



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-003

LOCATION: 30105-30131 Agoura Road (A.P.N. 2061-005-058)

REQUEST: Request for approval of a Wireless Telecommunications Facilities Permit/Conditional Use Permit to replace nine (9) panel antennas with twelve (12) new antennas on a building, plus one (1) GPS antenna added to the roof-mounted equipment shelter, and new accessory equipment within an equipment shelter.

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

RECOMMENDATION: Staff recommends approval of Wireless Telecommunications Facilities/Conditional Use Permit Case No. 11-CUP-003, subject to conditions, based on the findings of the attached Draft Resolution.

ZONING DESIGNATION: Commercial Shopping Center – Freeway Corridor Overlay (CS-FC)

GENERAL PLAN DESIGNATION: Commercial Shopping Center

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 the antennas of wireless telecommunications facilities in the Agoura Hills Towncenter. The two-story shopping center is located at 30105-30131 Agoura Road, east of Reyes Adobe Road and south of the 101 Freeway. The site is zoned

Commercial Shopping Center – Freeway Corridor (CS-FC). In 1997, the Planning Commission approved a Conditional Use Permit submitted by Cox of California to install twelve (12) wall-mounted antennas, one (1) Global Positioning System (GPS) antenna and a roof-mounted equipment cabinet located in the center of the northerly building (Case No. 97-CUP-001). In 2002, AT&T proposed a similar installation with ten (10) wall-mounted antennas (only nine (9) were installed), one (1) Global Positioning System (GPS) antenna, one (1) Location Measurement Unit (LMU) antenna and one (1) enclosed equipment shelter with associated wiring encasements connecting the antennas to the equipment (Case No. 02-CUP-003).

Currently, AT&T is seeking to upgrade the technology of the facilities 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 (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 nine (9) antennas with new antennas in the same locations of the existing two-story building at the Agoura Towncenter, and add three (3) additional antennas. The antennas will be installed in three groupings of four antennas at the northeast corner, and on the north, and northwest elevations of the building, either attached to the exterior wall or inside the wall of the building. In all installations, the antennas would be screened with a radio frequency (RF) emission-transparent material similar to the stuccoed wall already used at the Towncenter. Accessory equipment will be added to the enclosed equipment shelter, which currently serves the facilities, on the exterior deck of the second floor near the existing air conditioning units (see Exhibit B). The shelter is sixteen feet long by seven feet wide by ten feet tall. An additional one-foot tall GPS antenna would be added to the equipment shelter wall.

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 two-story building is retail and 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 within the existing equipment shelter. 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.

Currently, the facility consists of nine (9) antennas attached to the exterior of the building on three sides. The antennas are visible from the outside. Replacing them using the same installation methods would not comply with Section 9661.5.B. of the Ordinance, as they would not be camouflaged. The applicant proposes to replace all nine with new antennas that are taller than the existing ones, and add three more. Each individual antenna measures seventy two (72) inches high, by twelve (12) inches wide, by six (6) inches deep. Considering that the four (4) new replacement antennas would be located three (3) feet apart on center, and would cover an area of 10 feet long by 6 feet high (60 square feet, 20 square feet over the current installation), the applicant proposes for Sector A at the northeast corner and C at the north side, to place the antennas inside the building walls, and replace the existing conventional construction of the stucco wall with a RF emission-transparent material as a camouflaging solution. The walls would be textured and painted to match the existing finish. The applicant proposes to build a rack with an access door inside the attic space to access both Sector A’s and C’s antennas.

Sector B, at the northwest corner of the building, is served by three (3) existing antennas that are attached to the exterior of the wall. In this location, the applicant proposes to remove the existing three (3) antennas, and mount four (4) new antennas of the same size as those in Sectors A and C and build a three-sided screen box over the entire area occupied by the antennas. There is no attic space available to install and ultimately access the antennas in that section of the building to place them in the wall. Therefore, the applicant proposes to use an RF emission-transparent material for the screen box to allow transmission, and paint it and texture it to match the façade. The bottom of the antennas would be at 33 feet above the ground.

The additional accessory equipment, which includes a support rack, a radio base station (RBS), and DC converter and surge protector, would be within the existing equipment shelter on the exterior deck of the second floor. The equipment shelter is screened from view by surrounding hip and parapet roofs, and a screen wall. A one-foot tall by two-inch in diameter GPS antenna would be attached to the shelter’s wall.

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 placed inside the building along the exterior wall. The support, or accessory, equipment would be placed fully inside the equipment shelter, consistent with the Ordinance.

Staff supports the use of RF emission-transparent material both for the screen box and for the walls. Given the architectural style of the building, staff finds that it would be the most aesthetically pleasing method of screening in order to blend 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 equipment shelter wall would be twelve (12) inches tall by two (2) inches wide. The antenna is as small as feasible to provide the necessary service. It would be located away from public view since it is located on the second floor deck away from where most of the pedestrian circulation is occurring. Given this, no special antenna design measures are necessary. The design is provided on Sheet A-8 of the plans marked as Exhibit B. The additional accessory equipment used to control the antennas will be located in the equipment shelter on the second floor behind a gate, away from the public access and visibility. The applicant does not propose any changes to the equipment shelter.

The Ordinance also requires that the existing vegetation 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 to shield the facilities from view. However, additional landscaping is not necessary, as the materials and colors of the proposed wall and box shielding blend well with the existing architectural theme of the building, and 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 (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 9661.11 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 of the wireless telecommunication facilities specific findings specified in the Zoning Ordinance in Section Nos. 9673.2.E and 9661 (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. Wireless telecommunications facilities are allowed in the Commercial Shopping Center zone subject to the issuance of a Conditional Use Permit. The stated purpose of the Freeway Corridor Overlay District is to protect the city's image and future development. The wall-mounted antennas will be completely screened with a material stuccoed and painted to match the color of the building. The addition of the screen box to the façade will not create a visual distraction or block views along the freeway.

2. A second finding the Planning Commission must make to approve the Conditional Use Permit is that the proposed use is compatible with the surrounding properties. There are existing commercial and office uses to the east, west and south of the site and the facility will be placed on an existing commercial building. The equipment would be adequately screened from view from Agoura Road and the 101 Freeway by new walls painted to match the building. In addition, the accessory mechanical equipment would be entirely contained in the existing equipment shelter on the second floor deck. This exterior shelter is enclosed and shielded by roof elements and a screen wall, and so the views to the shelter would be shielded from passersby. The use is consistent with the Commercial Shopping Center, Freeway-Corridor Overlay zoning designations and is appropriate for this commercial area since the use provides a communication service to neighboring commercial properties, as well as to other properties and to motorists on the 101 Freeway.
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 CS-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 another wireless telecommunication provider with both wall mounted antennas and roof-mounted equipment. The proximity of the building to the freeway, and the elevation of the building pad, with very little obstacles to block transmission of waves, provide a suitable environment for locating a wireless telecommunication facility. Over the years, other facilities have been approved on other commercial buildings in the vicinity of the proposed location. In this case, with the proposed design, the facilities would remain shielded from 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 General Plan states that:

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 behind a screen or existing wall, painted to match the building, and will not be visible from public view. The accessory equipment will be within the equipment shelter and the GPS antenna will be attached to the equipment shelter wall on the second floor, away from pedestrian circulation and visibility.

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 office/shopping center 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 another provider. 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 indicates 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-003, subject to the conditions of approval included 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-003

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 with respect to the real property located at 30105-30131 Agoura Road (A.P.N. 2061-005-058) for a Wireless Telecommunications Facilities/Conditional Use Permit to replace nine (9) panel antennas with twelve (12) new antennas, add one (1) Global Positioning System (GPS) antenna, and add accessory equipment and associated cabling at an existing office and retail center.

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 of City Hall at 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, 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 is consistent with the objectives of the Zoning Ordinance and the purposes of the district in which the use is located. Wireless telecommunication facilities are allowed in the Commercial Shopping Center zone subject to the issuance of a Conditional Use Permit. The stated purpose of the Freeway Corridor Overlay District is to protect the City's image and future development. The wall-mounted antennas will be completely screened with an RF emission-transparent material stuccoed and painted to match the color of the building. The additions to the building will not create a visual distraction or block views along the freeway. The facilities' dimensions and locations on the building would be consistent with the provisions of the Ordinance. The accessory equipment would be located within the existing enclosed equipment shelter on the exterior deck of the second floor, and will be shielded by existing hip and parapet roofs, and a screen wall.
2. The proposed use is compatible with the surrounding properties. There are existing commercial and office uses to the east, west and south of the site and the facilities will be placed on an existing commercial building. The equipment will be adequately screened from view from Agoura Road and the 101 Freeway by new walls painted to match the building. In addition, the mechanical equipment is surrounded by two hip roof elements on the east and west and a parapet wall on the north, as well as a screen

wall. The use is consistent with the Commercial Shopping Center, Freeway-Corridor Overlay zoning designations and is appropriate for this commercial area since the use provides a communication service to neighboring commercial properties, as well as other properties, and to motorists on the 101 Freeway. 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. The wireless telecommunications facilities are allowed in the CS-FC zone. Each of the proposed antennas will comply with the applicable provisions of the Zoning Ordinance relative to the use, the property location, and the antenna dimensions. The antennas and ancillary equipment will be placed on or within an existing building and no expansion of the existing building area is proposed.
5. The distance from other similar and like uses is sufficient to maintain the diversity within the community. The building hosts another wireless telecommunication provider with both wall mounted antennas and accessory equipment. The proximity of the building to the freeway, and the elevation of the building pad with very little obstacles to block transmission of waves, provide a suitable environment for locating a wireless telecommunications facility. Over the years, other facilities have been approved on other commercial buildings in the vicinity of the proposed location. In this case, with the proposed design, the facilities would remain screened from 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 wall or a solid stuccoed screen and the equipment within an enclosed equipment shelter.

Section 5. Pursuant to Section 9661.7 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 retail and 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 within an enclosed equipment shelter 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. The wireless telecommunications facilities are incorporated into an existing building and adequately screened by walls or by screen boxes to match the existing building facades.
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 roof with another provider. 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 indicates that the new antennas do 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-003, 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-003)**

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-003 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 eliminated, to the maximum extent possible, impacts on 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.

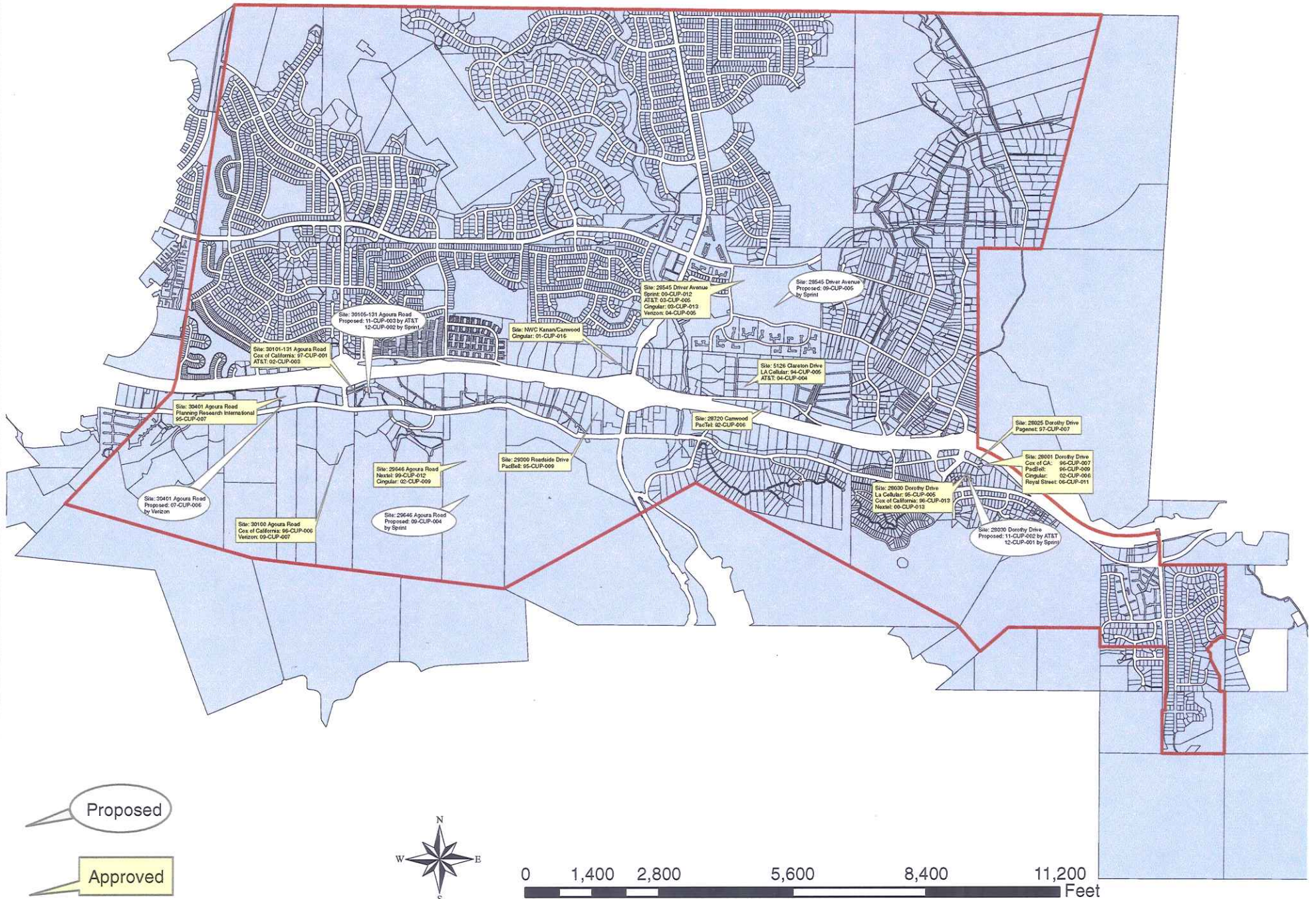
18. Graffiti shall be removed from a facility as soon as practicable, and in no instance more than twenty-four (24) hours from the time of notification by the City.
19. This permit shall be valid for a period of ten (10) years from the date of Planning Commission approval, which is the date of issuance, 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: LAD019 (26341)

SITE NAME: CEDAR HAVEN



PROJECT: LTE INDOOR (OPTIMUM)

SITE TYPE: ROOFTOP

SITE ADDRESS: 30105-30131 AGOURA ROAD
AGOURA, CA 91303

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 11035.

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: AGOURA HILLS TOWN CENTER JOINT VENTURE
5743 CORSA AVE
WESTLAKE VILLAGE, CA 91362
CONTACT: LESLIE BEHN, PA
PHONE: (818) 453-1803

APPLICANT: AT&T
ADDRESS: 12800 PARK PLAZA DRIVE
CERRITOS, CA 90703

LATITUDE (NAD 83): 34.146053° N
LONGITUDE (NAD 83): -118.778487° W
LONGITUDE/LATITUDE TYPE: NAD 83
GROUND ELEVATION: 931' AMSL
APN #: 2061-005-058
ZONING JURISDICTION: CITY OF AGOURA HILLS
CURRENT ZONING: RETAIL/OFFICE
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: (562) 424-2852 x27
EMAIL: paramo@bv.com

ENGINEER: PDC CORPORATION
755 THE CITY DRIVE, SUITE 470
ORANGE, CA 92665
CONTACT: SOMAL SHAH, PE
PHONE: (714) 740-2828
EMAIL: sshah@pdccorp.net

SITE ACQUISITION / ZONING: PDC CORPORATION
12750 CENTER COURT DRIVE, SUITE 600
ORANGE, CA 92665
CONTACT: JANE MORINE
PHONE: (714) 740-2828
MOBILE: (714) 231-2892
EMAIL: jane.morine@vnetz.net

ZONING MANAGER: BLACK & VEATCH CORPORATION
12750 CENTER COURT DRIVE, SUITE 600
CERRITOS, CA 90703
CONTACT: MOE BLACKWELL
PHONE: (714) 396-8227
EMAIL: mblackwell@bv.com

RF ENGINEER:

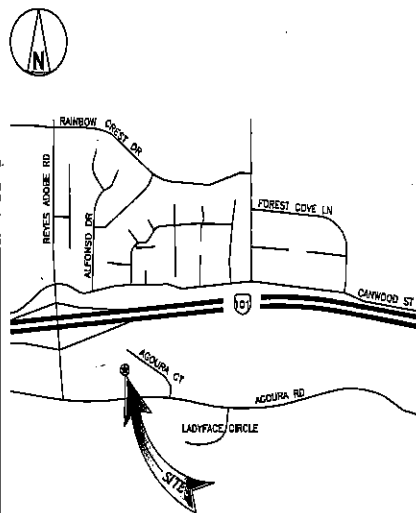
AT&T
12800 PARK PLAZA DRIVE
CERRITOS, CA 90703
CONTACT: HANISH KONGHARA
EMAIL: hk192@att.com

CONSTRUCTION MANAGER:

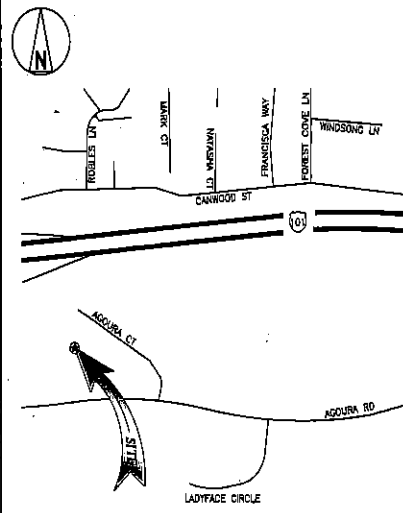
OVERLAND CONTRACTING
12750 CENTER COURT DRIVE, SUITE 600
CERRITOS, CA 90703
CONTACT: JACOB SOWERS
PHONE: (878) 849-4863
EMAIL: Sowers@overlandcontracting.com

LOCATION MAPS

VICINITY MAP



LOCAL MAP



NO SCALE

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-81 W. TAKE RAMP RIGHT FOR I-605 N./SAN GABRIEL RIVER FWY TOWARD ALONDRA BLVD. TAKE RAMP RIGHT FOR I-5 N./SANTA ANA FWY TOWARD LOS ANGELES. KEEP RIGHT TO STAY ON I-5 NORTH. KEEP LEFT ONTO US-101 N. KEEP RIGHT TO STAY ON US-101 N. AT EXIT 35, TAKE RAMP RIGHT AND FOLLOW SIGNS FOR KANAN RD. KEEP STRAIGHT ONTO KANAN RD./CR-119 S. TURN RIGHT ONTO AGOURA RD. ARRIVE AT 30105-30131 AGOURA RD, AGOURA, CA 91303.

ZONING DRAWING

IF USING 11"x17" PLOT, DRAWINGS WILL BE HALF SCALE

PROJECT DESCRIPTION

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

- INSTALL (1) AT&T 19' EQUIPMENT RACK MOUNTED INSIDE EXISTING EQUIPMENT SHELTER
- REMOVE (9) EXISTING AT&T 4' ANTENNAS & REPLACE WITH (12) 8' AT&T ANTENNAS
- INSTALL (12) REMOTE RADIO UNITS (RRU-11)
- INSTALL (1) AT&T GPS ANTENNA
- INSTALL (5) SURGE PROTECTION UNITS (SPU-48-69-0-9E)
- INSTALL (1) SURGE PROTECTION UNIT (SPU-12-PC5-10E)
- INSTALL (5) FIBER BOXES (FB-15-ABOX)
- INSTALL FIBER/POWER CONDUITS TO EXISTING SECTORS
- INSTALL 9'x6' ACCESS PANEL @ SECTOR "A" FOR RRU MAINTENANCE
- INSTALL PROPOSED RAISED SERVICE PLATFORM
- INSTALL PROPOSED FRP BOX @ SECTOR "B"

DRAWING INDEX

SHEET NO.	SHEET TITLE	REV
T-1	TITLE SHEET	2
T-2	GENERAL NOTES, LEGEND AND ABBREVIATIONS	2
GS-1	GENERAL SIGNAGE DETAILS	2
A-1	SITE PLAN	2
A-2	ENLARGED SITE PLAN	2
A-3	EQUIPMENT LAYOUT AND ANTENNA PLAN	2
A-4	EAST ELEVATION	2
A-5	SOUTH ELEVATION	2
A-6	WEST ELEVATION	2
A-7	NORTH ELEVATION	2
A-8	EQUIPMENT AND ANTENNA DETAILS	2
A-9	EQUIPMENT DETAILS	2

APPROVALS

CONSTRUCTION: _____ RF ENGINEER: _____

SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

SITE ACQUISITION: _____ AT&T: _____

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.



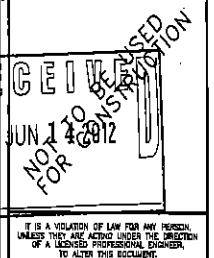
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA 800-227-2600

48 HOURS BEFORE YOU DIG



PROJECT NO: _____
DRAWN BY: _____ JD
CHECKED BY: _____ HT

REV	DATE	DESCRIPTION
2	05/22/12	PLANNING COMMENTS
1	01/08/12	PLANNING COMMENTS
0	06/26/11	100% ZONING
0	06/02/11	100% ZONING
A	03/17/11	90% ZONING



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.

LAD019 (26341)
CEDAR HAVEN
30105-30131 AGOURA ROAD
AGOURA, CA 91303

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

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

DISCLAIMER NOTE:

FDC HAS GENERATED A SITE PLAN WITHOUT USING A TOPOGRAPHIC SURVEY. PROPERTY LINES, POWER/TELECOM UTILITY POINT OF CONNECTIONS/ROUTES AND EASEMENT SHOWN ON THIS PLAN ARE ESTIMATED. FOR HIGHLY RECOMMENDED GETTING A TOPOGRAPHIC SURVEY FOR THE PROPERTY TO VERIFY THE MEASUREMENTS AND ACCURACY.



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

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

PDC CORPORATION

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

PROJECT NO: _____
 DRAWN BY: JD
 CHECKED BY: HT

REV	DATE	DESCRIPTION
2	03/22/12	PLANNING COMMENTS
1	01/05/12	PLANNING COMMENTS
0	08/22/11	MOOR ZONING
0	08/02/11	MOOR ZONING
X	03/19/11	MOOR ZONING

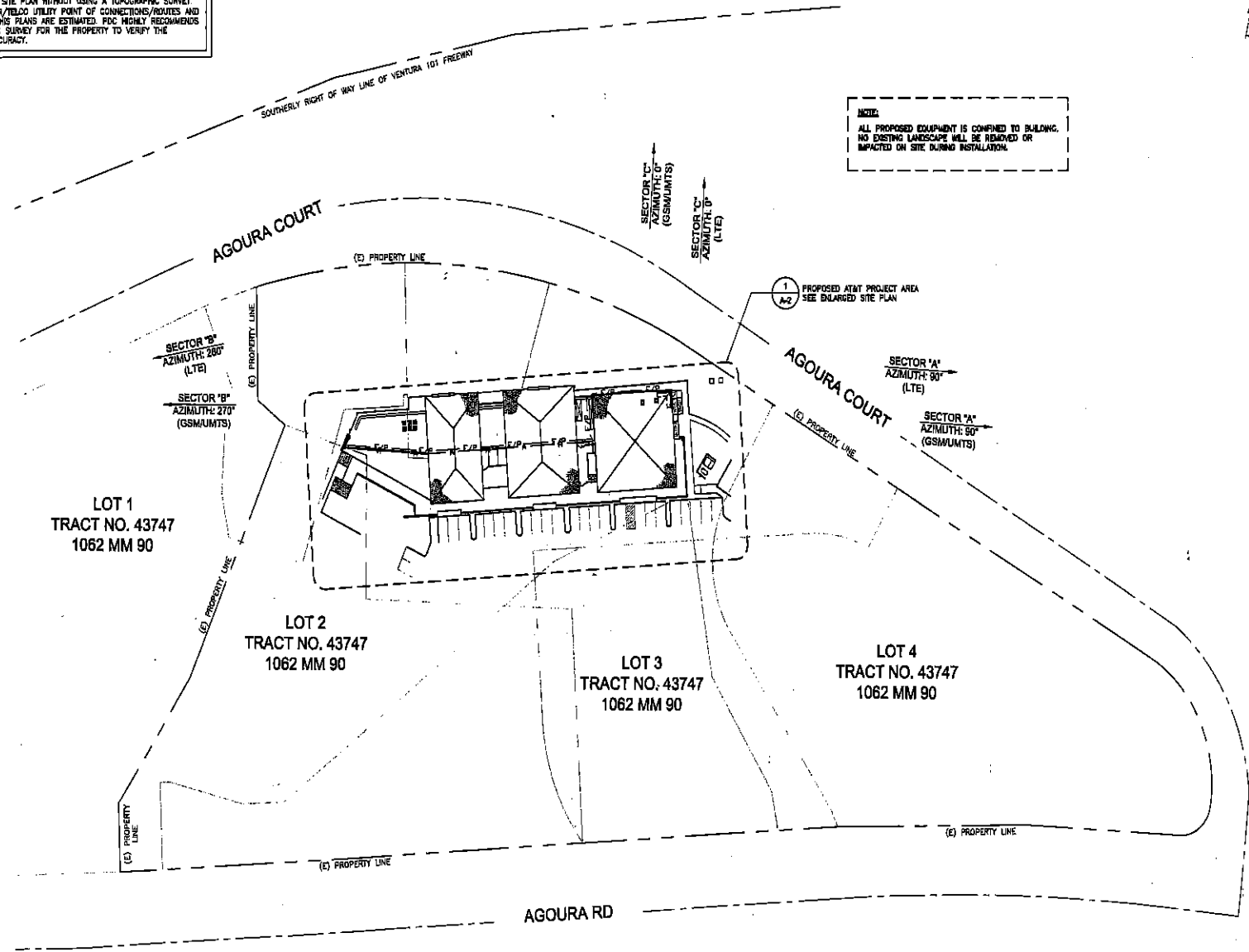
NOT TO BE USED FOR CONSTRUCTION

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LAD019 (26341)
 CEDAR HAVEN
 30105-30131 AGOURA ROAD
 AGOURA, CA 91303

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1



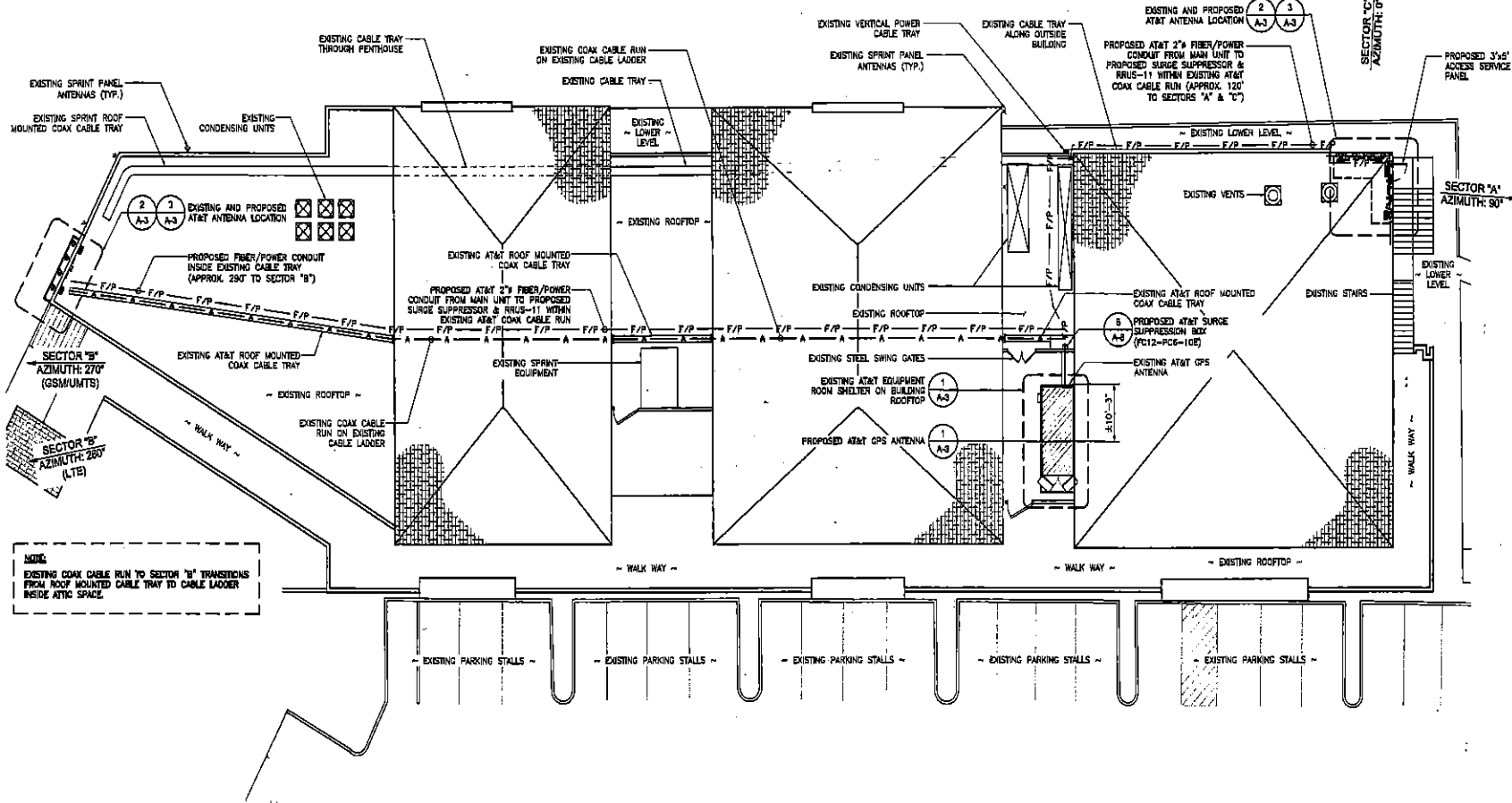
NOTE:
 ALL PROPOSED EQUIPMENT IS CONFINED TO BUILDING.
 NO EXISTING LANDSCAPE WILL BE REMOVED OR IMPACTED ON SITE DURING INSTALLATION.

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/TELE 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.

ANTENNA AZIMUTH SCHEDULE						
SECTOR	ANTENNA TYPE	QTY.	AZIMUTH	RAD CENTER	CABLE LENGTH	
					QTY.	DA.
ALPHA SECTOR	A1	1	90°	±24'-0"	1	±120' FIBER
	A2	1	90°	±24'-0"	1	±120' 7/8"
	A3	1	90°	±24'-0"	1	±120' 7/8"
	A4	1	90°	±24'-0"	1	±120' FIBER
BETA SECTOR	B1	1	260°	±36'-0"	1	±290' FIBER
	B2	1	270°	±36'-0"	1	±290' 2-1/4"
	B3	1	270°	±36'-0"	1	±290' 2-1/4"
	B4	1	260°	±36'-0"	1	±290' FIBER
GAMMA SECTOR	C1	1	0°	±24'-0"	1	±120' FIBER
	C2	1	0°	±24'-0"	1	±120' 7/8"
	C3	1	0°	±24'-0"	1	±120' 7/8"
	C4	1	0°	±24'-0"	1	±120' FIBER



NOTE:
EXISTING COAX CABLE RUN TO SECTOR "B" TRANSITIONS FROM ROOF MOUNTED CABLE TRAY TO CABLE LADDER INSIDE ATTIC SPACE.

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

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

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

PROJECT NO:
DRAWN BY: JD
CHECKED BY: HT

REV	DATE	DESCRIPTION
2	03/29/12	PLANNING COMMENTS
1	01/08/12	PLANNING COMMENTS
0	08/28/11	LOCAL ZONING
B	08/02/11	LOCAL ZONING
A	03/17/11	LOCAL ZONING

NOT TO BE USED FOR CONSTRUCTION

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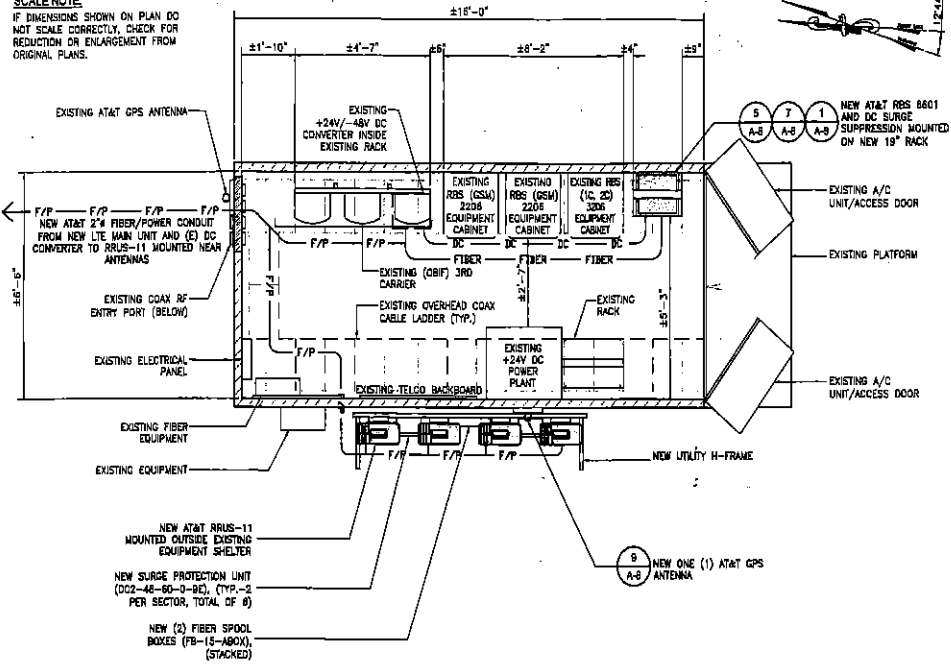
LAD019 (26341)
CEDAR HAVEN
30105-30131 AGOURA ROAD
AGOURA, CA 91303

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
A-2

SCALE NOTE

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



PROPOSED EQUIPMENT LAYOUT



EXISTING ANTENNA PLAN



PROJECT NO: _____
 DRAWN BY: JD
 CHECKED BY: HT

REV	DATE	DESCRIPTION
1	03/22/12	PLANNING COMMENTS
2	01/06/12	PLANNING COMMENTS
3	02/26/11	100R ZONING
4	02/02/11	100R ZONING
5	03/17/11	SDR ZONING

NOT TO BE USED FOR CONSTRUCTION

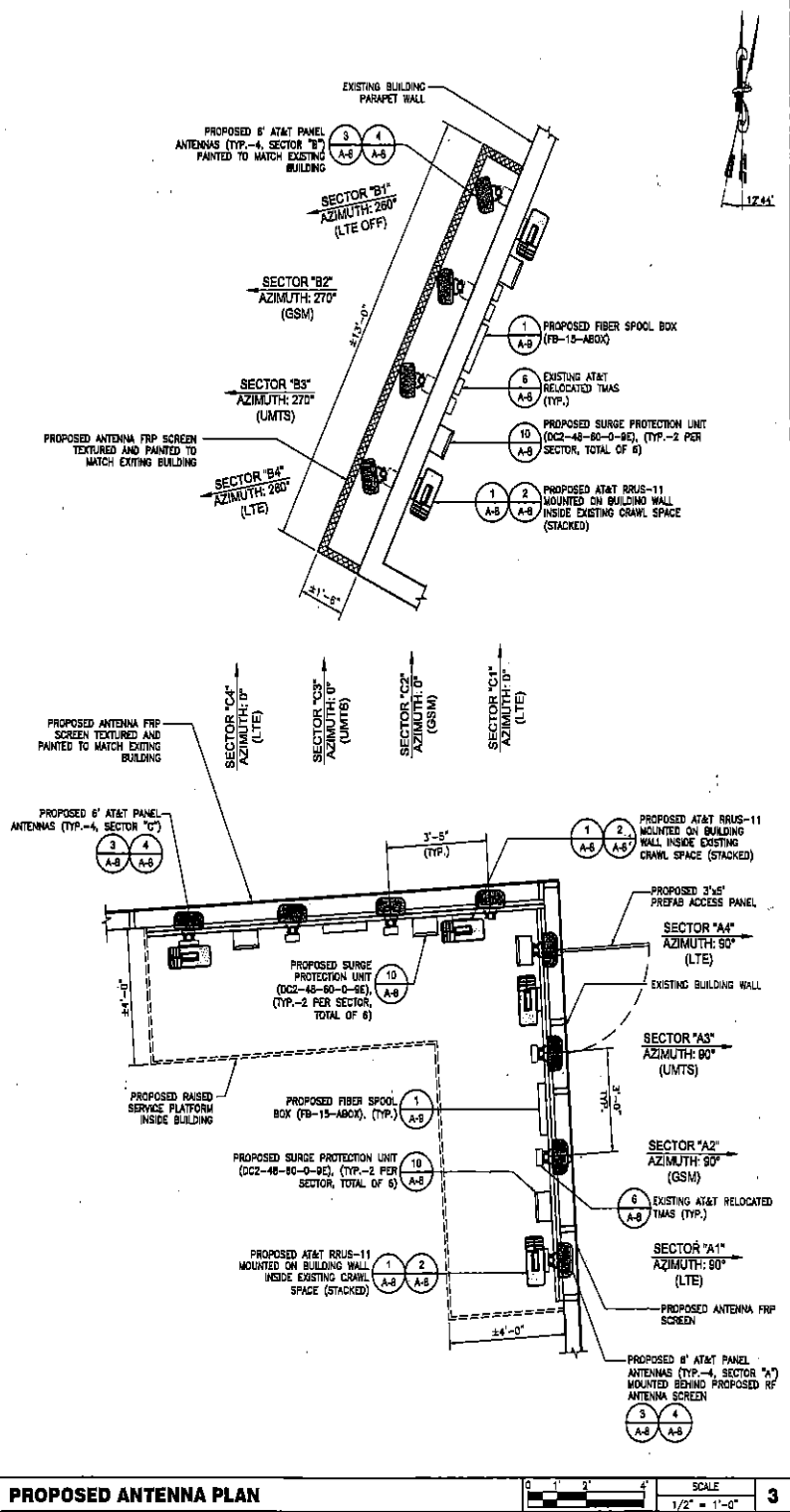
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LADD19 (26341)
 CEDAR HAVEN
 30105-30131 AGOURA ROAD
 AGOURA, CA 91303

SHEET TITLE
PROPOSED EQUIPMENT LAYOUT AND ANTENNA PLAN

SHEET NUMBER

A-3

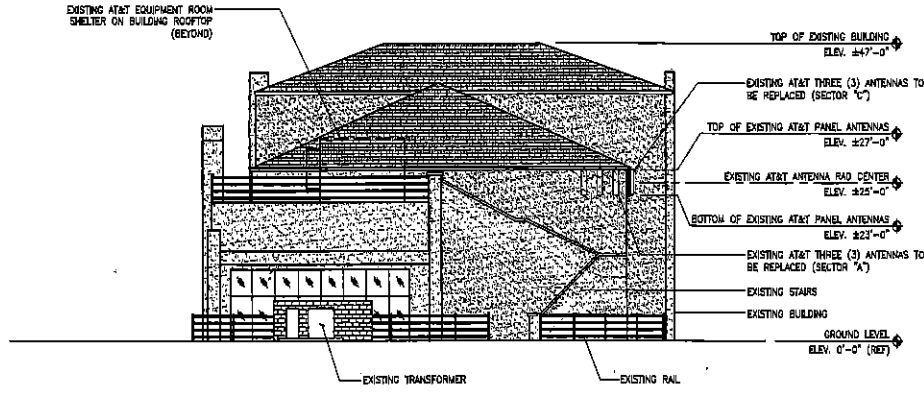


PROPOSED ANTENNA PLAN

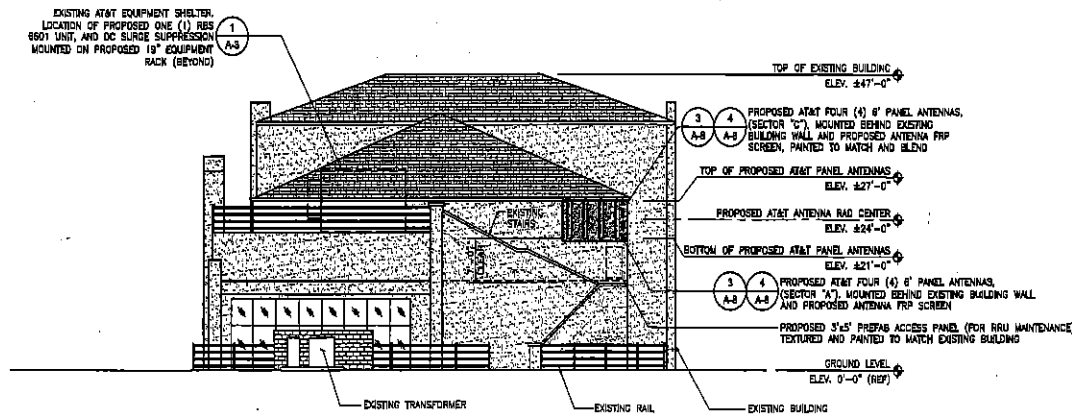


SCALE NOTE:
IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.

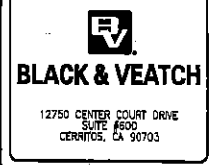
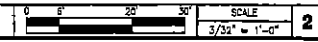
DISCLAIMER NOTE:
PDC GENERATED THESE ELEVATIONS WITHOUT USING A TOPOGRAPHIC SURVEY. BUILDING STRUCTURE AND POLE HEIGHTS SHOWN ON THE PLANS ARE ESTIMATED. PDC HIGHLY RECOMMENDS GETTING A TOPOGRAPHIC SURVEY FOR THE PROPERTY TO VERIFY THE MEASUREMENTS AND ACCURACY.



EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION



PROJECT NO:	
DRAWN BY:	JD
CHECKED BY:	HT

REV	DATE	DESCRIPTION
2	03/22/13	PLANNING COMMENTS
1	01/06/12	PLANNING COMMENTS
0	09/26/11	ZONE ZONING
0	08/02/11	ZONE ZONING
4	03/17/11	ZONE ZONING

NOT TO BE USED FOR CONSTRUCTION

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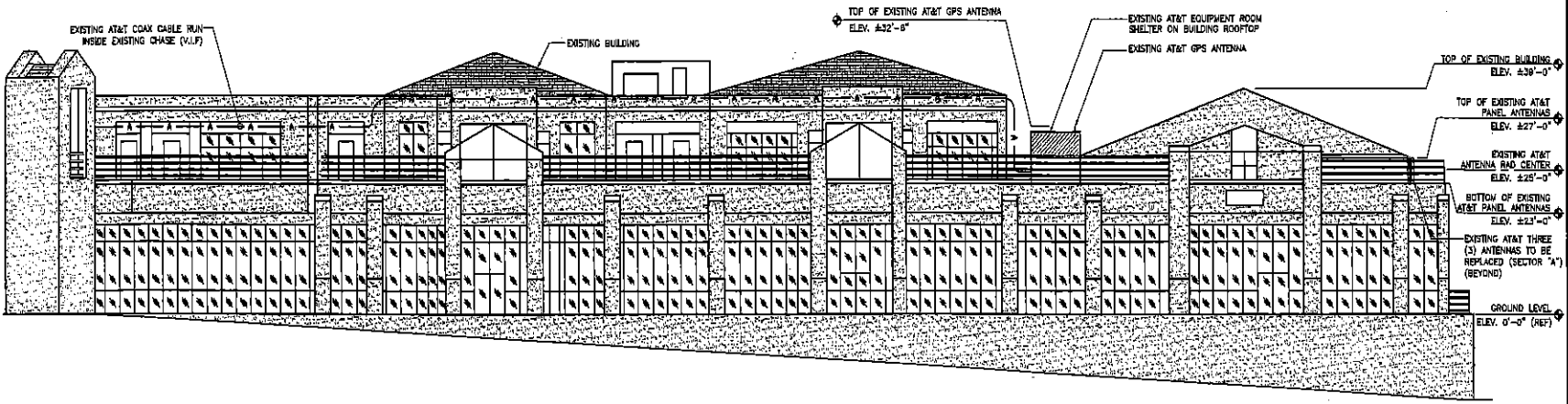
**LADD19 (26341)
CEDAR HAVEN
30105-30131 AGOURA ROAD
AGOURA, CA 91303**

SHEET TITLE
EAST ELEVATION

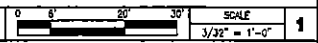
SHEET NUMBER
A-4

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

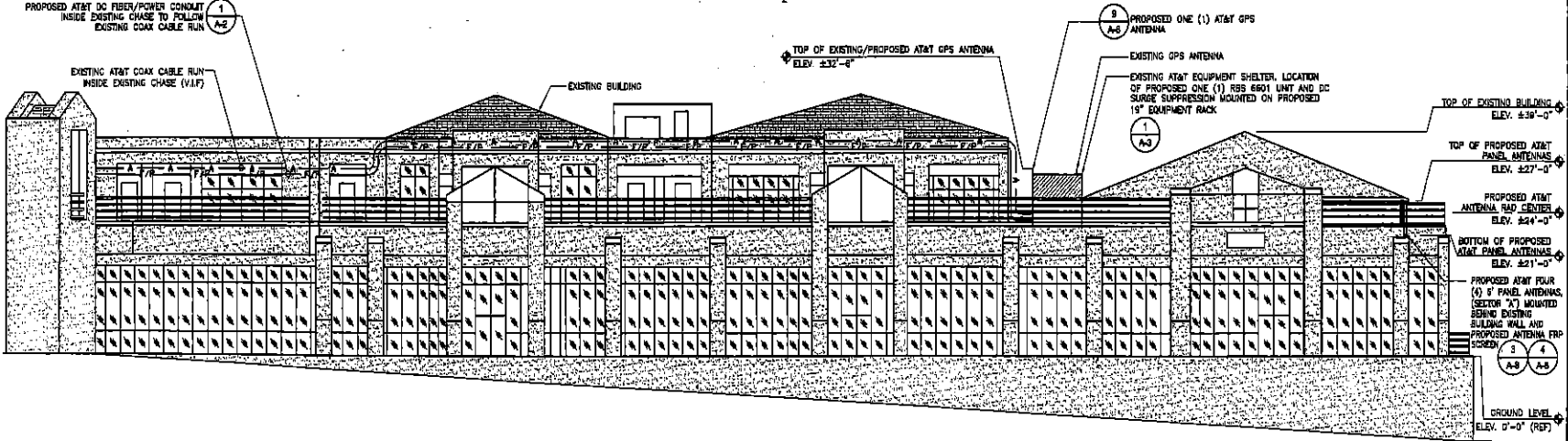
DISCLAIMER NOTE:
PDC GENERATED THESE ELEVATIONS WITHOUT USING A TOPOGRAPHIC SURVEY. BUILDING STRUCTURE AND POLE HEIGHTS SHOWN ON THE PLANS ARE ESTIMATED. PDC HIGHLY RECOMMENDS GETTING A TOPOGRAPHIC SURVEY FOR THE PROPERTY TO VERIFY THE MEASUREMENTS AND ACCURACY.



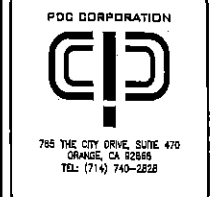
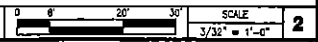
EXISTING SOUTH ELEVATION



NOTE:
EXISTING COAX CABLE RUN TO SECTOR 'B' TRANSFERS FROM ROOF MOUNTED CABLE TRAY TO CABLE LADDERS INSIDE ATTIC SPACE.



PROPOSED SOUTH ELEVATION



PROJECT NO: _____
DRAWN BY: JO
CHECKED BY: HT

REV	DATE	DESCRIPTION
2	03/22/13	PLANNING COMMENTS
1	01/06/12	PLANNING COMMENTS
0	06/28/11	ROOF ZONING
0	06/02/11	ROOF ZONING
X	03/17/11	ROOF ZONING

NOT TO BE USED FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE AN ENGINEER OR ARCHITECT TO ALTER THIS DOCUMENT.

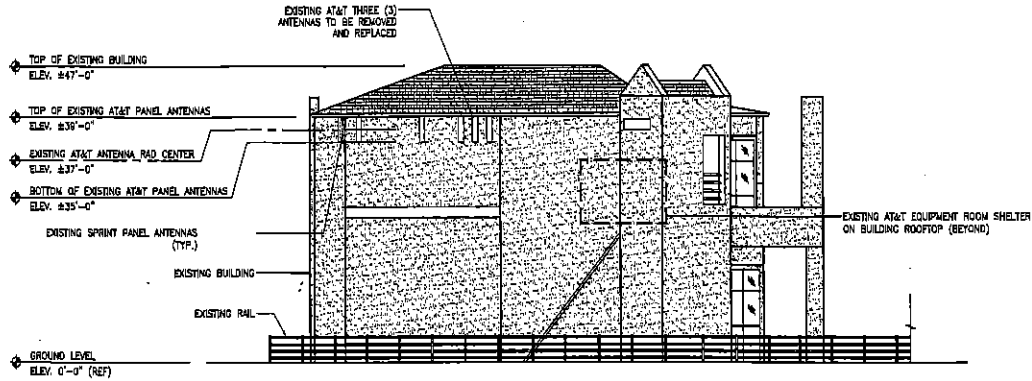
LAD019 (26341)
CEDAR HAVEN
30105-30131 AGOURA ROAD
AGOURA, CA 91303

SHEET TITLE
SOUTH ELEVATION

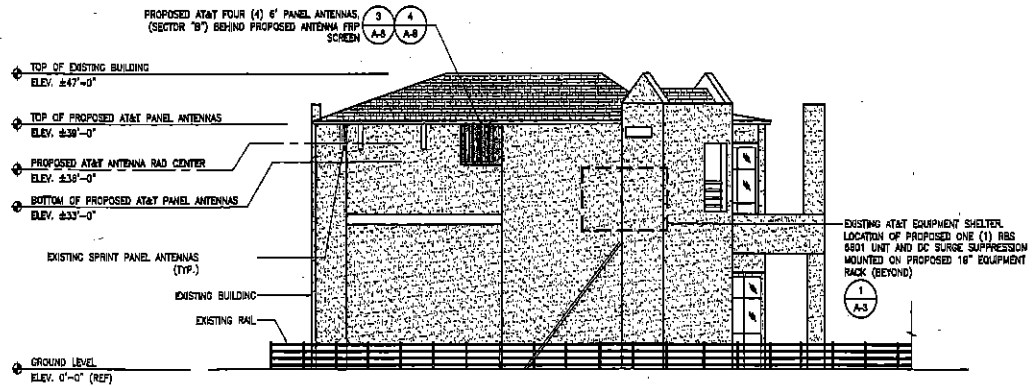
SHEET NUMBER
A-5

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

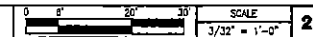
DISCLAIMER NOTE:
PDC GENERATED THESE ELEVATIONS WITHOUT USING A TOPOGRAPHIC SURVEY. BUILDING STRUCTURE AND POLE HEIGHTS SHOWN ON THE PLANS ARE ESTIMATED. PDC HIGHLY RECOMMENDS GETTING A TOPOGRAPHIC SURVEY FOR THE PROPERTY TO VERIFY THE MEASUREMENTS AND ACCURACY.



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION



PROJECT NO:	
DRAWN BY:	JD
CHECKED BY:	HT

REV	DATE	DESCRIPTION
1	03/22/12	PLANNING COMMENTS
1	01/09/12	PLANNING COMMENTS
5	08/31/11	10M ZONING
8	08/02/11	10M ZONING
A	03/17/11	60M ZONING

NOT TO BE USED FOR CONSTRUCTION

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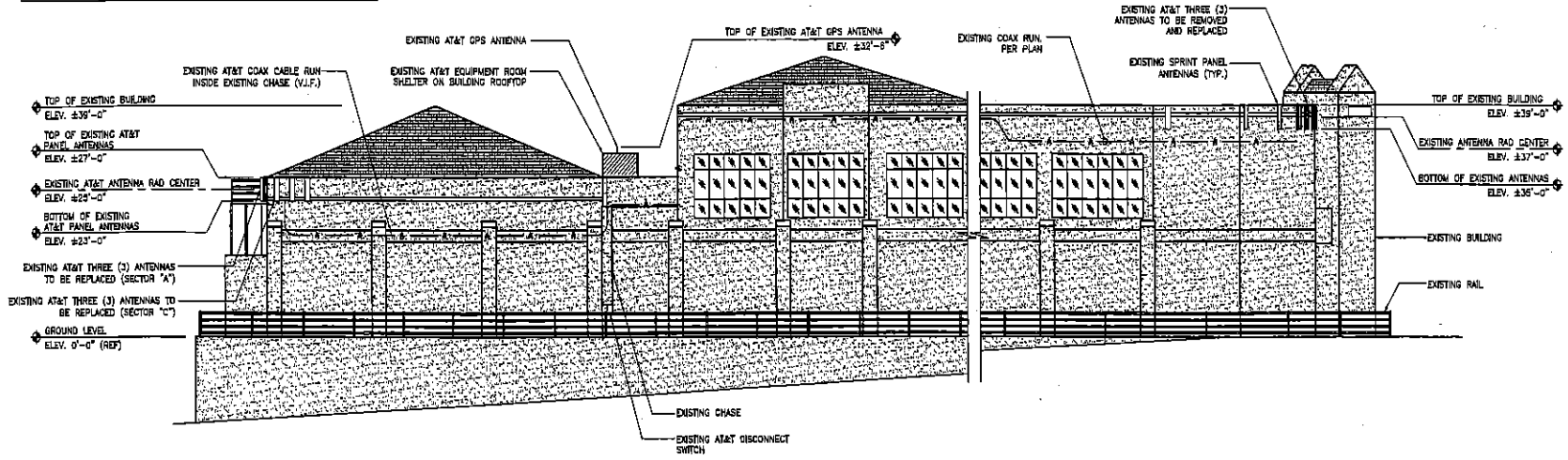
**LADD19 (26341)
CEDAR HAVEN
30105-30131 AGOURA ROAD
AGOURA, CA 91303**

SHEET TITLE
WEST ELEVATION

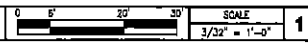
SHEET NUMBER
A-6

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

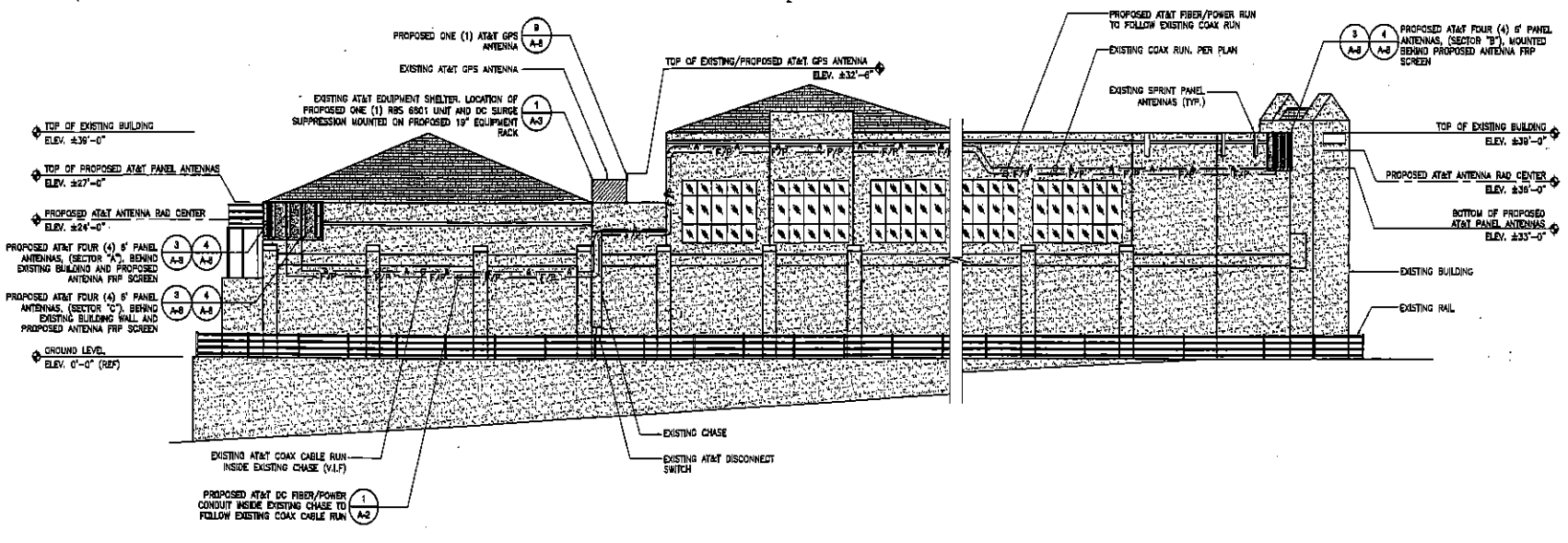
DISCLAIMER NOTE:
POC GENERATED THESE ELEVATIONS WITHOUT USING A TOPOGRAPHIC SURVEY. BUILDING STRUCTURE AND POLE HEIGHTS SHOWN ON THE PLANS ARE ESTIMATED. POC HIGHLY RECOMMENDS GETTING A TOPOGRAPHIC SURVEY FOR THE PROPERTY TO VERIFY THE MEASUREMENTS AND ACCURACY.



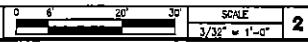
EXISTING NORTH ELEVATION



NOTE:
EXISTING COAX CABLE RUN TO SECTOR "B" TRANSITIONS FROM ROOF MOUNTED CABLE TRAY TO CABLE LADDER INSIDE ATTIC SPACE.



PROPOSED NORTH ELEVATION



PROJECT NO:	
DRAWN BY:	JD
CHECKED BY:	HT

REV	DATE	DESCRIPTION
1	03/22/12	PLANNING COMMENTS
2	01/09/12	PLANNING COMMENTS
3	08/24/11	100% ZONING
4	08/02/11	100% ZONING
5	03/11/11	90% ZONING

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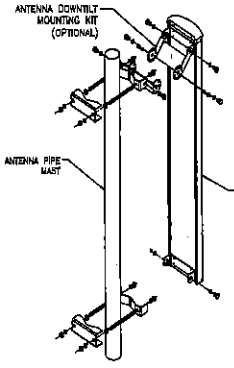
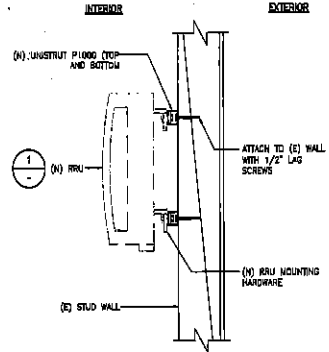
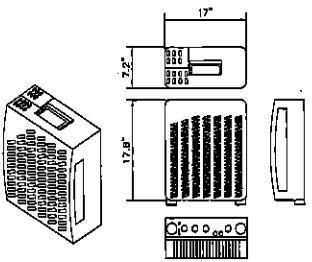
LAD019 (26341)
CEDAR HAVEN
30105-30131 AGOURA ROAD
AGOURA, CA 91305

SHEET TITLE
NORTH ELEVATION

SHEET NUMBER
A-7

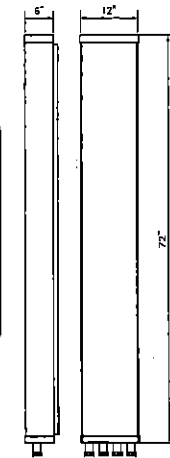
ERICSSON RRU-11

DIMENSIONS, WxDxH: 431x183x452 mm
(17"x7.2"x17.8")
POWER CONSUMPTION: 200 WATTS
TOTAL WEIGHT: 55 LBS.
TEMPERATURE: -49° TO 55° C



LTE ANTENNAS

DIMENSIONS, HxWxD: 72"x12"x6.5"
RADIOME MATERIAL: PVC
RADIOME COLOR: LIGHT GREY
WEIGHT WITH PRE-MOUNTED BRACKETS: 64 LBS
WIND LOAD, FRONTAL/LATERAL/REAR SIDE 42 mph, Cd=1: 1380
WIND LOADING: 100 MPH (SUSTAINED) 150 MPH (GUST)
CONNECTOR: 4X7/16 DIN FEMALE



REMOTE RADIO UNIT (RRU) SPECS.

RAYCAP DC12-48-80-RM
DIMENSIONS, WxDxH: 264x180x238mm (10.4"x6.3"x9.4")
NOMINAL OPERATING VOLTAGE: 48 VDC
NOMINAL DISCHARGE CURRENT: 20 IA @ 20Hz
MAXIMUM DISCHARGE CURRENT: 60 IA @ 20Hz
MAXIMUM CONTINUOUS OPERATING VOLTAGE: 75 VDC
VOLTAGE PROTECTION RATING: 500V
TOTAL WEIGHT: 53 lbs

RRU MOUNTING DETAIL

ERICSSON RBS 6801
DIMENSIONS, WxDxH: 88x150x350 mm (3.5"x5.9"x13.8")
TEMPERATURE: +11F TO +122F
HUMIDITY: 5% - 85%
POWER SUPPLY: -48 VDC
TOTAL WEIGHT: 16 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.

ANTENNA DETAIL

RAYCAP DC2-48-60-0-9E
DIMENSIONS, WxDxH: 283x160x250 mm (11.1"x6.3"x9.8")
NOMINAL OPERATING VOLTAGE: 48 VDC
NOMINAL DISCHARGE CURRENT: 20 IA @ 20 Hz
MAXIMUM DISCHARGE CURRENT: 60 IA @ 20 Hz
MAXIMUM CONTINUOUS OPERATING VOLTAGE: 75 VAC, 100 VDC
VOLTAGE PROTECTION RATING: 500V
TOTAL WEIGHT: 18 LBS.

ANTENNA DETAIL

DC SURGE SUPPRESSOR SPECS

RAYCAP FC12-PC6-10E
DIMENSIONS, WxDxH: 412x186x394mm (16.2"x7.3"x15.5")
ENCLOSURE TYPE: NEMA 4
INPUT SIZE QUANTITY & SIZE: (1) 2.5", (3) 2"
TOTAL WEIGHT: 20 lbs

DC SURGE SUPPRESSOR SPECS

TMA MOUNTING

NOTES:
1. LOCATION OF ANTENNA MUST HAVE CLEAR VIEW OF SOUTHERN SKY AND CANNOT HAVE ANY OBSTACLES EXCEEDING 25% OF THE SURFACE AREA OF A HEMISPHERE AROUND THE GPS ANTENNA.
2. 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.
3. THE ANTENNA SHOULD NOT BE LOCATED WITHIN 3FT. OF ANY METALLIC WALLS OR OBJECTS IN ANY RADIAL DIRECTION OF THE GULF BAND OMNI SECTION.
4. ANTENNA TO BE MOUNTED PER MANUFACTURER'S RECOMMENDATIONS.

TMA MOUNTING

ANT. TO CABLE ATTACHMENT DIAGRAM

ANT. TO CABLE ATTACHMENT DIAGRAM

DC SURGE SUPPRESSOR SPECS

NOT TO BE USED FOR CONSTRUCTION

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LAD019 (26341) CEDAR HAVEN 30105-30131 AGOURA ROAD AGOURA, CA 91303

SHEET TITLE
EQUIPMENT AND ANTENNA DETAILS

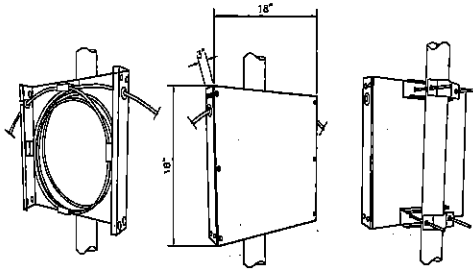
SHEET NUMBER
A-8

ANT. TO CABLE ATTACHMENT DIAGRAM

DC SURGE SUPPRESSOR SPECS

FB-15-ABOX

- SIZE: 18" WIDE X 18" HIGH X 3" DEEP (PLUS MOUNTING)
- MATERIAL: ALUMINUM, NON-PAINTED
- PROTECTION: WEATHER PROTECTIVE
- CAPACITY: 35 METERS OF 10mm CABLE
- 1/0: CABLE CAN ENTER ANY OF THE 4 SIDES AND EXIT ANY OF THE 3 REMAINING SIDES
- MOUNTING: WALL, H-BRACKET OR PIPE UP TO 3.5" O.D.



EXTERIOR EXCESS FIBER CABLE ENCLOSURE DETAIL

1

NOT USED

2 NOT USED

The new  **at&t**

12800 PARK PLAZA DRIVE
CERRITOS, CA 90703


BLACK & VEATCH

12750 CENTER COURT DRIVE
SUITE #500
CERRITOS, CA 90703

PDD CORPORATION



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

PROJECT NO: _____

DRAWN BY: _____ JD

CHECKED BY: _____ HT

REV	DATE	DESCRIPTION
2	03/27/12	PLANNING COMMENTS
1	01/26/12	PLANNING COMMENTS
0	08/20/11	LOOSE ZONING
B	08/20/11	LOOSE ZONING
A	02/17/11	SOB ZONING

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LAD019 (28341)
CEDAR HAVEN
30105-30131 AGOURA ROAD
AGOURA, CA 91303

SHEET TITLE
EQUIPMENT DETAILS

SHEET NUMBER
A-9

3

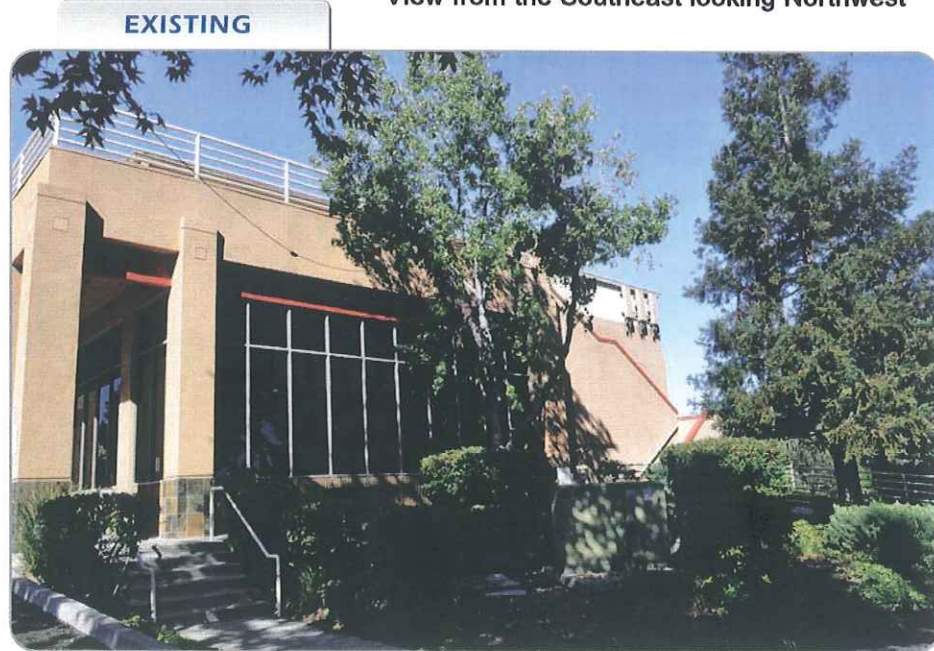
Microsoft® Virtual Earth™



View from the Southeast looking Northwest



Completed March 26, 2012



LAD019 (26341)

Cedar Haven

30105-30131 Agoura Road
Agoura, CA 91303

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



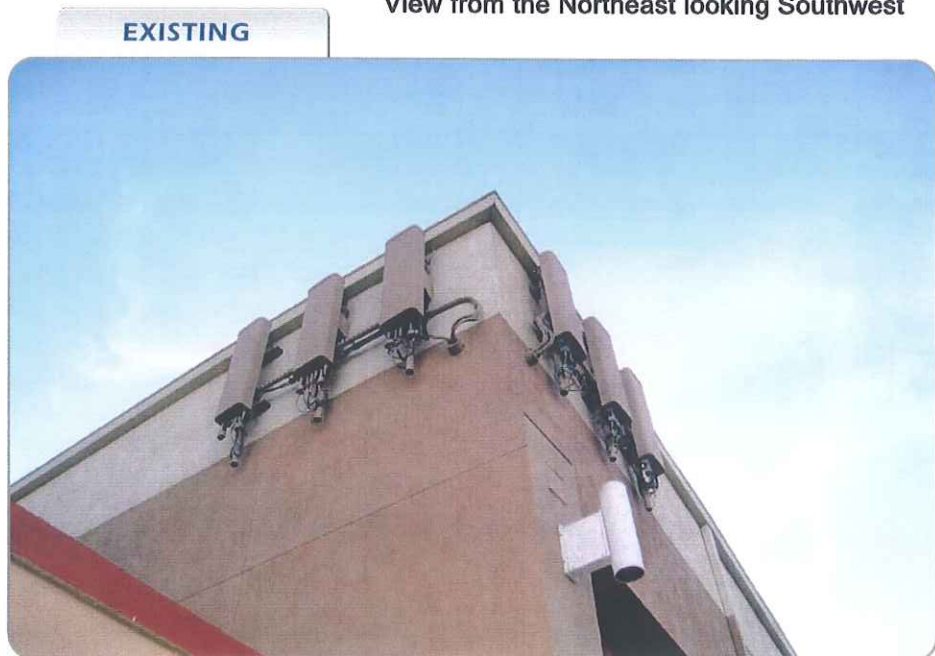
BLUE WATER DESIGN
bluewater-design.net
michelle@bluewater-design.net
p 714.473.2942
f 949.271.2560

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

Microsoft® Virtual Earth™



View from the Northeast looking Southwest



Completed March 26, 2012

LAD019 (26341)
Cedar Haven
 30105-30131 Agoura Road
 Agoura, CA 91303

VIEW 2

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
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 p 714.473.2942
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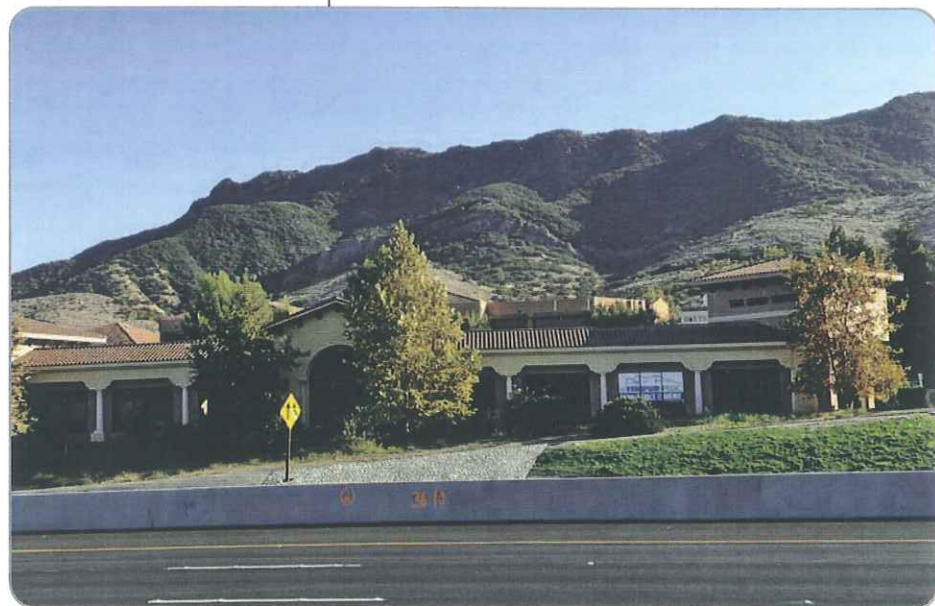
Photo simulation accuracy is based on information provided to Blue Water Design by the applicant.

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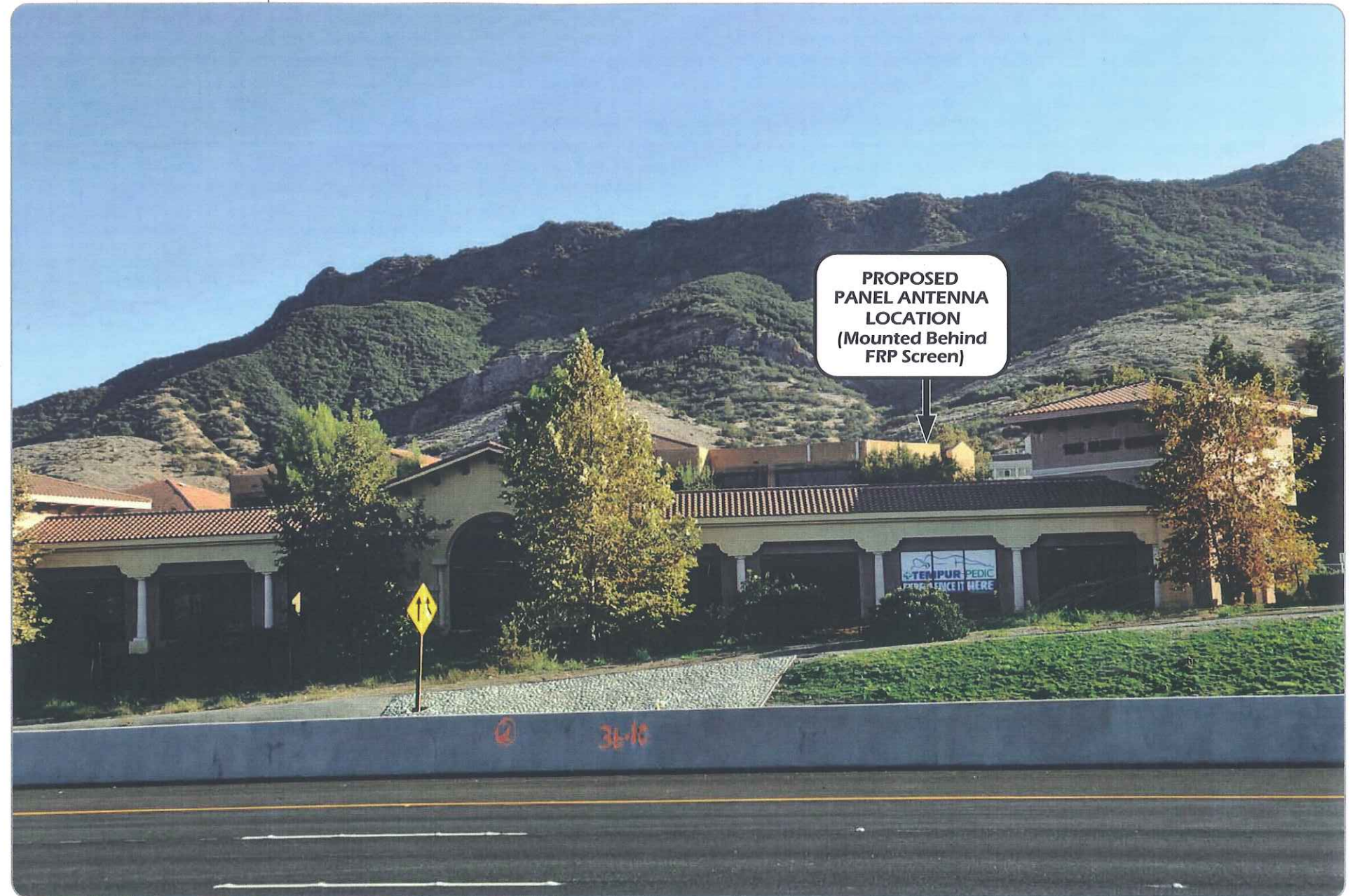


View from the North looking South

EXISTING



PROPOSED



* Photograph zoomed at 25% for clarity.

Completed March 26, 2012

LAD019 (26341)

Cedar Haven

30105-30131 Agoura Road
Agoura, CA 91303

VIEW 3

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

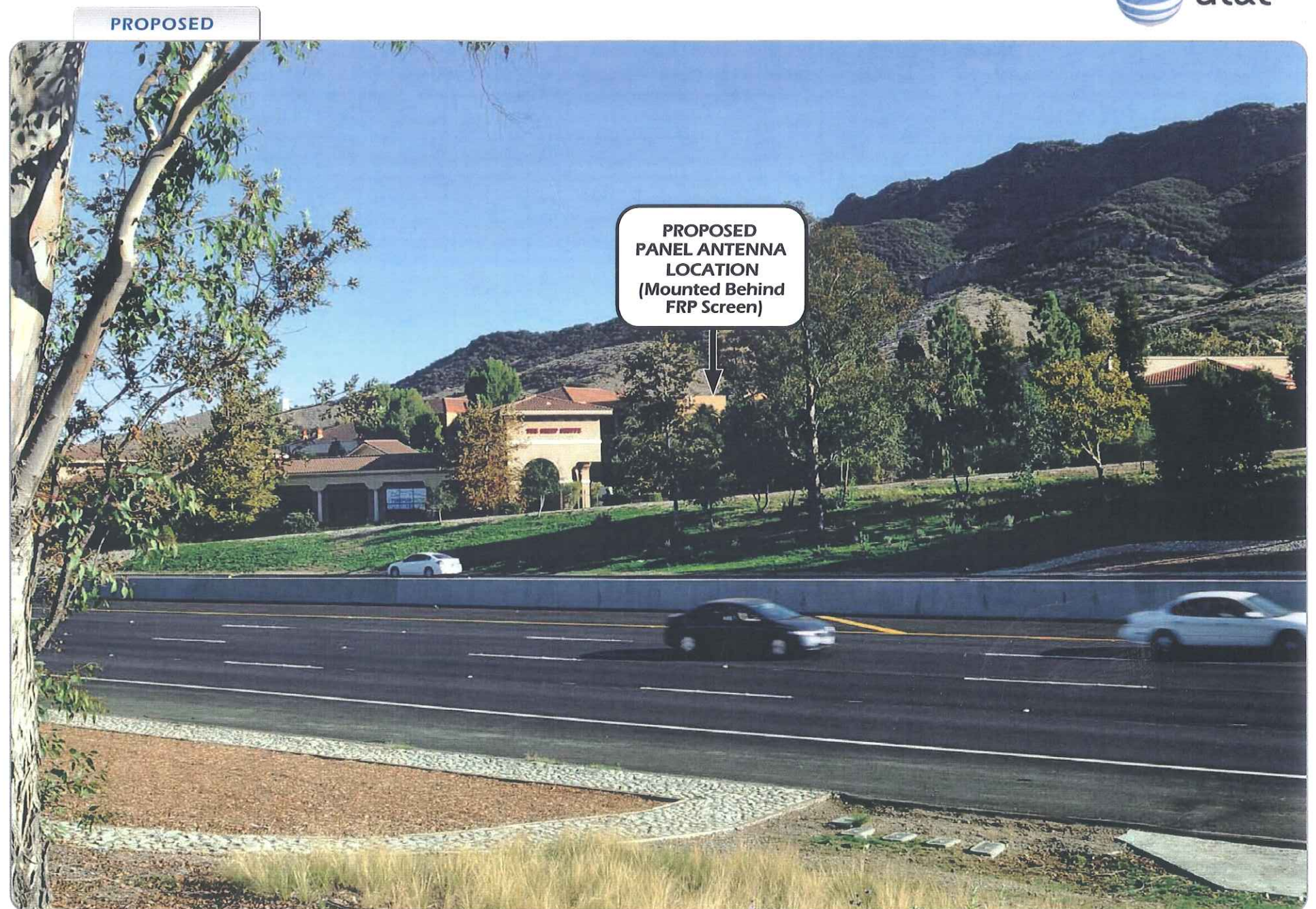
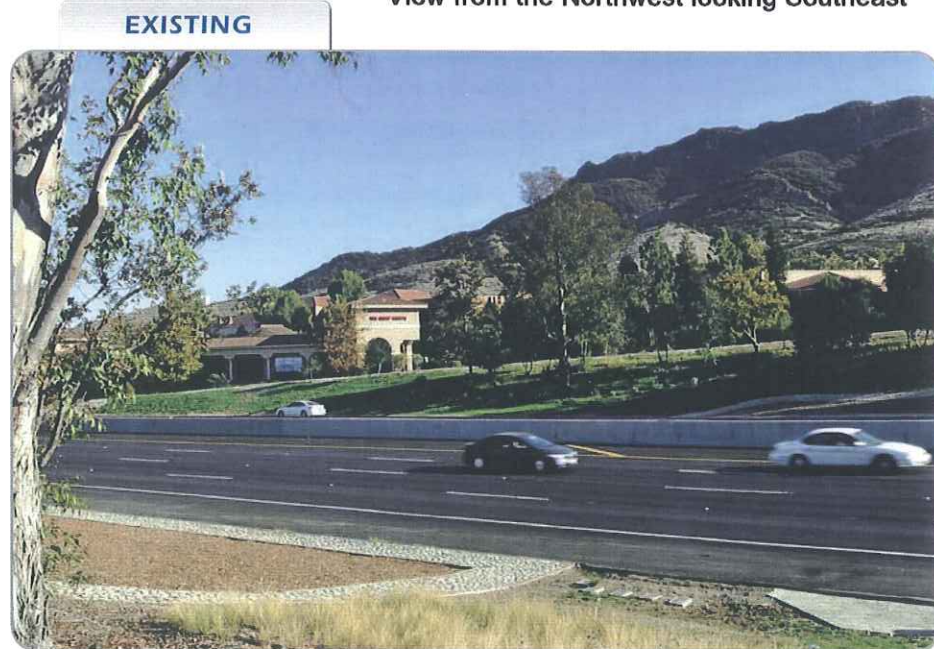
bluewater-design.net
michelle@bluewater-design.net

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f 949.271.2560

Microsoft® Virtual Earth™



View from the Northwest looking Southeast



* Photograph zoomed at 25% for clarity.

Completed March 26, 2012

LAD019 (26341)

Cedar Haven

30105-30131 Agoura Road
Agoura, CA 91303

VIEW 4

APPLICANT

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Cerritos, CA 90703

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p 714.231.2892



BLUE WATER DESIGN

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michelle@bluewater-design.net

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Microsoft® Virtual Earth™



View from the West looking East

PROPOSED



Completed March 26, 2012

EXISTING



LAD019 (26341)

Cedar Haven

30105-30131 Agoura Road
Agoura, CA 91303

VIEW 5

APPLICANT

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

CONTACT

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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



EAST ELEVATION



NORTHEAST CORNER
VIEW OF THE BUILDING

**CONDITIONAL USE PERMIT
CASE NO. 11-CUP-003**



WEST ELEVATION



ROOF TOP VIEW OF
EQUIPMENT SHELTER