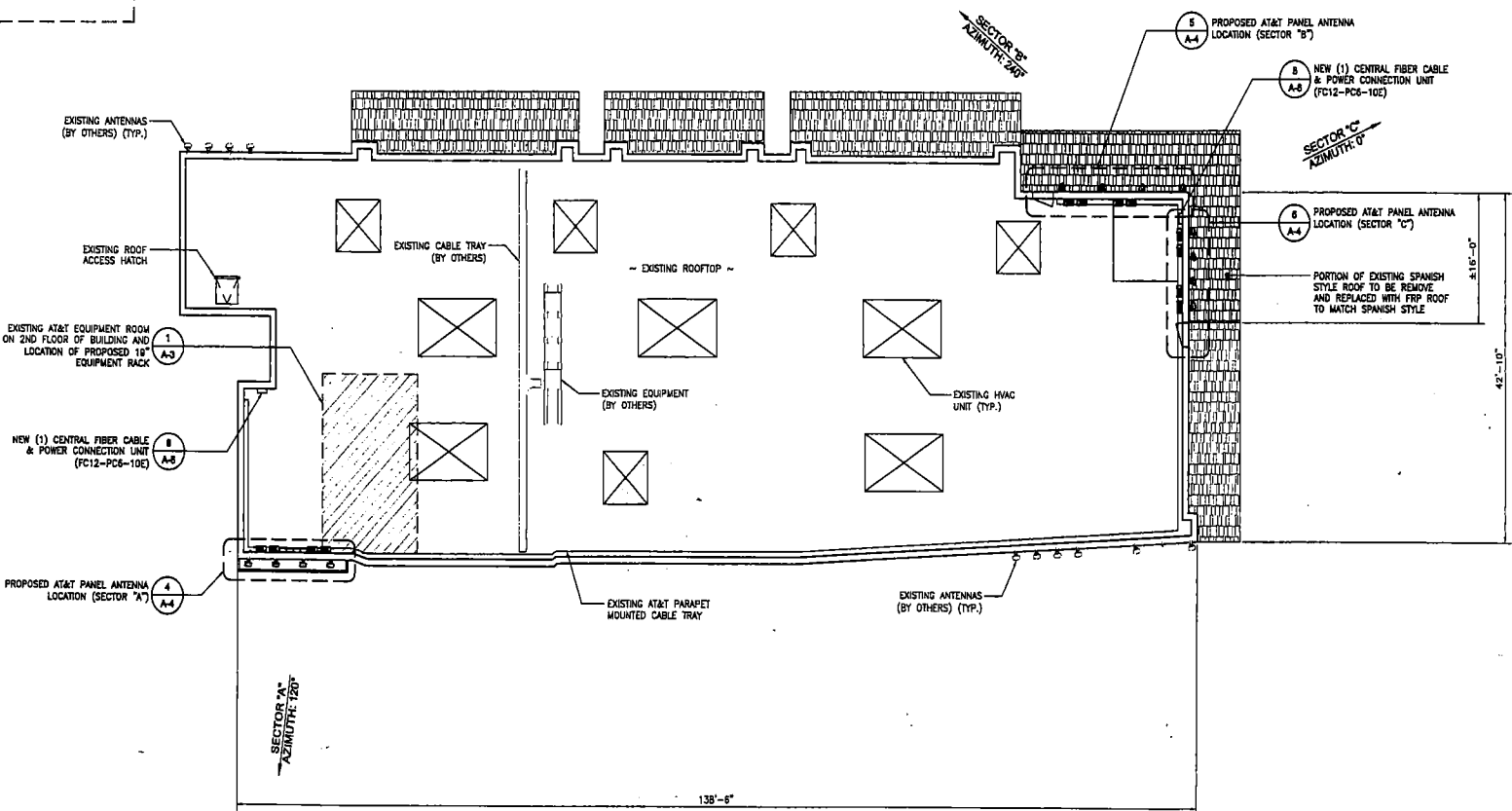
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LAC547 (11860)
AGOURA HILLS EAST
28030 W DOROTHY DR
AGOURA HILLS, CA 9130

SHEET TITLE
PROPOSED ROOF PLAN

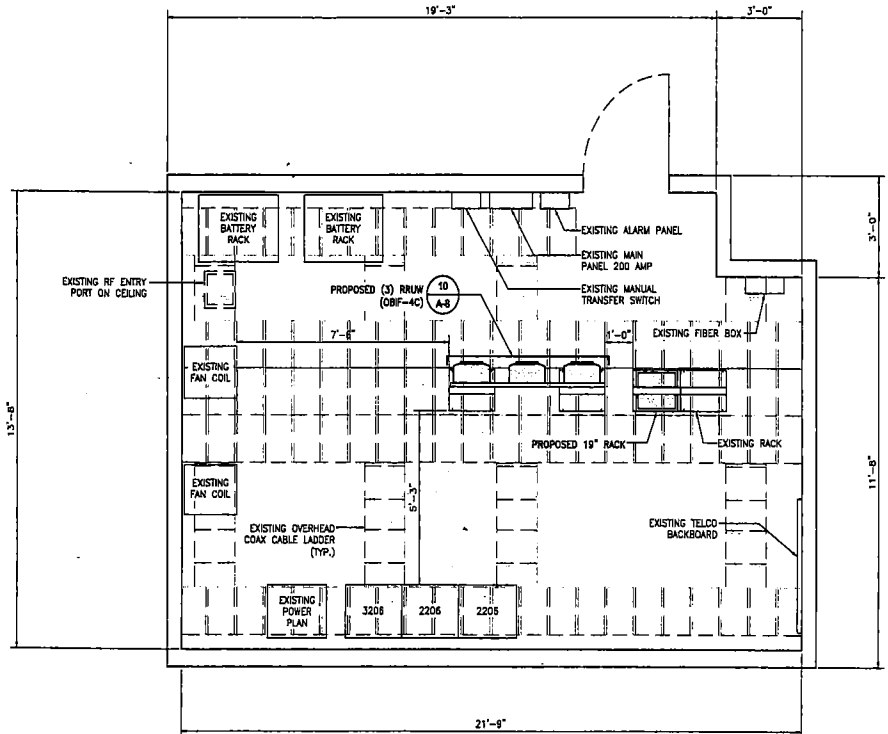
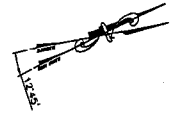
SHEET NUMBER
A-2.1



PROPOSED ROOF PLAN



SCALE NOTE:
 IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.



The new **at&t**
 12900 PARK PLAZA DRIVE
 CERRITOS, CA 90703

BLACK & VEATCH
 12750 CENTER COURT DRIVE
 SUITE #600
 CERRITOS, CA 90703

PDC CORPORATION
PDC
 765 THE CITY DRIVE SUITE 470
 ORANGE, CA 92668
 TEL: (714) 740-2828

PROJECT NO:
 DRAWN BY: HG/FGS
 CHECKED BY: HT

REV	DATE	DESCRIPTION
1	03/22/12	PLANNING COMMENTS
0	06/01/11	100% ZONING
A	04/07/11	60% ZONING

NOT TO BE USED FOR CONSTRUCTION

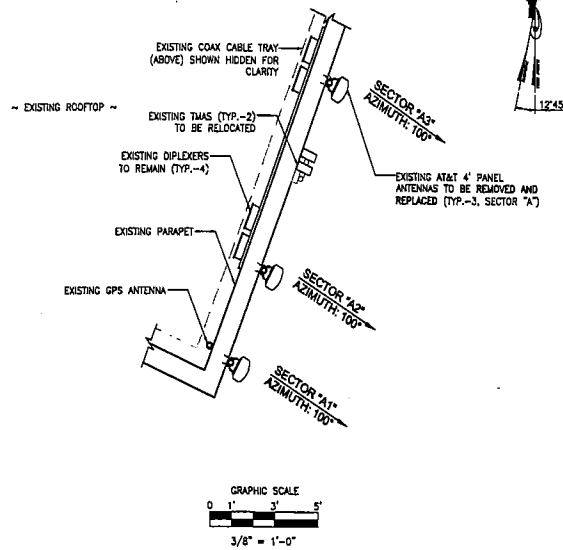
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LAC547 (11860)
 AGOURA HILLS EAST
 28030 W DOROTHY DR
 AGOURA HILLS, CA 9130

SHEET TITLE
EQUIPMENT LAYOUT

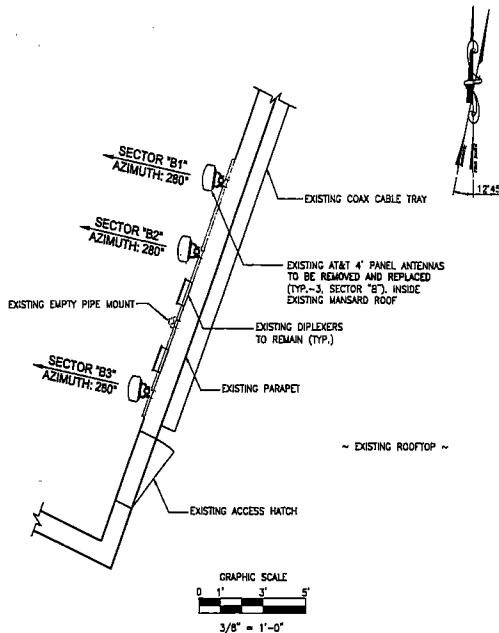
SHEET NUMBER
A-3

SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.



EXISTING ANTENNA PLAN - @ SECTOR 'A'

1



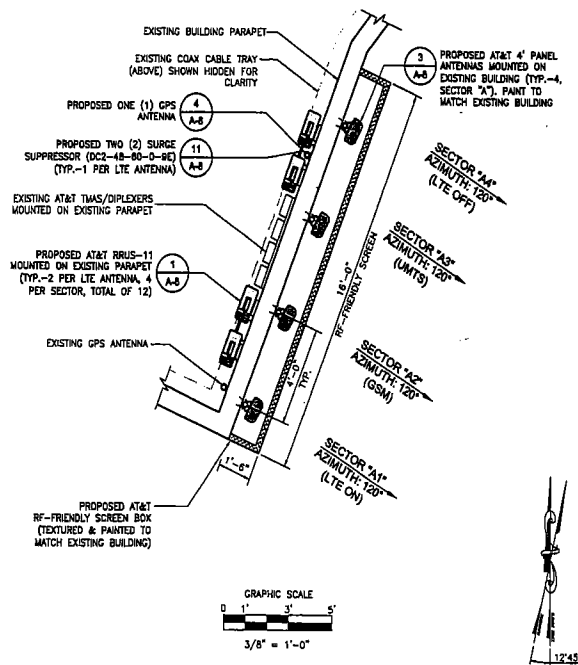
EXISTING ANTENNA PLAN - @ SECTOR 'B'

2

SECTOR	ANTENNA TYPE	QTY.	AZIMUTH	RAD CENTER	CABLE LENGTH		
					QTY.	LENGTH	DIA.
ALPHA SECTOR	A1	1	120°	±39°-0"	1	±25'	FIBER
	A2	1	120°	±39°-0"	2	±25'	7/8"
	A3	1	120°	±39°-0"	2	±25'	7/8"
	A4	1	120°	±39°-0"	1	±25'	FIBER
BETA SECTOR	B1	1	240°	±39°-0"	1	±195'	FIBER
	B2	1	280°	±39°-0"	2	±195'	1-5/8"
	B3	1	280°	±39°-0"	2	±195'	1-5/8"
	B4	1	240°	±39°-0"	1	±195'	FIBER
GAMMA SECTOR	C1	1	0°	±39°-0"	1	±195'	FIBER
	C2	1	0°	±39°-0"	1	±195'	1-5/8"
	C3	1	0°	±39°-0"	2	±195'	1-5/8"
	C4	1	0°	±39°-0"	1	±195'	FIBER

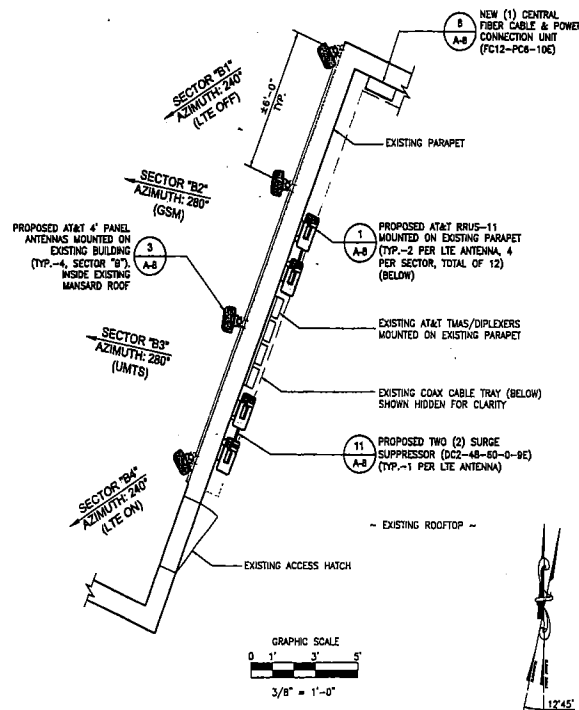
COAX AND ANTENNA SCHEDULE

3



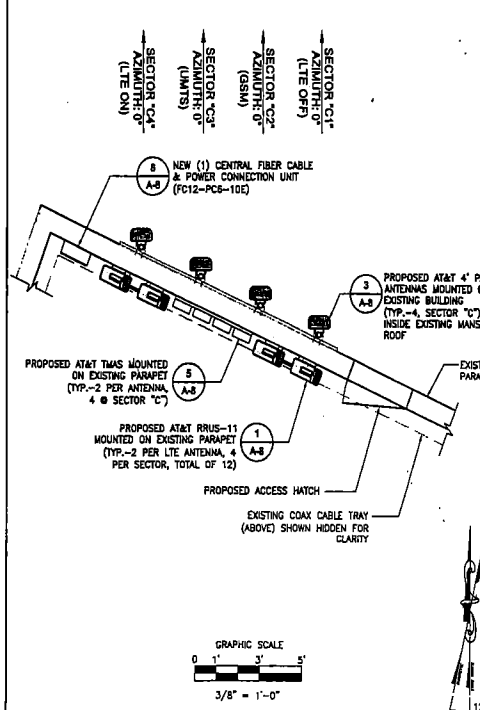
PROPOSED ANTENNA PLAN - @ SECTOR 'A'

4



PROPOSED ANTENNA PLAN - @ SECTOR 'B'

5



PROPOSED ANTENNA PLAN - @ SECTOR 'C'

6

The new **at&t**
12900 PARK PLAZA DRIVE
CERRITOS, CA 90703

BLACK & VEATCH
12750 CENTER COURT DRIVE
SUITE #800
CERRITOS, CA 90703

PDC CORPORATION
CPD
765 THE CITY DRIVE SUITE 470
ORANGE, CA 92668
TEL: (714) 740-2828

PROJECT NO:
DRAWN BY: HG/FGS
CHECKED BY: HT

REV	DATE	DESCRIPTION
1	03/22/12	PLANNING COMMENTS
0	04/01/11	100% ZONING
A	04/07/11	80% ZONING

NOT TO BE USED FOR CONSTRUCTION

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LACS47 (11860)
AGOURA HILLS EAST
28030 W DOROTHY DR
AGOURA HILLS, CA 9130

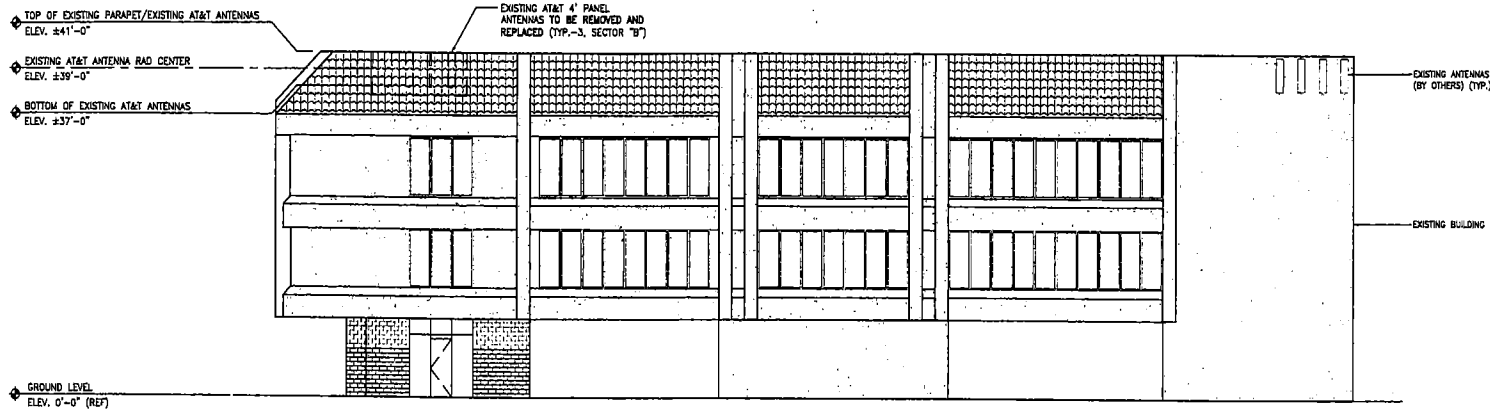
SHEET TITLE
ANTENNA PLAN

SHEET NUMBER
A-4

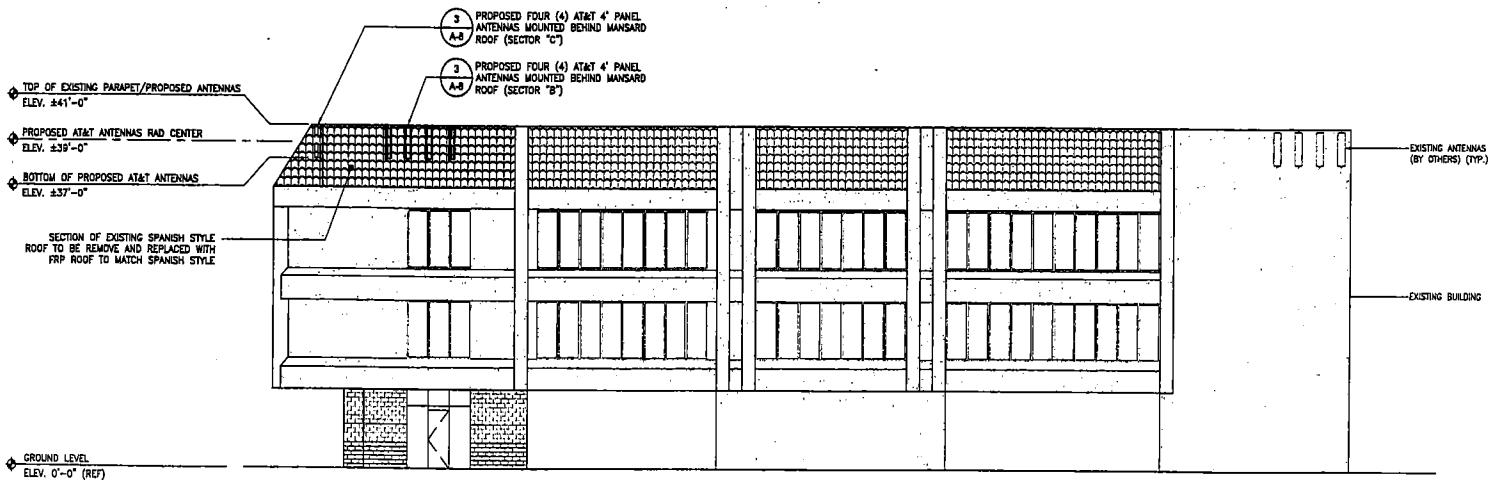
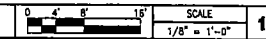
SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

DISCLAIMER NOTE:

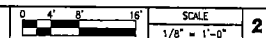
PDC GENERATED THESE ELEVATIONS WITHOUT USING A TOPOGRAPHIC SURVEY. BUILDING STRUCTURE AND POLE HEIGHTS SHOWN ON THE PLANS ARE ESTIMATED. PDC HIGHLY RECOMMENDS GETTING A TOPOGRAPHIC SURVEY FOR THE PROPERTY TO VERIFY THE MEASUREMENTS AND ACCURACY.



EXISTING WEST ELEVATION




PROPOSED WEST ELEVATION



The new 
12900 PARK PLAZA DRIVE
CERRITOS, CA 90703


BLACK & VEATCH
12750 CENTER COURT DRIVE
SUITE #600
CERRITOS, CA 90703

PDC CORPORATION

765 THE CITY DRIVE SUITE 470
ORANGE, CA 92668
TEL: (714) 740-2828

PROJECT NO:
DRAWN BY: HG/FGS
CHECKED BY: HT

REV	DATE	DESCRIPTION
1	03/22/12	PLANNING COMMENTS
0	08/01/11	100% ZONING
A	04/07/11	BOX ZONING

NOT TO BE USED FOR CONSTRUCTION

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LAC547 (11860)
AGOURA HILLS EAST
28030 W DOROTHY DR
AGOURA HILLS, CA 9130

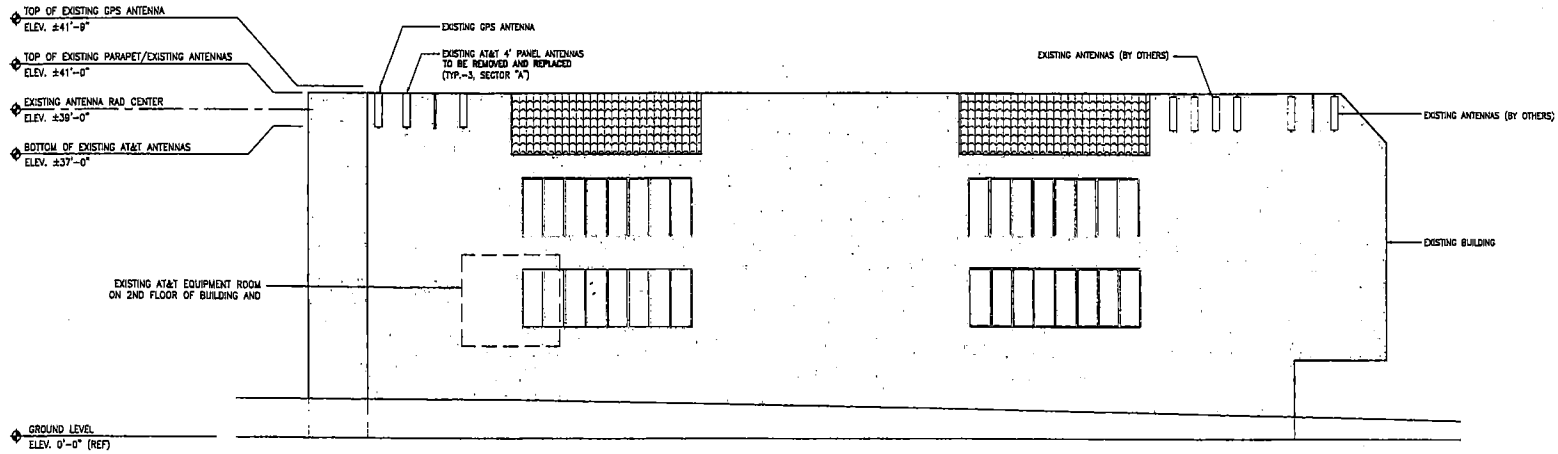
SHEET TITLE
WEST ELEVATION

SHEET NUMBER
A-5

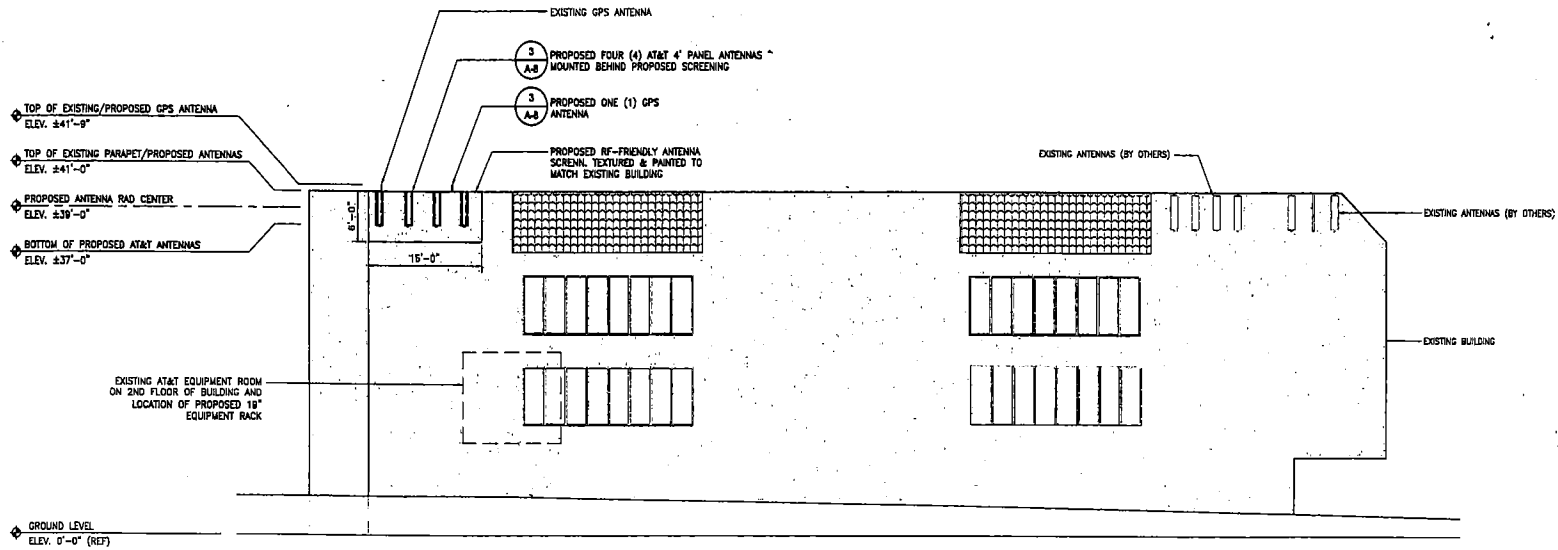
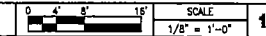
SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

DISCLAIMER NOTE:

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EXISTING EAST ELEVATION



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CERRITOS, CA 90703

PDC CORPORATION
CP
765 THE CITY DRIVE SUITE 470
ORANGE, CA 92668
TEL: (714) 740-2828

PROJECT NO:
DRAWN BY: HG/FGS
CHECKED BY: HT

REV	DATE	DESCRIPTION
1	02/22/12	PLANNING COMMENTS
0	06/01/11	100% ZONING
A	04/07/11	80% ZONING

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LACS47 (11860)
AGOURA HILLS EAST
28030 W DOROTHY DR
AGOURA HILLS, CA 9130

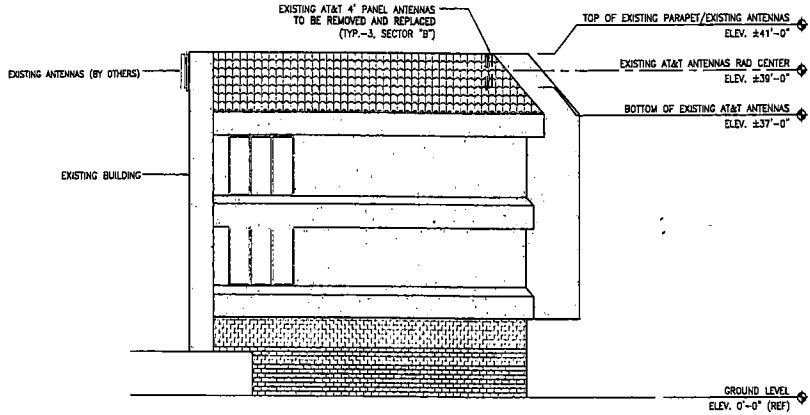
SHEET TITLE
EAST ELEVATION

SHEET NUMBER
A-6

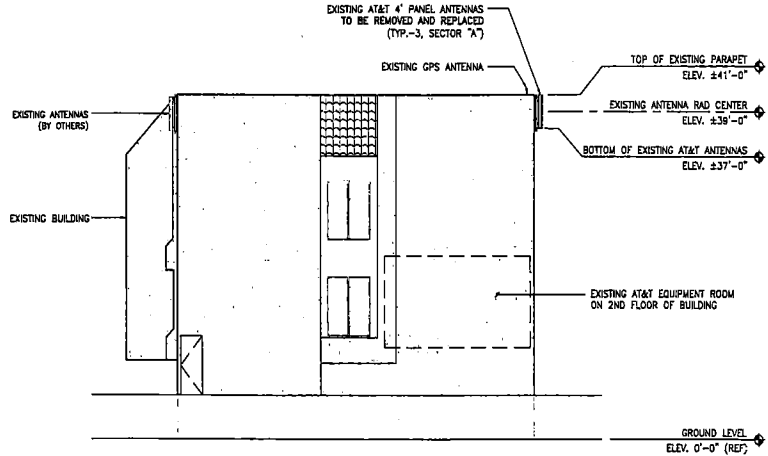
SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

DISCLAIMER NOTE:

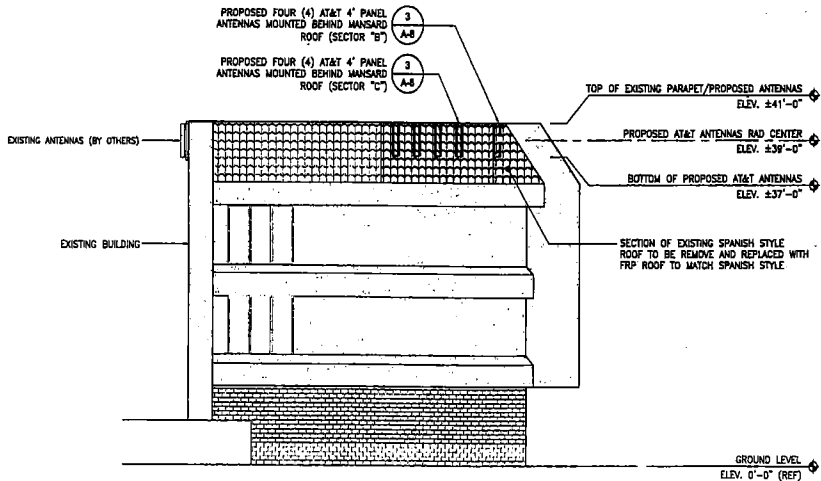
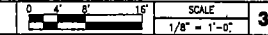
PDC GENERATED THESE ELEVATIONS WITHOUT USING A TOPOGRAPHIC SURVEY. BUILDING STRUCTURE AND POLE HEIGHTS SHOWN ON THE PLANS ARE ESTIMATED. PDC HIGHLY RECOMMENDS GETTING A TOPOGRAPHIC SURVEY FOR THE PROPERTY TO VERIFY THE MEASUREMENTS AND ACCURACY.



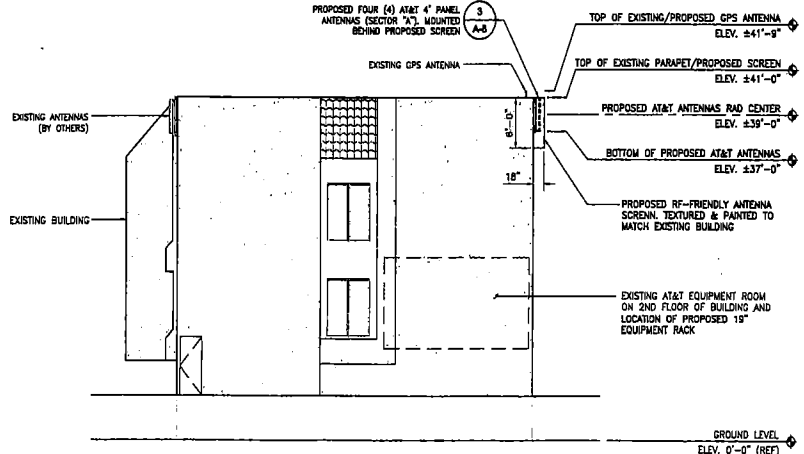
EXISTING NORTH ELEVATION



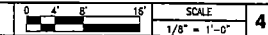
EXISTING SOUTH ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION



PROJECT NO:
DRAWN BY: HG/FGS
CHECKED BY: HT

REV	DATE	DESCRIPTION
1	03/22/12	PLANNING COMMENTS
0	08/01/11	100% ZONING
A	04/07/11	80% ZONING

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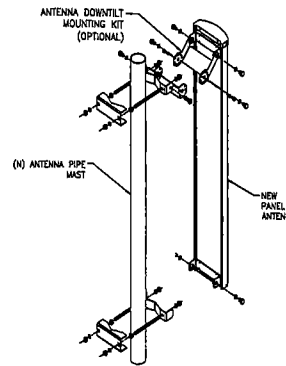
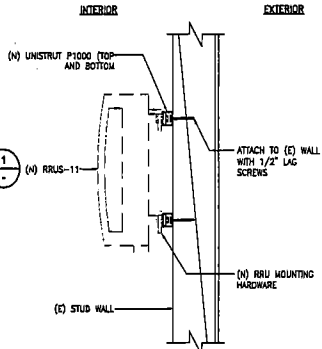
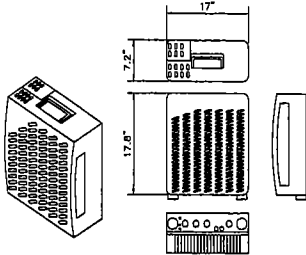
LAC547 (11860)
AGOURA HILLS EAST
28030 W DOROTHY DR
AGOURA HILLS, CA 9130

SHEET TITLE
NORTH AND SOUTH ELEVATIONS

SHEET NUMBER
A-7

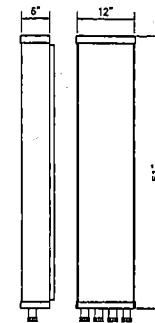
ERICSSON RRUS-11

DIMENSIONS, WxDxH: 431x183x452 mm
(17"x7.2"x17.8")
POWER CONSUMPTION: 200 WATTS
TOTAL WEIGHT: 55 LBS.
TEMPERATURE: -40° TO 55° C



LTE ANTENNAS

DIMENSIONS, HxWxD: 51"x12"x6"D
RADIOE MATERIAL: PVC, IP55
RADIOE COLOR: LIGHT GREY
WEIGHT WITH PRE-MOUNTED BRACKETS: 41 LBS
WIND LOAD, FRONTAL/LATERAL/REAR SIDE 42 mp/s, Co=1: 920
WIND LOADING: 100 MPH (SUSTAINED) 150 MPH (GUST)
CONNECTOR: 4X7/16 DIN FEMALE



REMOTE RADIO UNIT (RRUS-11) SPECS

SCALE: 0 6" 1'-0" 1" = 1'-0"

RRU MOUNTING DETAIL

SCALE: NONE

ANTENNA DETAIL

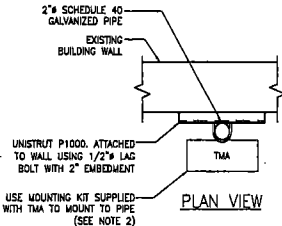
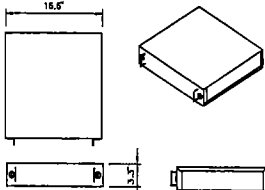
SCALE: NONE

ANTENNA DETAIL

SCALE: 0 6" 1'-0" 1" = 1'-0"

RAYCAP DC12-48-60-1R

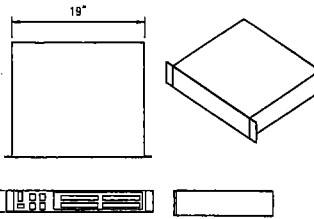
DIMENSIONS, WxDxH: 284x160x284mm (11.2"x6.3"x11.2")
NOMINAL OPERATING VOLTAGE: 48 VDC
NOMINAL DISCHARGE CURRENT: 20 KA 8/20µs
MAXIMUM DISCHARGE CURRENT: 80 KA 8/20µs
MAXIMUM CONTINUOUS OPERATING VOLTAGE: 75 VDC
VOLTAGE PROTECTION RATING: 400 V
TOTAL WEIGHT: 53 lbs



- NOTES:
1. FOLLOW TMA MANUFACTURERS INSTRUCTIONS FOR MOUNTING TMA TO PIPE.
2. TMA SHALL BE INSTALLED WITH DRAINING PIPE POINTING DOWNWARDS.
3. TMA SHALL BE INSTALLED VERTICAL WITH MAXIMUM TILT ANGLE OF 5 DEGREES.
4. GROUND TMA IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

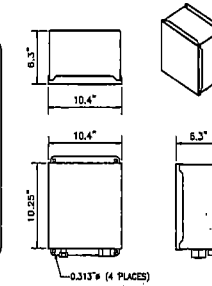
ERICSSON RBS 6601

DIMENSIONS, WxDxH: 56x48x350 mm (2.2"x1.9"x14")
TEMPERATURE: +41°F TO +122°F
HUMIDITY: 5% - 85%
POWER SUPPLY: -48 VDC
TOTAL WEIGHT: 16 LBS.



RAYCAP DC2-48-60-0-9E

DIMENSIONS, WxDxH: 263x160x260 mm (10.4"x6.3"x10.25")
NOMINAL OPERATING VOLTAGE: 48 VDC
NOMINAL DISCHARGE CURRENT: 20 KA 8/20 µs
MAXIMUM DISCHARGE CURRENT: 60 KA 8/20 µs
MAXIMUM CONTINUOUS OPERATING VOLTAGE: 75 VAC, 100 VDC
VOLTAGE PROTECTION RATING: 500V
TOTAL WEIGHT: 16 LBS.



DC SURGE SUPPRESSOR SPECS

SCALE: NONE

TMA MOUNTING

SCALE: NONE

RRUS - 4TH CARRIER

SCALE: NONE

DC SURGE SUPPRESSOR SPECS

SCALE: 0 6" 1'-0" 1-1/2" = 1'-0"

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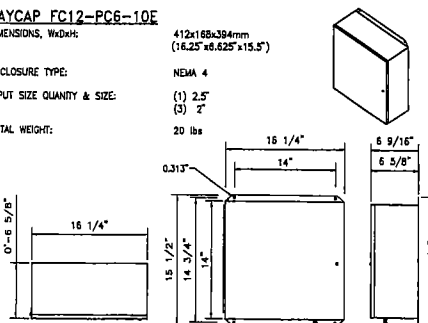
LAC547 (11860)
AGOURA HILLS EAST
28030 W DOROTHY DR
AGOURA HILLS, CA 9130

SHEET TITLE
EQUIPMENT AND ANTENNA DETAILS

SHEET NUMBER
A-8

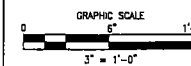
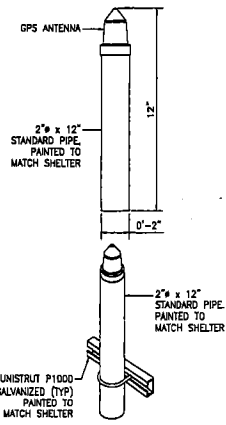
RAYCAP FC12-PC6-10E

DIMENSIONS, WxDxH: 412x168x384mm (16.25"x6.625"x15.5")
ENCLOSURE TYPE: NEMA 4
INPUT SIZE QUANTITY & SIZE: (1) 2.5" (3) 2"
TOTAL WEIGHT: 20 lbs



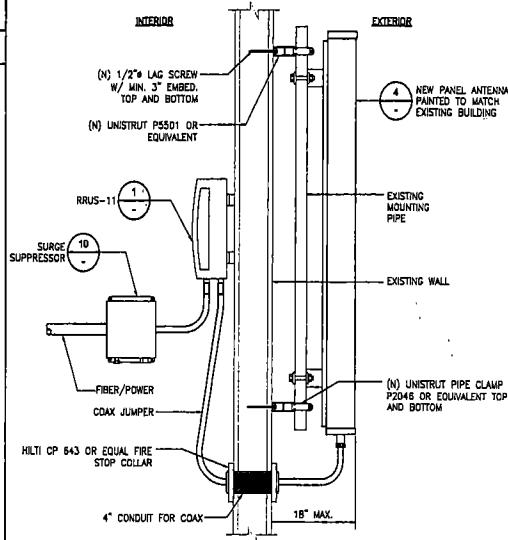
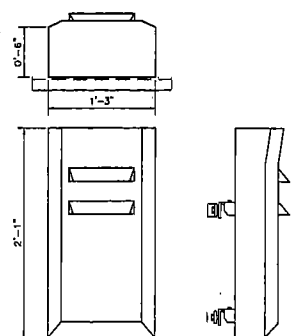
NOTES:

- LOCATION OF ANTENNA MUST HAVE CLEAR VIEW OF SOUTHERN SKY AND CANNOT HAVE ANY BLOCKAGES EXCEEDING 25% OF THE SURFACE AREA OF A HEMISPHERE AROUND THE GPS ANTENNA.
- ALL GPS ANTENNA LOCATIONS MUST BE ABLE TO RECEIVE CLEAR SIGNALS FROM A MINIMUM OF FOUR (4) SATELLITES. VERIFY WITH HANDHELD GPS BEFORE FINAL LOCATION OF GPS ANTENNA.
- THE ANTENNA SHOULD NOT BE LOCATED WITHIN 37% OF ANY METALLIC WALLS OR OBJECTS IN ANY RADIAL DIRECTION OF THE DUAL BAND QUIN SECTION.
- ANTENNA TO BE MOUNTED PER MANUFACTURER'S RECOMMENDATIONS.



RRUS - 4TH CARRIER

DIMENSIONS, WxDxH: 25.03"Hx15.07"Wx6.65"D
RADIOE COLOR: GRAY
WEIGHT WITH PRE-MOUNTED BRACKETS: 44.09 LBS



FIBER & POWER BOX SPECS

SCALE: 0 6" 1'-0" 1-1/2" = 1'-0"

GPS ANT. MOUNTING DETAIL

SCALE: NONE

RRUS - 4TH CARRIER

SCALE: NONE

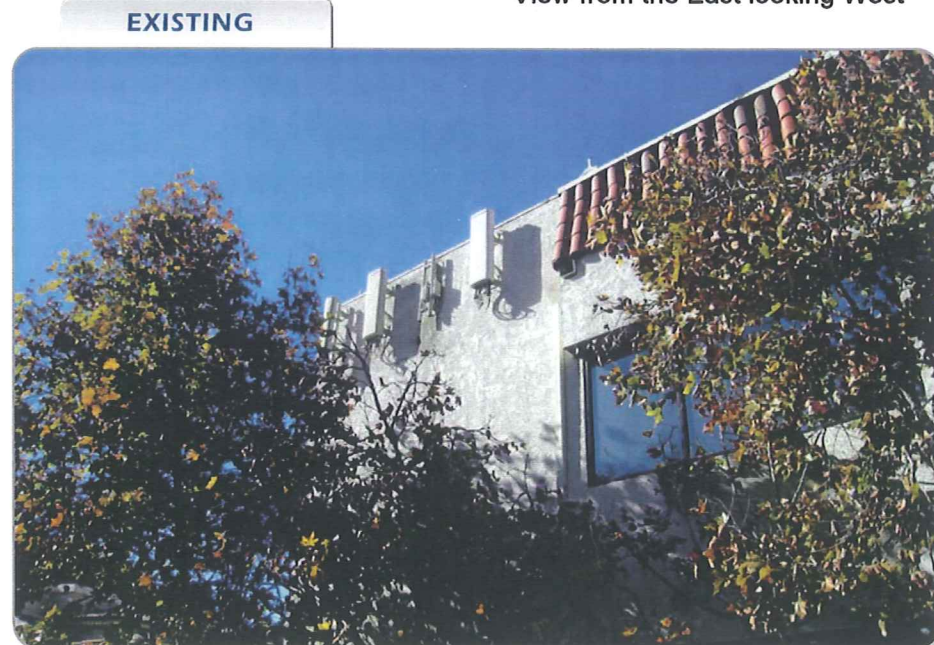
ANT. TO CABLE ATTACHMENT DIAGRAM

SCALE: 0 6" 1'-0" 1" = 1'-0"

Microsoft® Virtual Earth™



View from the East looking West



Completed March 23, 2011

LAC547 (11860)

Agoura Hills East

28030 W Dorothy Dr.
Agoura Hills, CA 91301

VIEW 1

APPLICANT

at&t Mobility
12900 Park Plaza Drive
Cerritos, CA 90703

CONTACT

PDC Corporation
Jane Norine
765 The City Drive, Suite 470
Orange, CA 92868
p 714.231.2892



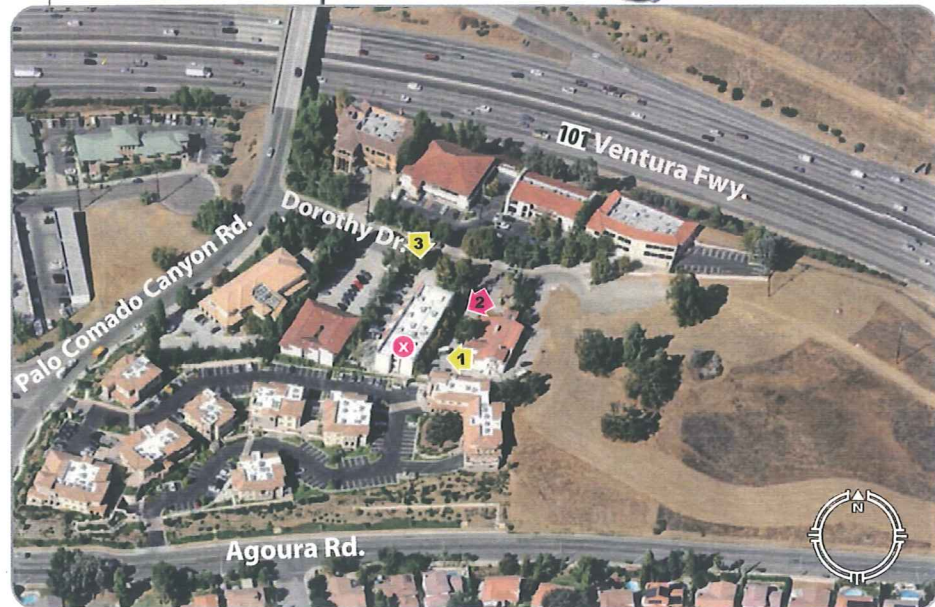
BLUE WATER DESIGN

bluewater-design.net
michelle@bluewater-design.net

p 714.473.2942
f 949.271.2560

Microsoft® Virtual Earth™

LOCATION



View from the Northeast looking Southwest

EXISTING



PROPOSED



Completed March 23, 2011

LAC547 (11860)

Agoura Hills East

28030 W Dorothy Dr.
Agoura Hills, CA 91301

VIEW 2

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p 714.231.2892



BLUE WATER DESIGN

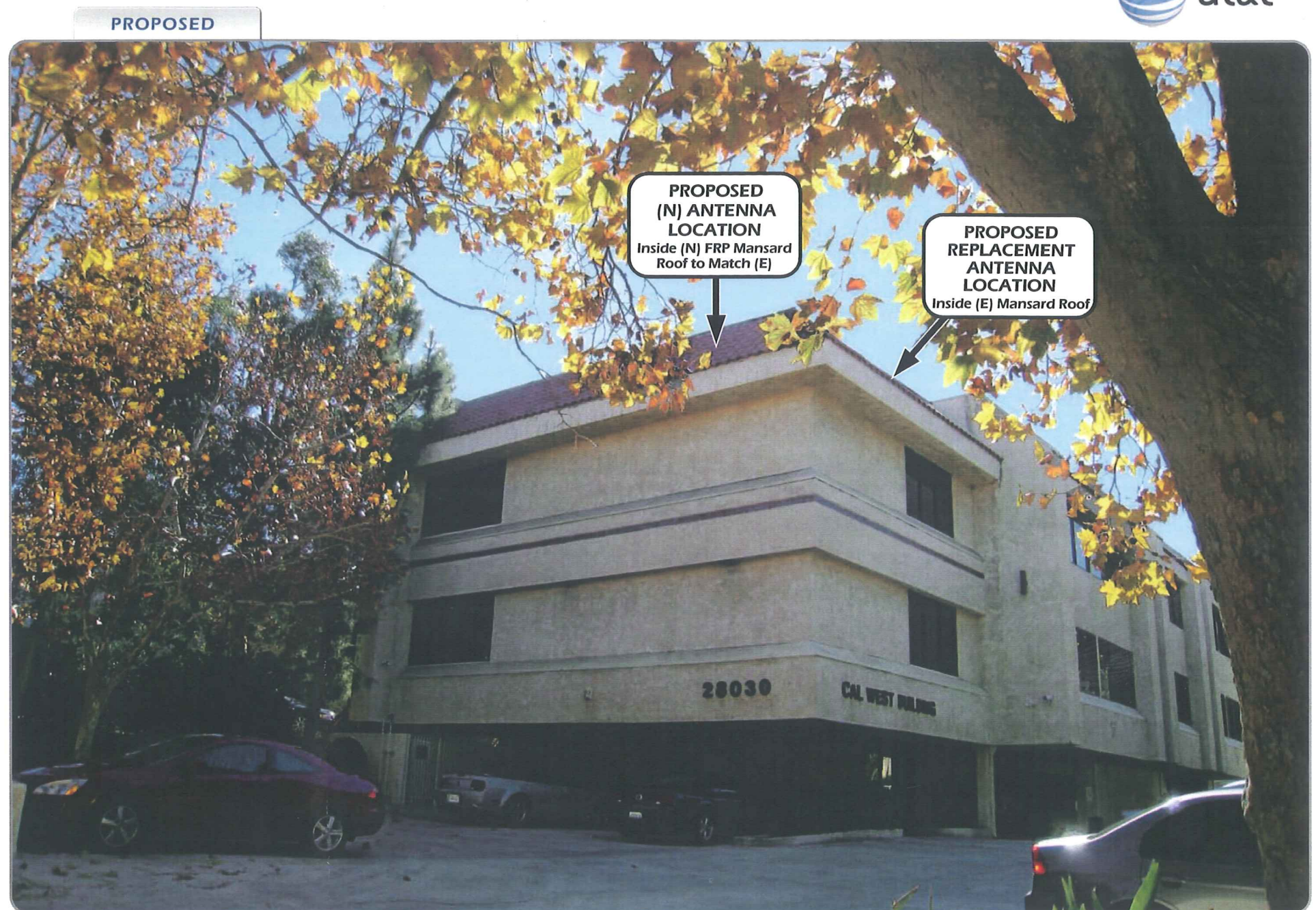
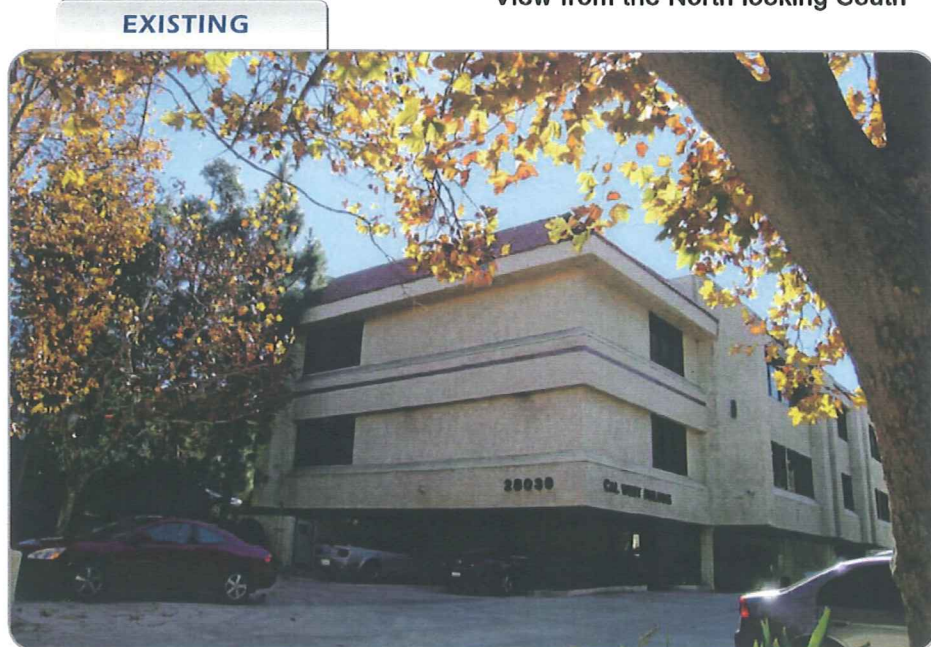
bluewater-design.net
michelle@bluewater-design.net

p 714.473.2942
f 949.271.2560

Microsoft® Virtual Earth™



View from the North looking South



Completed March 23, 2011

LAC547 (11860)

Agoura Hills East
28030 W Dorothy Dr.
Agoura Hills, CA 91301

VIEW 3

APPLICANT

at&t Mobility
12900 Park Plaza Drive
Cerritos, CA 90703

CONTACT

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Orange, CA 92868
p 714.231.2892

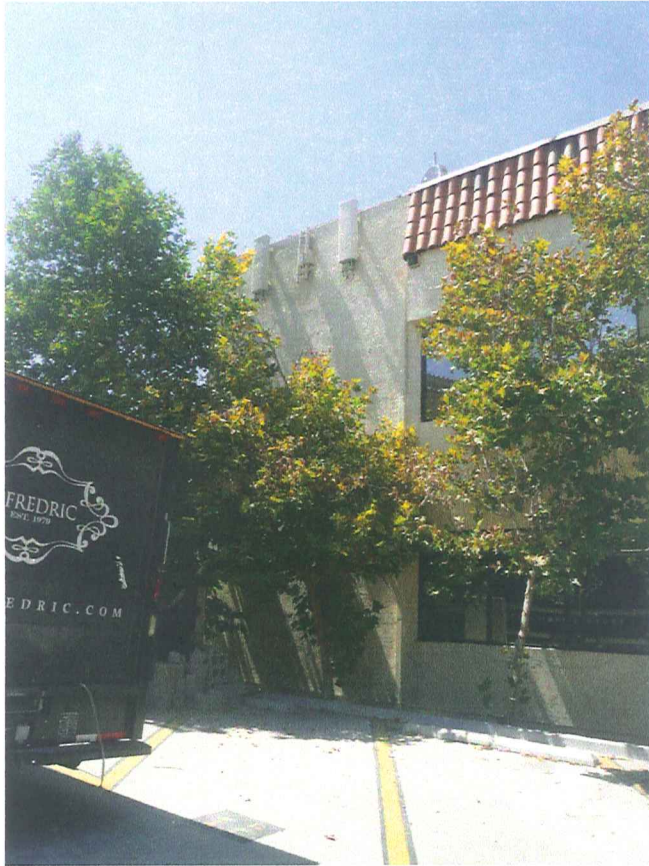


BLUE WATER DESIGN

bluewater-design.net
michelle@bluewater-design.net

p 714.473.2942
f 949.271.2560

Photo simulation accuracy is based on information provided to Blue Water Design by the applicant.



EAST ELEVATION



NORTHWEST CORNER VIEW OF THE BUILDING



WEST ELEVATION

**CONDITIONAL USE PERMIT
CASE NO. 11-CUP-002**