City of Cerritos
Department of Community Development
18125 Bloomfield Avenue Cerritos, CA 90703
Phone: (562) 916-1201
Website: permits.cerritos.gov

SMALL WIRELESS FACILITY APPLICATION GUIDE

Small wireless facilities as defined by the Federal Communications Commission (FCC) in 47 C.F.R. § 1.6002(l) are governed by the City of Cerritos Small Wireless Facility Policy Manual ("Policy Manual") and Chapter 22.42 of the Cerritos Municipal Code, which are incorporated to this application by reference. See the Resources section of this application for links to these governing documents. A Small Wireless Facility Permit shall have the same meaning as a "small cell permit" as described in the Policy Manual. Small wireless facilities that meet the requirements set forth in Policy Manual may be administratively issued a Small Wireless Facility Permit following the completion of this application and submittal of all items required herein, and thereafter the City has reviewed this information and determined the project to be eligible for a Small Wireless Facility Permit.

SUBMITTAL PROCEDURE: Wireless telecommunication project/permit submittals are only accepted on Mondays and Tuesdays from 8:00 a.m. to 4:00 p.m. In-person wireless telecommunication project/permit submittals are by appointment only, and walk-in applicants will not be accepted. Appointments can be scheduled by calling (562) 916-1201. Any in-person or online wireless telecommunication project/permit submitted after 4:00 p.m. on Monday, whether online or in-person, will be deemed submitted on the following Tuesday, and any application submitted on Tuesday after 4:00 p.m. will be deemed submitted on the following Monday (or the following Tuesday if Monday is a legal holiday).

BATCHED APPLICATIONS: Each facility requires a separate Small Wireless Facility Permit Application. Applicants may generally submit one (1) application per appointment, or up to five (5) individual applications per appointment for batched applications. Small wireless facilities in a batch must be proposed with substantially the same equipment in the same configuration on the same support structure type. Each application in a batch must meet all the requirements for a complete application, which includes without limitation the application fee for each application in the batch. If any application in a batch is incomplete, the entire batch shall be deemed incomplete. If any application is withdrawn or deemed withdrawn from a batch, the entire batch shall be deemed withdrawn. If any application in a batch fails to meet the required findings for approval, the entire batch shall be denied.

PRE-SUBMITTAL CONFERENCES: The City strongly encourages, but does not require, applicants to schedule and attend a pre-submittal conference with City staff for all proposed projects. This voluntary pre-submittal conference does not cause the FCC Shot Clock to begin and is intended to streamline the review process after an application is duly filed through informal discussion that includes, without limitation, the appropriate project classification and review process; any latent issues in connection with the proposed project, including compliance with generally applicable rules for public health and safety; potential concealment issues or concerns (if applicable); coordination with other City departments responsible for application review; and application completeness issues or questions. To mitigate unnecessary delays due to application incompleteness, applicants are encouraged (but not required) to bring any draft applications or other materials so that City staff may provide informal feedback and guidance about whether such applications or other materials may be incomplete or present other issues.

1.0 WIRELESS TELECOMMUNICATION FACILITY INFORMATION

1.1 Facility owner: _____ 1.2 Carrier Name: _____

1.3 Facility address: _____

(If in the public right-of-way, provide a nearby address and location description. The City will assign a new address to the facility.)

2.0 APPLICANT INFORMATION

2.1 Name of applicant/ representative of owner: _____ 2.2 Phone Number: _____

2.3 Company name: _____

2.4 Mailing address: _____

2.5 Email address: _____

3.0 RESOURCES

- Cerritos Municipal Code Chapter 22.42, Wireless Telecommunications
  https://www.codepublishing.com/CA/Cerritos/html/Cerritos22/Cerritos2242.html
- Small Wireless Facility Policy Manual
  https://www.cerritos.gov/media/d3qdg5pd/small_wireless_facility_policy_manual.pdf
- Fee Schedule
  https://www.cerritos.gov/media/xnncx0fz/2024-master-fee-schedule-updated-07-12-2024.pdf
- Other permit applications
  https://www.cerritos.gov/buildingpermits

4.0 SUBMITTAL CHECKLIST AND SIGNATURE

All of the following items must be submitted with this application in order for the application to be deemed complete.

☐ 4.1 **Application Form.** Submit a duly executed copy of this Small Wireless Facility Permit Application with all sections completed.

☐ 4.2(a) **Application Fee.** Submit the Small Wireless Facility Permit Application fee in accordance with the City's Fee Schedule. Batched applications must include the applicable Small Wireless Facility Permit Application fee for each small wireless facility in the batch.

☐ 4.2(b) **Consultant Deposit.** Submit the Wireless Technical Consultant Review deposit in accordance with the City's Fee Schedule. Batched applications must include the applicable Wireless Technical Consultant Review deposit for each small wireless facility in the batch.

(This space is intentionally left blank.)

Facility address: _____
(same as item 1.3 on page 1)

FOR OFFICE USE ONLY **M/P#** _____
(Project Reference Number)

Continued next page →

☐ 4.3 **Construction drawings.** Submit true and correct construction drawings, prepared, signed and stamped by a California licensed or registered engineer, that depict all the existing and proposed improvements, equipment and conditions related to the proposed project, which includes without limitation any and all poles, posts, pedestals, traffic signals, towers, streets, sidewalks, pedestrian ramps, driveways, curbs, gutters, drains, hand holes, manholes, fire hydrants, equipment cabinets, antennas, cables, trees and other landscape features. The construction drawings must:

(i) contain cut sheets that contain the technical specifications for all existing and proposed antennas and accessory equipment, which includes without limitation the manufacturer, model number and physical dimensions;
(ii) identify all structures and public and private improvements within 300 feet from the proposed project site and call out such structures' overall height above ground level;
(iii) for any proposed small wireless facility proposed to be installed on any private property, identify existing easements across the subject private property;
(iv) depict the applicant's plan for electric and data backhaul utilities, which shall include the locations for all conduits, cables, wires, hand holes, junctions, transformers, meters, disconnect switches, and points of connection; and
(v) demonstrate that proposed project will be in full compliance with all applicable health and safety laws, regulations or other rules, which includes without limitation the Americans with Disabilities Act (ADA), all building codes, electric codes, local street standards and specifications, and public utility regulations and orders.

Submit five (5) sets of paper plans ("ZD-100" level), minimum 24" x 36" size, including:
- Site plan (must show all elements of existing and proposed project as described above)
- Elevations
- Sections
- Detailed plans

☐ 4.4 **Site Survey (if applicable).** For any small wireless facility proposed to be located within the public rights-of-way, submit a survey prepared, signed and stamped by a California licensed or registered engineer. The survey must identify and depict all existing boundaries, encroachments and other structures and public and private improvements within 300 feet from the proposed project site, which includes without limitation all:

(i) traffic lanes;
(ii) all private properties and property lines;
(iii) above- and below-grade utilities and related structures and encroachments;
(iv) fire hydrants, roadside call boxes and other public safety infrastructure;
(v) streetlights, decorative poles, traffic signals and permanent signage;
(vi) sidewalks, driveways, parkways, curbs, gutters and storm drains;
(vii) benches, trash cans, mailboxes, kiosks and other street furniture; and
(viii) existing trees, planters and other landscaping features.

Facility address: _____
(same as item 1.3 on page 1)

FOR OFFICE USE ONLY **M/P#** _____
(Project Reference Number)

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☐ 4.5 **Photo Simulations.** Submit five (5) sets of site photographs and photo simulations (minimum 8 ½" x 11" size) that show both the existing location prior to installation and the existing location after installation of the proposed small wireless facility in context from at least three vantage points within the public streets or other publicly accessible spaces, together with a vicinity map that shows the proposed site location and the photo location for each vantage point, for comparison purposes.

☐ 4.6 **Acoustic Analysis.** Submit an acoustic analysis prepared and certified by an engineer for the proposed small wireless facility and all associated equipment including all environmental control units, sump pumps, temporary backup power generators and permanent backup power generators demonstrating compliance with the City's noise regulations. The acoustic analysis must also include an analysis of the manufacturers' specifications for all noise-emitting equipment and a depiction of the proposed equipment relative to all adjacent property lines. In lieu of an acoustic analysis, the applicant may submit evidence from the equipment manufacturer that the ambient noise emitted from all the proposed equipment will not, both individually and cumulatively, exceed the applicable limits.

☐ 4.7 **Project Narrative and Justification.** Submit a written statement entitled "Project Narrative and Justification" that explains in plain factual detail whether and why the proposed wireless facility qualifies as a "small wireless facility" as defined by the FCC in 47 C.F.R. § 1.6002(l). A complete written narrative analysis will state the applicable standard and all the facts that allow the City to conclude the standard has been met; bare conclusions not factually supported do not constitute a complete written analysis. As part of the written statement the applicant must also include:

(i) statement of whether and why the proposed support is a "structure" as defined by the FCC in 47 C.F.R. § 1.6002(m);
(ii) statement (labeled "Findings") of whether and why the proposed wireless facility meets each required finding for a small wireless facility permit as provided in Section 7(c) of the Policy Manual;
(iii) statement of technical objectives (labeled "Statement of Technical Objectives") that the applicant intends the proposed small wireless facility to achieve and the factual reasons why the proposed location, height, and equipment configuration are necessary to achieve those objectives, attached to which the following shall be provided:
- street-level map showing the general geographic area of the wireless service area(s) to be improved through the proposed small wireless facility (the "Service Area");
- full-color signal propagation maps in scale with the street-level map that show the current and predicted service coverage in the area for all active frequencies in RSRP (or other relevant signal level or quality indicator) and with a legend that describes the objective signal levels in dBm that correspond to any colors used to depict signal levels on such propagation maps;
- written narrative that describes the uses (commercial, residential, industrial, primary thoroughfare, highway, etc.) within the Service Area and the manner in which those uses would be negatively affected if the Service Area were to remain unaddressed; and
- statement as to whether the applicant conducted any drive test(s) and, if so, all drive test results and data (in .xls or .csv or similar format) together with a report that describes how and when the applicant conducted such test(s); and

Facility address: _____
(same as item 1.3 on page 1)

FOR OFFICE USE ONLY **M/P#** _____
(Project Reference Number)

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(iv) alternatives analysis (labeled "Alternatives Analysis") listing and describing all the alternative locations and designs considered before the applicant submitted this application, attached to which the following shall be provided:

- aerial map showing the general geographic area of the proposed location, annotated to show all existing wireless facilities within the area; the search ring used for this particular project; and all locations for each alternative considered for this project;
- listing of the following for each alternative location/design:
  - address and/or location description;
  - (if outside of the public right-of-way) zoning designation;
  - (if outside of the public right-of-way) property owner's name, contact information used in attempts to inquire about interest in a lease or other agreement to use the property for a wireless facility, when such attempts were made, and the response, if any, received from the property owner;
  - support structure type considered;
  - general design concept and concealment elements/techniques considered;
  - overall height and achievable antenna centerline height;
  - the factual reasons why the applicant considered the potential alternative site location and/or design to be unacceptable, infeasible, unavailable, or not in accordance with the standards set forth in the City of Cerritos Small Wireless Facility Policy Manual and Cerritos Municipal Code Chapter 22.42;
  - (for each alternative site within the search ring) signal propagation maps in scale with the aerial map that show the current and predicted service coverage in the area for all active frequencies in RSRP (or other relevant signal level or quality indicator) and with a legend that describes the objective signal levels in dBm that correspond to any colors used to depict signal levels on such propagation maps. The signal propagation maps required must be directly comparable to the maps for the applicant's proposed site. If the applicant did not locate any alternatives within the search ring, the analysis must expressly state that no such alternatives were considered;
- analysis showing how the proposed site location and support structure is the most preferred as provided in the City of Cerritos Small Wireless Facility Policy Manual.

☐ 4.8 **RF Compliance Report.** Submit an RF exposure compliance report that certifies that the proposed small wireless facility, as well as any collocated wireless facilities, will comply with applicable federal RF exposure standards and exposure limits. The RF report must be prepared and certified by an RF engineer acceptable to the City. The RF report must include the actual frequency and power levels (in watts ERP) for all existing and proposed antennas at the site and exhibits that show the location and orientation of all transmitting antennas and the boundaries of areas with RF exposures in excess of the uncontrolled/general population limit (as that term is defined by the FCC) and also the boundaries of areas with RF exposures in excess of the controlled/occupational limit (as that term is defined by the FCC). Each such boundary shall be clearly marked and identified for every transmitting antenna at the project site.

☐ 4.9 [Intentionally omitted in this application.]

Facility address: _____
(same as item 1.3 on page 1)

FOR OFFICE USE ONLY **M/P#** _____
(Project Reference Number)

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☐ 4.10 **Regulatory Authorization.** Submit evidence of the applicant's regulatory status under federal and California law to provide the services and construct the small wireless facility proposed in the application. Label the document "Regulatory Authorization."

☐ 4.11 **Site Agreement (if applicable).** For any small wireless facility proposed to be installed on any structure owned or controlled by the City and located within the public rights-of-way, submit a partially-executed site agreement on a form prepared by the City that states the terms and conditions for such non-exclusive use by the applicant. No changes shall be permitted to the City's form site agreement except as may be indicated on the form itself by the Director. Any unpermitted changes to the City's form site agreement shall be deemed a basis to deem the application incomplete.

☐ 4.12 **Title Report and Property Owner's Authorization (if applicable).** For any small wireless facility proposed to be installed on any private property not owned or controlled by the City, submit:

(i) a title report issued within 30 days from the date the applicant filed the application; and

(ii) if the applicant is not the property owner, a written authorization (see attached "Property Owner's Consent to File Application") signed by the property owner identified in the title report that authorizes the applicant to submit and accept a small cell permit in connection with the subject property.

The title report shall include a parcel map and shall identify any and all existing easements.

☐ 4.13 **Public Notice List, Labels, and Map.** Submit a mailing list, gummed mailing labels printed with all addresses on the mailing list, and a base map for all properties and record owners of properties within a 500-foot radius from the project site. The base map shall be printed at 1"=100' or 1"=200' scale, and each property shall be numbered to correspond to the information on the mailing list. Gummed mailing labels shall be on a 8.5" x 11" sheet, with three equal rows across and ten or eleven rows down. Each label shall include the recipient name, property address, and corresponding number from the base map. The applicant shall also submit either U.S. postal stamps or payment in the amount to cover first-class postage to each mailing address. Insufficient postage and/or illegible addressing shall be a basis to deem the application incomplete.

☐ 4.14 **Supplemental Application.** Submit a completed copy of the attached "Small Wireless Facility Required Supplemental Application" and all exhibits described therein.

☐ 4.15 **Electronic File.** Submit one electronic file (in 'unlocked' PDF format) of this application form and items 4.1 through 4.14, inclusive, on CD/DVD.

The undersigned applicant represents that the information provided on and attached to this form is true, accurate, and complete to the applicant's best knowledge.

4.16 Applicant signature: _____ Date: _____

SUBMITTAL PROCEDURE: Wireless telecommunication project/permit submittals are only accepted on Mondays and Tuesdays from 8:00 a.m. to 4:00 p.m. In-person wireless telecommunication project/permit submittals are by appointment only, and walk-in applicants will not be accepted. Appointments can be scheduled by calling (562) 916-1201. Any in-person or online wireless telecommunication project/permit submitted after 4:00 p.m. on Monday, whether online or in-person, will be deemed submitted on the following Tuesday, and any application submitted on Tuesday after 4:00 p.m. will be deemed submitted on the following Monday (or the following Tuesday if Monday is a legal holiday).

Facility address: _____
(same as item 1.3 on page 1)

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(Project Reference Number)

PROPERTY OWNER'S CONSENT TO FILE APPLICATION

I (we), _____, hereby certify that I am (we are) the owner(s) of the property located at _____, and identified as APN _____and that I (we) have reviewed this application and that this application is being filed with the full knowledge and consent of the above property owner(s). I (we) further acknowledge and understand that if the application is approved by the City, the application shall subject the property to conditions of approval. I (we) certify, under penalty of perjury, that the foregoing statements presented herein are in all respects true and correct to the best of my (our) knowledge and belief.

Signature: _____

Mailing Address: _____

Phone: _____

Signature: _____

Mailing Address: _____

Phone: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of)

On _____, before me, _____
(insert name and title of notary public)

personally appeared _____

_____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.

WITNESS, my hand and official seal.

_____
Signature of Notary

CITY OF CERRITOS, CALIFORNIA

For Government Use Only

Small Wireless Facility
Required Supplemental Application

This Small Wireless Facility Required Supplemental Application and the required plans as described below must be included with each proposed application to install in the City of Cerritos, California, a small wireless facility ("SWF") as described by the FCC at 47 C.F.R. § 1.6002(l).

This Small Wireless Facility Required Supplemental Application cannot be submitted alone; it must be attached to the City of Cerritos's current 'Small Wireless Facility Permit Application' form.

Project Address/ Location: _____

Applicant's Project ID: _____

City of Cerritos's Project ID (if known):_____

Attach to the plans you submit with the City of Cerritos's Small Wireless Facility Permit Application a 100% complete Zoning Drawing page (referred to as a "ZD-100" level drawing). Title that ZD-100 page "SWF-1". The ZD-100 must use the same size and scale as for the balance of the zoning drawings submitted to the City of Cerritos. The ZD-100 must provide discrete name/identification, dimensions, and volume of every component of the proposed small wireless facility. **All dimensions must be shown in decimal feet (ft), and all volumes must be shown decimal cubic feet (ft^3).** If additional plan pages are required to meet the specifications required herein add additional ZD-100 pages sequentially titled as "SWF-2" … "SWF-3"… etc.

Provide every element proposed in connection with the small wireless facility (even if concealed within City of Cerritos-required camouflage elements) including and not limited to:

(a) Every electronic equipment component or cabinet of every type (e.g. radio transmission; backhaul; interconnection; etc.);

(b) Every support structure added for this project (e.g., new and replacement poles of every type such as light standards, H-Frames, pole offset brackets/sleds, all cable trays of all types, etc.);

(c) All conduits above and below ground, cables not within conduits, and interconnecting equipment;

(d) All surface-mounted and sub-surface structures not already disclosed;

(e) All electric utility and grounding equipment associated with the facility (e.g. disconnect switches, electric meters, pedestals, remote power sources, etc.);

(f) All foundations, whether physically attached to the ground or a structure, or weighted to rest about, above, or below a structure; and

(g) Each and every other element of the small wireless facility not disclosed in **(a)-(f)** above.

For every element disclosed in **(a)-(g)** above on the ZD-100 drawing, also list in table form the discrete callout, description of the element, and volume. Provide the volumetric sum of every item listed at the bottom of the table. The table should appear very similar to the following example, and must contain all the columns show in the example:

Call out	Description of Element	Cubic Volume of Element	Government Use Only
1	*Concrete Foundation*	*0.5 ft^3*	
2	*Antenna Pole*	*12.0 ft^3*	
3	*Conduit 1*	*1.4 ft^3*	
22	*Remote Radio Unit*	*1.1 ft^3*	
23	*DC Power Pack*	*0.3 ft^3*	
24	*Mounting Bracket*	*0.25 ft^3*	
[LEAVE BLANK]		Total of above =_____ ft^3	[LEAVE BLANK]

(Note that the italicized text above in the table is for example only; the Applicant must insert its own actual projected-related identification and volumetric information in the table.)

Separately, on the same SWF ZD-100 drawing, identify and provide the height-width-depth (or as applicable the height-radius for canister/cylindrical antennas) dimensions of every antenna

proposed for the SWF project (without regard to whether the antenna transmits, receives, or both) including without limitation to panel antennas, omni-directional antennas, GPS-antennas, LMU antennas, microwave antennas, millimeter wave antennas, any every other type of antenna to be placed in connection with the SWF. For each antenna, also provide a call-out listing the volume including the dimensions of the mounting bracket if such a bracket is integrated into the antenna. Note that if the mounting bracket is not integrated into the antenna, it must be listed as part of (g) above. For every antenna, on the SWF-1 drawing, also list in table form the discrete callout, description of the element, and volumes of every antenna. The table should appear very similar to the following example, and must contain all of the columns show in the example:

Call out	Description of Element	Cubic Volume of Element	Government Use Only
A	*Panel Ant 1*	*3.0 ft^3*	
B	*Panel Ant 2*	*2.5 ft^3*	
C	*Panel Ant 3*	*2.5 ft^3*	
D	*Omni Ant 1*	*0.9 ft^3*	
L	*GPS Ant 1*	*0.5 ft^3*	
M	*Microwave Ant 1*	*2.9 ft^3*	
N	*LMU Ant 1*	*0.5 ft^3*	
Insert total number of antennas here _____		[LEAVE BLANK]	[LEAVE BLANK]

(Note that the italicized text in the table above is for example only; the Applicant must insert its own actual projected-related identification and volumetric information in the table.)

All ZD-100 pages submitted in response to this Small Wireless Facilities Required Supplemental Application must be wet stamped/sealed and signed by either a qualified State of California-licensed/registered professional engineer or California-registered architect.

There is/are _____ SWF Plan page(s) associated with this Small Wireless Facility Required Supplemental Application. The Plan page number(s) is/are SWF-_____ through SWF- _____.

Applicant's Certification: On behalf of the Applicant, I have reviewed the submittal specifications and have provided the ZD-100 Plan pages as required in this Small Wireless Facility Required Supplemental Application. I understand and acknowledge that this Small Wireless Facility Required Supplemental Application can only be filed in conjunction with the submittal of the City of Cerritos's current 'Small Wireless Facility Permit Application' form.

_____ _____

Applicant's Signature Applicant's Printed Name and Title

_____

Date Signed by Applicant

[End of Small Wireless Facility Required Supplemental Application]

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City of Cerritos Policy
Adopted by City Council Resolution No. 2019-1
January 24, 2019
Revised on December 17, 2019

SECTION 1. PURPOSE AND INTENT

(a) The City of Cerritos intends this Policy Manual to establish reasonable, uniform and comprehensive standards and procedures for small wireless facilities deployment, construction, installation, collocation, modification, operation, relocation and removal within the City's territorial and jurisdictional boundaries, consistent with federal and California state law. The standards and procedures contained in this Policy Manual are intended to, and should be applied to, protect and promote public health, safety and welfare, and balance the benefits that flow from robust, advanced wireless services with the City's local values, which include, without limitation, preserving and enhancing the aesthetic character of the City, its neighborhoods and the public rights-of-way that form the visual fabric of the community. This Policy Manual is also intended to reflect and promote the community interest by (1) ensuring that the balance between public and private interest is maintained; (2) protecting the City's investments in its own visual character from potential adverse impacts or visual blight created and/or exacerbated by small wireless facilities and related communications infrastructure; (3) protecting and preserving the City's environmental resources; and (4) promoting access to high-quality, advanced wireless services for the City's residents, businesses and visitors.

(b) This Policy Manual is not intended to, nor shall it be interpreted or applied to: (1) prohibit or effectively prohibit any personal wireless service provider's ability to provide personal wireless services; (2) prohibit or effectively prohibit any entity's ability to provide any interstate or intrastate telecommunications service, subject to any competitively neutral and nondiscriminatory rules, regulations or other legal requirements for rights-of-way management; (3) unreasonably discriminate among providers of functionally equivalent services; (4) deny any request for authorization to place, construct or modify personal wireless service facilities on the basis of environmental effects of radio frequency emissions to the extent that such facilities comply with the FCC's regulations concerning such emissions; (5) prohibit any collocation or modification that the City may not deny under federal or California state law; (6) impose any unfair, unreasonable, discriminatory or anticompetitive fees that exceed the reasonable cost to provide the services for which the fee is charged; or (7) otherwise authorize the City to preempt or violate any applicable federal or California law.

SECTION 2. DEFINITIONS

(a) "**antenna**" means the same as defined by the FCC in 47 C.F.R. § 1.6002(b), as may be amended or superseded.

(b) "**arterial street**" shall have the same meaning as in Cerritos Municipal Code Chapter 20.30 and includes "major arterials" and "secondary arterials" as defined in the Cerritos General Plan, Circulation Element.

(c) "**collector street**" shall have the same meaning as in Cerritos Municipal Code Chapter 20.30. If any doubt arises as to whether a street is classified as a collector street, then the designation shown in the Cerritos General Plan, Circulation Element, shall control.

(d) "**collocation**" means the same as defined by the FCC in 47 C.F.R. § 1.6002(g), as may be amended or superseded.

(e) "**concealed**" or "**concealment**" means camouflaging techniques that integrate the transmission equipment into the surrounding natural and/or built environment such that the average, untrained observer cannot directly view the equipment but would likely recognize the existence of the wireless facility or concealment technique. Camouflaging concealment techniques include, but are not limited to: (1) facade or rooftop mounted pop-out screen boxes; (2) antennas mounted within a radome above a streetlight; (3) underground equipment cabinets in the public rights-of-way; and (4) an isolated or standalone faux-tree.

(f) "**decorative pole**" means any pole that includes decorative or ornamental features, design elements and/or materials intended to enhance the appearance of the pole or the public right-of-way in which the pole is located.

(g) "**Director**" means the Director of Community Development for the City of Cerritos or the Director's designee. Where applicable, "Director of Public Works" means the Director of Public Works for the City of Cerritos or the Director of Public Works' designee.

(h) "**FCC**" means the Federal Communications Commission or its duly appointed successor agency.

(i) "**FCC Shot Clock**" means the presumptively reasonable time frame within which the City must act on a wireless application, as defined by the FCC and as may be amended from time to time.

(j) "**local street**" shall have the same meaning as in Cerritos Municipal Code Chapter 20.30. If any doubt arises as to whether a street is classified as a local street, then the designation shown in the Cerritos General Plan, Circulation Element, shall control.

(k) "**ministerial permit**" means any City-issued non-discretionary permit required to commence or complete any construction or other activity subject to the City's jurisdiction. Ministerial permits may include, without limitation, a building permit, construction permit, electrical permit, encroachment permit, excavation permit and/or traffic control permit.

(l) "**personal wireless services**" means the same as defined in 47 U.S.C. §332(c)(7)(C)(i), as may be amended or superseded.

(m) "**personal wireless service facilities**" means the same as defined in 47 U.S.C. §332(c)(7)(C)(i), as may be amended or superseded.

(n) "**RF**" means radio frequency or electromagnetic waves.

(o) "**Section 6409**" means Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012, Pub. L. No.112-96, 126 Stat. 156, codified as 47 U.S.C. §1455(a), as may be amended.

(p) "**small wireless facility**" or "**small wireless facilities**" means the same as defined by the FCC in 47 C.F.R. § 1.6002(l), as may be amended or superseded.

SECTION 3. APPLICABILITY

(a) **Applicable Wireless Facilities.** Except as expressly provided otherwise in this Policy Manual, the provisions in this Policy Manual shall be applicable to all existing small wireless facilities and all applications and requests for authorization to construct, install, attach, operate, collocate, modify, reconstruct, relocate or otherwise deploy small wireless facilities within the City's territorial and jurisdictional boundaries within the public rights-of-way or on private property.

(b) **Special Provisions for Eligible Facilities Requests.** Notwithstanding Section 3(a), all requests for approval to collocate, replace or remove transmission equipment at an existing wireless tower or base station submitted pursuant to Section 6409 (47 U.S.C. § 1455(a)) will be reviewed under the standards in Cerritos Municipal Code Section 22.42.030(2)(b), as may be amended or superseded.

SECTION 4. REQUIRED PERMITS AND APPROVALS

(a) **Small Cell Permit.** A "small cell permit," subject to the Director's prior review and approval, is required for any small wireless facility proposed on any existing, new or replacement support structure. A "small cell permit" shall also be required for any modification or collocation to an existing small wireless facility that does not qualify for approval pursuant to Section 6409.

(b) **Other Permits and Approvals.** In addition to a small cell permit, the applicant must obtain all other permits and regulatory approvals as may be required by any other federal, state or local government agencies, which includes, without limitation, any construction, excavation, traffic control or other ministerial permits and/or approvals issued by other City departments or divisions. All applications for ministerial permits submitted in connection with a proposed small wireless facility must contain a valid small cell permit for the proposed facility. Any application submitted without such small cell permit will be denied without prejudice. Furthermore, any permit or approval granted under this Policy Manual shall remain subject to all lawful conditions and/or legal requirements associated with such other permits or approvals.

SECTION 5. SMALL CELL PERMIT APPLICATION REQUIREMENTS

(a) **Small Cell Permit Application Contents.** All applications for a small cell permit must include all the information and materials required in this Subsection (a).

(1) **Application Form.** The applicant shall submit a complete, duly executed small cell permit application on the then-current form prepared by the Director of Community Development or his/her designee.

(2) **Application Fee.** The applicant shall submit the applicable small cell permit application fee established by City Council resolution. Batched applications must include the applicable small cell permit application fee for each small wireless facility in the batch. If no small cell permit application fee has been established, then the applicant must submit a signed written statement that acknowledges that the applicant will be required to reimburse the City for its reasonable costs incurred in connection with the application.

(3) **Construction Drawings.** The applicant shall submit true and correct construction drawings, prepared, signed and stamped by a California licensed or registered engineer, that depict all the existing and proposed improvements, equipment and conditions related to the proposed project, which includes without limitation any and all poles, posts, pedestals, traffic signals, towers, streets, sidewalks, pedestrian ramps, driveways, curbs, gutters, drains, hand holes, manholes, fire hydrants, equipment cabinets, antennas, cables, trees and other landscape features. The construction drawings must: (i) contain cut sheets that contain the technical specifications for all existing and proposed antennas and accessory equipment, which includes without limitation the manufacturer, model number and physical dimensions; (ii) identify all structures and public and private improvements within 300 feet from the proposed project site and call out such structures' overall height above ground level; (iii) for any proposed small wireless facility proposed to be installed on any private property, identify existing easements across the subject private property; (iv) depict the applicant's plan for electric and data backhaul utilities, which shall include the locations for all conduits, cables, wires, hand holes, junctions, transformers, meters, disconnect switches, and points of connection; and (v) demonstrate that proposed project will be in full compliance with all applicable health and safety laws, regulations or other rules, which includes without limitation all building codes, electric codes, local street standards and specifications, and public utility regulations and orders.

(4) **Site Survey.** For any small wireless facility proposed to be located within the public rights-of-way, the applicant shall submit a survey prepared, signed and stamped by a California licensed or registered engineer. The survey must identify and depict all existing boundaries, encroachments and other structures and public and private improvements within 300 feet from the proposed project site, which includes without limitation all: (i) traffic lanes; (ii) all private properties and property lines; (iii) above- and below-grade utilities and related structures and encroachments; (iv) fire hydrants, roadside call boxes and other public safety infrastructure; (v) streetlights, decorative poles, traffic signals and permanent signage; (vi) sidewalks, driveways, parkways, curbs, gutters and storm drains; (vii) benches, trash cans, mailboxes, kiosks and other street furniture; and (viii) existing trees, planters and other landscaping features.

(5) **Photo Simulations.** The applicant shall submit site photographs and photo simulations that show both the existing location prior to installation and the existing location after installation of the proposed small wireless facility in context from at least three vantage points within the public streets or other publicly accessible spaces, together with a vicinity map that shows the proposed site location and the photo location for each vantage point, for comparison purposes.

(6) **Project Narrative and Justification.** The applicant shall submit a written statement that explains in plain factual detail whether and why the proposed wireless facility qualifies as a "small wireless facility" as defined by the FCC in 47 C.F.R. § 1.6002(l). A complete written narrative analysis will state the applicable standard and all the facts that allow the City to conclude the standard has been met; bare conclusions not factually supported do not constitute a complete written analysis. As part of the written statement the applicant must also include (i) whether and why the proposed support is a "structure" as defined by the FCC in 47 C.F.R. § 1.6002(m); and (ii) whether and why the proposed wireless facility meets each required finding for a small cell permit as provided in Section 7(c).

(7) **RF Compliance Report.** The applicant shall submit an RF exposure compliance report that certifies that the proposed small wireless facility, as well as any collocated wireless facilities, will comply with applicable federal RF exposure standards and exposure limits. The RF report must be prepared and certified by an RF engineer acceptable to the City. The RF report must include the actual frequency and power levels (in watts ERP) for all existing and proposed antennas at the site and exhibits that show the location and orientation of all transmitting antennas and the boundaries of areas with RF exposures in excess of the uncontrolled/general population limit (as that term is defined by the FCC) and also the boundaries of areas with RF exposures in excess of the controlled/occupational limit (as that term is defined by the FCC). Each such boundary shall be clearly marked and identified for every transmitting antenna at the project site.

(8) **Public Notices.** The applicant shall submit a mailing list, gummed mailing labels printed with all addresses on the mailing list, and a base map for all properties and record owners of properties entitled to receive notice under Section 7(a). The base map shall be printed at 1"=100' or 1"=200' scale, and each property shall be numbered to correspond to the information on the mailing list. Gummed mailing labels shall be on a 8.5" x 11" sheet, with three equal rows across and ten or eleven rows down. Each label shall include the recipient name, property address, and corresponding number from the base map. The applicant shall also submit either U.S. postal stamps or payment in the amount to cover first-class postage to each mailing address. Insufficient postage and/or illegible addressing shall be a basis to deem the application incomplete.

(9) **Regulatory Authorization.** The applicant shall submit evidence of the applicant's regulatory status under federal and California law to provide the services and construct the small wireless facility proposed in the application.

(10) **Site Agreement.** For any small wireless facility proposed to be installed on any structure owned or controlled by the City and located within the public rights-of-way, the applicant shall submit a partially-executed site agreement on a form prepared by the City that states the terms and conditions for such non-exclusive use by the applicant. No changes shall be permitted to the City's form site agreement except as may be indicated on the form itself by the Director. Any unpermitted changes to the City's form site agreement shall be deemed a basis to deem the application incomplete.

(11) **Title Report and Property Owner's Authorization.** For any small wireless facility proposed to be installed on any private property not owned or controlled by the City, the applicant must submit: (i) a title report issued within 30 days from the date the applicant filed the application; and (ii) if the applicant is not the property owner, a written authorization signed by the property owner identified in the title report that authorizes the applicant to submit and accept a small cell permit in connection with the subject property. The title report shall include a parcel map and shall identify any and all existing easements.

(12) **Acoustic Analysis.** The applicant shall submit an acoustic analysis prepared and certified by an engineer for the proposed small wireless facility and all associated equipment including all environmental control units, sump pumps, temporary backup power generators and permanent backup power generators demonstrating compliance with the City's noise regulations. The acoustic analysis must also

include an analysis of the manufacturers' specifications for all noise-emitting equipment and a depiction of the proposed equipment relative to all adjacent property lines. In lieu of an acoustic analysis, the applicant may submit evidence from the equipment manufacturer that the ambient noise emitted from all the proposed equipment will not, both individually and cumulatively, exceed the applicable limits.

(b) **Additional Requirements.** The City Council authorizes the Director to develop, publish and from time to time update or amend permit application requirements, forms, checklists, guidelines, informational handouts and other related materials that the Director finds necessary, appropriate or useful for processing any application governed under this Policy Manual. All such requirements and materials must be in written form and publicly stated to provide all interested parties with prior notice.

SECTION 6. SMALL CELL PERMIT APPLICATION SUBMITTAL AND REVIEW

(a) **Requirements for a Duly Filed Application.** Any application for a small cell permit will not be considered duly filed unless submitted in accordance with the requirements in this Subsection (a).

(1) **Submittal Appointment.** All applications must be submitted to the City at a pre-scheduled appointment with the Director. Applicants may generally submit one application per appointment, or up to five individual applications per appointment for batched applications subject to Subsection (d). Applicants may schedule successive appointments for multiple applications whenever feasible and not prejudicial to other applicants. The Director shall use reasonable efforts to provide the applicant with an appointment within five working days after the Director receives a written request. Any application received without an appointment, whether delivered in-person, by mail or through any other means, will not be considered duly filed.

(2) **Pre-Submittal Conferences.** The City strongly encourages, but does not require, applicants to schedule and attend a pre-submittal conference with the Director for all proposed projects. This voluntary pre-submittal conference does not cause the FCC Shot Clock to begin and is intended to streamline the review process after an application is duly filed through informal discussion that includes, without limitation, the appropriate project classification and review process; any latent issues in connection with the proposed project, including compliance with generally applicable rules for public health and safety; potential concealment issues or concerns (if applicable); coordination with other City departments responsible for application review; and application completeness issues or questions. To mitigate unnecessary delays due to application incompleteness, applicants are encouraged (but not required) to bring any draft applications or other materials so that City staff may provide informal feedback and guidance about whether such applications or other materials may be incomplete or present other issues. The Director shall use reasonable efforts to provide the applicant with an appointment within five working days after receiving a written request and any applicable fee or deposit to reimburse the City for its reasonable costs to provide the services rendered in the pre-submittal conference.

(b) **Applications Deemed Withdrawn.** To promote efficient review and timely decisions, and to mitigate unreasonable delays or barriers to entry caused by chronically incomplete applications, any application governed under this Policy Manual will be automatically

deemed withdrawn by the applicant when the applicant fails to tender a substantive response to the Director within 60 calendar days after the Director deems the application incomplete in a written notice to the applicant. As used in this Subsection (b), a "substantive response" must include the materials identified as incomplete in the Director's notice.

(c) **Batched Applications.** Applicants may submit up to five individual applications for a small cell permit in a batch; provided, however, that small wireless facilities in a batch must be proposed with substantially the same equipment in the same configuration on the same support structure type. Each application in a batch must meet all the requirements for a complete application, which includes without limitation the application fee for each application in the batch. If any application in a batch is incomplete, the entire batch shall be deemed incomplete. If any application is withdrawn or deemed withdrawn from a batch, the entire batch shall be deemed withdrawn. If any application in a batch fails to meet the required findings for approval, the entire batch shall be denied.

(d) **Additional Procedures.** The City Council authorizes the Director to establish other reasonable rules and regulations for duly filed applications, which may include without limitation regular hours for appointments with applicants, as the Director deems necessary or appropriate to organize, document and manage the application intake process. All such rules and regulations must be in written form and publicly stated to provide all interested parties with prior notice.

SECTION 7. APPROVALS AND DENIALS; NOTICES

(a) **Public Notice.** Prior to any approval, conditional approval or denial, public notice shall be mailed to all properties and record owners of properties as provided in this Subsection (a). Notice shall be mailed to all properties and record owners within a 500-foot radius from the project site. The notice must contain: (1) a general project description; (2) the applicant's identification and contact information as provided on the application submitted to the City; (3) contact information for the Director; (4) a statement that the Director will act on the application without a public hearing but will for a minimum of five (5) days from the date of the notice accept written public comments that evaluate the application for compliance with the standards in this Policy Manual; and (5) a statement that the FCC requires the City to act on small cell permit applications in 60 days for attachments to existing structures and 90 days for new structures, unless the applicant voluntarily agrees to toll the timeframe for review.

(b) **Administrative Review.** Not less than 10 calendar days after the public notice required in Subsection (a), the Director shall approve, conditionally approve or deny a complete and duly filed small cell permit application without a public hearing.

(c) **Required Findings.** The Director may approve or conditionally approve a complete and duly filed application for a small cell permit when the Director finds:

(1) The proposed project meets the definition for a "small wireless facility" as defined by the FCC;

(2) The proposed project would be in the most preferred location within 500 feet from the proposed site in any direction or the applicant has demonstrated with clear and convincing evidence in the written record that any more-preferred location(s) within 500 feet would be technically infeasible;

(3) The proposed project would not be located on a prohibited support structure identified in this Policy Manual;

(4) The proposed project would be on the most preferred support structure within 500 feet from the proposed site in any direction or the applicant has demonstrated with clear and convincing evidence in the written record that any more-preferred support structure(s) within 500 feet would be technically infeasible;

(5) The proposed project complies with all applicable design standards in this Policy Manual and all other operating, maintenance and other requirements in the Cerritos Municipal Code;

(6) The applicant has demonstrated that the proposed project will be in planned compliance with all applicable FCC regulations and guidelines for human exposure to RF emissions;

(7) All public notices required for the application have been given; and

(8) The subject property and/or support structure is in full compliance with the property maintenance provisions of Cerritos Municipal Code Chapter 6.22 and that there are no existing property maintenance or zoning violations on the subject property or support structure.

(d) **Conditional Approvals; Denials without Prejudice.** Subject to any applicable federal or California laws, nothing in this Policy Manual is intended to limit the Director's ability to conditionally approve or deny without prejudice any small cell permit application as may be necessary or appropriate to ensure compliance with this Policy Manual.

(e) **Decision Notices.** Within five calendar days after the Director acts on a small cell permit application or before the applicable FCC Shot Clock expires (whichever occurs first), the Director shall notify the applicant of such decision by written notice. Such notice may be sent by hardcopy or electronic mail. If the Director denies the application (with or without prejudice), the written notice must contain the reasons for the decision.

(f) **Appeals.** Any decision by the Director shall be final and not subject to any administrative appeals.

SECTION 8. STANDARD CONDITIONS OF APPROVAL

(a) **General Conditions.** In addition to all other conditions that may be adopted by the Director for a small cell permit, all small cell permits issued under this Policy Manual shall be automatically subject to the conditions in this Subsection (a).

(1) **Permit Term.** This small cell permit will automatically expire 10 years and one day from its issuance, except when California Government Code §65954(b), as may be amended or superseded in the future, 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 small 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. To the extent that this small cell permit is issued in connection with any structure owned or controlled by the City

and located in the public rights-of-way, this small cell permit shall be coterminous with the cancellation, termination or expiration of the agreement between the applicant and the City for access to the subject City structure.

(2) **Permit Renewal.** Within one (1) year before this small cell permit expires, the permittee may apply for permit renewal. To be eligible for administrative review and renewal, the permittee must demonstrate that the subject small wireless facility has been maintained in compliance with all the conditions of approval associated with this small cell permit and is also currently in compliance with (or is proposed to be modified or upgraded to be in compliance with) all applicable provisions in the Cerritos Municipal Code and this Policy Manual that exist at the time the decision to renew or not renew the permit is rendered. The Director shall have the discretion to modify or amend the conditions on a case-by-case basis as may be necessary or appropriate to protect and promote the public health, safety, and welfare; to allow for the proper operation of the approved wireless facility; to maintain compliance with applicable laws, which includes, without limitation, requiring the facility to be undergrounded if the other infrastructure deployments in the vicinity have been installed or relocated underground; and/or to advance the goals or policies in the Cerritos General Plan, the Cerritos Municipal Code, and/or this Policy Manual. The renewed term for a small cell permit will automatically expire 10 years and one day from its issuance.

(3) **Post-Installation Certification.** Within 60 calendar days after the permittee commences full, unattended operations of a small wireless facility approved or deemed-approved, the permittee shall provide the Director with documentation reasonably acceptable to the Director that the small wireless facility has been installed and/or constructed in strict compliance with the approved construction drawings, photo simulations, and all applicable health and safety regulations. Such documentation shall include without limitation as-built drawings, GIS data and site photographs.

(4) **Build-Out Period.** This small cell permit will automatically expire twelve (12) months from the approval date (the "build-out period") unless the permittee obtains all other permits and approvals required to install, construct and/or operate the approved small wireless facility, which includes without limitation any permits or approvals required by the any federal, state or local public agencies with jurisdiction over the subject property, the small wireless facility or its use. If this build-out period expires, the City will not extend the build-out period, but the permittee may resubmit a complete application, including all application fees, for the same or substantially similar project.

(5) **Site Maintenance.** The permittee shall maintain the site, which includes without limitation any and all improvements, equipment, structures, access routes, fences and landscape features, in a neat, clean and safe condition in accordance with the approved construction drawings, all conditions in this small cell permit, and applicable property maintenance provisions of Cerritos Municipal Code Chapter 6.20. The permittee shall keep the site area free from all litter and debris at all times. The permittee, at no cost to the City, shall remove and remediate any graffiti or other vandalism at the site within 48 hours after the permittee receives notice or otherwise becomes aware that such graffiti or other vandalism occurred.

(6) **Compliance with Laws.** The permittee shall maintain compliance at all times with all federal, state and local statutes, regulations, orders or other rules that carry the

force of law ("laws") applicable to the permittee, the subject property, the small wireless facility or any use or activities in connection with the use authorized in this small cell permit, which includes without limitation any laws applicable to human exposure to RF emissions. The permittee expressly acknowledges and agrees that this obligation is intended to be broadly construed and that no other specific requirements in these conditions are intended to reduce, relieve or otherwise lessen the permittee's obligations to maintain compliance with all laws. No failure or omission by the City to timely notice, prompt or enforce compliance with any applicable provision in the Cerritos Municipal Code, this Policy Manual, any permit, any permit condition or any applicable law or regulation, shall be deemed to relieve, waive or lessen the permittee's obligation to comply in all respects with all applicable provisions in the Cerritos Municipal Code, this Policy Manual, any permit, any permit condition or any applicable law or regulation.

(7) **Adverse Impacts on Other Properties.** The permittee shall use all reasonable efforts to avoid any and all unreasonable, undue or unnecessary adverse impacts on nearby properties that may arise from the permittee's or its authorized personnel's construction, installation, operation, modification, maintenance, repair, removal and/or other activities on or about the site. The permittee shall not perform or cause others to perform any construction, installation, operation, modification, maintenance, repair, removal or other work that involves heavy equipment or machines except during normal construction work hours authorized by the Cerritos Municipal Code. The restricted work hours in this condition will not prohibit any work required to prevent an actual, immediate harm to property or persons, or any work during an emergency declared by the City or other state or federal government agency or official with authority to declare a state of emergency within the City. The Director may issue a stop work order for any activities that violate this condition in whole or in part, in which case the remediation of violation(s) shall be completed within 30 days of notification. Failure to comply shall result in referral to the Property Preservation Commission in accordance with the provisions of Cerritos Municipal Code Chapter 6.22 and/or the commencement of permit revocation proceedings in accordance with the provisions of the Policy Manual.

(8) **Inspections; Emergencies.** The permittee expressly acknowledges and agrees that the City's officers, officials, staff, agents, contractors or other designees may enter onto the site and inspect the improvements and equipment upon reasonable prior notice to the permittee. Notwithstanding the prior sentence, the City's officers, officials, staff, agents, contractors or other designees may, but will not be obligated to, enter onto the site area without prior notice to support, repair, disable or remove any improvements or equipment in emergencies or when such improvements or equipment threatens actual, imminent harm to property or persons. The permittee, if present, may observe the City's officers, officials, staff or other designees while any such inspection or emergency access occurs.

(9) **Permittee's Contact Information.** Within 10 days from the final approval of this small cell permit, the permittee shall furnish the Director with accurate and up-to-date contact information for a person responsible for the small wireless facility, which includes without limitation such person's full name, title, direct telephone number, facsimile number, mailing address and email address. The permittee shall keep such contact information up-to-date at all times and promptly provide the Director with updated contact information if either the responsible person or such person's contact information changes.

(10) **Indemnification.** The permittee and, if applicable, the owner of the property and/or structure upon which the small wireless facility is installed (if not on City-owned infrastructure) shall defend, indemnify and hold harmless the City, City Council and the City's boards, commissions, agents, officers, officials, employees and volunteers (collectively, the "indemnitees") from any and all (1) damages, liabilities, injuries, losses, costs and expenses and from any and all claims, demands, law suits, writs and other actions or proceedings ("claims") brought against the indemnitees to challenge, attack, seek to modify, set aside, void or annul the City's approval of this small cell permit, and (2) other claims of any kind or form, whether for personal injury, death or property damage, that arise from or in connection with the permittee's or its agents', directors', officers', employees', contractors', subcontractors', licensees' or customers' acts or omissions in connection with this small cell permit or the small wireless facility. In the event the City becomes aware of any claims, the City will use best efforts to promptly notify the permittee and the private property owner (if applicable) and shall reasonably cooperate in the defense. The permittee expressly acknowledges and agrees that the City shall have the right to approve, which approval shall not be unreasonably withheld, the legal counsel providing the City's defense, and the property owner and/or permittee (as applicable) shall promptly reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. Within ten calendar days of the service of a claim, the permittee shall execute a letter of agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. The permittee expressly acknowledges and agrees that the permittee's indemnification obligations under this condition are a material consideration that motivates the City to approve this small cell permit, and that such indemnification obligations will survive the expiration, revocation or other termination of this small cell permit.

(11) **Performance Bond.** Before the City issues any permits required to commence construction in connection with this small cell permit, the permittee shall post a performance bond from a surety and in a form acceptable to the Director in an amount reasonably necessary to cover the cost to remove the improvements and restore all affected areas based on a written estimate from a qualified contractor with experience in wireless facilities removal. The written estimate must include the cost to remove all equipment and other improvements, which includes without limitation all antennas, radios, batteries, generators, utilities, cabinets, mounts, brackets, hardware, cables, wires, conduits, structures, shelters, towers, poles, footings and foundations, whether above ground or below ground, constructed or installed in connection with the small wireless facility, plus the cost to completely restore any areas affected by the removal work to a standard compliant with applicable laws. In establishing or adjusting the bond amount required under this condition, and in accordance with California Government Code § 65964(a), the Director shall take into consideration any information provided by the permittee regarding the cost to remove the small wireless facility to a standard compliant with applicable laws. The performance bond shall expressly survive the expiration, revocation or other termination of this small cell permit to the extent required to effectuate a complete removal of the subject wireless facility, including equipment and improvements, restore the affected areas, and perform all other obligations in accordance with this condition.

(12) **Permit Revocation.** Any permit granted under this Policy Manual may be revoked in accordance with the provisions and procedures in this condition. The Director

may initiate revocation proceedings when the Director has information that the facility may not be in compliance with all applicable laws, which includes without limitation, any permit in connection with the facility and any associated conditions with such permit(s). Before the Director may initiate a public hearing to revoke any permit granted under this Policy Manual, the Director must issue a written notice to the permittee that specifies (i) the facility; (ii) the violation(s) to be corrected; (iii) the timeframe in which the permittee must correct such violation(s); and (iv) that, in addition to all other rights and remedies the City may pursue, the City may initiate revocation proceedings for failure to correct such violation(s). A permit granted under this Policy Manual may be revoked only by the City Council after a duly notice public hearing. The City Council may revoke a permit when it finds substantial evidence in the written record to show that the facility is not in compliance with any applicable laws, which includes without limitation, any permit in connection with the facility and any associated conditions with such permit(s). Any decision by the City Council to revoke or not revoke a permit shall be final and not subject to any further appeals. Within five business days after the City Council adopts a resolution to revoke a permit, the Director shall provide the permittee with a written notice that specifies the revocation and the reasons for such revocation.

(13) **Record Retention.** Throughout the permit term, the permittee must maintain a complete and accurate copy of the written administrative record, which includes without limitation the small cell permit application, small cell permit, the approved plans and photo simulations incorporated into this approval, all conditions associated with this approval, any ministerial permits or approvals issued in connection with this approval and any records, memoranda, documents, papers and other correspondence entered into the public record in connection with the small cell permit (collectively, "records"). If the permittee does not maintain such records as required in this condition, any ambiguities or uncertainties that would be resolved by inspecting the missing records will be construed against the permittee. The permittee shall protect all records from damage from fires, floods and other hazards that may cause deterioration. The permittee may keep records in an electronic format; provided, however, that hard copies or electronic records kept in the City's regular files will control over any conflicts between such City-controlled copies or records and the permittee's electronic copies, and complete originals will control over all other copies in any form. The requirements in this condition shall not be construed to create any obligation to create or prepare any records not otherwise required to be created or prepared by other applicable laws. Compliance with the requirements in this condition shall not excuse the permittee from any other similar record-retention obligations under applicable law.

(14) **Abandoned Wireless Facilities.** The small wireless facility authorized under this small cell permit shall be deemed abandoned if not operated for any continuous six-month period. From the time that the facility is abandoned or deemed abandoned to the time that the facility is completely removed, the permittee shall remain responsible for maintenance of the facility in accordance with this permit. Within 60 days after a small wireless facility is abandoned or deemed abandoned, the permittee and/or property owner shall completely remove the small wireless facility and all related improvements and shall restore all affected areas to a condition compliant with all applicable laws, which includes without limitation the Cerritos Municipal Code. In the event that neither the permittee nor the property owner complies with the removal and restoration obligations under this condition within said 60-day period, the City shall have the right (but not the obligation) to perform such removal and restoration with or without notice, and the permittee and

property owner shall be jointly and severally liable for all costs and expenses incurred by the City in connection with such removal and/or restoration activities.

(15) **Landscaping.** For all small wireless facilities, the permittee shall replace any landscape features damaged or displaced by the construction, installation, operation, maintenance or other work performed by the permittee or at the permittee's direction on or about the site. All new and replacement landscape shall be subject to the Director's review and approval of a professionally prepared landscape plan. If any trees are damaged or displaced, the permittee shall hire and pay for a licensed arborist to select, plant and maintain replacement landscaping in an appropriate location for the species. Only International Society of Arboriculture certified workers under the supervision of a licensed arborist shall be used to install the replacement tree(s). Any replacement tree must be substantially the same size as the damaged tree and subject to City approval. The permittee shall, at all times, be responsible to maintain any replacement landscape features.

(16) **Cost Reimbursement.** The permittee acknowledges and agrees that (i) the permittee's request for authorization to construct, install and/or operate the wireless facility will cause the City to incur costs and expenses; (ii) the permittee shall be responsible to reimburse the City for all costs incurred in connection with the permit, which includes without limitation costs related to application review, permit issuance, site inspection and any other costs reasonably related to or caused by the request for authorization to construct, install and/or operate the wireless facility; (iii) any application fees required for the application may not cover all such reimbursable costs and that the permittee shall have the obligation to reimburse City for all such costs 10 days after a written demand for reimbursement and reasonable documentation to support such costs; and (iv) the City shall have the right to withhold any permits or other approvals in connection with the wireless facility until and unless any outstanding costs have been reimbursed to the City by the permittee.

(b) **Conditions for Small Wireless Facilities in the Public Rights-of-Way.** In addition to all conditions in subsection (a), all small cell permits for small wireless facilities in the public rights-of-way issued under this Policy Manual shall be automatically subject to the conditions in this subsection (b).

(1) **Future Undergrounding Programs.** If other public utilities or communications providers in the public rights-of-way underground their facilities in the segment of the public rights-of-way where the permittee's small wireless facility is located, the permittee must underground its equipment except the antennas, any electric meter and any other equipment that must be placed above ground to function. Accessory equipment such as radios and computers that require an environmentally controlled underground vault to function are not exempt from this condition and shall be undergrounded. Small wireless facilities installed on wood utility poles that will be removed pursuant to the undergrounding program may be reinstalled on a streetlight that complies with the City's standards and specifications. Such undergrounding shall occur at the permittee's sole cost and expense except as may be reimbursed through tariffs approved by the CPUC for undergrounding costs.

(2) **Electric Meter Upgrades.** If the commercial electric utility provider adopts or changes its rules obviating the need for a separate or ground-mounted electric meter and enclosure, the permittee on its own initiative and at its sole cost and expense shall remove the separate or ground-mounted electric meter and

enclosure. Prior to removing the electric meter, the permittee shall apply for any encroachment and/or other ministerial permit(s) required to perform the removal. Upon removal, the permittee shall restore the affected area to its original condition that existed prior to installation of the equipment.

(3) **Rearrangement and Relocation.** The permittee acknowledges that the City, in its sole discretion and at any time, may: (1) change any street grade, width or location; (2) add, remove or otherwise change any improvements in, on, under or along any street owned by the City or any other public agency, which includes without limitation any sewers, storm drains, conduits, pipes, vaults, boxes, cabinets, poles and utility systems for gas, water, electric or telecommunications; and/or (3) perform any other work deemed necessary, useful or desirable by the City (collectively, "City work"). The City reserves the rights to do any and all City work without any admission on its part that the City would not have such rights without the express reservation in this small cell permit. If the Director of Public Works determines that any City work will require the permittee's small wireless facility located in the public rights-of-way to be rearranged and/or relocated, the permittee shall, at its sole cost and expense, do or cause to be done all things necessary to accomplish such rearrangement and/or relocation. If the permittee fails or refuses to either permanently or temporarily rearrange and/or relocate the permittee's small wireless facility within a reasonable time after the Director of Public Works provides notice, the City may (but will not be obligated to) cause the rearrangement or relocation to be performed at the permittee's sole cost and expense. The City may exercise its rights to rearrange or relocate the permittee's small wireless facility without prior notice to permittee when the Director of Public Works determines that the City work is immediately necessary to protect public health or safety. The permittee shall reimburse the City for all costs and expenses in connection with such work within ten (10) days after a written demand for reimbursement and reasonable documentation to support such costs.

SECTION 9. LOCATION REQUIREMENTS

(a) **Preface to Location Requirements.** This Subsection (a) provides guidance as to how to interpret and apply the location requirements in this Section 9. To better assist applicants and decision makers understand and respond to the community's aesthetic preferences and values, Subsections (b), (c), (d) and (e) set out listed preferences for locations and support structures to be used in connection with small wireless facilities in ordered hierarchies. Applications that involve lesser-preferred locations or structures may be approved so long as the applicant demonstrates that either (1) no more-preferred locations or structures exist within 500 feet from the proposed site; or (2) any more-preferred locations or structures within 500 feet from the proposed site would be technically infeasible as supported by clear and convincing evidence in the written record. Subsection (f) identifies "prohibited" support structures on which the City shall not approve any small cell permit application for any competitor or potential competitor.

(b) **Locations in the Public Rights-of-Way.** The City prefers small wireless facilities in the public rights-of-way to be installed in locations, ordered from most preferred to least preferred, as follows:

(1) Locations on arterial streets, at a minimum of 300 feet from any intersection of two arterial streets and a minimum of 150 feet from any intersection of an arterial street and a collector street;

(2) Locations on collector streets within commercial or industrial areas, as defined by the Cerritos General Plan, at a minimum of 150 feet from any intersection of an arterial street and a collector street;

(3) Locations on traffic signal poles within 300 feet from any intersection of two arterial streets or within 150 feet from any intersection of an arterial street and a collector street; and

(4) Locations on local streets within a residential area, only if the applicant shows by clear and convincing evidence in the written record that no other location or combination of locations outside of a residential area qualifies for the exception described in Subsection (a) above.

(c) **Locations Outside the Public Rights-of-Way.** The City prefers small wireless facilities outside the public rights-of-way to be installed in locations, ordered from most preferred to least preferred, as follows:

(1) Existing utility easements zoned open space (OS);

(2) Properties zoned Industrial (M), Industrial/Commercial (MC), Industrial Commercial-One (MC-1), and Industrial Commercial-Two (MC-2);

(3) Properties zoned Development Area One (ADP-1);

(4) Properties zoned Neighborhood Commercial (CN), Community Commercial (CC), Regional Commercial (CR), and Commercial Office Professional (COP);

(5) Parking lots of properties zoned Development Area Two/Cerritos Towne Center (ADP-2) and Development Area Five/Cerritos Auto Square (ADP-5); and

(6) Facilities shall not be permitted on any residentially zoned property, including all properties zoned Single-Family Residential (RS-5000 and RS-6500), Multi-Family Residential (RM), Development Area Three/Mixed-Density Residential (ADP-3), Development Area Four/Shadow Park (ADP-4), Development Area Six/Concord Place (ADP-6), Area Development Plan Seven/The Palms (ADP-7), Area Development Plan Eight/Cerritos Terrace (ADP-8), Area Development Plan Nine/Encore (ADP-9), Area Development Plan Ten/Emerald Villas (ADP-10), Area Development Plan Eleven/Pioneer Villas (ADP-11), Area Development Plan Twelve/Royal Terrace (ADP-12), Area Development Plan Thirteen/Fountain Walk (ADP-13), Area Development Plan Sixteen/High-Density Residential (ADP-16), and Area Development Plan Seventeen/Plaza Walk (ADP-17), unless the applicant shows by clear and convincing evidence in the written record that no other location or combination of locations outside of a residentially zoned property qualifies for the exception described in Subsection (a) above.

(d) **Support Structures in the Public Rights-of-Way.** The City prefers small wireless facilities to be installed on support structures in the public rights-of-way, ordered from most preferred to least preferred, as follows:

(1) Existing or replacement streetlight poles;

(2) Existing or replacement traffic signal poles at the intersection of two arterial streets or at the intersection of an arterial street and a collector street;

(3) Existing or replacement utility joint poles;

(4) New, non-replacement streetlight poles;

(5) New, non-replacement poles for small wireless facilities;

(e) **Support Structures outside the Public Rights-of-Way.** The City prefers small wireless facilities to be installed on support structures outside the public rights-of-way, ordered from most preferred to least preferred, as follows:

(1) Existing or replacement parking lot light poles within a parking lot field;

(2) New, non-replacement poles for small wireless facilities, designed to match existing onsite parking lot light poles;

(3) Existing buildings or other non-tower structures previously approved for use as a support structure for personal wireless service facilities;

(4) Other existing buildings or non-tower structures;

(f) **Prohibited Support Structures.** The City prohibits small wireless facilities to be installed on the following support structures, whether located in the public right-of-way or not:

(1) Existing decorative streetlight poles in the Cerritos Auto Square (ADP-5) district;

(2) Traffic signs, cabinets and related devices;

(3) Any utility pole scheduled for removal or relocation within 12 months from the time the Director acts on the small cell permit application;

(4) New, non-replacement wood poles;

(5) Office and hotel buildings on properties zoned Development Area Two/Cerritos Towne Center (ADP-2); and

(6) Parking lot light poles located within or adjacent to a pedestrian walkway.

SECTION 10. DESIGN STANDARDS

(a) **General Standards.**

(1) **Noise.** Small wireless facilities and all accessory equipment and transmission equipment must comply with all applicable noise control standards and regulations in Cerritos Municipal Code Section 22.80.480, as may be amended or superseded, and shall not exceed, either on an individual or cumulative basis, the noise limit in the applicable district.

(2) **Lights.** Small wireless facilities shall not include any lights that would be visible from publicly accessible areas, except as may be required under Federal Aviation Administration, FCC, other applicable regulations for health and safety. All equipment with lights (such as indicator or status lights) must be installed in

locations and within enclosures that mitigate illumination impacts visible from publicly accessible areas. The provisions in this Subsection shall not be interpreted or applied to prohibit installations on streetlights or luminaires installed on new or replacement poles as may be required under this Policy Manual.

(3) **Landscape Features.** Small wireless facilities shall not displace any existing landscape features unless: (A) such displaced landscaping is replaced with plants, trees or other landscape features approved by the Director and (B) the applicant submits and adheres to a landscape maintenance plan. For all small wireless facilities, all new and replacement landscape shall be subject to the Director's review and approval of a professionally prepared landscape plan, which must include existing vegetation, and vegetation proposed to be removed or trimmed, and the landscape plan must identify proposed landscaping by species type, size and location.

(4) **Site Security Measures.** Small wireless facilities may incorporate reasonable and appropriate site security measures, such as locks and anti-climbing devices, to prevent unauthorized access, theft or vandalism. The Director shall not approve any barbed wire, chain link, razor ribbon, electrified fences or any similarly dangerous security measures. All exterior surfaces on small wireless facilities shall be constructed from or coated with graffiti-resistant materials.

(5) **Signage; Advertisements.** All small wireless facilities must include signage that accurately identifies the site owner/operator, the owner/operator's site name or identification number and a toll-free number to the owner/operator's network operations center. Small wireless facilities may not bear any other signage or advertisements unless expressly approved by the City, required by law or recommended under FCC, OSHA or other United States governmental agencies for compliance with RF emissions regulations. The maximum allowable sign area shall be the minimum sign area required by law or recommended by said agencies.

(6) **Compliance with Health and Safety Regulations.** All small wireless facilities shall be designed, constructed, operated and maintained in compliance with all generally applicable health and safety regulations, which includes without limitation all applicable regulations for human exposure to RF emissions.

(7) **Compliance with Americans with Disabilities Act (ADA).** All small wireless facilities shall adhere to all requirements of the Americans with Disabilities Act (ADA).

(b) **Small Wireless Facilities in the Public Right-of-Way.**

(1) **Overall Height.** Small wireless facilities may not exceed either (A) the minimum separation from electrical lines required by applicable safety regulations (such as CPUC General Order 95), plus four feet or (B) four feet above the existing support structure.

(2) **Antennas.**

(A) **Concealment.** All antennas and associated mounting equipment, hardware, cables or other connecters must be completely concealed within the smallest technically feasible opaque antenna shroud or radome. The antenna shroud

or radome must be graffiti-resistant and painted a flat, non-reflective color to match the underlying support structure.

(B) **Antenna Volume.** Each individual antenna may not exceed three cubic feet in volume, and all antennas may not exceed six cubic feet in volume.

(3) **Accessory Equipment.**

(A) **Undergrounding of Equipment.** To preserve community aesthetics, all facility equipment, excluding antennas and the smallest possible electrical meter boxes pursuant to Section 10(b)(13) of this Policy Manual, shall be required to be located underground, flush to the finished grade, and shall be fully enclosed where the facility is proposed to be located in any (i) underground utility district, (ii) location where existing utilities are primarily located underground, (iii) or other area where above-ground equipment would incommode the public's use of the rights-of-way.

On street segments where existing utilities are primarily located above ground, all non-antenna accessory equipment shall be installed in accordance with the following preferences, ordered from most preferred to least preferred: (i) underground; (ii) integrated into the base of the pole or support structure; or (iii) on the pole or support structure. Applications that involve lesser-preferred installation locations may be approved so long as the applicant demonstrates that no more-preferred installation location would be technically feasible as supported by clear and convincing evidence in the written record.

Equipment may include, but not be limited to, the following: fiber optic nodes, radio remote units or heads, power filters, cables, cabinets, vaults, junction or power boxes, and generators. All equipment shall meet utility clearance requirements.

(B) **Underground Vault Specifications.** All undergrounded accessory equipment must be installed in an environmentally controlled vault that is load-rated to meet or exceed the City's standards and specifications. Underground vaults located beneath a street shall be traffic-rated; where the subject street is constructed of concrete, the entire existing segment of concrete shall be replaced from score line to score line. Underground vaults located beneath a sidewalk must be constructed with a slip-resistant concrete cover to match the sidewalk color. Vents for airflow shall be flush-to-grade.

(C) **Base-Mounted Accessory Equipment Limitations.** It is the City's preference that no above-ground accessory equipment be permitted. However, for facilities in which base-mounted equipment is permitted, in very limited cases, to be installed pursuant to this Policy manual, then the smallest technically feasible base-mounted equipment shall be used. All base-mounted equipment must be installed and concealed within a shroud, enclosure, or pedestal integrated into the base of the support structure and colored and textured to match the support structure. All cables, wires, and other connectors routed between the antenna and base-mounted equipment must be concealed from public view.

(D) **Pole-Mounted Accessory Equipment Limitations.** It is the City's preference that no above-ground accessory equipment be permitted. However, for facilities in which pole-mounted equipment is permitted, in very limited cases, to be installed pursuant to this Policy manual, then the smallest technically feasible pole-mounted equipment shall be used. All pole-mounted equipment must be installed flush to the pole to minimize the overall visual profile. If any applicable health and safety regulations prohibit flush-mounted equipment, the maximum separation permitted between the accessory equipment and the pole shall be the minimum separation required by such regulations.

All cables, wires and other connectors must be routed through conduits within the pole, and all conduit attachments, cables, wires and other connectors must be concealed from public view. To the extent that the facility is located on an existing utility joint pole, and that cables, wires and other connectors cannot be routed through the pole, applicants shall route them through a single external conduit or shroud that has been finished to match the underlying support structure and installed flush to the pole to minimize the overall visual profile.

All pole-mounted equipment and required or permitted signage must be placed and oriented away from adjacent sidewalks and structures, and signage shall be installed pursuant to Section 10(a)(5) of this Policy Manual.

(E) **Base-Mounted Accessory Equipment Limitations.** No base-mounted accessory equipment shall be permitted.

(F) **Ground-Mounted Accessory Equipment Limitations.** No ground-mounted accessory equipment shall be permitted, except for the smallest possible electrical meter boxes pursuant to Section 10(b)(13) of this Policy Manual.

(G) **Accessory Equipment Volume.** If applicable, any above-ground accessory equipment expressly permitted, in very limited cases, to be installed above ground level pursuant to this Policy Manual shall not cumulatively exceed: (i) nine (9) cubic feet in volume if installed in a residential district or within 250 feet from any residential structure in a residential district; or (ii) seventeen (17) cubic feet in volume if installed in a non-residential district. The volume calculation shall include any shroud, cabinet or other concealment device used in connection with the non-antenna accessory equipment. The volume calculation shall not include any equipment or other improvements placed underground.

(4) **Streetlights.** Applicants that propose to install small wireless facilities on an existing streetlight must remove and replace the existing streetlight with one substantially similar to the City's standards and specifications but designed to accommodate wireless antennas, unless the existing streetlight has been designed and engineered to support a small wireless facility in accordance with applicable health and safety regulations. To mitigate any material changes in the streetlighting patterns, the replacement pole must: (A) be located as close to the removed pole as possible; (B) be aligned with the other existing streetlights; and (C) include a luminaire at substantially the same height and distance from the pole as the luminaire on the removed pole.

For existing streetlights in the Cerritos Towne Center (ADP-2) district, all antennas shall be installed within a single concealment shroud placed under the streetlight mast arm at the topmost portion of the void between the two support posts, and the entire streetlight structure and concealment shall match and be painted a uniform non-reflective gray color as approved by the City. For all other streetlights, all antennas must be installed above the pole within a single, canister style shroud or radome of the smallest possible size, but with a diameter of not more than eighteen (18) inches.

(5) **Traffic Signal Poles.** Applicants that propose to install small wireless facilities on an existing traffic signal pole must remove and replace the existing pole with one substantially similar to the City's standards and specifications but designed to accommodate wireless antennas, unless the existing pole has been designed and engineered to support a small wireless facility in accordance with applicable health and safety regulations. To mitigate any material changes in the traffic signal's effectiveness, the replacement pole must meet the following requirements: (A) the replacement pole shall be located as close to the removed pole as possible; and (B) any existing streetlights, traffic signals, signs, and other appurtenances to the traffic signal pole shall maintain their existing height and alignment relative to the street traffic lanes, except that said appurtenances shall be upgraded to conform to then-applicable Manual on Uniform Traffic Control Devices (MUTCD) standards. The applicant shall be responsible for any additional traffic control upgrades within the intersection required to conform to then-applicable MUTCD standards that are triggered by the replacement of a traffic signal pole. Additionally, if the existing streetlights within the subject intersection have not yet been upgraded to LED luminaires in accordance with the existing Citywide streetlight upgrade plan, then the applicant shall upgrade all of the streetlights within the subject intersection to LED luminaires.

The applicant shall indemnify the City from any malfunction of the traffic signal system arising from the proposed improvements. Replacement of an existing traffic signal pole and/or any existing appurtenances shall be certified by a licensed engineer specializing in traffic signal design.

For existing traffic signal poles in the Cerritos Towne Center (ADP-2) district, all antennas shall be installed within a single concealment shroud placed within and along the interior edges of existing voids formed by the structural frame of the traffic signal mast arm or support structure, and the entire traffic signal structure and concealment shall match and be painted a uniform non-reflective gray color as approved by the City. For all other traffic signal poles, all antennas must be installed above the pole within a single, canister style shroud or radome of the smallest possible size, but with a diameter of not more than eighteen (18) inches.

(6) **Utility Joint Poles.** Applicants that propose to install small wireless facilities on an existing utility joint pole must install all antennas above the pole within a single, canister style shroud or radome of the smallest possible size, but with a diameter of not more than eighteen (18) inches, painted to match the color of the existing pole. If the applicant demonstrates that mounting the antennas above the pole would be technically infeasible as supported by clear and convincing evidence in the written record, then antennas shall be strand-mounted and painted to match the existing strand cabling or other flat, non-reflective color approved by the City to minimize the aesthetic impact of the antennas. To the extent technically feasible, radios

shall also be strand mounted when the antennas are strand mounted. All cables, wires and other connectors must be concealed within a single external conduit or shroud that has been finished to match the underlying support structure and, to the greatest extent possible, installed flush to the pole to minimize the overall visual profile. If a different configuration is required by California Public Utilities Commission General Order 95 and/or other applicable health and safety regulations, the maximum horizontal separation between the antenna and the pole shall be the minimum separation required by said regulation.

(7) **New, Non-Replacement Poles.** Applicants that propose to install small wireless facilities on a new, non-replacement pole must install a pole that matches the base pole design, height, finish, and color of existing streetlight poles along the same street segment but designed to accommodate wireless antennas and accessory equipment instead. In the Cerritos Auto Square (ADP-5) district, where the existing decorative streetlight poles constitute prohibited support structures pursuant to Subsection 9(f) of this Policy Manual, small wireless facilities that cannot be installed on the more-preferred traffic signal poles and that qualify for the exception described in Subsection 9(a) may be installed on a new, non-replacement pole, provided that: (i) the pole is placed within the widest portion of a center landscaped median, excluding the median nose, between existing trees; (ii) the pole has a fluted design with a decorative base and is colored and textured to match the existing decorative streetlight poles on the same street, without lights; and (iii) the underground equipment vault is not placed within the center median.

If the Director of Public Works determines that a new streetlight is warranted at the subject location, then a streetlight arm shall additionally be included on the new pole and include a matching luminaire at substantially the same height and distance from the pole as the luminaires on other streetlights along the same street segment. The pole diameter shall not exceed twelve (12) inches. All antennas, whether on a new streetlight or other new pole, must be installed above the pole within a single, canister style shroud or radome of the smallest possible size but with a diameter of not more than eighteen (18) inches.

(8) **Encroachments over Private Property.** Small wireless facilities may not encroach onto or over any private or other property outside the public rights-of-way without the property owner's express written consent.

(9) **Backup Power Sources.** Fossil-fuel based backup power sources shall not be permitted within the public rights-of-way; provided, however, that connectors or receptacles may be installed for temporary backup power generators used only in an emergency declared by federal, state or local officials.

(10) **Obstructions; Public Safety.** Small wireless facilities and any associated equipment or improvements shall not physically interfere with or impede: (A) worker access to any above-ground or underground infrastructure for traffic control, streetlight or public transportation, including without limitation any curb control sign, parking meter, vehicular traffic sign or signal, pedestrian traffic sign or signal, or barricade reflectors; (B) access to any public transportation vehicles, shelters, street furniture or other improvements at any public transportation stop; (C) worker access to above-ground or underground infrastructure owned or operated by any public or private utility agency; (D) fire hydrant or water valve; (E) access to any doors, gates, sidewalk doors, passage doors, stoops or other

ingress and egress points to any building appurtenant to the rights-of-way; or (F) access to any fire escape route or element.

(11) **Utility Connections.** All cables and connectors for telephone, data backhaul, primary electric and other similar utilities must be routed underground in conduits large enough to accommodate future collocated wireless facilities. Undergrounded cables and wires must transition directly into the pole base without any external doghouse. All cables, wires and connectors between the underground conduits and the antennas shall be routed through and concealed from view within: (A) internal risers or conduits if on a concrete, composite or similar pole; or (B) a cable shroud or conduit mounted as flush to the pole as possible if on a wood pole or other pole without internal cable space. The City shall not approve new overhead utility lines or service drops merely because compliance with the undergrounding requirements would increase the project cost.

(12) **Spools and Coils.** To reduce clutter and deter vandalism, excess fiber optic or coaxial cables shall not be spooled, coiled or otherwise stored on the pole outside equipment cabinets or shrouds.

(13) **Electric Meters.** Small wireless facilities shall use flat-rate electric service or other method that obviates the need for a separate above-grade electric meter. If flat-rate service is not available, applicants may install the smallest possible ground-mounted electrical meter box in a less prominent area within the public right-of-way, screened from public view and painted a non-reflective dark green color to blend with surrounding landscaping.

(14) **Street Trees.** To preserve existing landscaping in the public rights-of-way, all work performed in connection with small wireless facilities shall not cause any street trees to be trimmed, damaged or displaced. If any street trees are damaged or displaced, the applicant shall be responsible, at its sole cost and expense, to plant and maintain replacement trees, subject to City approval, at the site or alternative location approved by the City for the duration of the permit term.

(c) **Small Wireless Facilities Outside the Public Right-of-Way.**

(1) **Overall Height.** Small wireless facilities on private property may not exceed the applicable height limit for structures in the applicable zoning district or overlay zone and may not exceed any additional height limit set forth in this Policy Manual.

(2) **Setbacks.** Small wireless facilities on private property may not encroach into any applicable setback for structures in the subject zoning district.

(3) **Backup Power Sources.** The Director shall not approve any diesel generators or other similarly noisy or noxious generators in or within 250 feet from any residence; provided, however, the Director may approve sockets or other connections used for temporary backup generators.

(4) **Parking Access.** Any equipment or improvements constructed or installed in connection with any small wireless facilities must not reduce any parking spaces below the minimum requirement for the subject property. Whenever feasible, small wireless facilities must use existing parking and access rather than construct new parking or access improvements. Any new parking or access improvements must

be the minimum size necessary to reasonably accommodate the proposed use and shall comply with City standards set forth in Cerritos Municipal Code Chapter 22.74.

(5) **Parking Lot Light Poles and Other Freestanding Small Wireless Facilities.** Applicants that propose to install small wireless facilities on an existing parking lot light pole must remove and replace the existing parking lot light pole with one substantially similar to the existing onsite parking lot light poles but designed to accommodate wireless antennas, unless the existing parking lot light pole has already been designed and engineered to support a small wireless facility in accordance with applicable health and safety regulations. To mitigate any material changes in the parking lot lighting patterns, the replacement pole must: (A) be located as close to the removed pole as possible; (B) be aligned with the other existing parking lot lights in the subject parking lot field; and (C) include a luminaire at substantially the same height and distance from the pole as the luminaire on the removed pole. All new, non-replacement freestanding poles shall be substantially similar in appearance and color to the existing onsite parking lot light poles. All antennas must be installed above the pole within a single, canister style shroud or radome of the smallest possible size, but with a diameter of not more than eighteen (18) inches. The pole diameter shall not exceed twelve (12) inches. The pole height shall not exceed four (4) feet above the height of other existing parking lot poles on the same property.

To preserve community aesthetics, all facility equipment shall to the greatest extent possible be required to be located underground, flush to the finished grade, and shall be fully enclosed. Equipment may include, but not be limited to, the following: fiber optic nodes, radio remote units or heads, power filters, cables, cabinets, vaults, junction or power boxes, and generators. All undergrounded accessory equipment must be installed in an environmentally controlled vault that is load-rated to meet applicable health and safety regulations. Vents for airflow shall be flush-to-grade. In the case of small wireless facilities installed on light poles in a parking lot, the applicant may be permitted to install the accessory equipment above ground if such equipment is completely concealed within an existing legally permitted building or structure on the property. Applicants shall not be permitted to install an underground vault in a location that would cause any existing tree to be materially damaged or displaced.

(6) **Building-Mounted Small Wireless Facilities.**

(A) **Preferred Concealment Techniques.** All applicants must propose new non-tower small wireless facilities that are completely concealed and architecturally integrated into the existing facade or rooftop features with no visible impacts from any publicly accessible areas (examples include, but are not limited to, antennas behind existing parapet walls or facades replaced with RF-transparent material and finished to mimic the replaced materials). Alternatively, if the applicant demonstrates with clear and convincing evidence that integration with existing features is technically infeasible, the applicant may propose completely concealed new structures or appurtenances designed to mimic the support structure's original architecture and proportions (examples include, but are not limited to, steeples and chimneys).

(B) **Facade-Mounted Equipment.** When small wireless facilities cannot be placed behind existing parapet walls or other existing screening elements,

the Director may approve facade-mounted equipment in accordance with this subsection (c)(6)(B). All facade-mounted equipment must be designed, colored, textured, and/or finished in such a way to be effectively unnoticeable. Any new design elements that are introduced as a result of the placement of facade-mounted antennas shall complement the architectural features and overall design massing of the original building and shall be utilized consistently to ensure a continuity of design throughout the building. No "pop-out" screen boxes shall be permitted. No exposed facade-mounted antennas, including but not limited to exposed antennas painted to match the façade, shall be permitted. All equipment must be concealed behind screen walls or other building elements or underground.

(C) **Height Limitations.** In no instance shall the height, as measured from the adjacent finished grade, of any portion of a building-mounted small wireless facility installation exceed the smallest of: (i) twenty-five percent (25%) above the height of the existing building, (ii) thirty-five (35) feet, or (iii) the height limit for the applicable zoning district or overlay zone.