



PLANNING DEPARTMENT

ACTION DATE: April 4, 2019

TO: Planning Commission

APPLICANT: Core Development Services for Verizon Wireless
633 South Brea Boulevard, Suite 1
Brea, CA 92821

CASE NO.: WIRE-01568-2018

LOCATION: 28545 Driver Avenue (Agoura High School)

REQUEST: Request for approval of a Wireless Telecommunications Facility/Conditional Use Permit to modify an existing wireless telecommunications facility by removing, replacing, and adding antennas and associated equipment on a stadium light standard on a sports field and in an adjacent equipment enclosure, including incorporating prior unpermitted modifications to the facility; and to make a finding of exemption under the California Environmental Quality Act (CEQA).

ENVIRONMENTAL DETERMINATION: Categorically Exempt under CEQA per CEQA Guidelines Section 15303

RECOMMENDATION: Staff recommends the Planning Commission approve Wireless Telecommunications Facility/Conditional Use Permit No. WIRE-01568-2018, subject to the conditions of approval in, and based on the findings of, the Draft Resolution.

ZONING DESIGNATION: SH - School

GENERAL PLAN DESIGNATION: PF – Public Facility

I. PROJECT BACKGROUND AND DESCRIPTION

The applicant, Core Development Services, an authorized representative for Verizon Wireless, has applied for a Wireless Telecommunications Facility/Conditional Use Permit (CUP) to modify a wireless telecommunications facility at the football field at the northwest corner of Agoura High School located at 28545 Driver Avenue. The site is east of Argos Avenue and south of Thousand Oaks Boulevard, as shown on Attachment 2.

In September 2004, the Planning Commission approved a CUP (Case No. 04-CUP-005) to install the existing facility. The application consisted of the installation, operation and maintenance of six (6) 55-inch tall panel antennas within a twelve (12)-foot tall cylindrical radome mounted to the top of a 76-foot, 8-inch tall stadium light pole, with a GPS antenna and parabolic antenna mounted on the pole below. The application also consisted of the construction of a masonry equipment enclosure with a lattice roof. The facilities were constructed as proposed, however, only four (4) of the six (6) antennas were installed in the radome, and the GPS antenna was installed on top of the equipment enclosure as opposed to the pole. The parabolic antenna was omitted. Underground cables were installed to relay power between the pole and the enclosure, and to an electric meter adjacent to Argos Street.

The original wireless telecommunications facility was modified between 2004 and 2018. The unpermitted modifications included replacing the four (4) existing 55-inch panel antennas with two (2) 96-inch panel antennas, changing out the 12-foot tall radome for a new 12-foot tall radome of the same size and appearance, adding two (2) remote radio units (RRUs), installing one (1) new RBA72 multipurpose cabinet, and removing one (1) CMO type cabinet in the same existing equipment enclosure. The aesthetic impacts of the unpermitted modifications were negligible, since the radome was replaced with one of the same size and appearance and all equipment was fully enclosed. The changes remain compliant with City Ordinances and do not violate any standards or conditions. Attachment 4 consists of photographs of the existing facility.

The current proposal is to move one antenna within the radome to leave more space for a third 96-inch panel antenna. Six (6) remote radio units (RRUs), one (1) Telco cabinet, and two (2) in band combiners are proposed to be added in the equipment enclosure. Six (6) underground coax cables between the enclosure and the stadium light pole would be added. See Attachment 3 for a depiction of all proposed improvements. The current application's scope of work, therefore, includes the revisions done prior to this request plus the newly proposed modifications.

The proposed project is a modification to an existing base station, and normally subject to administrative approval under Section 6409(a) of the Middle Class Tax and Job Creation Act of 2012 (the Act). The Act followed the Wireless Telecommunications Act of 1996, which further defines how municipal governments review modifications to existing facilities. It limits discretionary approval powers based on established

thresholds. In this case, the facility was previously modified without City approvals, and therefore, a CUP is required per the City's Wireless Telecommunications Ordinance, which must be considered by the Planning Commission.

II. STAFF ANALYSIS

The modifications would be made to an existing pole and masonry equipment enclosure on the east side of the football field. The field elevation is below the elevation of Thousand Oaks Boulevard to the north and Argos Street to the west. The pole is one of four (4) stadium light poles that illuminate the field. The subject pole is set back 310 feet from the Thousand Oaks right-of-way to the north and 360 feet from the Argos Street right-of-way to the west, and also placed at distances of 200, 285 and 348 feet from the other three (3) poles. The facility would be at least 100 feet from the nearest residentially zoned district, as called for in the Wireless Telecommunications Ordinance (Section 9661 et seq. of the Zoning Ordinance). The equipment shelter that is the subject of this application is adjacent to the pole, north of the bleachers.

The original and existing radomes were designed to accommodate multiple 55-inch tall antennas, and as such, the antennas were stacked. The new antennas are 96-inches tall, and only three (3) are able to fit within the twelve-foot tall radome. The antennas would remain screened from public view by the existing radome, and therefore, would have minimal visual impacts on surrounding properties.

The project would be consistent with Section 9661.5.B. of the City's Wireless Telecommunications Facility Ordinance, which stipulates dimensions, height, screening, and other standards. The Ordinance calls for the screening or camouflaging of wireless telecommunications facilities. The antennas would continue to be attached to the pole and enclosed inside the existing radome at the top of the light pole painted to match the pole, which replaced the original. As such, the radome appears as an extension of the pole, and matches the appearance of the other three (3) poles on the sports field. The height of the pole and radome would remain the same, with the pole height at 76 feet eight inches and the top of the radome at 88 feet eight inches. Therefore, there would be no changes in views as a result of the project.

The existing pole is designed to support the weight added to the facility, and is engineered to withstand high wind loads. All cables would be contained within the pole and undergrounded between the pole and the equipment enclosure. The accessory equipment associated with the operation of the facility would be fully contained in the equipment enclosure. The one-foot tall GPS antenna attached to the equipment enclosure would remain, and is small in stature and therefore unobtrusive. No changes are proposed to the exterior of the enclosure.

Verizon is considered a public utility company and is regulated and licensed by the Federal Communications Commission (FCC). The FCC authorizes a utility's initial system and then delegates its authority to local agencies to regulate the location, construction and aesthetics of the wireless telecommunication facilities. Furthermore,

the Telecommunication Act of 1996 states that: "No state or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emission." Radio frequency engineers must certify that all facilities operate below the maximum allowable exposure limits. The FCC regulations are based on standards developed by the American National Standards Institute (ANSI).

The applicant has provided specifications of the equipment to be installed, and a technical report in order for staff to verify that the project is in compliance with FCC regulations. The applicant's EBI Consulting Frequency Exposure FCC Compliance Assessment report, dated November 28, 2018, was reviewed by Telecom Law Firm PC, the City Wireless Consultant. In a memorandum dated March 7, 2019 (Attachment 5), the City Wireless Consultant found the project would be in compliance with FCC regulations and recommended the addition of conditions of approval for the project, which have been incorporated into Exhibit A of Attachment 1 of this report. The conditions of approval require that, although the wireless telecommunications facility is well above the height that can be accessed by humans, the service provider restrict the public from accessing the controlled access zone (the horizontal distance away from an antenna) with the use of signage so that the public at large cannot unknowingly enter the zone and be exposed to radio emissions in excess of those allowed by the FCC.

General Plan Consistency

Staff finds the project will be consistent with the following applicable General Plan goals and policies:

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 extending coverage and adding capacity, with minimal equipment installation.

- 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 by modifying the existing wireless telecommunications facility.

- 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 wireless telecommunications facility includes antennas and related equipment that would continue to be screened by the radome or existing masonry equipment enclosure. Therefore, the project will continue to blend in with the structures on the field, and will not cause adverse visual impacts.

Conditional Use Permit

The project is consistent with the CUP findings regarding zone district consistency. The use is permitted in the School (SH) zone and compatible with the existing use of a school, sports field, and the existing wireless facility already on site. The modifications to the facility will continue to be screened from public view and so the use would continue to be compatible with the surrounding area. The modifications to the facility will continue to increase the efficiency of wireless telecommunication for the community, while being operated according to the Federal Communication Commission standards. A complete discussion of the CUP findings is provided in Attachment 1.

Wireless Telecommunication Facilities Permit

In addition to the CUP findings, the Planning Commission must make findings specifically related to wireless telecommunications facilities, which are summarized below. A complete discussion of the findings is provided in Attachment 1.

The proposed facility has been designed and located in compliance with all applicable provisions of the Zoning Ordinance Section 9661 et seq (Wireless Telecommunications Facilities). The facility remains a secondary use to the light pole, and is permitted in the SH zone with a CUP. The service carrier, and the applicant on behalf of the carrier, have demonstrated that they are permitted to install and operate such a facility.

The proposed modification of the existing facility has been designed and located to achieve compatibility with the community. The wireless telecommunications facility would be constructed within the existing radome above a stadium light pole (previously replaced) and the equipment would be in an equipment shelter, all completely screened from public view. The facility is not expected to generate noise above the existing exterior noise level standard of fifty-five (55) dBA at three (3) feet from the noise source, as demonstrated by the facility since its original installation, and so would not be detrimental to the public health, safety, and welfare. Conditions have been incorporated into the project to ensure continued compliance with the maximum noise limit (Attachment 1, Exhibit A).

Environmental Review

The project has been reviewed pursuant to the California Environmental Quality Act (CEQA), and has been determined to be Categorical Exempt from the CEQA

Guidelines per Section 15303. This exemption includes the construction of accessory structures. No significant environmental impacts are expected from the development of this project. No exception to this categorical exemption applies as set forth in Section 15300.2 of the CEQA Guidelines, including, but not limited, to subsection (c), which relates to unusual circumstances that could have a significant effect on the environment.

III. RECOMMENDATION

Staff recommends that, based on the findings of the attached resolution, the Planning Commission approve Wireless Telecommunications Facility/Conditional Use Permit Case No. WIRE-01568-2018, subject to conditions of approval.

IV. ATTACHMENTS

1. Draft Resolution of Approval and Exhibit A, Conditions of Approval
2. Vicinity/zoning map
3. Reduced copy of plans
4. Photographs of the existing wireless telecommunication facility
5. Telecom memorandum dated March 7, 2019

Case Planner: Valerie Darbouze, Associate Planner

RESOLUTION NO. 19-___

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING WIRELESS TELECOMMUNICATIONS FACILITY/CONDITIONAL USE PERMIT CASE NO. WIRE-01568-2018 FOR THE MODIFICATION OF A FACILITY LOCATED AT 28545 DRIVER AVENUE; AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

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

Section I. On September 2, 2004, the Planning Commission approved a Conditional Use Permit (CUP) (Case No. 04-CUP-005) for Verizon Wireless to install, operate and maintain six (6) fifty-five (55)-inch tall panel antennas within a twelve (12)-foot tall cylindrical radome mounted to the top of a stadium light standard at a sports field, GPS and parabolic antennas mounted on the pole below, and a masonry equipment shelter to enclose three (3) transmitting and receiving radios and one (1) battery equipment cabinet with the potential to add one more radio cabinet with miscellaneous operation-related equipment at Agoura High School located at 28545 Driver Avenue. Four (4) of the six (6) panel antennas were installed as approved, with the exception of the GPS antenna, which was installed on the equipment enclosure instead of the pole and the parabolic antenna that was not installed.

Section II. Subsequent to the installation of the approved facilities under Conditional Use Permit Case No. 04-CUP-005, Verizon Wireless made modifications to the facility that were not permitted by the City of Agoura Hills, which included the removal of four (4) fifty-five (55)-inch tall panel antennas and their replacement with two (2) ninety-six (96)-inch panel antennas, the removal and replacement of the twelve (12)-foot tall radome with a new one of the same size and appearance, the installation of two (2) new Remote Radio Units (RRUs) and a new RBA 72 multipurpose cabinet in the equipment enclosure, and the removal of an existing CMO type cabinet from the same equipment enclosure.

Section III. An application was duly filed by Core Development Services for Verizon Wireless, with respect to the real property located at 28545 Driver Avenue, requesting approval of a Wireless Telecommunications Facility/Conditional Use Permit (Case No. WIRE-01568-2018) to modify the existing wireless telecommunications facility discussed above by removing, replacing, and adding antennas and associated equipment on a stadium light standard and equipment enclosure, and incorporation of prior unpermitted modifications to the facility.

Section IV. The project has been reviewed pursuant to the California Environmental Quality Act (CEQA), and has been determined to be categorically exempt from the CEQA Guidelines per Section 15303. This exemption includes the construction

of accessory structures. No significant environmental impacts are expected from development of this project. No exception to this categorical exemption applies as set forth in Section 15300.2 of the CEQA Guidelines, including but not limited to, subsection (c) which relates to unusual circumstances that could have a significant effect on the environment.

Section V. The Planning Commission considered the application for a Wireless Telecommunications Facility/Conditional Use Permit (Case No. WIRE-01568-2018) at a public meeting held on April 4, 2019, at 6:30 p.m. in the Council Chambers of City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date and place and purpose of the aforesaid hearing was duly given.

Section VI. 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 VII. Conditional Use Permit Findings. 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 telecommunications facilities are allowed in the School (SH) zone subject to the issuance of a wireless telecommunications facility/conditional use permit. The antennas will be completely contained in an existing solid radome that replaced the original at the top of the light standard, which was made to look like an extension of the light standard. The modifications to the pole will not create a visual distraction or block views against the hillside since the addition will be contained within a solid structure, which is the radome, the same as the current design. The accessory equipment will continue to be contained in an existing equipment enclosure located adjacent to the light pole.

2. The proposed use is compatible with the surrounding properties. The use is allowed in the School (SH) zone and Public Facility (PF) land use district. The use provides a communication service to the school, neighboring commercial and residential properties, and to motorists. Per the Wireless Telecommunications Facilities Zoning Ordinance, the antennas would be sited at least 100 feet away from the nearest residential district. The facility will be incorporated into and screened by a radome on an existing sports stadium light pole to avoid aesthetic or visual impacts on surrounding properties. There will be no exterior changes to the radome, light pole, or equipment enclosure as a result of the project.

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 on public school property are subject to the review and approval of, and inspection by, the State Architect to ensure they are constructed in a

safe manner. The Federal Communications Commission (FCC) regulates wireless telecommunications facilities with regard to other related health and safety issues, particularly radio frequency (RF) emissions, and establishes thresholds of RF emissions beyond which a wireless telecommunications facility cannot exceed. The City's Wireless Consultant concludes that the facility would comply with the FCC emission and exposure standards. Pursuant to the conditions of approval and the Wireless Telecommunications Facilities Ordinance, the applicant must demonstrate continued compliance with established FCC RF emission standards. The light standard and radome were built to support the weight of the additional facilities, and will meet all Building Code requirements. No noise is expected to be generated above the permitted exterior noise level of 55 dBA three (3) feet from the source. Standard conditions of approval have been incorporated that require the facility to comply with the Ordinance and allow for additional noise testing and mitigation if noise exceeds the standards. Conditions of approval have been incorporated to ensure the facility incorporates proper safety signage and restricts access to the public.

4. The proposed use will comply with each of the applicable provisions of the Zoning Ordinance. Wireless telecommunications facilities are allowed in the SH zone, subject to the issuance of a wireless telecommunications facility/conditional use permit. Each of the proposed antennas, as well as the accessory equipment, will comply with the applicable provisions of the Zoning Ordinance relative to the use, the property location, and the facility dimensions and appearance. The antennas will be placed inside a radome, and the accessory equipment will be placed inside of the equipment enclosure. No expansion of the existing structure is proposed.

5. The distance from other similar and like uses is sufficient to maintain the diversity within the community. Over the years, other telecommunications facilities have been approved on other structures in the vicinity of the project location, including a traffic light pole (1,280 feet away) and a commercial building (1,880 feet away), and have been screened from public view. There are three (3) other wireless telecommunication providers on three (3) other stadium light standards at the high school. There are presently only four (4) light standards in total on the sports field. The project would not result in an additional location, rather a modification of an existing wireless facility. The proposed modification would not affect the concentration limitation imposed by the conditional use permit requirements, as it consists of replacing and changing out an existing telecommunications facility.

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. 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. Additionally, the screening method must be as unobtrusive as possible. The project

meets these standards by using an existing narrow radome to screen the antennas, and by placing the equipment in an equipment enclosure near the sports field, which resembles a sports equipment storage room.

Section VIII. Wireless Telecommunications Findings. Pursuant to Section 9661.7 of the Agoura Hills Zoning Ordinance (Wireless Telecommunications Facilities), 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 facility has been designed and located in compliance with all applicable provisions of Division 11 of Part 2, Chapter 6 of Title IX Zoning. Wireless telecommunication facilities are allowed in the School (SH) zone subject to the issuance of a wireless telecommunications facility/conditional use permit. The proposed facility remains secondary in use to the stadium light pole on this parcel. The facility is designed to effectively screen the antennas by maintaining the existing, recently replaced radome to house antennas and their attachments. The radome appears visually as an extension of the light standard. The accessory equipment is placed in an equipment structure to conceal the equipment from public view.

2. The proposed facility has been designed and located to achieve compatibility with the surrounding community. The facility is mounted on a light standard on the school's sports field in the same manner as three other wireless telecommunications facilities on the same sports field. The wireless telecommunications facility is incorporated into an existing, previously replaced radome, which appears as an extension of the light pole, for adequate screening from the surrounding area. The additional equipment will remain in the same equipment enclosure with no exterior changes proposed.

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. Such a statement has been provided by the applicant as part of this application. The approval of this CUP for modification does not affect the original statement.

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 project does not increase the overall number of antennas, and the applicant has certified that the project will not result in an increase of noise over the existing noise levels of the originally approved installation. Further, the conditions of approval regulate permissible noise and provide a procedure for addressing potential adverse noise effects to ensure noise emissions are not excessive.

Section IX. Based on the aforementioned findings, the Planning Commission hereby approves Wireless Telecommunications Facility/Conditional Use Permit Case No.

WIRE-01568-2018, subject to the conditions of approval, attached herein as Exhibit A, with respect to the property described in Section I and III hereof.

Section X. 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 4th day of April, 2019, by the following vote to wit:

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

John Asuncion, Chairperson

ATTEST:

Doug Hooper, Secretary

Exhibit A

CONDITIONS OF APPROVAL (CASE NO. WIRE-01568-2018)

PLANNING DEPARTMENT 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 required forms and related fees with the City.
2. This approval of 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 Planning Department.
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 reviewed and approved by the Planning Commission on April 4, 2019.
4. It is hereby declared to be the intent that if any provision of this action is held or declared invalid, the approval shall be void and the privileges granted hereunder shall lapse.
5. It is further declared and made a condition of this action that if any condition herein is violated, the approval 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.
6. The approval of the Wireless Telecommunications Facility/Conditional Use Permit shall be used within two (2) years from the date of City approval, otherwise Case No. WIRE-01568-2018 will expire.
7. All requirements of the City Zoning Ordinance and of the specific zoning designation of the subject property must be complied with unless set forth in the Wireless Telecommunications Facility/Conditional Use Permit.
8. Operation of the use shall not be granted until all Conditions of Approval have been complied with as determined by the Director of Planning.
9. The Applicant, and property owner(s), and their successors in interest, shall indemnify, defend and hold harmless the City, its officials, officers, agents and employees (collectively "Indemnitees") from and against any and all claims, actions, lawsuits, damages, losses and liabilities arising or resulting from the granting of this approval by the City or the exercise of the rights granted by this approval. This

indemnification obligation shall include, but not be limited to, paying all fees and costs incurred by legal counsel of the City's choice in representing the Indemnitees in connection with any such claims, actions or lawsuits, any expert fees, and any award of damages, judgments, verdicts, court costs or attorneys' fees in any such claim, action or lawsuit. The City shall promptly notify Applicant and property owners of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. In the event such a legal action is filed, the City shall estimate its expenses for litigation. Applicant or property owners shall deposit such amount with the City or enter into an agreement with the City to pay such expenses as they become due. Applicant and property owners shall reimburse the City, and each of the Indemnitees for any and all legal expenses and costs incurred by it in enforcing the indemnity herein provided. Although the Applicant is the real party in interest in an action, the City may, at its sole discretion, participate in the defense of the action, but such participation shall not relieve the Applicant of any obligation under this condition.

10. The term "facility" shall mean the wireless telecommunications facility described in the application and set forth in Section III of the Resolution approving these conditions of approval.
11. Permittee shall abide by the following conditions of operation:
 - Permittee shall keep all access points to the equipment enclosure locked at all times, except when active maintenance is performed on the equipment.
 - Permittee shall install and at all times maintain in good condition an "RF Notice" sign that contains information to contact the Permittee's Network Operations Center sign on the equipment enclosure, and at the base of the stadium light standard about eight (8) feet above ground level.
 - Permittee shall ensure that all signage complies with FCC OET Bulletin 65 or ANSI C95.2 for color, symbol, and content conventions. All such signage shall provide a working local or toll-free telephone number to its network operations center that reaches a live person who can exert transmitter power-down control over this site as required by the FCC.
 - Before the permittee submits any applications to the Building Division, the permittee must incorporate this permit, all conditions associated with this permit and the approved photo simulations into the project plans (the "Approved Plans"). The permittee must construct, install and operate the wireless facility in strict compliance with the Approved Plans. Any alterations, modifications or other to the Approved Plans, whether requested by the permittee or required by other departments or public agencies with jurisdiction over the wireless facility, must be submitted in a written request subject to the Director's prior review and approval, who may refer the request to the original authority if the Director finds that the requested alteration, modification or other change substantially deviates

from the Approved Plans or implicates a significant or substantial land-use concern.

- This permit will automatically expire 10 years and one day from its issuance, except when California Government Code § 65964(b), as may be amended or superseded, authorizes the City to establish a shorter term for public safety or substantial land use reasons. Any other permits or approvals issued in connection with any collocation, modification or other change to this wireless facility, which includes without limitation any permits or other approvals deemed-granted or deemed-approved under federal or state law, will not extend this term limit unless expressly provided otherwise in such permit or approval or required under federal or state law.

WIRELESS TELECOMMUNICATIONS FACILITIES STANDARD CONDITIONS

12. The permittee shall submit an as built drawing within ninety (90) days after installation of the facility.
13. 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.
14. 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 Communications 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.

15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. "Permittee" shall include the applicant and all successors in interest to this permit.

22. The facility shall bear no signs or advertising devices other than certification, warning or other signage required by law or permitted by the City.
23. 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.
24. 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.
25. 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.
26. 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.
27. 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. The permittee shall routinely inspect the facility and site to ensure compliance with the standards set forth in the Agoura Hills Municipal Code and these conditions of approval.

28. 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 unless a provision of the Agoura Hills Municipal Code provides a shorter time period for removal.
29. In the event Permittee desires to modify the facility, Permittee shall apply for and obtain all permits or permit amendments required by the Agoura Hills Municipal Code prior to making any modification to the facility. At a minimum, any application for modification to the facility shall use the screening and camouflage designs approved by this permit unless a more effective screen, concealment or camouflage design is proposed by the permittee or required by the Agoura Hills

Municipal Code, or the building is remodeled such that it necessitates a new screen, concealment or camouflage design that is consistent with the building façade. Additionally, to the extent feasible, existing equipment shall be replaced with equipment that reduces visual, noise and other impacts, including, but not limited to, replacing larger, more visually intrusive facilities with smaller, less visually intrusive facilities. "Modification" means a change to an existing wireless telecommunications facility that involves any of the following: collocation, expansion, alteration, enlargement, intensification, reduction, or augmentation, including, but not limited to, changes in size, shape, color, visual design, or exterior material. "Modification" does not include repair, replacement or maintenance if those actions do not involve a change to the existing facility involving any of the following: collocation, expansion, alteration, enlargement, intensification, reduction, or augmentation

30. 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.
31. 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.
32. 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 the Agoura Hills Municipal Code 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.
33. 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.

34. 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 the Agoura Hills Municipal Code 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.
35. 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.
36. Each permittee of a wireless telecommunications facility or wireless telecommunications co-location facility shall provide the director with the name, address, twenty-four-hour local or toll-free contact phone number of the permittee, the owner, the operator and the agent responsible for the maintenance of the facility. Contact information shall be updated within seven (7) days of any change.
37. All trees, foliage or other landscaping elements approved as part of the facility shall be maintained in good condition at all times, and the permittee, owner and operator of the facility shall be responsible for replacing any damaged, dead or decayed landscaping. No amendment to any approved landscaping plan may be made until it is submitted to and approved by the director.
38. Each facility shall be operated and maintained to comply at all times with the noise standards of the City of Agoura Hills Noise Ordinance and the facility's conditions of approval, and shall be operated and maintained in a manner that will minimize noise impacts to surrounding residents. 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 am and 7:00 pm on Monday through Friday, excluding holidays, unless alternative hours are approved by the director. Back-up generators, if permitted, shall only be operating during periods of power outages for testing.

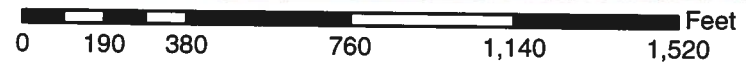
39. Each owner or operator of a facility shall routinely inspect each site to ensure compliance with the standards set forth in the Wireless Telecommunications Facility Ordinance, and the conditions of approval.

END

City of Agoura Hills

WIRELESS TELECOMMUNICATIONS FACILITY PERMIT - CASE NO. WIRE-01568-2018

Vicinity/Zoning
Map



ABBREVIATIONS					
ADV.	ABBREVIATION	EQ.	EQUAL	MECH.	MECHANICAL
AC	ACOUSTICAL	EQUP.	EQUIPMENT	MET.	METAL
A/C	AIR CONDITIONING	EXST.	EXISTING	MN.	MIRIAM
ALT.	ALTERNATE	EX.	EXTERIOR	MISC.	MISCELLANEOUS
ALUM.	ALUMINUM	F.S.	FACE OF STUD	NAT.	NATURAL
A.B.	ANCHOR BOLT	FIN.	FINISH	H.	NORTH
APPROX.	APPROXIMATE	FL.	FLOOR	N.I.C.	NOT IN CONTRACT
ARCH.	ARCHITECTURAL	FL.	FLOOR	N.T.S.	NOT TO SCALE
A.C.	ASPHALTIC CONCRETE	F.L.	FLOOR LINE	O.C.	ON CENTER
BM.	BEAM	F.D.	FLOOR DRAIN	O.D.	OUTSIDE DIAMETER
BLK(C)	BLOCKING	FLOUR.	FLOURESCENT	OPNC.	OPENING
BD.	BOARD	FT./	FOOT PER	OPP.	OPPOSITE
BOT.	BOTTOM	FTG.	FOOTING	PL.	PLATE
BLDG.	BUILDING	FDH.	FOUNDATION	PLYWD.	PLYWOOD
CAB.	CABINET	GAL.	GALLON	RENF.	REINFORCE(MG)
C.I.	CAST IRON	GALV.	GALVANIZED	RM.	ROOM
C.B.	CATCH BASIN	G.I.	GALVANIZED IRON	SCHED.	SCHEDULE
C.C.	CEILING	G.	GAS	SEC.	SECTION
C.C.	CERAMIC	G.	GAUGE	SEC.	SECTION SHEET
CER.	CERAMIC	GL.	GLASS	SML.	SIMILAR
C.O.	CLEAN OUT	GL.	GLASS	S.	SOUTH
CLEAR	CLEAR	GLD LAMINATE	GLD LAMINATE	SPECS.	SPECIFICATIONS
COL.	COLUMN	GYP.	GYPSPUM	SQ.	SQUARE
CONC.	CONCRETE	HT.	HEIGHT	STD.	STANDARD
CONN.	CONNECTION	H.M.	HOLLOW METAL	STL.	STEEL
CONT.	CONTINUAL(OUS)	HORZ.	HORIZONTAL	STRUCT.	STRUCTURAL
CONT.	CONTINUAL(OUS)	H.S.	HOSE BIBB	SUSP.	SUSPENDED
DIAL.	DIAMETER	INFO.	INFORMATION	T & P	TELEPHONE & POWER
DM.	DIAMENSION	I.D.	INSIDE DIAMETER	THK.	THICK
DR.	DOOR	INSUL.	INSULATION	T & B	TOP & BOTTOM
DBL.	DOUBLE	INT.	INTERIOR	TYP.	TYPICAL
DN.	DOWN	JT.	Joint	UNQ.	UNLESS NOTED OTHERWISE
D.F.	DRAINING FOUNTAIN	LT.	LIGHT	W.	WATER
CA.	CATCH	L.N.	LINEAL	WT.	WEIGHT
C.	CAST	MFR.	MANUFACTURER(S)	W.W.M.	WELDED WIRE MESH
E.LC.	ELECTRICAL	M.O.	MASONRY OPENING	WEST	WEST
E.L.	ELEVATION	MAT.	MATERIAL	W/	WITH
ENCL.	ENCLOSURE	MAX.	MAXIMUM	WO.	WOOD

verizon

SITE NAME: "IDLE"

(700-LTE CONV. / 850-LTE ADD)

Agoura High School
28545 West Driver Avenue
Agoura Hills, CA 91301
Las Virgenes Unified School District

LEGAL DESCRIPTION						
APN: 2948-008-901						
Dept. Approved	Date	A&C	RE	RF	EE	E&OUT



(949) 286-7000

15505 Sand Canyon Ave.
Building 7D First Floor
Irvine, CA 92618

PROJECT DESCRIPTION

MODIFICATION OF AN EXISTING UNMANNED VERIZON WIRELESS COMMUNICATIONS SUBSTATION TO CONSIST OF THE FOLLOWING:

ORIGINAL TO EXISTING WORK:

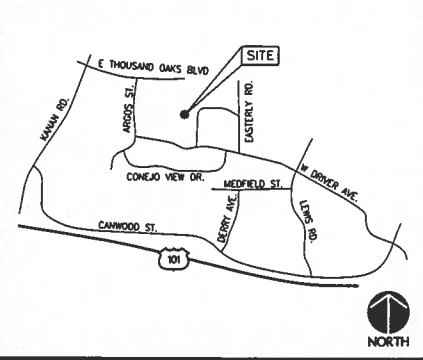
- REMOVAL OF FOUR (4) EXISTING PREVIOUSLY APPROVED 55" PANEL ANTENNAS, TO BE REPLACED WITH (2) NEW 80" PANEL ANTENNAS.
- REMOVAL AND REPLACEMENT OF AN EXISTING 12' TALL RADOME WITH A NEW 12' TALL RADOME AT AN EXISTING LIGHT STANDART.
- INSTALLATION OF (2) NEW RRUS WITH AN EXISTING EQUIPMENT SHELTER.
- REMOVAL OF EXISTING CMO CABINET WITHIN EQUIPMENT SHELTER.
- INSTALLATION OF NEW (8A)12' CABINET WITHIN EQUIPMENT SHELTER EXISTING TO PROPOSED WORK.
- RELOCATION OF ONE (1) (E) PREVIOUSLY APPROVED 90" PANEL ANTENNA TO NEW AZIMUTH.
- INSTALLATION OF ONE (1) NEW 8" 0" PANEL ANTENNA CONCEALED WITHIN (E) RADOME.
- INSTALLATION OF THREE (3) NEW DUAL BAND RRUS (B)5B13) FOR (850-L/17700-L)E @ EQUIPMENT SHELTER.
- INSTALLATION OF THREE (3) NEW RRUS DUAL BAND (B)2B46) FOR (PCS-L/TEAWS) @ EQUIPMENT SHELTER.
- REMOVAL OF ALL (E) DUPLEXERS @ EQUIPMENT SHELTER.
- INSTALLATION OF TWO (2) NEW IN BAND COMBINERS @ EQUIPMENT SHELTER.
- INSTALLATION OF SIX (6) NEW 7/8" COAX CABLES FROM EQUIPMENT ROOM TO IN ANTENNA ATOP POLE, FOLLOW PATH OF THE EXISTING TWELVE (12) COAX CABLES.
- INSTALLATION OF NEW TELCO CABINET WITHIN EQUIPMENT ROOM.
- REMOVAL OF EXISTING 8102-LTE CABINET WITHIN EQUIPMENT ROOM.

THE SIZE OF THE EXISTING EQUIPMENT LEASE AREA AND FACILITY HEIGHTS WILL REMAIN UNCHANGED.

ORIGINAL # OF ANTENNAS 4 (ATOP TOWER)
ORIGINAL # OF RRUS 2 (WITHIN EQUIPMENT ROOM)
EXISTING # OF ANTENNAS 2 (ATOP TOWER)
EXISTING # OF RRUS 4 (WITHIN EQUIPMENT ROOM)
PROPOSED # OF ANTENNAS 3 (ATOP TOWER)
PROPOSED # OF RRUS 6 (WITHIN EQUIPMENT ROOM)

CONSTRUCTION DATA:	
JURISDICTION:	DSA (LOS ANGELES OFFICE)
ZONING:	SH (PUBLIC SCHOOLS)
SPRINKLED?	NO
PROJECT IN FEMA FLOOD ZONE?	NO - REFER TO FEMA MAP #06037C1263F
EXISTING EQUIPMENT SHELTER:	
OCCUPANCY:	S-2
TYPE OF CONSTRUCTION:	B-A
# OF STORES/HEIGHT ALLOWED:	5 STORES / 65 FEET
EXISTING # OF STORES / HEIGHT:	1 STORY / 9 FEET
ALLOWABLE FLOOR AREA:	39,000 SQ. FT.
EXISTING FLOOR AREA:	200 SQ. FT.
EXISTING LIGHT/ANTENNA POLE:	
EXISTING FLOOR AREA:	13 SQ. FT.
OCCUPANCY:	U
TYPE OF CONSTRUCTION:	B-B
# OF STORES/HEIGHT ALLOWED:	5 STORES / 180 FEET
EXISTING # OF STORES / HEIGHT:	1 STORY / 8'-8"
ALLOWABLE FLOOR AREA:	35,500 SQ. FT.

VICINITY MAP THIS VICINITY MAP NOT TO SCALE



PROJECT TEAM

APPLICANT:
VERIZON WIRELESS
15505 SAND CANYON AVE
BUILDING D, FIRST FLOOR
IRVINE, CA 92618

MONOPOLE STRUCTURAL:
SOLAR COMMUNICATIONS
INTERNATIONAL (SC)I
8885 RIO SAN DIEGO DR SUITE 207
SAN DIEGO, CA 92108
PH: (619) 243 2750
CONTACT: KATE COLERA

APPLICANTS AGENT:
CORE COMMUNICATIONS GROUP
2748 SATURN STREET
BREA, CA 92821
PH: (714) 729-8404
CONTACT: AMY SHON

ARCHITECT:
DERRA DESIGN, INC.
495 E. RINCON STREET #204
CORONA, CA 92789
951-268-1650
CONTACT: JEFF ROEBUCK

DISTRICT INFORMATION:
LAS VIRGENES UNIFIED SCHOOL DISTRICT
4111 LAS VIRGENES ROAD
CALAHEAS, CA 91302
PH: (818) 880 4000

PROJECT INFORMATION

AS OF JANUARY 1, 2017 ALL WORK AND MATERIALS SHALL COMPLY WITH THE FOLLOWING:

2018 BUILDING STANDARDS ADMINISTRATIVE CODE PART 1, TITLE 24, C.C.R.

2016 CALIFORNIA BUILDING CODE (C.B.C.) PART 5, TITLE 24, C.C.R. (BASED ON THE 2015 INTERNATIONAL BUILDING CODE WITH 2016 CALIFORNIA AMENDMENTS)

2016 CALIFORNIA ELECTRICAL CODE (C.E.C.) PART 3, TITLE 24, C.C.R. (BASED ON THE 2011 NATIONAL ELECTRICAL CODE)

2016 CALIFORNIA MECHANICAL CODE (C.M.C.) PART 4, TITLE 24, C.C.R. (BASED ON THE 2015 UNIFORM MECHANICAL CODE WITH 2016 CALIFORNIA AMENDMENTS)

2016 CALIFORNIA PLUMBING CODE (C.P.C.) PART 5, TITLE 24, C.C.R. (BASED ON THE 2015 UNIFORM PLUMBING CODE)

2016 CALIFORNIA ENERGY CODE (PART 6, TITLE-24, CCR)

2016 CALIFORNIA FIRE CODE (C.F.C.) PART 5, TITLE 24, C.C.R. (BASED ON THE 2015 INTERNATIONAL FIRE CODE WITH 2016 CALIFORNIA AMENDMENTS)

2016 TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

AND ALL APPLICABLE CODES, LOCAL, CURRENT OSHA LAWS, 1-24 ENERGY CONSERVATION, LISTS OF STANDARDS, AND SHARED ACCESS REGULATIONS WHERE REQUIRED

APPROVALS

APPROVED BY	DATE	INITIALS	COMMENTS
RF ENGINEER			
SITE DEV.			
SITE ACC.			
PH			
COMMENTS:			

RF DOCUMENT

THESE PLANS DESIGNED PER DOCUMENT DATED: 09-12-2018

PROPRIETARY INFORMATION

NOT FOR USE OR DISCLOSURE OUTSIDE VERIZON WIRELESS EXCEPT UNDER WRITTEN AGREEMENT

SHEET INDEX

SHEET NUMBER	DESCRIPTION
T-1	TITLE SHEET
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	ORIGINAL/ EXISTING & PROPOSED EQUIPMENT PLANS
A-4	ORIGINAL/ EXISTING & PROPOSED ANTENNA PLANS
A-5.0	ORIGINAL/ EXISTING NORTH ELEVATIONS
A-5.1	PROPOSED NORTH ELEVATION
A-6.0	ORIGINAL/ EXISTING WEST ELEVATIONS
A-6.1	PROPOSED WEST ELEVATION
A-7	EQUIPMENT SPECIFICATIONS & DETAILS
A-8	EQUIPMENT SPECIFICATIONS

NOTES

- THE MAXIMUM NUMBER OF PREVIOUSLY APPROVED DIRECTIONAL CELLULAR ANTENNAS TO REMAIN IS TWO (2)
- THE MAXIMUM NUMBER OF NEW DIRECTIONAL PANEL ANTENNAS TO BE INSTALLED IS ONE (1), NEW TOTAL OF THREE (3) ANTENNAS
- THE MAXIMUM NUMBER OF GPS ANTENNAS TO REMAIN IS ONE (1)
- THE HEIGHT, DIRECTION AND LOCATION OF ANTENNAS SHALL BE ADJUSTED TO MEET SYSTEM REQUIREMENTS AS NEEDED
- ALL ITEMS, WHETHER EXISTING OR NEW, WHICH ARE WITHIN THE VERIZON WIRELESS LEASE AREA ARE TO BE APPROVED BY THE JURISDICTION

NAME: "IDLE"
(700-LTE CONV./ 850-LTE ADD)
28545 West Driver Avenue
Agoura Hills, CA 91301
TITLE SHEET
ZONING DRAWINGS

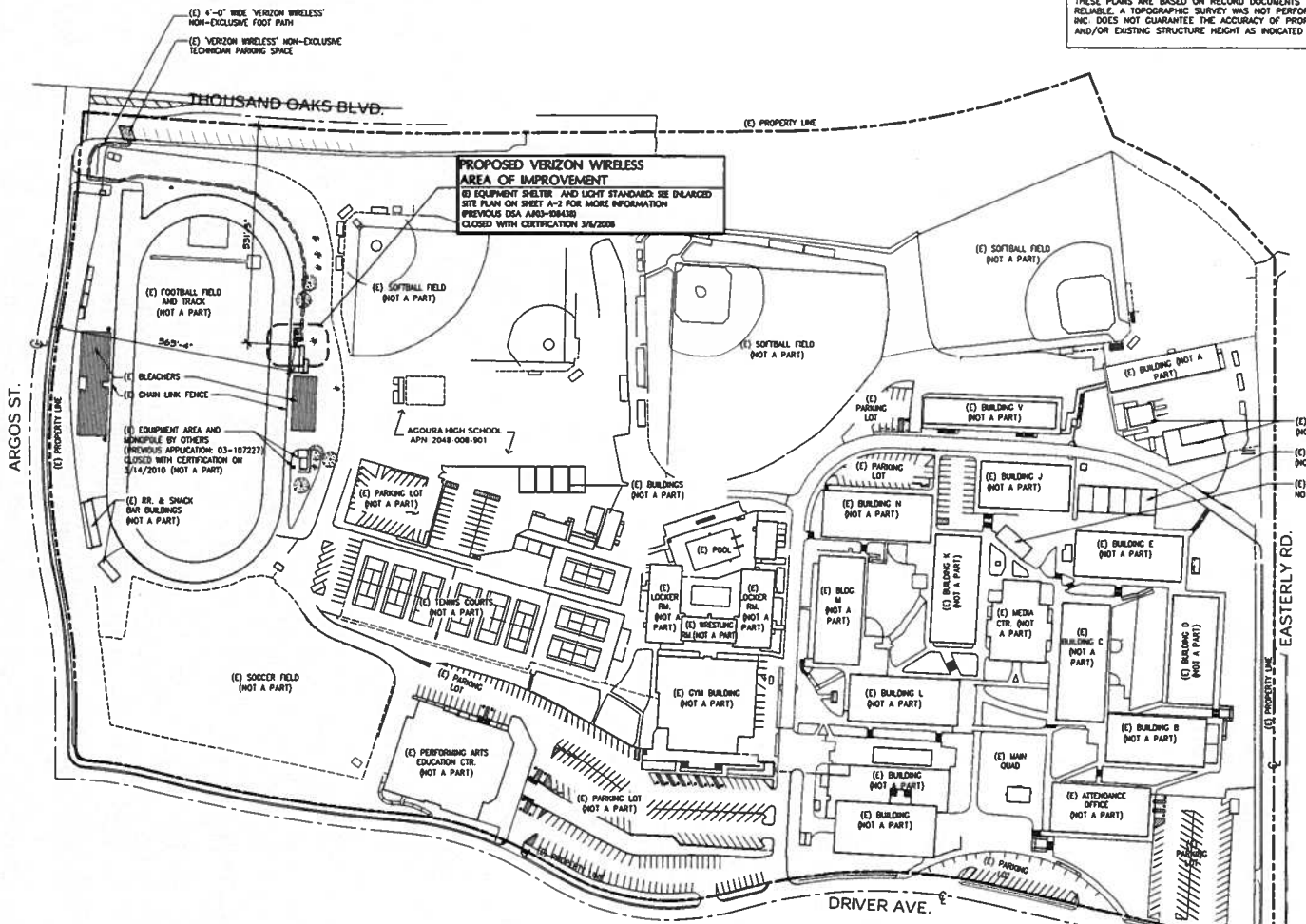


495 E. Rincon Street, Suite 204
Corona, CA 92789
Ph: 951-268-1650 Fax: 951-268-1651

REVISIONS						
NO.	DATE	BY	REASON	DATE	BY	REASON

T-1

Job No. 2018



SITE PLAN



NOTES:
 THESE PLANS ARE BASED ON RECORD DOCUMENTS FURNISHED BY THE APPLICANT AND DEEMED RELIABLE. A TOPOGRAPHIC SURVEY WAS NOT PERFORMED FOR THIS PROJECT. DERRA DESIGN, INC. DOES NOT GUARANTEE THE ACCURACY OF PROPERTY LINES, EASEMENTS, UTILITY LINES AND/OR EXISTING STRUCTURE HEIGHT AS INDICATED ON THESE PLANS.

PROPOSED VERIZON WIRELESS AREA OF IMPROVEMENT
 (E) EQUIPMENT SHELTER AND LIGHT STANDARDS SEE ENLARGED SITE PLAN ON SHEET A-2 FOR MORE INFORMATION
 (PREVIOUS DSA AHD-108438 CLOSED WITH CERTIFICATION 3/8/2008)

Date	Approval
	A/C
	RE
	INT
	EE
	OPS
	EE/OUT

15505 Sand Canyon Ave.
 Building 201 First Floor
 Irvine, CA 92618
 (949) 266-7000

NAME: "IDLE"
 1700-LTE CONV/850-LTE ADDI
 28545 West Driver Avenue
 Agoura Hills, CA 91301

SITE PLAN
ZONING DRAWINGS

492 E. Rincon Street, Suite 203
 San Jose, CA 95131
 PH: 951-283-1550 FAX: 951-283-1551

Dimensions	DATE	BY
OVERALL	10/21/10	MM-1
SCALE		

BUILDINGS INDICATED ON THIS SHEET AS "NOT A PART" ARE NOT A PART OF THIS APPLICATION AND NOT A PART OF STRUCTURAL REVIEW

A-1

SH No. 1800L

Dept.	Approved	Date
A/E/C		
SE		
INT		
EE		
OPS		
EE/OUT		

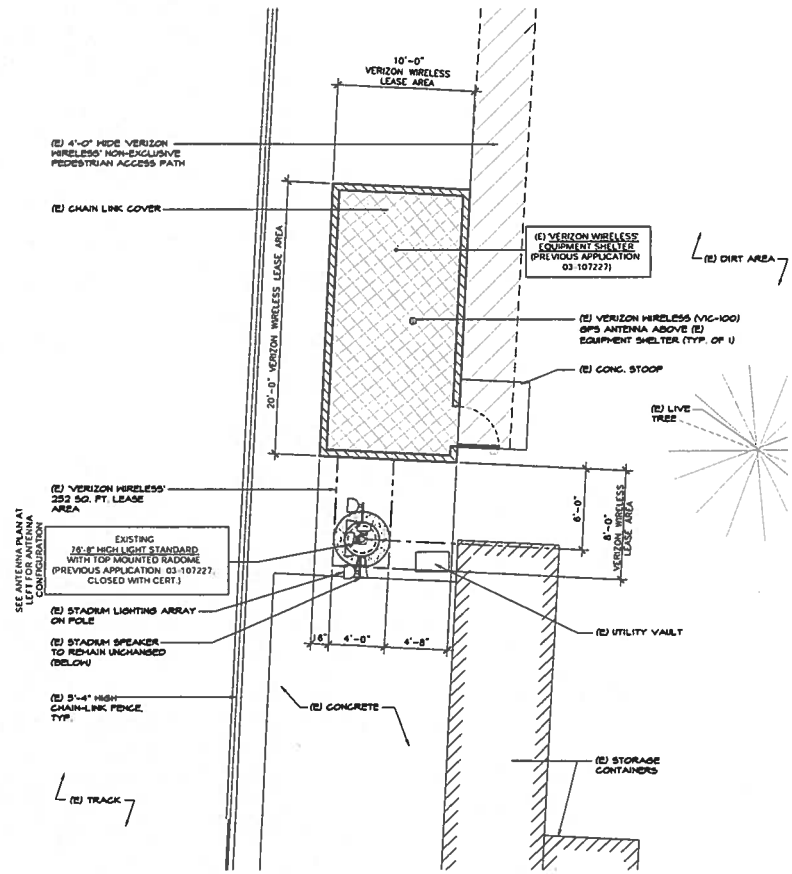
verizon
 15505 Sand Canyon Ave
 Building "D", First Floor
 Irvine, CA 92618
 (949) 288-7000

NAME: "IDLE"
 (700-LTE CONV/850-LTE ADD)
 28545 West Driver Avenue
 Agoura Hills, CA 91301
 ENLARGED SITE PLAN
 ZONING DRAWINGS

dera
 495 E. Corona Street, Suite 204
 Ph: 951-260-1650 / Fax: 951-268-1651

Revisions	Date	By
•	01/21/13	MEC
•	02/07/13	MEC
•	02/07/13	MEC

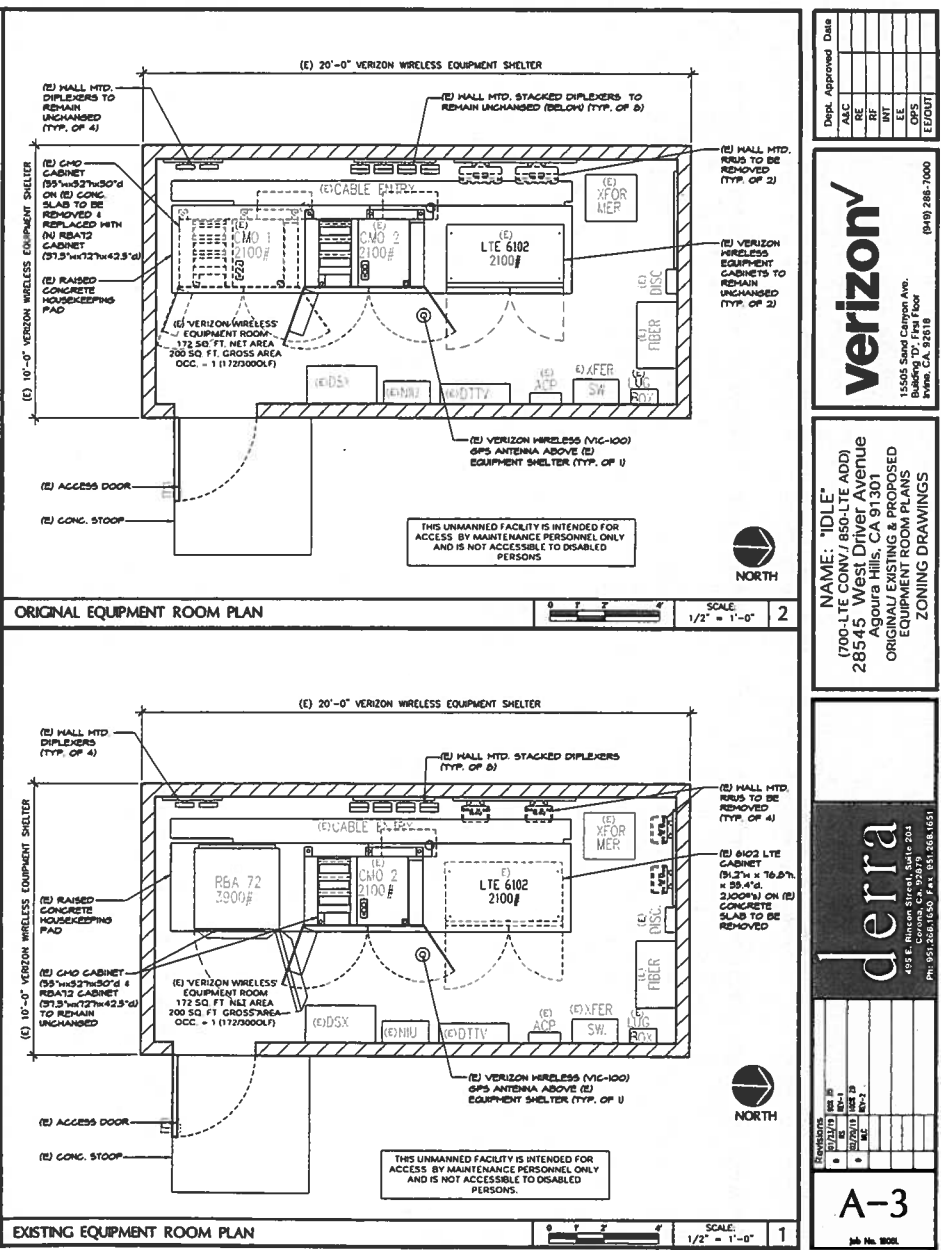
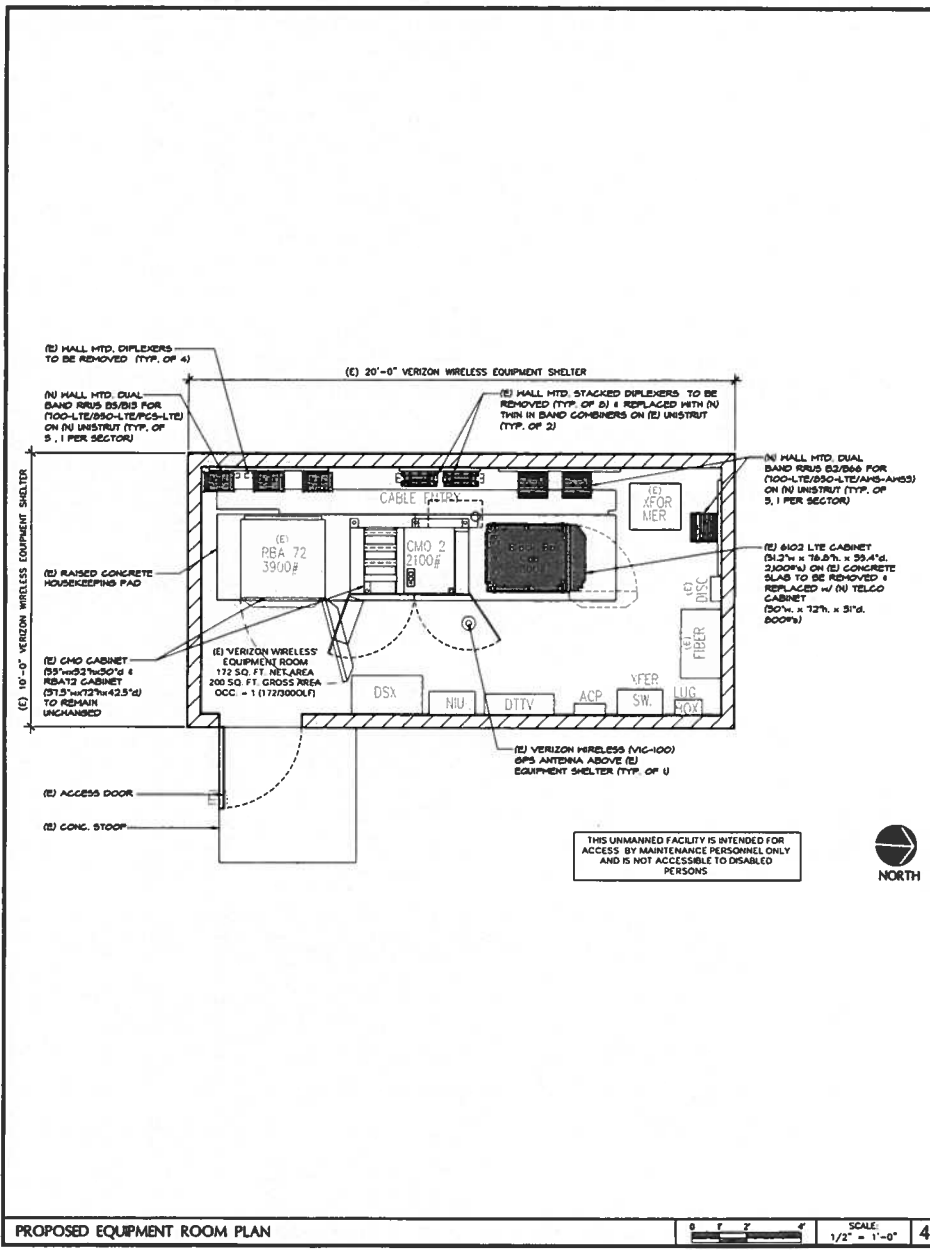
A-2
 Job No. 0000



ENLARGED SITE PLAN

SCALE: 1/4" = 1'-0" 1





Dept. Approved Date	
A/C	
RE	
RF	
EE	
OP	
EE/OUT	

verizon

15605 Sand Canyon Ave.
Bldg# 907 10th Fl. 4th
Irvine, CA 92618
(949) 288-7000

NAME: "IDLE"
 (700-LTE CONV./850-LTE ADD)
 28545 West Driver Avenue
 Agoura Hills, CA 91301
 ORIGINAL EXISTING & PROPOSED
 EQUIPMENT ROOM PLANS
 ZONING DRAWINGS

derra

499 E. Rincon Street, Suite 203
 Agoura Hills, CA 91301
 Ph: 951.258.1550, Fax: 951.258.1651

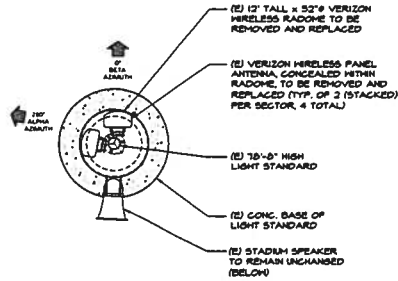
Revisions	
NO.	DATE
1	
2	
3	
4	

A-3

MS No. 8008

SECTOR	AZIMUTH	CABLE RUN	CENTER-LINE	CABLE TYPE/ SIZE	ANTENNA TYPE	DIPLEXER
ALPHA 1	280°	±105'	± 84'	7/8" DIA	POWERWAVE 7750	YES
ALPHA 2	280°	±100'	± 80'	7/8" DIA	POWERWAVE 7750	YES
BETA 1	0°	±105'	± 85'	7/8" DIA	POWERWAVE 7750	YES
BETA 2	0°	±100'	± 80'	7/8" DIA	POWERWAVE 7750	YES

EXISTING ANTENNA AND COAX CABLE SCHEDULE



Dept. Approved	Date
A&E	
RE	
RF	
EE	
OPS	
EEO/DT	

verizon

15505 Santa Cruz Avenue
 Redwood City, CA 94061
 (949) 286-7000

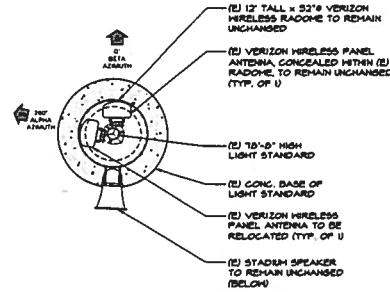
ORIGINAL ANTENNA PLAN



1

SECTOR	AZIMUTH	CABLE RUN	CENTER-LINE	CABLE TYPE/ SIZE	ANTENNA TYPE	RRUS @ SHELTER
ALPHA 1	280°	±105'	82'-8"	(8) 7/8" DIA COAX	SB99H-106SC	(1) RRUS B4 (AWS) (1) RRUS B2 (PCS-LTE)
BETA 1	0°	±105'	82'-8"	(8) 7/8" DIA COAX	SB99H-106SC	(1) RRUS B4 (AWS) (1) RRUS B2 (PCS-LTE)

EXISTING ANTENNA AND COAX CABLE SCHEDULE



NAME: "IDLE"
 (700-LTE CONV./850-LTE ADD)
 28545 West Driver Avenue
 Agoura Hills, CA 91301
 ORIGINAL/EXISTING & PROPOSED
 ANTENNA PLANS
 ZONING DRAWINGS

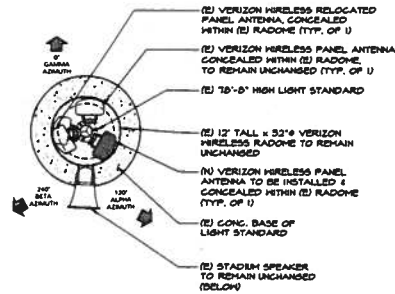
EXISTING ANTENNA PLAN



2

SECTOR	AZIMUTH	CABLE RUN	CENTER-LINE	CABLE TYPE/ SIZE	ANTENNA TYPE	RRUS @ SHELTER
ALPHA 1	120°	±105'	82'-8"	(8) 7/8" DIA COAX	(1) SB99H-106SC	(1) RRUS B5/813 FOR (700-LTE/850-LTE) (1) RRUS B2/866 FOR (AWS-AWS)/PCS-LTE
BETA 1	240°	±105'	82'-8"	(8) 7/8" DIA COAX	(1) SB99H-106SC	(1) RRUS B5/813 FOR (700-LTE/850-LTE) (1) RRUS B2/866 FOR (AWS-AWS)/PCS-LTE
GAMMA 1	0°	±105'	82'-8"	(8) 7/8" DIA COAX	(1) SB99H-106SC	(1) RRUS B5/813 FOR (700-LTE/850-LTE) (1) RRUS B2/866 FOR (AWS-AWS)/PCS-LTE

PROPOSED ANTENNA AND COAX CABLE SCHEDULE



derra

485 E. Rincón Street, Suite 203
 San Mateo, CA 94401
 PH: 951-281-0550 FAX: 951-965-1691

Revisions	DATE	BY
1		
2		
3		
4		

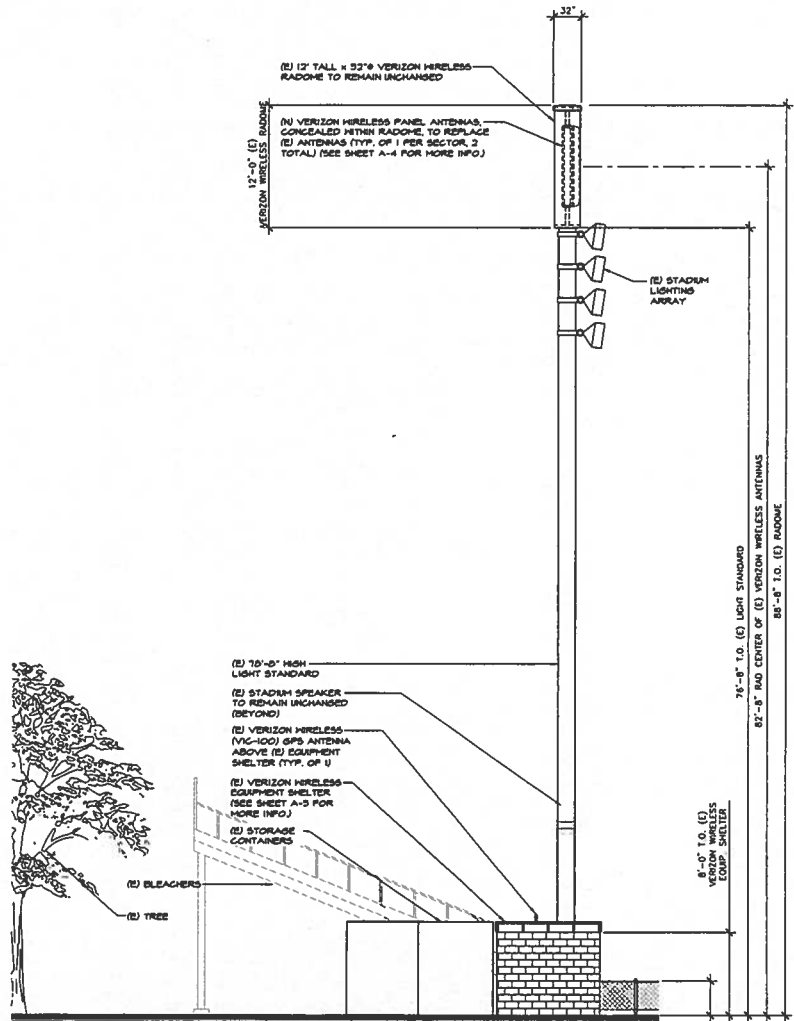
PROPOSED ANTENNA PLAN



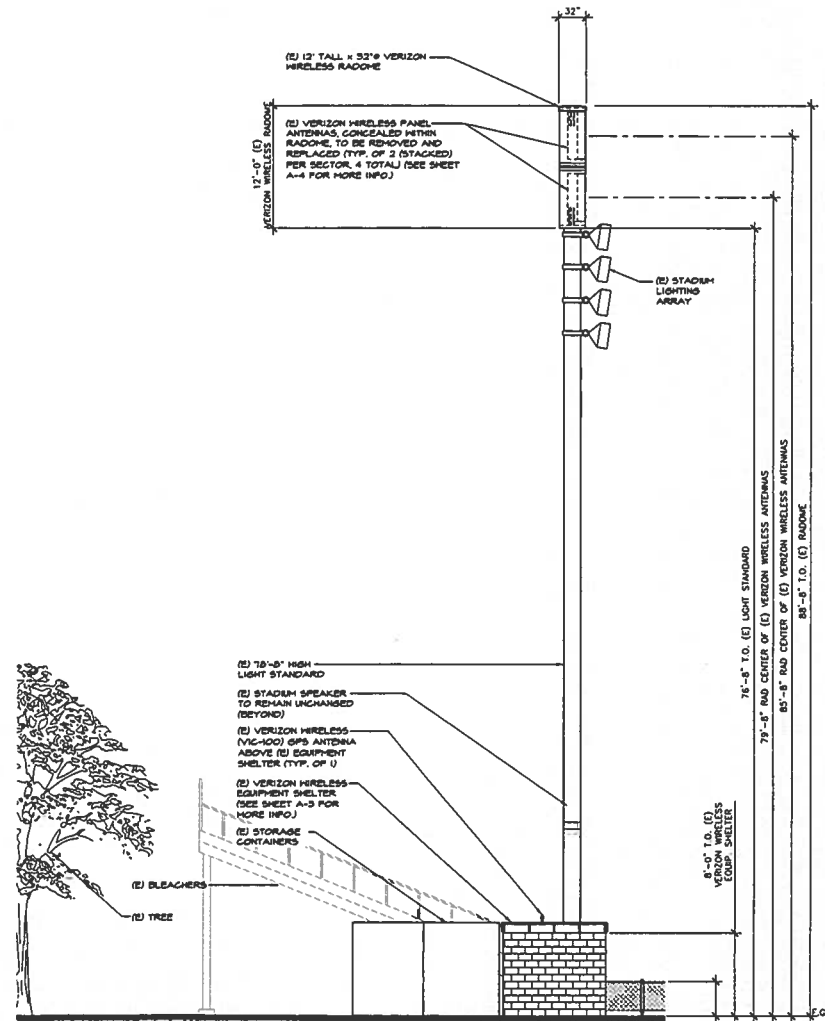
3

A-4

NO. 100



EXISTING NORTH ELEVATION
SCALE 3/16"=1'-0"
GRAPHIC SCALE



ORIGINAL NORTH ELEVATION
SCALE 3/16"=1'-0"
GRAPHIC SCALE

Dept. Approved Date	
AAC	
RE	
RF	
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US	
CS	
EG	
EE	

verizon

15506 Sand Canyon Ave
1st Floor
Irvine, CA 92618
(949) 286-7000

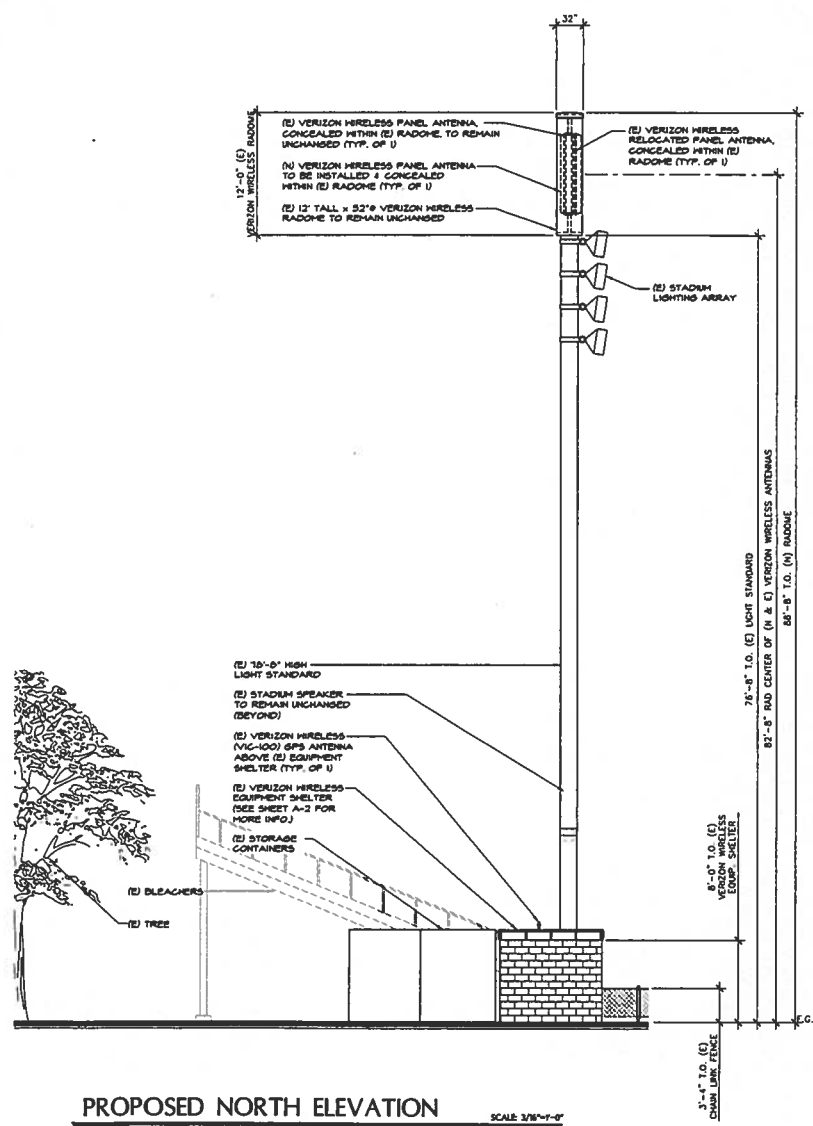
NAME: "IDLE"
(700-LTE CONV / 850-LTE ADD)
28545 West Driver Avenue
Agoura Hills, CA 91301
ORIGINAL/EXISTING
NORTH ELEVATIONS
ZONING DRAWINGS

derra

493 E. Hudson Street, Suite 204
Irvine, CA 92614
PH: 949.261.1535 | FAX: 949.261.1531

REVISION	DATE	BY	CHK
1			
2			
3			
4			

A-5.0
Job No. 2008



PROPOSED NORTH ELEVATION
 SCALE 3/8"=1'-0"
 GRAPHIC SCALE

Dept. Approved Date	
ASC	
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RF	
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OPS	
EE/OUT	

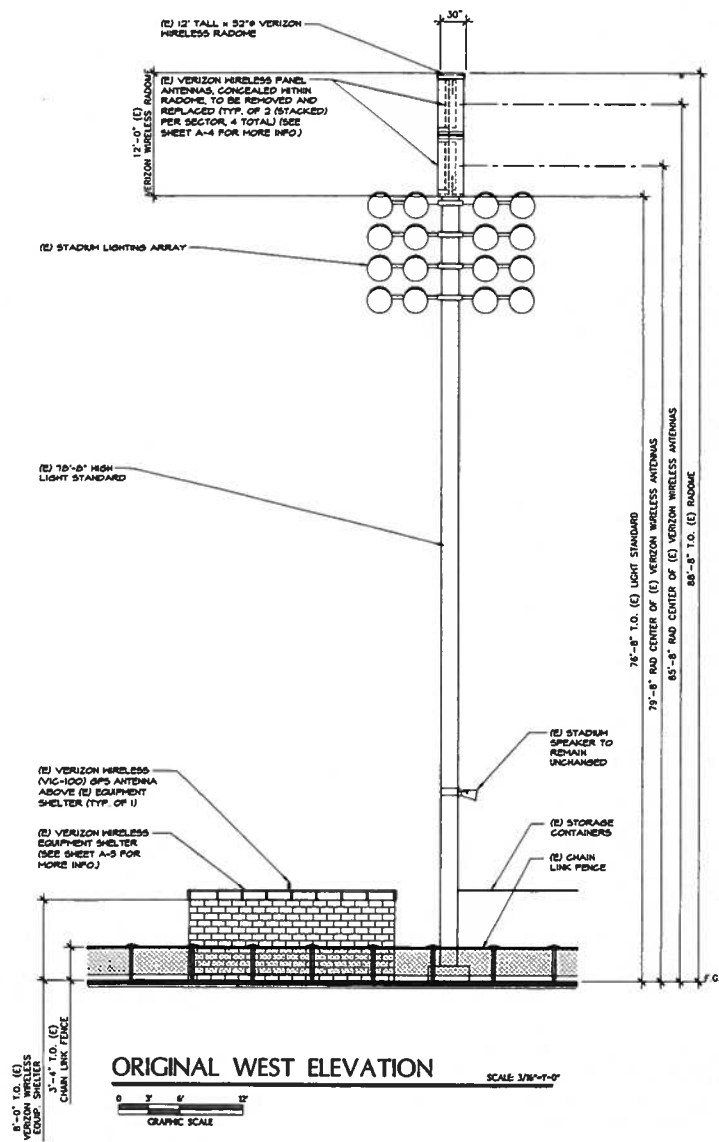
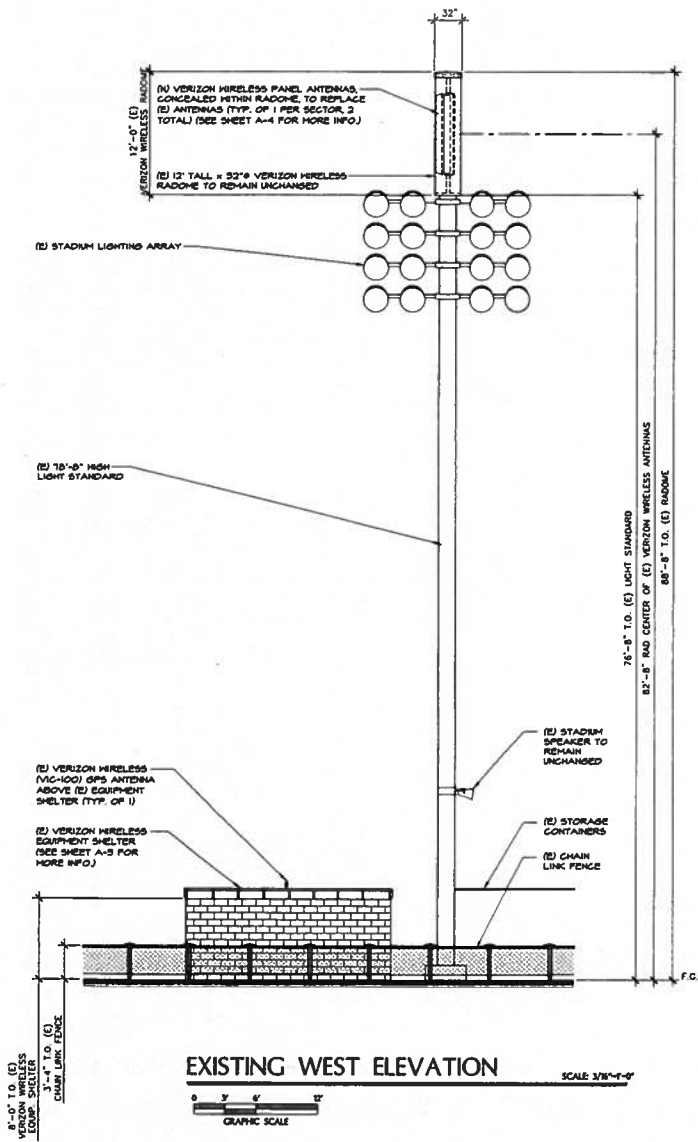
verizon
 15555 Sand Canyon Ave.
 Building 30, First Floor
 Irvine, CA 92618
 (949) 286-7000

NAME: "IDLE"
 (700-LTE CONV / 850-LTE ADD)
 28545 West Driver Avenue
 Agoura Hills, CA 91301
 PROPOSED NORTH ELEVATION
 ZONING DRAWINGS

dera
 415 E. Rhinco Street, Suite 204
 PH: 951.268.1500 / FAX: 951.268.1651

Revisions	DATE	BY	CHKD

A-5.1
 25 MAR 2008



Dept.	Approved	Date
ASC		
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SE		
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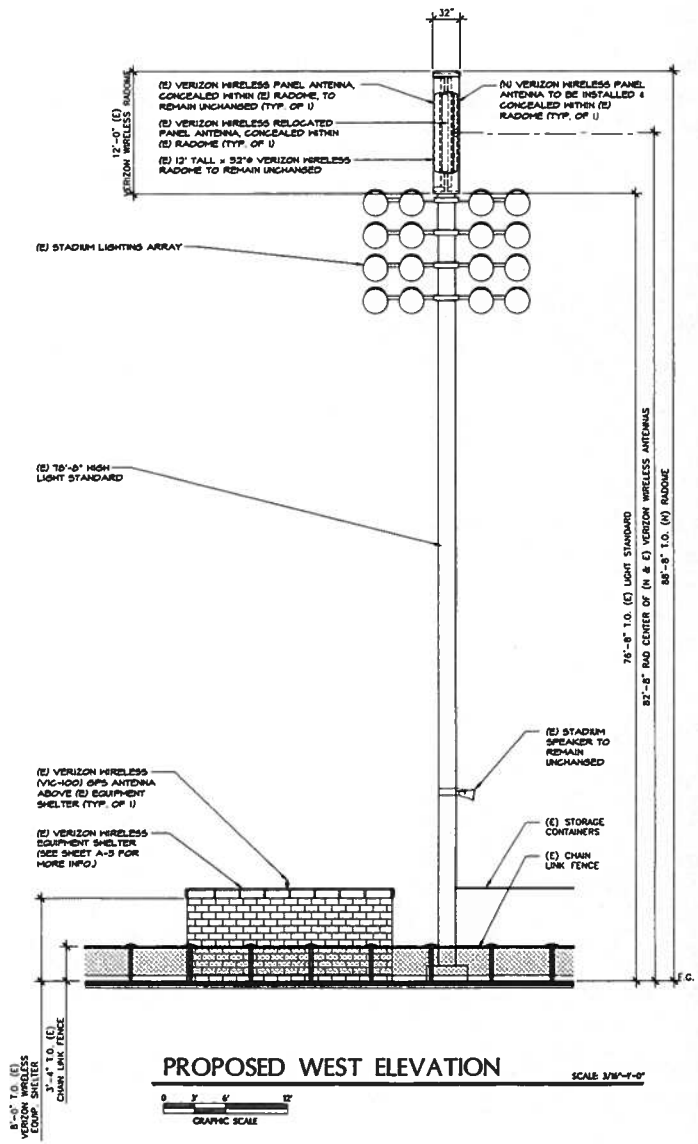
verizon
 15005 Sand Canyon Ave.
 3rd floor
 Irvine, CA 92618
 (949) 266-2000

NAME: 'IDLE'
 (700-LTE CONV/850-LTE ADD)
 28545 West Driver Avenue
 Agoura Hills, CA 91301
 ORIGINAL/EXISTING
 WEST ELEVATIONS
 ZONING DRAWINGS

derra
 495 E. Rincón Street, Suite 204
 Corona, CA 92719
 Ph: 951.266.1650, Fax: 951.266.1651

REV	DATE	BY	CHK	APP
1	11/20/19	RE	RE	RE
2	11/20/19	RE	RE	RE
3	11/20/19	RE	RE	RE
4	11/20/19	RE	RE	RE
5	11/20/19	RE	RE	RE
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8	11/20/19	RE	RE	RE
9	11/20/19	RE	RE	RE
10	11/20/19	RE	RE	RE

A-6.0
 Job No. 8008



PROPOSED WEST ELEVATION

SCALE 3/8"=1'-0"



Dept.	Approved	Date
AAC		
RE		
RF		
INT		
CS		
LEGOUT		

verizon

1500 Sand Canyon Ave.
 10th floor
 Irvine, CA 92618
 (949) 248-7000

NAME: "IDLE"
 (700-LTE CONV./850-LTE ADD)
 28545 West Driver Avenue
 Agoura Hills, CA 91301
 PROPOSED WEST ELEVATION
 ZONING DRAWINGS

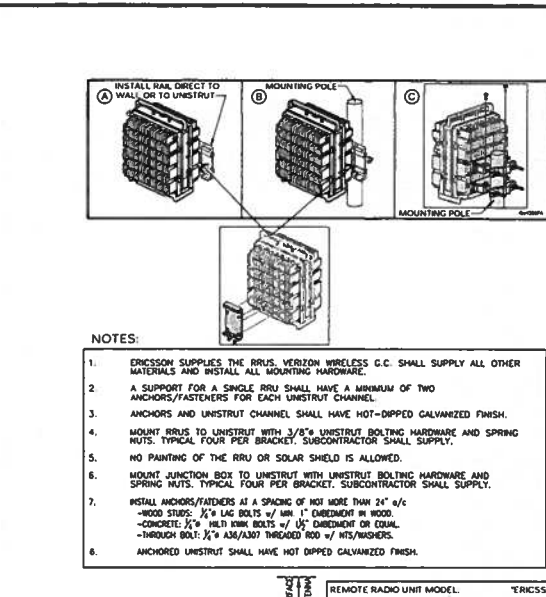
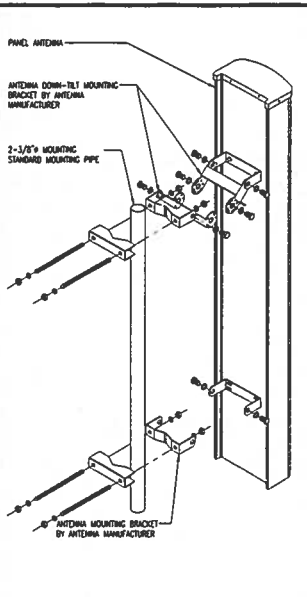
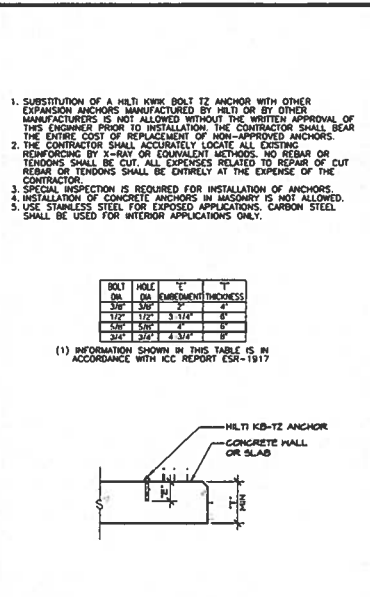
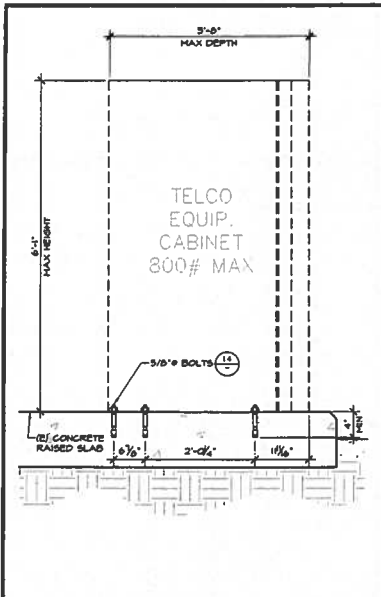
derra

495 E. Riverside Street, Suite 204
 Corona, CA 92625
 PH: 951.268.1650 FAX: 951.268.1651

NO.	DATE	BY	CHKD	APP'D
1	01/11/17	RF		
2	01/11/17	RF		
3	01/11/17	RF		
4	01/11/17	RF		

A-6.1

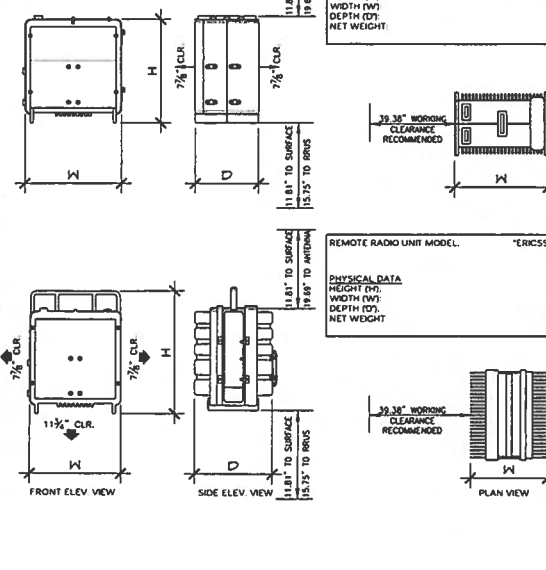
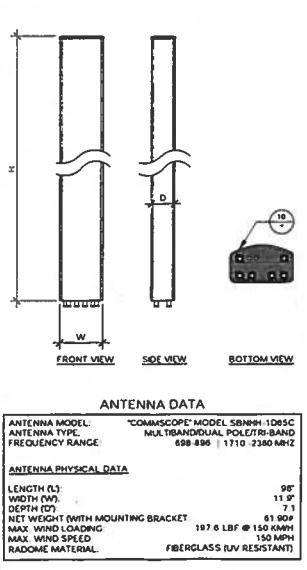
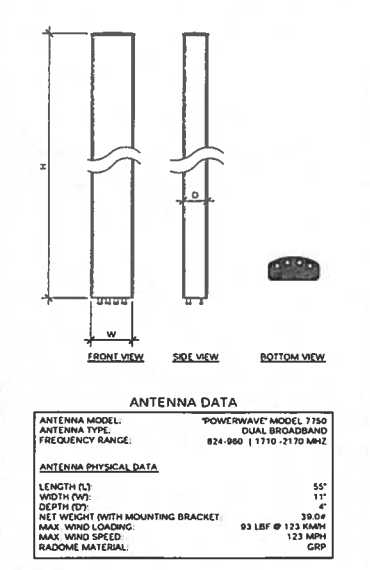
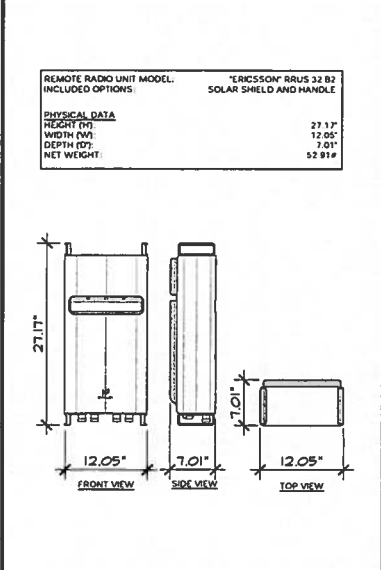
Job No. 1608



PROPOSED TELCO CABINET SCALE: 1" = 1'-0" 18

PROPOSED HILTI ANCHOR DETAIL SCALE: 1-1/2" = 1'-0" 14

N&E ANTENNA MOUNTING SCALE: 1-1/2" = 1'-0" 10



EXISTING RRU SCALE: 1-1/2" = 1'-0" 20

ORIGINAL ANTENNA SCALE: 1" = 1'-0" 16

N&E ANTENNA DETAIL SCALE: 1" = 1'-0" 12

PROPOSED DUAL BAND RRU SCALE: 1-1/2" = 1'-0" 4

Dept. Approved		Date
AAC	RE	
RF	INT	
EE		
EE/DOJ		

verizon

15505 Sand Canyon Ave.
Building 01 1st Floor
Irvine, CA 92618
(949) 286-7000

NAME: 'IDLE'
1700-LTE CONV./850-LTE ADDI
28545 West Driver Avenue
Agoura Hills, CA 91301
EQUIPMENT SPECIFICATIONS
& DETAILS
ZONING DRAWINGS

dera

495 E. Ricketts Street, Suite 204
Corona, CA 92709
PH: 951.268.1650 FAX: 951.268.1651

REVISION	DATE	BY	CHKD	APP'D

NOT USED	SCALE	17	NOT USED	SCALE	13
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NOT USED	SCALE	18	NOT USED	SCALE	14
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NOT USED	SCALE	19	NOT USED	SCALE	15
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NOT USED	SCALE	20	NOT USED	SCALE	16
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kAelius

DBC0111F2V62-1
TV-R SAME BAND COMBINER 5G
5-BAND

Designed by our R&D team in collaboration with the industry's leading manufacturers to provide a high performance, low cost, and compact solution for the same band combiner market. DBC0111F2V62-1 is a 5-band combiner that combines 5 different frequency bands into a single output. It is designed for use in a variety of applications, including mobile communications, satellite communications, and other applications.

FEATURES

- Compact design with single band 1:1 ratio
- 5 frequency bands (same band) spacing
- Designed for low insertion loss and high isolation
- DC blocked, non-reciprocal
- Low cost and low loss

TECHNICAL SPECIFICATIONS

Parameter	5G (GHz)	1:1 (GHz)
Frequency range	1.92 to 1.98	1.92 to 1.98
Isolation	20 dB	20 dB
Insertion loss	0.5 dB	0.5 dB
Return loss	15 dB	15 dB
Power handling	10 W	10 W
Size	1.5" x 1.5" x 1.5"	1.5" x 1.5" x 1.5"
Weight	0.1 lb	0.1 lb
Material	Aluminum	Aluminum
Finish	Black	Black
RoHS	Compliant	Compliant
REMARKS	This device is designed for use in a variety of applications, including mobile communications, satellite communications, and other applications.	

Rev 13 May 2017
020011F2V62-1

kAelius

DBC0111F2V62-1
TV-R SAME BAND COMBINER 5G
5-BAND

Designed by our R&D team in collaboration with the industry's leading manufacturers to provide a high performance, low cost, and compact solution for the same band combiner market. DBC0111F2V62-1 is a 5-band combiner that combines 5 different frequency bands into a single output. It is designed for use in a variety of applications, including mobile communications, satellite communications, and other applications.

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- 5 frequency bands (same band) spacing
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TECHNICAL SPECIFICATIONS

Parameter	5G (GHz)	1:1 (GHz)
Frequency range	1.92 to 1.98	1.92 to 1.98
Isolation	20 dB	20 dB
Insertion loss	0.5 dB	0.5 dB
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Size	1.5" x 1.5" x 1.5"	1.5" x 1.5" x 1.5"
Weight	0.1 lb	0.1 lb
Material	Aluminum	Aluminum
Finish	Black	Black
RoHS	Compliant	Compliant
REMARKS	This device is designed for use in a variety of applications, including mobile communications, satellite communications, and other applications.	

Rev 13 May 2017
020011F2V62-1

PROPOSED IN-BAND COMBINER SPECIFICATIONS

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



NAIS

VIC-100 GPS Antenna
(Timing Application)

Technical Specification of Standard Type:

Performance Characteristics:

Operating Frequency	1.57542 ± 1.023 MHz (GPS)
Bandwidth	20 MHz
Gain	13.5 dBi
Impedance	50 Ohm
Power Handling	100 W (continuous)
Operating Temperature	-40°C to +85°C
Storage Temperature	-55°C to +100°C
Weight	0.1 lb
Dimensions	1.5" x 1.5" x 1.5"
Material	Aluminum
Finish	Black
RoHS	Compliant

Electrical Characteristics:

Physical Characteristics:

Environmental Characteristics:

Temperature: Operating: -40°C to +85°C
Storage: -55°C to +100°C
Humidity: 95% to 98% RH (Non-condensing)

U.S.A. and Canada:
Aeromet Corporation
10000 Aeromet Dr.
Houston, TX 77036-4000
Tel: 281-469-4320 Fax: 281-469-4321

Singapore and Australia:
Mitsubishi Electric (Australia) Pty. Ltd.
101 Thomson Road, #21-03/04, United Square
Singapore 307891
Tel: 65-6336-7777 Fax: 65-6336-7778

Europe:
Mitsubishi Electric (Europe) Ltd.
10000 Aeromet Dr.
Houston, TX 77036-4000
Tel: +1-281-469-4320 Fax: +1-281-469-4321

NOT USED	SCALE	12	NOT USED	SCALE	4
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VIC-100 GPS Antenna
(Timing Application)

Technical Specification of Standard Type:

Performance Characteristics:

Operating Frequency	1.57542 ± 1.023 MHz (GPS)
Bandwidth	20 MHz
Gain	13.5 dBi
Impedance	50 Ohm
Power Handling	100 W (continuous)
Operating Temperature	-40°C to +85°C
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Dimensions	1.5" x 1.5" x 1.5"
Material	Aluminum
Finish	Black
RoHS	Compliant

Electrical Characteristics:

Physical Characteristics:

Environmental Characteristics:

Temperature: Operating: -40°C to +85°C
Storage: -55°C to +100°C
Humidity: 95% to 98% RH (Non-condensing)

U.S.A. and Canada:
Aeromet Corporation
10000 Aeromet Dr.
Houston, TX 77036-4000
Tel: 281-469-4320 Fax: 281-469-4321

Singapore and Australia:
Mitsubishi Electric (Australia) Pty. Ltd.
101 Thomson Road, #21-03/04, United Square
Singapore 307891
Tel: 65-6336-7777 Fax: 65-6336-7778

Europe:
Mitsubishi Electric (Europe) Ltd.
10000 Aeromet Dr.
Houston, TX 77036-4000
Tel: +1-281-469-4320 Fax: +1-281-469-4321

NOT USED	SCALE	12	NOT USED	SCALE	4
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Check Approved Date

DATE	BY	DATE	BY	DATE	BY

verizon

15505 Sand Canyon Ave.
Building "D", First Floor
Irvine, CA 92618
(949) 266-7000

NAME: "IDLE"
(700-LTE CONV./5G-LTE ADD)
28545 West Driver Avenue
Agoura Hills, CA 91301
EQUIPMENT SPECIFICATIONS
ZONING DRAWINGS

dera

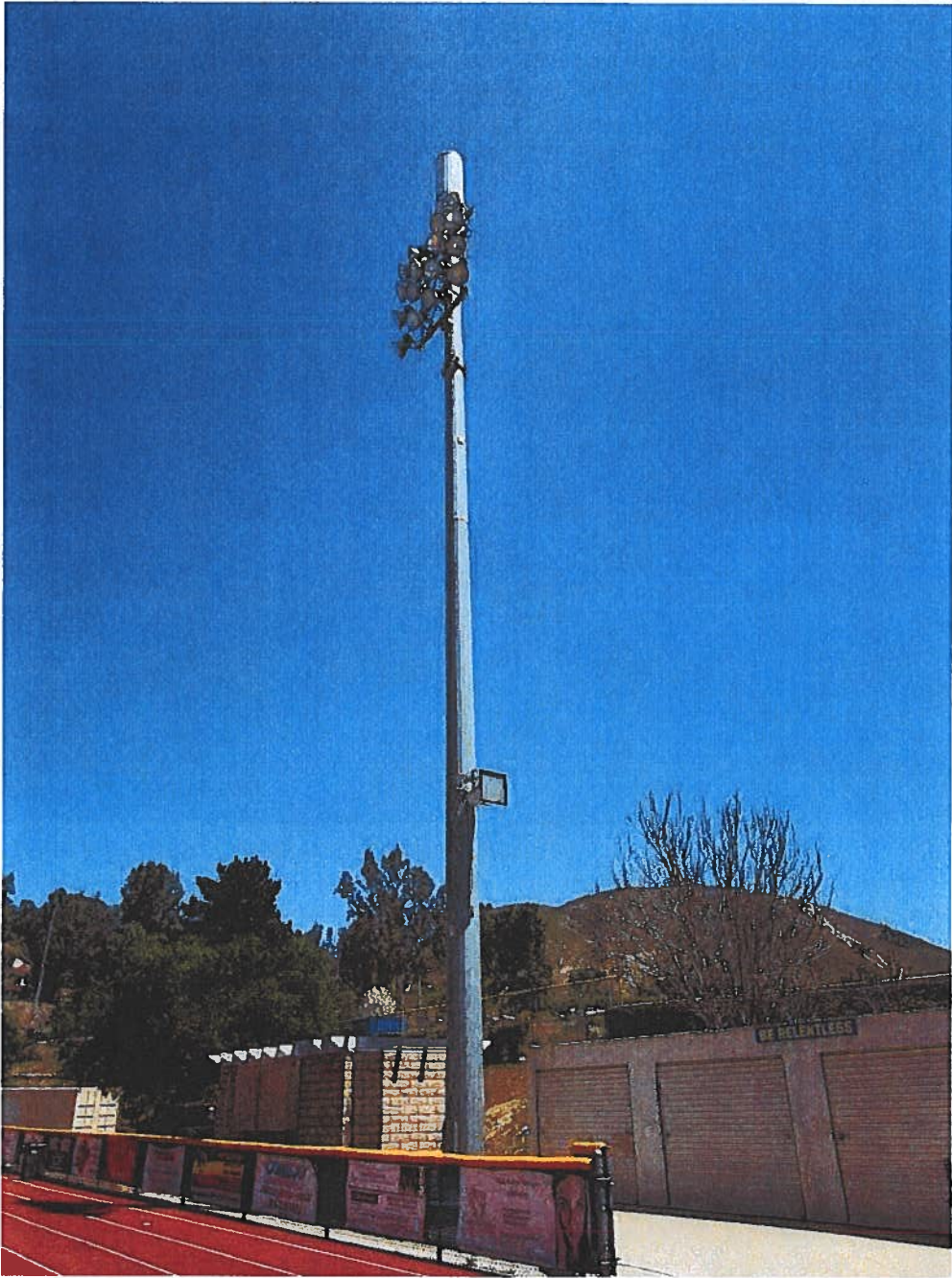
455 E. 13th St., Suite 205
Corvallis, OR 97331
Tel: 503-850-6540 Fax: 503-850-6551

A-8

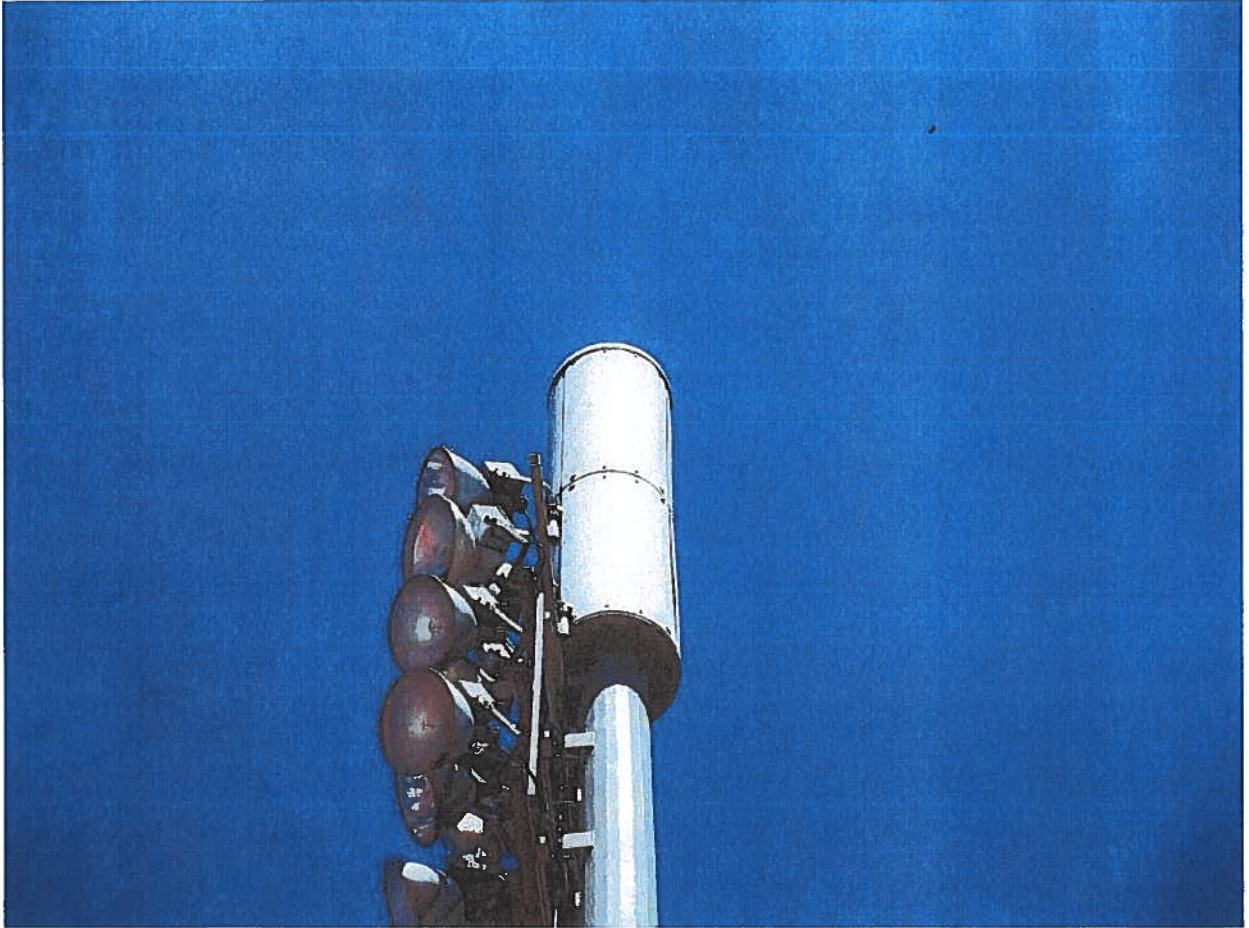
Job No. 8008

Existing Site Photos- Vzw Site: Idle
28545 West Driver Ave
Agoura Hills, CA

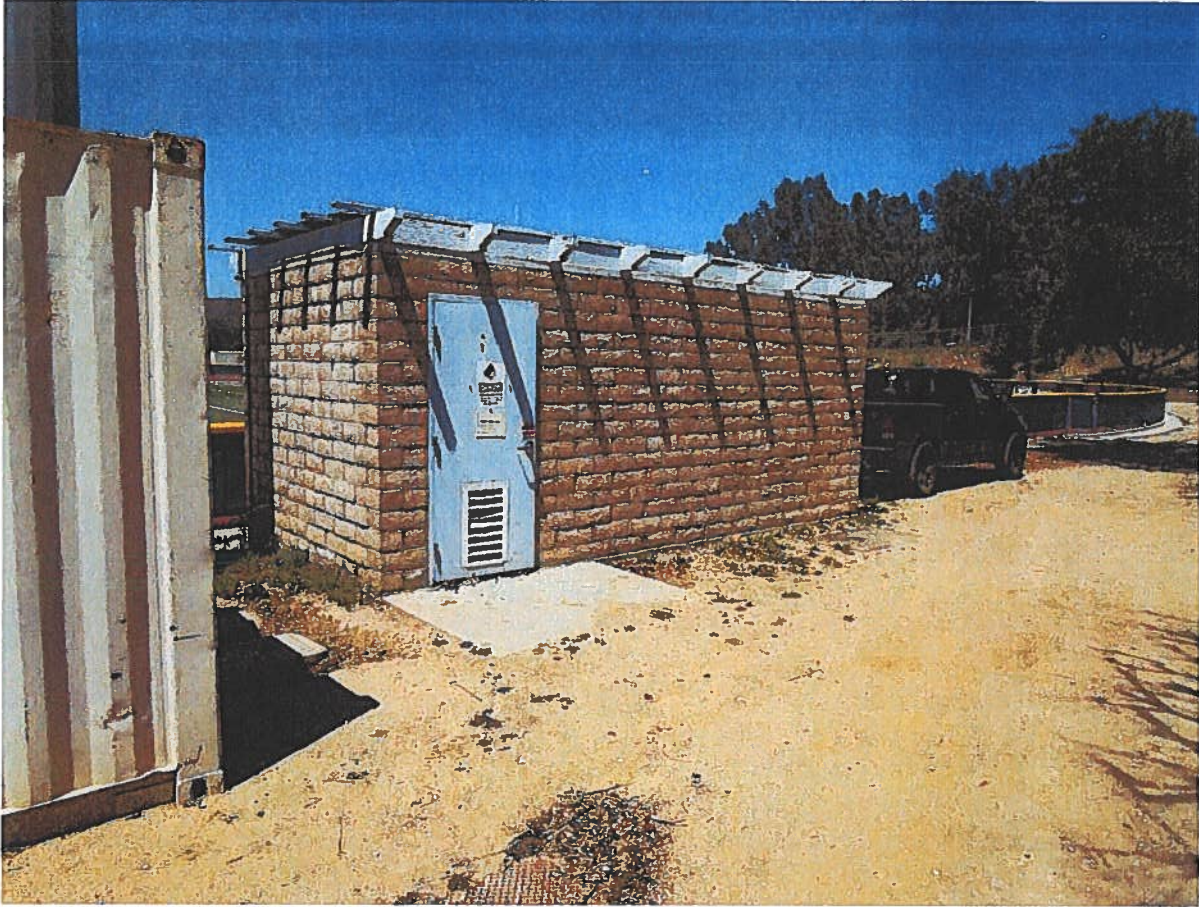
1. Existing site looking north from ground level



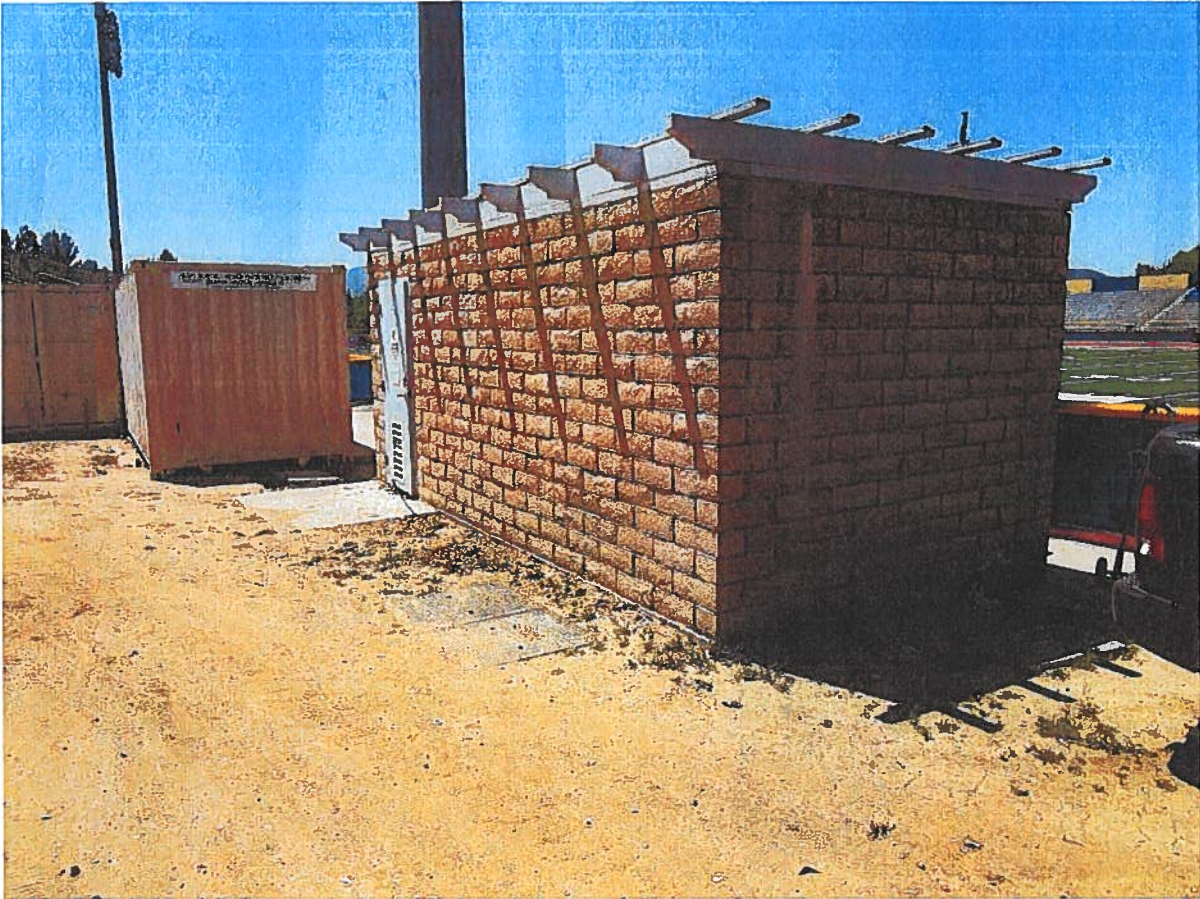
2. Existing site zoomed from ground level



3. Existing equipment shelter at grade



4. Existing site looking southeast from ground level.



RECEIVED
DEC 13 2018
By _____

WIRELESS PLANNING MEMORANDUM

TO: Valerie Darbouze
FROM: Douglas B. Brewer
REVIEWERS: Dr. Jonathan Kramer *Jonathan Kramer*
DATE: March 7, 2019

RE: **Technical Review for Replacement Stadium Light Standard
Wireless Facility**

Applicant: Verizon Wireless
Site Name: IDLE
Site Address: 28545 Driver Avenue (School District)

The City of Agoura Hills (the “City”) requested a review of the Verizon Wireless (“Verizon”) proposal to construct and operate a modified wireless site mounted on an existing stadium light standard at 28545 Driver Avenue. This memorandum addresses the following questions: (1) whether Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012 (“Section 6409(a)”) applies to Verizon’s proposal; (2) whether Verizon’s proposal complies with the Agoura Hills Municipal Code (“AHMC”); and (3) whether Verizon’s proposal demonstrates planned compliance with the Federal Communications Commission (“FCC”) radio frequency (“RF”) exposure guidelines.

This memorandum reviews the application and related materials for technical and regulatory issues specific to wireless infrastructure. Although many technical issues implicate legal issues, the analysis and recommendations contained in this memorandum do not constitute legal advice.

1. Project Description

This section briefly describes the proposed project as depicted in Verizon’s project plans (“Plans”) dated January 23, 2019. Near a school-district owned football field, Verizon proposes to modify an existing wireless facility in a top-mounted radome, situated 88’8” above ground level (“AGL”). The underlying light standard is located at 76’8”. There is an existing equipment shelter located on the ground near the subject stadium light standard.

TLF notes the Plans depict an original elevation, an existing elevation and a proposed elevation. It appears unpermitted modifications were made to the wireless facility, which are depicted in the Plans as existing equipment. The original equipment and layout on the Plans appear to be the condition of the site as originally constructed. For consistency and clarity, TLF will only analyze the proposed modifications to the current, existing wireless facility.

On the existing stadium light standard, Verizon proposes to relocate one eight-foot panel antenna to a new azimuth and install one new eight-foot panel antenna within the existing radome.

At ground level, Verizon proposes to install six new remote radio units ("RRUs") within the equipment cabinet. Verizon proposes to install two new in band combiners and a new telco cabinet within the equipment shelter. In addition, Verizon proposed to run six new coax cables from the equipment shelter to the new antenna on top of the light standard. Finally, Verizon propose to remove all the diplexers and an existing 6102 LTE cabinet from the equipment shelter. See Figures 1 and 2 below for a depiction of the existing and proposed antennas. See Figure 3 below for a depiction of the proposed elevation view and Figure 4 below for a depiction of the proposed equipment shelter. Figure 5 shows a full description of the project.

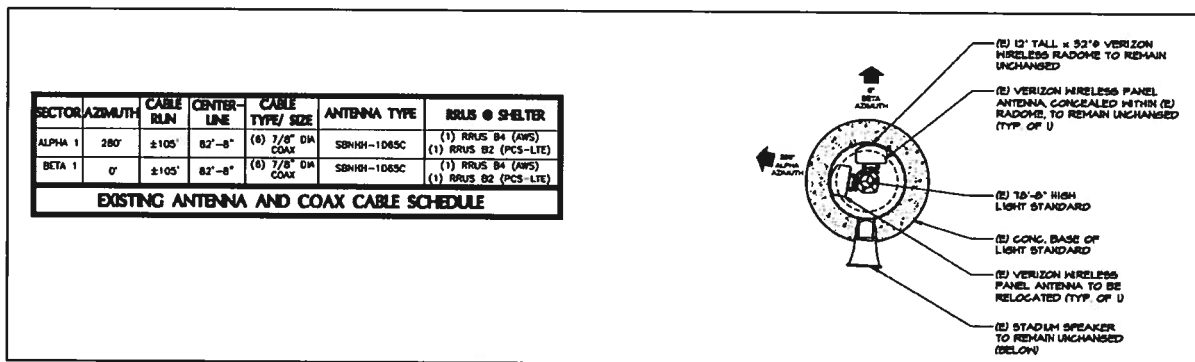


Figure 1: Existing Antenna Plan View (Source: Plans dated 01/23/19).

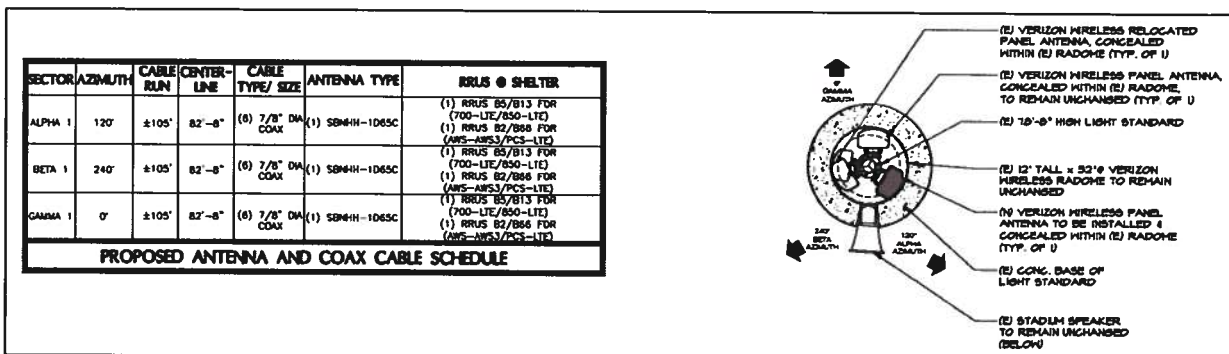


Figure 2: Proposed Antenna Plan View (Source: Plans dated 01/23/19).

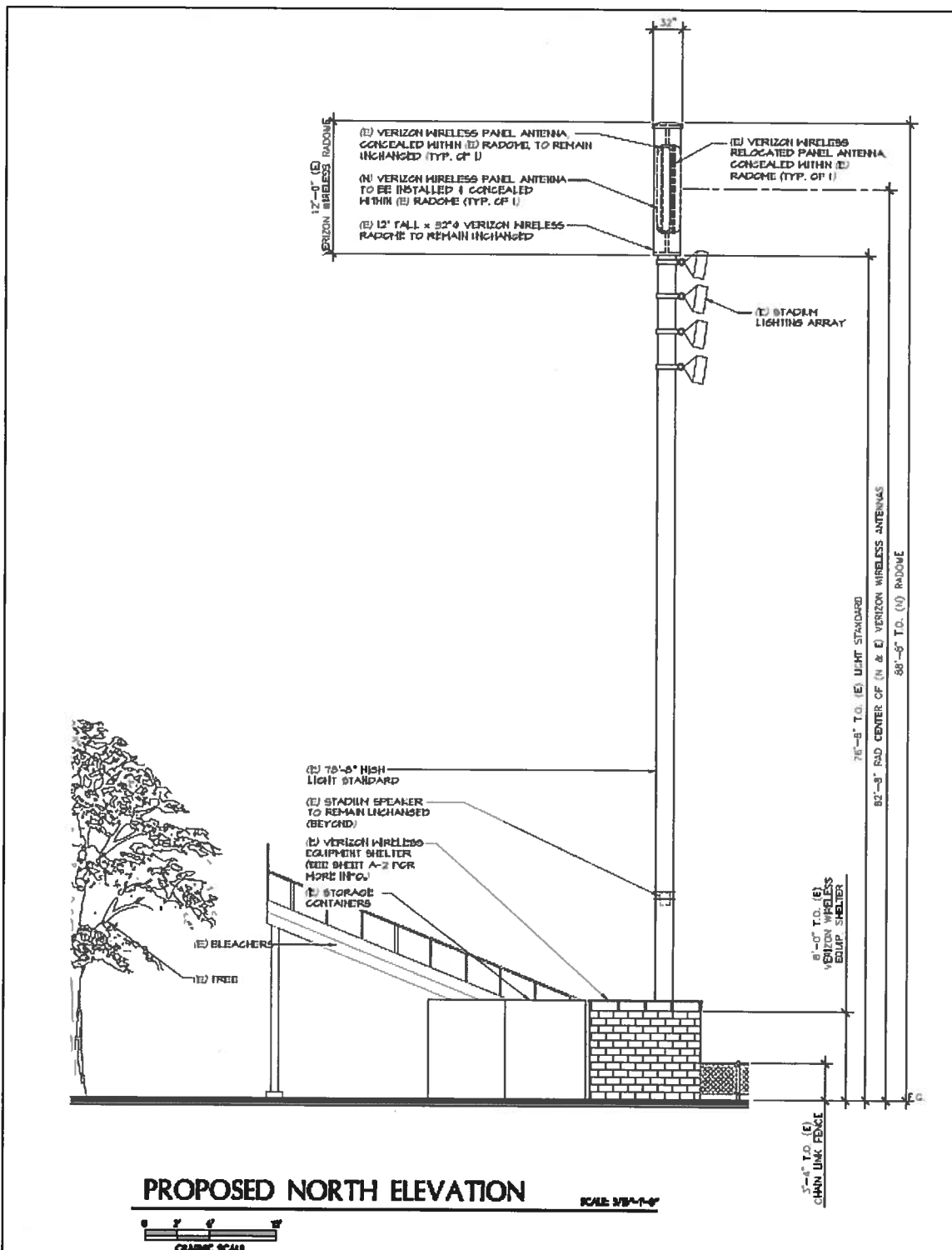


Figure 3: Proposed North Elevation View (Source: Plans dated 01/23/19).

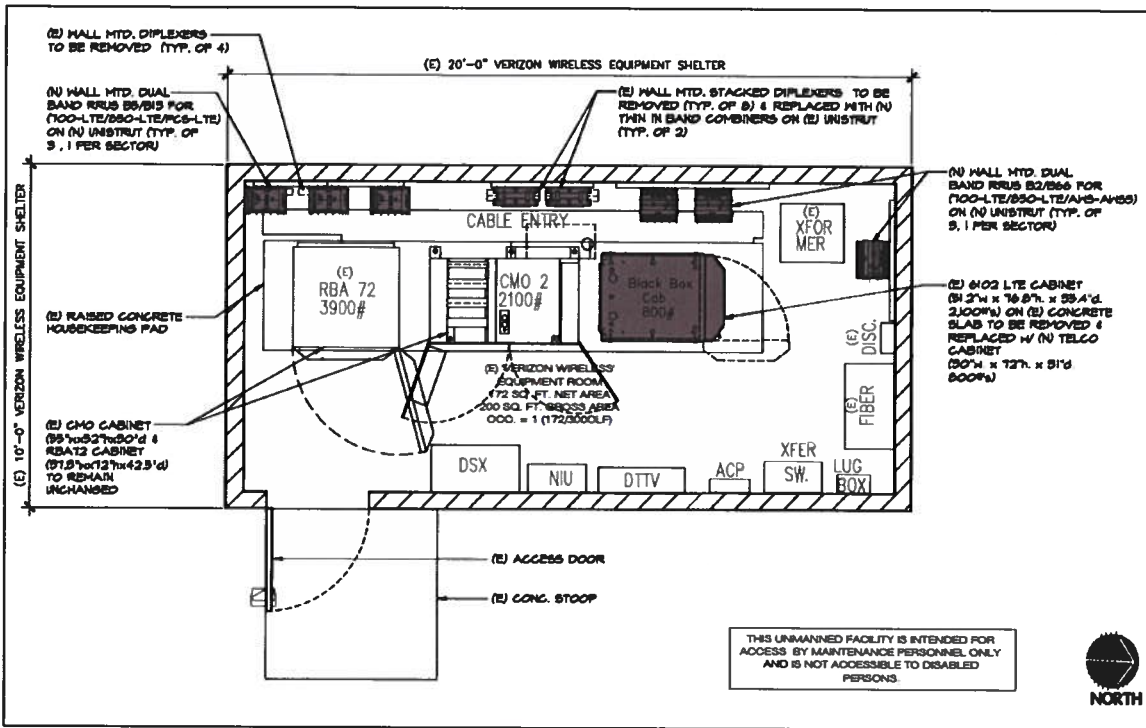


Figure 4: Proposed Equipment Shelter (Source: Plans dated 01/23/19).

PROJECT DESCRIPTION

MODIFICATION OF AN EXISTING UNMANNED VERIZON WIRELESS COMMUNICATIONS SUBSTATION TO CONSIST OF THE FOLLOWING:

ORIGINAL TO EXISTING WORK:

1. REMOVAL OF FOUR (4) EXISTING PREVIOUSLY APPROVED 48" PANEL ANTENNAS, TO BE REPLACED WITH (2) NEW 96" PANEL ANTENNAS
2. REMOVAL AND REPLACEMENT OF AN EXISTING 12' TALL RADOME WITH A NEW 12' TALL RADOME ATOP AN EXISTING LIGHT STANDARD.
3. INSTALLATION OF (2) NEW RRUS WITHIN AN EXISTING EQUIPMENT SHELTER.
4. REMOVAL OF EXISTING CMO CABINET WITHIN EQUIPMENT SHELTER.
5. INSTALLATION OF NEW RBA72 CABINET WITHIN EQUIPMENT SHELTER.

EXISTING TO PROPOSED WORK:

6. RELOCATION OF ONE (1) (E) PREVIOUSLY APPROVED 8'-0" PANEL ANTENNA TO NEW AZIMUTH.
7. INSTALLATION OF ONE (1) NEW 8'-0" PANEL ANTENNA CONCEALED WITHIN (E) RADOME
8. INSTALLATION OF THREE (3) NEW DUAL BAND RRUS (B5/B13) FOR (850-LTE/700-LTE) @ EQUIPMENT SHELTER.
9. INSTALLATION OF THREE (3) NEW RRUS DUAL BAND (B2/B66) FOR (PCS-LTE/AWS) @ EQUIPMENT SHELTER.
10. REMOVAL OF ALL (E) DIPLEXERS @ EQUIPMENT SHELTER.
11. INSTALLATION OF TWO (2) NEW IN BAND COMBINERS @ EQUIPMENT SHELTER
12. INSTALLATION OF SIX (6) NEW 7/8" COAX CABLES FROM EQUIPMENT ROOM TO (N) ANTENNA ATOP POLE, FOLLOW PATH OF THE EXISTING TWELVE (12) COAX CABLES.
13. INSTALLATION OF NEW TELCO CABINET WITHIN EQUIPMENT ROOM.
14. REMOVAL OF EXISTING 6102 LTE CABINET WITHIN EQUIPMENT ROOM.

THE SIZE OF THE EXISTING EQUIPMENT LEASE AREA AND FACILITY HEIGHTS WILL REMAIN UNCHANGED.

Figure 5: Project Description (Source: Plans dated 01/23/19).

2. Section 6409 Evaluation

As a threshold matter, the City must determine whether federal law mandates approval for this permit application. Section 6409(a) provides that State and local governments “may not deny, and shall approve” any “eligible facilities request” for a wireless site collocation or modification so long as it does not cause a “substant[ia] change in [that site’s] physical dimensions.”¹ FCC regulations interpret key terms in this statute and impose certain substantive and procedural limitations on local review.² Localities must review applications submitted for approval pursuant to Section 6409(a), but the applicant bears the burden to show it qualifies for mandatory approval.

Section 6409(a)(2) defines an “eligible facilities request” as a request to collocate, remove or replace transmission equipment on an existing wireless tower or base station.³ This definition necessarily excludes permit requests for new facilities. Thus, no matter how large or small, Section 6409(a) does not mandate approval for a permit to construct an entirely new wireless facility.

Here, Verizon did not submit an eligible facilities request as Verizon previously modified the existing wireless facility in or around 2016 without obtaining valid City permits for those modifications. Thus, the existing wireless facility lacks a legal existence. Accordingly, Section 6409(a) is not applicable to Verizon’s application. The City should review Verizon’s proposal for compliance with the local values expressed in the AHMC subject to certain federal limitations in Section 704 of the Telecommunications Act of 1996 (the “Telecom Act”).

3. Compliance with Agoura Hills Municipal Code

AHMC § 9661.20(A) requires the City grant an exception for wireless facilities placed within school district (“SH”) zoning.⁴ Here, Verizon’s proposed wireless facility modification lies within the SH zoning district.⁵ Accordingly, the following discussion evaluates the project for compliance with the AHMC.

3.1. Compliance with Location Preferences

AHMC § 9661.20 establishes that wireless telecommunications facilities and wireless telecommunications collocation facilities shall not locate in any of the following districts,

¹ See Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012, Pub. L. No. 112-96, 126 Stat. 156. (Feb. 22, 2012) (codified as 47 U.S.C. § 1455(a)).

² See *In the Matter of Acceleration of Broadband Deployment by Improving Wireless Facilities Siting Policies*, Report and Order, 29 FCC Rcd. 12864 (Oct. 17, 2014) (codified as 47 C.F.R. §§ 1.40001, et seq.).

³ See 47 U.S.C. § 1455(a)(2).

⁴ See AGOURA HILLS, CAL., CODE §§ 9431 to 9434

⁵ See AGOURA HILLS, CAL., GENERAL PLAN, UPDATE EIR, Figure 3-2 (1997).



areas or locations without an exception. AHMC § 9661.20(1) enumerates different districts that do not require an exception, with SH zoning specifically delineated as not requiring an exception.⁶

Here, Verizon's application is a modification to an existing wireless facility in an SH zone. SH zoning permits a wireless facility of this nature, and the existing facility is consistent with the other light standards on the site. Therefore, the proposed modifications comply with the City's location preferences. The following discussion evaluates the proposal for compliance with the City's wireless development standard.

3.2. Compliance with Design and Development Standards

AHMC § 9661.5(B) sets out design and development standards for wireless facilities. All wireless facilities "shall employ screening and camouflage design techniques... to ensure that the facility is as visually inconspicuous as possible."⁷ Screening shall be designed to be architecturally compatible with surrounding structures.⁸ All wireless facilities shall have subdued colors and non-reflective materials that blend with the materials and colors of the surrounding area and structures.⁹

The accessory equipment for ground-mounted wireless facilities shall be located in an enclosed structure, and shall comply with the development and design standards of the zoning district in which the accessory equipment is located.¹⁰ The enclosed structure shall be architecturally treated and/or adequately screened from view by landscape plantings, walls, fencing or other appropriate means, selected so that the resulting screening will be visually integrated with the architecture and landscaping of the surroundings.¹¹

Here, Verizon's application complies with the City's applicable design and development standards. All proposed modifications will be entirely concealed within the existing radome and equipment shelter. All power and telco lines will be placed underground and routed through the light standard. Verizon would paint or treat the antennas and equipment to match the color of the underlying stadium light standard. The accessory equipment is concealed with the equipment shelter.

Accordingly, we recommend the following two conditions of approval regarding design elements:

⁶ AGOURA HILLS, CAL., CODE § 9661.20(A)(1)(noting that zoning districts other than BP-M, BP-OR, CN, CRS, CS, CS-MU, CR, PD, U, and SH districts require an exception").

⁷ See *id.* § 9661.5(B)(1)(a).

⁸ See *id.* § 9661.5(B)(1)(b).

⁹ See *id.* § 9661.5(B)(3)(a).

¹⁰ See *id.* § 9661.5(B)(7)(b).

¹¹ See *id.*



1. Before the permittee submits any applications to the Building Division, the permittee must incorporate this permit, all conditions associated with this permit and the approved photo simulations into the project plans (the “**Approved Plans**”). The permittee must construct, install and operate the wireless facility in strict compliance with the Approved Plans. Any alterations, modifications or other changes to the Approved Plans, whether requested by the permittee or required by other departments or public agencies with jurisdiction over the wireless facility, must be submitted in a written request subject to the Director’s prior review and approval, who may refer the request to the original approval authority if the Director finds that the requested alteration, modification or other change substantially deviates from the Approved Plans or implicates a significant or substantial land-use concern.
2. This permit will automatically expire 10 years and one day from its issuance, except when California Government Code § 65964(b), as may be amended or superseded, authorizes the City to establish a shorter term for public safety or substantial land use reasons. Any other permits or approvals issued in connection with any collocation, modification or other change to this wireless facility, which includes without limitation any permits or other approvals deemed-granted or deemed-approved under federal or state law, will not extend this term limit unless expressly provided otherwise in such permit or approval or required under federal or state law.

These conditions are not intended to be exhaustive. Rather, in the event that City approves the application at the proposed location, the City may wish to impose these conditions in addition to any other conditions necessary or appropriate to promote compliance with the AHMC and generally applicable public health and safety codes.

4. Planned Compliance with RF Exposure Regulations

Under the Telecom Act, the FCC completely occupies the field with respect to RF emissions regulation. The FCC established comprehensive rules for human exposure to RF emissions (the “**FCC Guidelines**”).¹² State and local governments cannot regulate wireless facilities based on environmental effects from RF emissions to the extent that the emissions comply with the FCC Guidelines.¹³

¹² See 47 U.S.C. § 332(c)(7)(B)(iv); see also 47 C.F.R. § 1.1307 *et seq.*; FCC Office of Engineering and Technology, *Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields*, OET Bulletin 65, ed. 97-01 (1997).

¹³ See 47 U.S.C. § 332(c)(7)(B)(iv).

Although localities cannot establish their own standards for RF exposure, local officials may require wireless applicants to demonstrate compliance with the FCC Guidelines.¹⁴ Such demonstrations usually involve a predictive calculation because the site has not yet been built.

4.1. FCC Guidelines, Categorical Exclusions and Exposure Mitigation Measures

FCC Guidelines regulate *exposure* rather than *emissions*.¹⁵ Although the FCC establishes a maximum permissible exposure (“MPE”) limit, it does not mandate any specific limitations on power levels applicable to all antennas and requires the antenna operator to adopt exposure-mitigation measures only to the extent that certain persons might become exposed to the emissions. Thus, a relatively low-powered site in proximity to the general population might require more comprehensive mitigation measures than a relatively high-powered site in a remote location accessible only to trained personnel.

The MPE limit also differentiates between “general population” and “occupational” people. Most people fall into the general population class, which includes anyone who either does not know about potential exposure or knows about the exposure but cannot exert control over the transmitters.¹⁶ The narrower occupational class includes persons exposed through their employment and able to exert control over their exposure.¹⁷ The MPE limit for the general population is five times lower than the MPE limit for the occupational class.

Lastly, the FCC “categorically excludes” certain antennas from routine environmental review when either (1) the antennas create exposures in areas virtually inaccessible to humans or (2) the antennas operate at extreme low power. As a general rule, a wireless site qualifies for a categorical exclusion when mounted on a structure built solely or primarily to support FCC-licensed or authorized equipment (*i.e.*, a tower) and such that the lowest point on the lowest transmitter is more than 10 meters (32.8 feet) above ground.¹⁸

¹⁴ See *In re Procedures for Reviewing Requests for Relief from State and Local Regulations Pursuant to Section 332(c)(7)(B)(iv) of the Communications Act of 1934, Report and Order*, 15 FCC Rcd. 22821, 22828–22829 (Nov. 13, 2000) (declining to adopt rules that limit local authority to require compliance demonstrations).

¹⁵ See *generally* Human Exposure to Radio Frequency Fields: Guidelines for Cellular and PCS Sites, *Consumer Guide*, FCC (Oct. 22, 2014), available at <https://www.fcc.gov/guides/human-exposure-rf-fields-guidelines-cellular-and-pcs-sites> (discussing in general terms how wireless sites transmit and how the FCC regulates the emissions).

¹⁶ See 47 C.F.R. § 1.1310, Note 2.

¹⁷ See *id.*

¹⁸ See *id.* § 1.1307(b)(1).



Categorical exclusions establish a presumption that the emissions from the antennas will not significantly impact humans or the human environment. Such antennas are exempt from routine compliance evaluations but not exempt from actual compliance. Under some circumstances, such as a heavily collocated tower or when in close proximity to general population members, even a categorically excluded site will require additional analysis.

4.2. Planned Compliance Evaluation and Recommendations

The FCC Guidelines do not categorically exclude Verizon's proposed wireless facility because Verizon proposes to install wireless facility modifications on an existing stadium light standard that was primarily constructed to support overhead illumination of a football field, not support FCC-licensed wireless equipment. Therefore, an additional analysis is warranted to determine whether Verizon can demonstrate that the transmitting antennas would comply with the FCC Guidelines.

Here, Verizon submitted a Radio Frequency - Electromagnetic Energy (RF-EME) Jurisdictional Report prepared by EBI Consulting dated November 28, 2018 (the "EBI Report"). Based on a computer-simulated analysis, the EBI Report finds that the RF exposure from Verizon's antennas will not exceed the maximum permissible exposure limit for the general population class at accessible ground level areas. In addition, the EBI Report concludes that routine signage protocols would be required to notify climbers of the active transmitters. As discussed below, these findings are sufficient to demonstrate planned compliance with the FCC Guidelines.

The EBI Report contains the basic RF emissions data needed to independently evaluate planned compliance for the site. Based on the transmitter frequencies and power levels disclosed in the EBI Report, the antennas at the proposed location would create a "controlled access zone" that extends 65.5 feet horizontally from the face of the antennas in three sectors at 0 degrees azimuth, 120 degrees azimuth and 240 degrees azimuth. The controlled access zone extends horizontally at approximately the same height as the antennas' emissions center (82'8" AGL), with very few emissions that stray in any other direction. This result is consistent with the EBI Report's prediction that exposure levels at the ground will not exceed the FCC's maximum limit for the general population.

The fact that the emissions would create a controlled access zone does not mean that the facility would violate the FCC Guidelines. Rather, a controlled access zone means that the carrier must affirmatively restrict public access to that area so that members of the general population (including trespassers and maintenance workers) cannot unknowingly enter and be exposed to radio frequency emissions in excess of those allowed by the FCC.

In this case, the controlled access zone extends into generally inaccessible airspace at each sector 82'8" feet above the nearest walking surface. Moreover, the nearest



occupied structure adjacent to each facility is more than 400 feet from the transmitting antenna, which would be outside the controlled access zone. However, given that the general population class may also include maintenance workers and even trespassers/vandals who might be unknowingly exposed to the emissions from the antennas while ascending the light standard, routine mitigation measures required for these circumstances, such as signage, are recommended.

Accordingly, the City may wish to consider the following conditions of approval related to routine access restrictions and signage protocols before potentially issuing any permit approval for the subject facility:

1. Permittee shall keep all access points to the equipment enclosure locked at all times, except when active maintenance is performed on the equipment.
2. Permittee shall install and at all times maintain in good condition an "RF Notice" sign that contains information to contact the Permittee's Network Operations Center sign on the equipment enclosure, and at the base of the light standard about 8 feet above ground level.
3. Permittee shall ensure that all signage complies with FCC OET Bulletin 65 or ANSI C95.2 for color, symbol and content conventions. All such signage shall provide a working local or toll-free telephone number to its network operations center that reaches a live person who can exert transmitter power-down control over this site as required by the FCC.

These recommended conditions are based on the site in its proposed location and equipment configuration. A revised analysis may be necessary if Verizon ultimately proposes a different site and/or equipment configuration.

5. Conclusion

In its current form, Verizon's proposed modifications to the existing wireless facility comply with some, but not all, of the City's development standards and design regulations. However, the application could be brought into compliance by imposing several conditions of approval. Accordingly, the City should consider the design recommendations in Section 3.2 as potential conditions of approval.

Lastly, the facility will demonstrate planned compliance with the FCC Guidelines subject to the recommended conditions of approval in Section 4.2 of this memorandum.

DB/jlk