



City of Malibu

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PLANNING DEPARTMENT

NOTICE OF DECISION

Wireless Communications Facility Permit No. 15-013

Site Plan Review No. 15-058

Coastal Development Permit Exemption No. 20-062

Categorical Exemption No. 20-074

6952.5 Fernhill Drive

(Nearest APNs 4466-011-018 and -017)

NOTICE IS HEREBY GIVEN that the City of Malibu has **APPROVED** an application filed by Robert Searcy, Fulsang Architecture, on behalf of Verizon Wireless, for the installation of a single omni/sectorized antenna inside a cannister shroud at a maximum height of 28 feet, a tapered shroud beneath the antenna, remote radio units and power supply units inside shrouds, and associated electrical support equipment attached to an existing wood utility pole in the street parkway of the City of Malibu public right-of-way (ROW), including Site Plan Review (SPR) No. 19-127 to install a wireless communications facility with the public ROW.

Proposed Project

The proposed project includes the installation of a new wireless communications antenna and associated electrical support equipment attached to an existing utility pole and associated electrical equipment as shown on the project plans provided as Attachment 1. The proposed scope of work includes the installation of:

- a. One omni/sectorized antenna inside a cannister shroud with a 14.6-inch diameter and 24-inch height attached to the top of an existing wood utility pole at a maximum height of 28 feet and a tapered shroud beneath the shroud; and
- b. Associated electrical support equipment consisting of:
 - Two remote radio units with four power supply units inside two shrouds, each with a 14.6-inch width, 14.6-inch depth, and 28-inch height attached to the same utility pole;
 - Two riser conduits attached to the pole for the antenna's power cable and another for the fiber cable;
 - Three in-ground handhole boxes, each with a 17-inch width, 30-inch length, and 18-inch depth for the fiber cable in the first box, electrical disconnect device in a second box and power cable in a third box, and
 - Underground power and fiber cables serving the antenna.

Visual simulations of the proposed project, as described above, are provided in Attachment 2.

Coastal Development Permit Exemption

Local Coastal Program (LCP) Local Implementation Plan (LIP) Section 13.4 provides a coastal development permit exemption for certain projects which do not involve a risk of adverse environmental impact. The proposed project is consistent with LIP Section 13.4.5, "Utility Connections." Furthermore, the proposed development is not listed among the classes of development in LIP Section 13.4.3(B) for which an exemption does not apply.

Project Background

Previous Approvals

This project was originally scheduled for consideration by the Planning Commission at a meeting on February 21, 2017, and was subsequently continued as requested by the applicant to several meetings before any public hearing was held on the agenda item. At that time, the application was being processed under a coastal development permit and included a variance because the antennas required the installation of a taller pole in excess of the maximum height limit standard of 28 feet for wireless antennas due to the need to meet minimum clearances required between the antenna and existing overhead utility lines. Subsequently, the proposed project has been modified with the current proposal to install a single omni/sectorized antenna inside a cannister shroud, a tapered shroud beneath the antenna, and associated electrical support equipment attached to an adjacent existing utility pole without the need for a pole replacement. As currently designed, the Planning Director may approve the proposed project since it is exempt from a coastal development permit and no longer requires a variance.

Wireless Communications Facility Permit

- Application Date: December 21, 2015
- Modified Project's Completeness Determination: March 16, 2020
- Notice of Application: May 21, 2020
- Site Plan Review Period: May 21, 2020 through June 11, 2020

California Environmental Quality Act

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Director has analyzed the proposed project. The Planning Director has found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the proposed project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15303(d) - New Construction or Conversion of Small Structures. The Planning Director has further determined that none of the six exceptions to the use of a categorical exemption applies to this project (CEQA Guidelines Section 15300.2).

The Spectrum Act

The "Middle Class Tax Relief and Job Creation Act of 2012" also known as the "Spectrum Act" preempted the State and local government from denying any "eligible facility request" for a modification of an existing wireless tower or base station pursuant to Section 6409.

Small Cell Order 18-133

Also, recent changes in federal law place shortened timeframes or "shot clocks" and other requirements on the local government review of wireless communications facility installations in the public ROW. Under a Federal Communications Commission (FCC) Small Cell Order and regulations that went into effect on January 14, 2019, if a city does not render a decision on a small cell wireless facility application within a specified times period (60 days for installations on existing structures and 90 days on new structures), the failure to meet the deadline for actions will be presumed to not follow federal law and the application would be "deemed approved. The existing utility pole does not support any existing wireless communications facilities. The proposed project is a small cell project and is being processed with the 60-day timeframe.

Significant Gap in Coverage

The applicant submitted propagation coverage maps showing Verizon's existing and proposed cell antenna coverage in the project site's general area (Attachment 3). The existing coverage map shows that the general area has no cell antenna coverage. The area devoid of color on the coverage map means a substandard wireless coverage characterized by little to no cell signal. The proposed coverage map shows the signal strengths that would be created by the small cell antenna with the map colors showing dark green for "best," light green for "good," yellow for "fair," and pink for "poor" wireless communications frequency strengths. In general, the proposed antenna would meet the small cell coverage and network data accessibility for Verizon's customers.

Rather than propose traditional taller tower facilities in or near residential, existing developed properties, or viewshed corridors, Verizon Wireless is deploying very small omni/sectorized antennas as part wireless communications facilities, called "small cells," that can be installed on existing utility infrastructure in the public ROW. Although the signal from each small cell antenna covers a shorter range than a conventional tower site, small cells can help close significant gaps in service coverage with a minimal environmental and aesthetic footprint. Also, the applicant indicates that small cells are generally proposed when traditional wireless antenna sites are congested. They provide a capacity solution by offloading the congestion from the traditional wireless antenna sites.

The proposed small cell facility is a Distributed Antenna System (DAS). DASs are referred to a type of wireless infrastructure where a cell signal collected at nodes that is converted and forward to a hub via a fiber optic cable. The nodes consist of the antenna and immediately adjacent equipment and the hubs can be located up to 30 miles away. This type of infrastructure permits less onsite equipment and smaller/less antennas that are engineered to handle various frequencies. Pursuant to Title 47 of the United States Code (U.S.C.) § 332(c)(7)(B)(i)(I) and (II), the regulation of the placement, construction, and modification of a personal wireless service shall not unreasonably discriminate among providers of functionally equivalent service and shall not be prohibited or have the effect of prohibiting the provision of a personal wireless service. Personal wireless service is defined as commercial mobile services, unlicensed wireless services, and common carrier wireless exchanges access services. Verizon Wireless qualifies as a personal wireless service.

Site Alternative Analysis

The main communications target area for this facility is within the general area of Fernhill Drive between Grayfox Street and Bison Court. As discussed under the *Conformance Analysis/General Requirements* Section below, the applicant selected the project site in order to upgrade the deficiency or coverage congestion within the target area. It was determined to be the most desirable and feasible location because the site allows for the proposed project to operate in a manner that precludes adverse impacts to access, path of travel, and maintains the current aesthetic condition for the area. Further, the project will create minor changes to the existing wood utility pole located in the public ROW.

The residential properties with homes nearest the project site are located approximately 82 feet to the east and 77 feet to the west of Fernhill Drive. The proposed project is not expected to obstruct views of the ocean. As such, the proposed location is not expected to create visual impacts upon surrounding properties.

Health Effects from Radio Frequency Emissions

MMC Section 17.46.050 requires that wireless communications facilities be limited to power densities in any inhabited area that does not exceed the FCC's Maximum Permissible Exposure (MPE) limits for electric and magnetic field strength and power density for transmitters. Additionally, pursuant to MMC Section 17.46.060(K), all antennas must meet the minimum siting distances to habitable structures required for compliance with FCC regulations and standards governing the environmental effects of radio frequency (RF) emissions.

Verizon Wireless is regulated by the FCC and is required to operate its facilities in compliance with FCC regulations and standards. The proposed project would operate at power levels below the established standards used by the FCC for safe human exposure to RF electromagnetic fields, which have been tested and proven safe by the American National Standards Institute (ANSI) and the Institute of Electrical Electronic Engineers (IEEE).

The applicant has provided a Radio Frequency – Electromagnetic Energy (RF – EME) Jurisdictional Report, prepared by EBI Consulting, dated July 29, 2019, which outlines the compliance of the proposed wireless communications facility project with the FCC thresholds for RF emissions. The report concluded that at the nearest walking/working surfaces to the proposed Verizon Wireless antenna, the maximum power density generated by the antenna is no higher than 0.90 percent of the FCC's limit for maximum permissible exposure for the general public (0.18 percent of the FCC's occupational limit) according to Title 47 Code of Federal Regulations (C.F.R.) § 1.1310. The FCC requirements are detailed in Parts 1 and 2 of the FCC's Rules and Regulations [47 C.F.R. § 1.1307(b), 1.1310, 2.1091 and 2.1093].

Pursuant to Title 47 of United States Code §332(c)(7)(B)(iv), “[n]o State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the FCC's regulations concerning such emissions. Even though the City is unable to impose more restrictive MPE limits, staff may still require information to verify compliance with FCC requirements as it was done for this project.

Conformance Analysis

Zoning (MMC Title 17)

MMC Section 17.46.020 permits wireless communications facilities in the public ROW with a site plan review, provided such facilities comply with the general requirements set forth in MMC Section 17.46.060 and the most restrictive design standards set forth in MMC Section 17.46.070. The proposed project includes the installation of one new antenna inside a cannister shroud with a tapered shroud beneath the antenna and remote radio units and power supply units inside shrouds attached to an existing utility pole, and associated electrical support equipment attached to the pole and undergrounded with the ROW.

General Requirements (MMC Section 17.46.060)

Consistent with MMC Sections 17.46.60(B), (C) and (K), the proposed wireless communications facility complies with the maximum permitted exposure limits promulgated by the FCC as stated in the *Health Effects from Radio Frequency Emissions* section.

Pursuant to MMC Sections 17.46.060(H) and (J), wireless communications facilities are required to be co-located on existing utility poles when the antennas do not exceed the height of the utility pole, when possible. The proposed antenna will be mounted on an existing wood utility pole and will not exceed the maximum height limit of 28 feet.

Pursuant to MMC Section 17.46.060(N), wireless communications facilities may only be permitted within 500 feet of any school ground, playground or park, if a clear need for the facility is demonstrated and no technical feasible alternative site exists. The proposed facility is located within 500 feet of the Malibu Elementary School. However, as stated previously in the *Significant Gap in Coverage* section, the applicant has demonstrated a clear need for cell coverage in this area. The applicant's Site Alternative Analysis provided as Attachment 4 analyzed three utility pole sites for the antenna's co-location feasibility and is summarized below:

- Pole Alternative 1 is located to the north approximately 165 feet in the east parkway along Fernhill Drive, which is situated across the street from the Malibu Elementary School. This pole was proposed to be replaced with a taller pole for a panel antenna as part of the project's original application. Pole Alternative

1 is generally discouraged due to its 50-foot distance from the school grounds and design with a new taller pole exceeding the maximum height of 28 feet. The current project site is located farther away from the school by approximately 175 feet.

- Pole Alternative 2 is located in the west parkway along Fernhill Drive abutting the school grounds. This existing utility is currently crowded with overhead primary and secondary power distribution lines and a telephone line. To facilitate a new antenna on this pole, the utility pole would need to be replaced with a taller pole above the 28-foot height limit in order to comply with the California Public Utility Code's (CPUC's) General Order 95 and Southern California Edison requirements for vertical separation from the existing overhead utility lines. Therefore, co-locating the proposed antenna with adjacent overhead utility line infrastructure is not technically feasible due to the pole's existing utility infrastructure configuration. The taller pole would be needed in order to comply with the minimum vertical clearances required between the antenna and overhead lines. Also, Pole Alternative 2 is generally discouraged due to its location next to the school grounds and the current project site location is farther away by approximately 175 feet.
- Pole Alternative 3 is located to the north approximately 50 feet in the west parkway along Fernhill Drive. To facilitate a new antenna on this pole, the utility pole would need to be replaced with a taller pole exceeding the maximum 28-foot height limit in order to comply with the CPUC's General Order 95 and Southern California Edison requirements for vertical separation from the existing overhead utility lines and separation between a proposed antenna and the existing antenna. Therefore, co-locating the proposed antenna with the adjacent overhead utility line infrastructure and existing antennas is not technically feasible due to the existing utility pole infrastructure conditions and antenna and the need to replace the utility pole with a taller pole exceeding the maximum 28-foot height limit in order to comply with minimum vertical clearances required between the antennas and overhead lines, while the proposed project is designed to comply with all applicable code requirements.

Most Restrictive Design Criteria (MMC Section 17.46.070)

Pursuant to MMC Sections 17.46.070(C), (D) and (J), wireless communications facilities are required to be designed to minimize visual impacts to the greatest extent feasible by means of placement, screening, camouflaging, painting and texture. The proposed antenna and the associated electrical support equipment will be sited and mounted in conformance with MMC Sections 17.46.110(D) and 17.46.120(A), which encourage the use of existing utility poles. Consistent with these requirements, the proposed visible antenna cannister shroud, remote radio unit and power supply unit shrouds, and associated electrical support equipment are conditioned to be painted brown to match the color of the existing wood utility pole.

Grading (MMC Section 17.40.040(A)(9))

Minor excavation will be required to install the three in-ground handhold boxes in the street parkway and underground the power and fiber cables to serve the proposed pole-mounted wireless communication facility in parkway of the public ROW. The proposed excavation is considered exempt grading (i.e., removal and recompaction). Therefore, the proposed project is consistent with applicable grading requirements.

Cultural Resources Preservation (MMC Chapter 17.54)

MMC Chapter 17.54 requires certain procedures be followed to determine potential impacts on archaeological resource. The project site has been evaluated for potential impacts to archaeological resources; however, the project's scope of work is limited to attaching the antenna and associated electrical equipment onto the existing wood utility pole and undergrounding associated power and fiber cables to the pole in the street parkway. Due to the limited scope of work on previously disturbed land, no further study is required at this time.

Site Plan Review for a wireless communications facility in the public ROW [MMC Section 17.62.040(D)]

SPR No. 15-058 is requested to allow the installation of a wireless communications facility in the public ROW. Pursuant to MMC Section 17.62.040(D), the City is required to make eight specific findings in the consideration and approval of a site plan review for the installation of a wireless communications facility in the public ROW. The Planning Director hereby makes the required findings as indicated below:

1. *The project is compatible with other development in the adjacent area in relation to size, bulk and height.*

The proposed antenna's concealment cannister shroud and associated electrical support equipment will be mounted on an existing wood utility pole at a height not exceeding the maximum 28-foot height limit and conditioned to be painted a brown color to match the pole. There is an existing utility pole in the west parkway across the street that contains an existing wireless utility facility as well as other existing utility poles containing overhead utility lines situated along Fernhill Drive and adjacent streets. No new or relocated utility poles are proposed with this project. Therefore, the proposed project is compatible in size, bulk, and height to existing overhead utility facilities in the adjacent area.

2. *The project will not have a significant adverse impact on natural resources and makes suitable provisions for the preservation of natural hydrology, native plant materials, wooded areas, visually significant rock outcroppings, rough terrain, coastal bluffs and similar natural features.*

The project proposes the installation of an antenna and associated electrical support equipment mounted on an existing wood utility pole in the public ROW of Fernhill Drive. The proposed project will not have a significant adverse impact on natural resources.

3. *Remedial Grading (if applicable) exceeding five thousand (5,000) cubic yards is necessary to mitigate a geotechnical hazard as identified in a certified geotechnical report prepared by a California Licensed Geologist and reviewed and approved by the City Geologist. The remedial grading will not result in a significant adverse impact on visual or biological resources.*

No remedial grading is proposed as part of the proposed project. Therefore, this finding does not apply.

4. *The project does not obstruct visually impressive scenes of the Pacific Ocean, off-shore islands, Santa Monica Mountains, canyons, valleys or ravines from the main viewing area of any affected principal residence as defined in MMC Section 17.40.040(A)(17).*

Based on staff's site visit, the proposed project is not expected to obstruct primary views of surrounding residences. The project site is located in an established residential neighborhood with existing residences on both sides of the streets and surrounding on three sides with trees that are about the same height as the existing utility pole. Impressive views immediately around the project site were not observed during staff's site visit. Staff also checked for primary view determinations conducted for surrounding residences to determine whether the proposed project would obstruct views of impressive scenes. Based on this analysis, the proposed wireless communications facility is not expected to obstruct visually impressive scenes of the Pacific Ocean, off-shore islands, Santa Monica Mountains, canyons, valleys or ravines from the main viewing area of any affected principal residence as defined in MMC Section 17.40.040(A)(17).

5. *The project does not affect solar access, as defined by staff.*

The proposed facility will cast a negligible shadow from the shrouds containing the antenna, remote radio units, and power supply units; therefore, less than significant adverse effects related to solar access is expected.

6. *The project is consistent with the City's General Plan, Local Coastal Program, Municipal Code and City standards.*

The proposed use is consistent with the goals, objectives, policies, and general land uses of the General Plan and LCP. Wireless communications facilities are permitted in the public ROW with a site plan review provided such facilities comply with the general requirements set forth in MMC Section 17.46.060 and the most restrictive design standards set forth in MMC Section 17.46.070. Subject to the conditions of approval, the proposed project complies with these standards.

7. *The proposed project complies with all applicable requirements of State and local law.*

The proposed project will comply with all applicable requirements of State and local law as required under MMC Section 17.46.060, including but not limited to, provisions of the Uniform Building Code, National Electrical Code, and Uniform Fire Code. The proposed project is also required to comply with all applicable regulations and standards promulgated or imposed by any State or Federal agency, including the FCC and California Public Utilities Commission (CPUC).

8. *A sea wall, bulkhead or other shoreline protective device (if applicable) is necessary to protect an existing structure and/or an existing or new sewage disposal system as identified in a certified coastal engineering report prepared by a California licensed engineer and reviewed and approved by the City's coastal engineer.*

No sea wall, bulkhead, or other shoreline protection devices are associated with the proposed project. Therefore, this finding does not apply.

**APPROVAL OF WIRELESS COMMUNICATIONS FACILITY NO. 15-013 AND
SITE PLAN REVIEW NO. 15-058**

The Planning Director has **APPROVED** the project subject to the following conditions listed below.

Standard Conditions

1. The applicant, and their successors in interest, shall indemnify and defend the City of Malibu and its officers, employees and agents from and against all liability and costs relating to the City's actions concerning this project, including (without limitation) any award of litigation expenses in favor of any person or entity who seeks to challenge the validity of any of the City's actions or decisions in connection with this project. The City shall have the sole right to choose its counsel and property owners shall reimburse the City's expenses incurred in its defense of any lawsuit challenging the City's actions concerning this project.
2. Approval of this application is to allow the installation of:
 - a. One omni/sectorized antenna inside a cannister shroud with a 14.6-inch diameter and 24-inch height attached to the top of an existing wood utility pole at a maximum height of 28 feet and a tapered shroud beneath the antenna; and
 - b. Associated electrical support equipment consisting of:
 - Two remote radio units with four power supply units inside two shrouds, each with a 14.6-inch width, 14.6-inch depth, and 28-inch height attached to the same pole;
 - Two riser conduits attached to the pole for the antenna's power cable and another for the fiber cable;
 - Three in-ground handhole boxes, each with a 17-inch width, 30-inch length, and 18-inch depth for the fiber cable in the first box, electrical disconnect device in a second box and power cable in a third box;
 - Underground power and fiber cables serving the antenna.

3. Subsequent submittals for this project shall be in substantial compliance with the plans date-stamped received by the Planning Department on **February 18, 2020 and August 15, 2019**. The project shall comply with all conditions of approval stipulated in the referral sheets attached to the agenda report for this project. In the event the project plans conflict with any condition of approval, the condition shall take precedence and revised plans shall be submitted and approved by the Planning Director prior to the Environmental Sustainability Department for plan check.
4. The permit and rights conferred in this approval shall not be effective until the property owner signs, notarizes and returns the Acceptance of Conditions Affidavit accepting the conditions set forth herein. The applicant shall file this form with the Planning Department within 30 days of this decision or prior to issuance of any building, electrical or encroachment permit.
5. The applicant shall digitally submit a complete set of plans, including the items required in Condition No. 6 to the Planning Department for consistency review and approval prior to plan check and again prior to the issuance of any building or development permits.
6. This Notice of Decision (including the signed and notarized Acceptance of Conditions Affidavit) shall be copied in its entirety and placed directly onto a separate plan sheet(s) to be included in the development plans prior to submitting any development permits from the City of Malibu Environmental Sustainability Department and encroachment permit.
7. The approved wireless communications facility and site plan review shall expire three years from the date of approval, **June 12, 2023**, unless a time extension has been granted. If no building, electrical or encroachment permit is required, the wireless communications facility permit approval shall expire after three years from the date of final planning approval if installation is not completed. The expiration date shall be suspended until an appeal and/or litigation regarding the subject permit is resolved.
8. The Planning Director may grant up to four one-year extensions of a wireless communications facility and site plan review approval, if the Planning Director finds that the conditions, including but not limited to changes in the zoning ordinance under which the wireless communications facility permit approval was issued, have not significantly changed.
9. Any questions of intent or interpretation of any condition of approval will be resolved by the Planning Director upon written request of such interpretation.
10. All structures shall conform to the requirements of the Environmental Sustainability Department, City Public Works Department, FCC and Los Angeles County Fire Department requirements, as applicable. Notwithstanding this review, all required permits, including but not limited to an encroachment permit from the City, shall be secured.
11. Minor changes to the approved plans or the conditions of approval may be approved by the Planning Director, provided such changes achieve substantially the same results and the project is still in compliance with the MMC. An application with all required materials and fees shall be required.

Cultural Resources

12. In the event that potentially important cultural resources are found in the course of geologic testing, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources and until the Planning Director can review this information. Where, as a result of this evaluation, the Planning Director determines that the project may have an adverse impact on cultural

resources, a Phase II Evaluation of cultural resources shall be required pursuant to MMC Section 17.54.040(D)(4)(b).

13. If human bone is discovered, the procedures described in Section 7050.5 of the California Health and Safety Code shall be followed. These procedures require notification of the coroner. If the coroner determines that the remains are those of a Native American, the applicant shall notify the Native American Heritage Commission by phone within 24 hours. Following notification of the Native American Heritage Commission, the procedures described in Section 5097.94 and Section 5097.98 of the California Public Resources Code shall be followed.

Wireless Communications Antenna and Facilities Conditions

14. All antennas shall meet the minimum siting distances to habitable structures required for compliance with the FCC regulations and standards governing the environmental effects of radio frequency emissions. Permittee shall keep up-to-date on current information from the FCC in regards to maximum permissible radio frequency exposure levels. In the event that the FCC changes its guidelines for human exposure to radio frequency, permittee shall, within 30 days after any such change, submit to the Planning Director a report prepared by a qualified engineer that demonstrates actual compliance with such changed guidelines. The Director may, at permittee's sole cost, retain an independent consultant to evaluate the compliance report and any potential modifications to the permit necessary to conform to the FCC's guidelines. Failure to submit the compliance report required under this condition, or failure to maintain compliance with the FCC's guidelines for human exposure to radio frequency at all times shall constitute grounds for permit revocation.
15. All antennas shall be located so that any person walking adjacent to the transmitting surface of the antenna will be walking on a grade, which is a minimum of eight and one-half feet below the transmitting surface.
16. All antennas, equipment, and support structures shall be designed to prevent unauthorized climbing.
17. The wireless communications facility shall be erected, operated, and maintained in compliance with the general requirements set forth in MMC Section 17.46.060 and most restrictive design criteria set forth in MMC Section 17.46.070.
18. The antenna and electrical support equipment shall, at all times, be operated in a manner that conforms to the applicable federal health and safety standards.
19. The proposed wireless communications facility shall not emit a noise greater than fifty (50) decibels (dB) as measured from the base of the facility.
20. The co-location of wireless communications facilities, pursuant to MMC Section 17.46.090, shall be required whenever feasible.
21. The installation of an onsite generator and or other equipment is prohibited. The Planning Director's approval is required if a generator is to be placed onsite for temporary or permanent use.
22. All pole mounted equipment associated with the application shall be located no lower than eight feet above grade or ground level on the utility pole.

Construction

23. Installation hours shall be limited to Monday through Friday from 7:00 a.m. to 7:00 p.m. and Saturdays from 8:00 a.m. to 5:00 p.m. No installation activities shall be permitted on Sundays and City-designated holidays. The restricted work hours described in this condition do not apply to emergency maintenance necessary to

protect health or property. The City of Malibu may issue a Stop Work Order if permittee violates this condition.

Site Specific Conditions

24. The permittee shall request that the permittee's electric service provider apply flat-rate billing for any proposed electric service, wireless smart metering or other alternative metering option that would obviate the need for an above-grade electric meter. In the event that the electric service provider does not currently offer an alternative metering option, the permittee shall remove the above-grade electric meter when such option becomes available. Prior to removing the above-grade 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.
25. The permittee acknowledges that the City specifically includes conditions of approval related to (a) painting, coloring or finishing the equipment to match the pole; (b) undergrounding all equipment to the extent possible; and (c) installing equipment within shrouds, conduits and risers as concealment elements designed to integrate the wireless facility with the surrounding built and natural environment. Any future modifications to the permittee's wireless facility must maintain or improve all concealment elements.
26. Before the permittee submits any applications for construction, encroachment, excavation or other required permits in connection with this permit, the permittee must incorporate a true and correct copy of this permit, all conditions associated with this permit and any approved photo simulations into the project plans (collectively, the "Approved Plans"). The permittee must construct, install and operate the wireless facility in substantial compliance with the Approved Plans as determined by the Director or the Director's designee. Any substantial or material alterations, modifications or other changes to the Approved Plans, whether requested by the permittee or required by other departments or public agencies with jurisdiction over the wireless facility, must be submitted in a written request subject to the Director's prior review and approval, who may refer the request to the original approval authority if the Director finds that the requested alteration, modification or other change substantially deviates from the Approved Plans or implicates a significant or substantial land-use concern.
27. The permittee shall install and at all times maintain in good condition a "Network Operations Center Information" and "RF Caution" sign on the utility pole no less than three (3) feet below the antenna (measured from the top of the sign) and no less than nine (9) feet above the ground line (measured from the bottom of the sign). Signs required under this condition shall be installed so that a person can clearly see the sign as he or she approaches within three (3) feet of the antenna.
28. The permittee shall ensure that all signage complies with FCC Office of Engineering and Technology Bulletin 65, CPUC General Order 95 or American National Standards Institute C95.2 for color, symbol, and content conventions. All such signage shall at all times provide a working local or toll-free telephone number to its network operations center, and such telephone number shall be able to reach a live person who can exert transmitter power-down control over this site as required by the FCC.
29. The proposed antenna, and all other visible pole-mounted related materials and cables shall be painted a dark brown color to match the existing wood utility pole and any above-ground vents and hatch for the underground vault shall be painted a light brown color to blend as much as possible with the surrounding soil. Colors and materials for the facility shall be non-reflective and chosen to minimize visual impact to the greatest extent feasible. The permittee shall maintain such paint, color or finish in good condition at all times.

30. The permittee shall install all cables, wires, jumpers and connectors within pole-mounted conduit and/or risers mounted as flush to the pole as possible and to the extent feasible. All visible cables, wires, jumpers, connectors, conduits and risers shall be painted, colored or finished to match the natural wood color of the utility pole. The permittee shall maintain such paint, color or finish in good condition at all times.
31. All improvements, including foundations, and appurtenant ground wires, shall be removed from the property and the site restored to its original pre-installation conditions within 90 days of cessation of operation or abandonment of the facility.
32. Build-Out Conditions.
 - a. Permittee shall not commence any excavation, construction, installation or other work on the project site until and unless it demonstrates to the City Public Works Department that the project complies with all generally applicable laws, regulations and other rules related to public health and safety, including without limitation all applicable provisions in California Public Utilities Commission General Order 95 and MMC Chapter 8.24.
 - b. To the extent that the pole owner requires higher or more restrictive standards than contained in California Public Utilities Commission General Order 95, those standards shall control.
33. Permittee shall at all times maintain compliance with all applicable federal, State and local laws, regulations, ordinance or other rules.
34. The permittee shall cooperate with all inspections. The City and its designees reserves the right to support, repair, disable or remove any elements of the facility in emergencies or when the facility threatens imminent harm to persons or property.
35. Permittee shall at all times maintain accurate contact information for all parties responsible for the facility, which shall include a phone number, street mailing address and email address for at least one natural person. All such contact information for responsible parties shall be provided to the Planning Department at the time of permit issuance and within one business day of permittee's receipt of City staff's written request.
36. Permittee shall undertake all reasonable efforts to avoid undue adverse impacts to adjacent properties and/or uses that may arise from the construction, operation, maintenance, modification and removal of the facility.
37. The site and the facility must be maintained in a neat and clean manner and in accordance with all approved plans and conditions of approval.
38. Permittee shall promptly remove any graffiti on the wireless facility at permittee's sole expense within 48 hours after notice.

Prior to Operation

39. The applicant shall request a final Planning Department inspection immediately after the wireless communications facility has been installed and prior to the commencement of services and final electrical inspection by the City of Malibu Environmental Sustainability Department.
40. Within thirty (30) calendar days following the installation of any wireless communications facilities, the applicant shall provide to the Planning Department with a field report prepared by a qualified engineer verifying that the unit has been inspected, tested, and is operating in compliance with FCC standards. Such documentation shall include the make and model (or other identifying information) of the unit tested, the

date and time of the inspection, and a certification that the unit is properly installed and working within applicable FCC standards.

Public Works

41. The proposed project includes improvements within the City's public ROW. The applicant shall obtain a City of Malibu Public Works Department Encroachment Permit for the proposed work within the ROW prior to installation.

Fixed Conditions

42. Violation of any of the conditions of this approval shall be cause for revocation and termination of all rights thereunder.

Local Appeal

The decision of a wireless communications facility that includes a Site Plan Review may be appealed to the Planning Commission by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within 10 days and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeals shall be emailed to psalazar@malibucity.org and the filing fee shall be mailed to Malibu Planning Department, attention: Patricia Salazar, 23825 Stuart Ranch Road, Malibu, CA 90265. Appeal forms may be found online at www.malibucity.org/planningforms. If you are unable to submit your appeal online, please contact Patricia Salazar by calling (310) 456-2489, extension 245, at least two business days before your appeal deadline to arrange alternative delivery of the appeal.

Please contact **Adrian Fernandez** in the Planning Department at **(310) 456-2489, extension 482**, for further information.

Date: June 12, 2020

Prepared By: Adrian Fernandez
Adrian Fernandez
Principal Planner

Approved By: Adrian Fernandez for
Bonnie Blue
Planning Director

Attachments:

1. Project Plans
2. Visual Simulations
3. Propagation Coverage Maps
4. Alternative Site Analysis
5. Notice of Application Mailer

ACCEPTANCE OF CONDITIONS AFFIDAVIT

The undersigned property owner(s) acknowledges receipt of the City of Malibu Planning Director's decision of approval and agrees to abide by all terms and conditions of **Wireless Communication Facility No. 15-013 and Site Plan Review No. 15-058**, dated **June 12, 2020**, and submitted plans, date **stamped February 18, 2020 and August 15, 2019**, for the project located at **6952.5 Fernhill Drive, Malibu, CA 90265**. The permit and rights conferred in this approval shall not be effective until the property owner(s) signs and returns this notarized affidavit to the City of Malibu Planning Department within 30 days of the decision and/or prior to issuance of any building permit or encroachment permit.

Date

Signature of Property Owner

Print Property Owner's Name

Date

Signature of Property Owner

Print Property Owner's Name

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
--

STATE OF CALIFORNIA

County of _____

On _____ before me _____,
(insert name and title of the officer)

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 that 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.

(Notary Public's signature in and for said County and State)

(Seal)



SCL POINT DUME Z3

VERIZON - JPA WOOD UTILITY POLE POLE
#GT143755

STREET ADDRESS: F/O 6970 FERNHILL DR.
CITY ADDRESS: 6952.5 FERNHILL DR.
POWER ADDRESS: 6952.5 FERNHILL DR.
MALIBU, CA 90265
VZ LOCATION #292108

Received
02/18/2020
Planning Dept.

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	01/14/20	90% ZONING	JD
1	02/07/20	SURVEY ADDED	JD
2	02/11/20	ADDRESS UPDATED	JD



PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED



SMALL CELL PROJECT

SCL POINT DUME Z3
VERIZON - GT143755
WOOD UTILITY POLE
6952.5
FERNHILL DR
MALIBU, CA 90265

SHEET TITLE:

TITLE SHEET

T-1

PROJECT TEAM

SITE ACQUISITION
FULSANG ARCHITECTURE
3471 VIA LIDO, SUITE 202
NEWPORT BEACH, CA 92663
CONTACT: ROB SEARCY
TELEPHONE: (949) 327-3398
EMAIL: rob.searcy@fulsarch.com

PLANNING
FULSANG ARCHITECTURE
3471 VIA LIDO, SUITE 202
NEWPORT BEACH, CA 92663
CONTACT: ROB SEARCY
TELEPHONE: (949) 327-3398
EMAIL: rob.searcy@fulsarch.com

OSP ENGINEERING CONTACT:
FULSANG ARCHITECTURE
3471 VIA LIDO, SUITE 202
NEWPORT BEACH, CA 92663
CONTACT: TONY LEON
TELEPHONE: (949) 327-3412
EMAIL: tony.leon@fulsarch.com

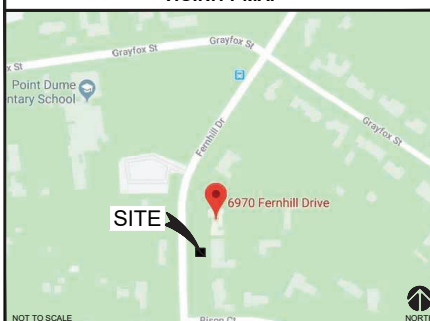
SURVEYOR:
BERT HAZE & ASSOCIATES
3188 AIRWAY AVENUE K1
COSTA MESA, CA 92626
CONTACT: BERT HAZE
TELEPHONE: (714) 557-1567

PROJECT DESCRIPTION

THIS PROJECT IS A VERIZON WIRELESS UNMANNED TELECOMMUNICATION WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING:

- VERIZON WIRELESS CONTRACTOR TO UTILIZE EXISTING 30'-0" (24'-3" AGL) CLASS (4) WOOD POLE #GT143755
- VERIZON WIRELESS CONTRACTOR TO PLACE A 14 8" DIA. X 24" TALL CANISTER ANTENNA WITH A 24" TAPERED SHROUD AND (2) RADIO UNITS WITH (4) PSUs INSIDE ERICSSON RADIO CONCEALMENT SHROUDS ON EXISTING SITE POLE
- VERIZON WIRELESS TO PLACE (1) -17'X30'X18" (FIBER) HANDHOLE IN PARKWAY
- VERIZON WIRELESS TO PLACE (1) -17'X30'X18" (SCE) DISTRIBUTION HANDHOLE IN PARKWAY
- VERIZON WIRELESS TO PLACE (1) -17'X30'X18" VZW WTR WITH DISCONNECT HANDHOLE IN PARKWAY

VICINITY MAP



DRIVING DIRECTIONS

- FROM: VERIZON OFFICE TO: F/O 6970 FERNHILL DR
MALIBU, CA 90265
1. GET ON I-405 N FROM VALLEY OAK DR AND ALTON PKWY
 2. FOLLOW I-405 N TO CA-1 N IN SANTA MONICA
 3. FOLLOW CA-1 N TO FERNHILL DR IN MALIBU
 4. 6970 FERNHILL DR
 5. DESTINATION WILL BE ON THE RIGHT

PROJECT SUMMARY

APPLICANT/LESSEE

15505 SAND CANYON AVENUE
IRVINE, CA 92618
OFFICE: (951) 279-6000

APPLICANT'S REPRESENTATIVE

FULSANG ARCHITECTURE
3471 VIA LIDO, SUITE 202
NEWPORT BEACH, CA 92663
CONTACT: STEPHANIE BRILL
TELEPHONE: (949) 633-6079
EMAIL: stephanie@fulsarch.com

PROPERTY INFORMATION:

LAT (DECIMAL): 34.011542°
LONG (DECIMAL): -118.800947°
LAT (DEG. MIN. SEC.): 34°00'41.59" N
LONG (DEG. MIN. SEC.): 118°48'03.41" W
ELEVATION: 148.0' (AMSL)
POLE OWNER: JOINT POLE ASSOCIATION
JURISDICTION: CITY OF MALIBU, CA
THOMAS GUIDE: LA 567 C-6

UTILITY COMPANY:

POWER PROVIDER: SCE
TELCO PROVIDER: FRONTIER

PROPERTY LOCATION:
PUBLIC RIGHT-OF-WAY

CONSTRUCTION INFORMATION

AREA OF CONSTRUCTION: N/A
OCCUPANCY: N/A
TYPE OF CONSTRUCTION: N/A
CURRENT ZONING: PUBLIC RIGHT-OF-WAY
ADA COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. MACHINERY SPACES ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS PER THE CBC SECTION 11B-203.5.

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

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

CODE COMPLIANCE

- 2016 CALIFORNIA ENERGY CODE
- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA GREEN BUILDING CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA PLUMBING CODE
- SHELTER IS STATE OF CALIFORNIA APPROVED AND INSPECTED, NOT FOR LOCAL INSPECTION.



Know what's below.
Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (SOUTH), CALL DIG ALERT
TOLL FREE: 1-800-227-2600 OR
www.digalert.org
CALIFORNIA STATUTE
REQUIRES MIN OF 2
WORKING DAYS NOTICE
BEFORE YOU EXCAVATE

BERT HAZE

AND ASSOCIATES, INC.
LAND SURVEYING & MAPPING

3188 AIRWAY AVENUE, SUITE K1
COSTA MESA, CALIFORNIA 92626
714 557-1567 OFFICE
714 557-1568 FAX

1-A ACCURACY CERTIFICATION

DATE OF SURVEY: JANUARY 24, 2020

SITE NUMBER: N/A
SITE NAME: SCL POINT DUME Z3
TYPE: UTILITY POLE
LOCATION: F/O 6970 FERNHILL DR.
MALIBU, CA 90265

I, BERT HAZE, HEREBY CERTIFY THE GEODETIC COORDINATES AT THE CENTER OF THE EXISTING UTILITY POLE ARE:

*GEODETIC COORDINATES: (NORTH AMERICAN DATUM 1983)

LATITUDE 34°00'41.54" N (34.011540° N)
LONGITUDE 118°48'03.39" W (118.800943° W)

AND FURTHER CERTIFY THAT THE ELEVATION CALLS PRODUCED HEREON ARE ABOVE MEAN SEA LEVEL (A.M.S.L.), NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) ** (SEE BENCHMARK DATUM REFERENCED HEREON)

GROUND ELEVATION @ EXISTING UTILITY POLE LOCATION = 123 FEET/37.5 METERS (A.M.S.L.)(NAVD88)

TOP ELEVATION OF EXISTING UTILITY POLE (HIGHEST POINT/FIXED STRUCTURE) = 147 FEET/44.8 METERS (A.M.S.L.)(NAVD88)

AND FURTHER CERTIFY THAT THE MEASURED HEIGHTS ARE AS STATED ABOVE THE GROUND LINE (A.G.L.)

HEIGHT OF EXISTING UTILITY POLE (HIGHEST POINT/FIXED STRUCTURE) = 24 FEET/7.3 METERS (A.G.L.)

THE ACCURACY STANDARDS FOR THIS "1-A ACCURACY CERTIFICATION" ARE AS FOLLOWS:

GEODETIC COORDINATE LOCATIONS: FIFTEEN (15) FEET HORIZONTALLY
THE ELEVATIONS OF THE GROUND AND THE FEATURES LOCATED: THREE (3) FEET VERTICALLY (A.M.S.L.)
THE MEASURED HEIGHTS OF THE FEATURES LOCATED: ONE (1) FOOT ± VERTICALLY (A.G.L.)

NAD 83 GEODETIC COORDINATES AND ELEVATIONS WERE ESTABLISHED USING SURVEY GRADE "LEICA GS14" "GNSS" RECEIVERS CONNECTED TO THE "LEICA SMART NET" REFERENCE NETWORK.

**BENCH MARK REFERENCE:

UNITED STATES GEOLOGICAL SURVEY BENCH MARK "BM 125" AS SHOWN ON THE "POINT DUME" 7.5 MINUTE QUADRANGLE MAP.
ELEVATION: 127.5 FEET A.M.S.L. (NAVD88) (DATUM VERIFIED IN FIELD TO BE WITHIN SAID ACCURACY STANDARDS)



SIGNED 
BERT HAZE, PLS 7211

DATE

01/31/2020

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	01/14/20	90% ZONING	JD
1	02/07/20	SURVEY ADDED	JD
2	02/11/20	ADDRESS UPDATED	JD



PROPRIETARY INFORMATION

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ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED



SMALL CELL PROJECT

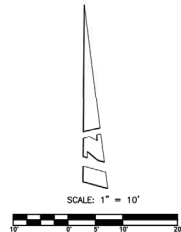
SCL POINT DUME Z3

VERIZON - GT143755
WOOD UTILITY POLE
6952.5
FERNHILL DR
MALIBU, CA 90265

SHEET TITLE:

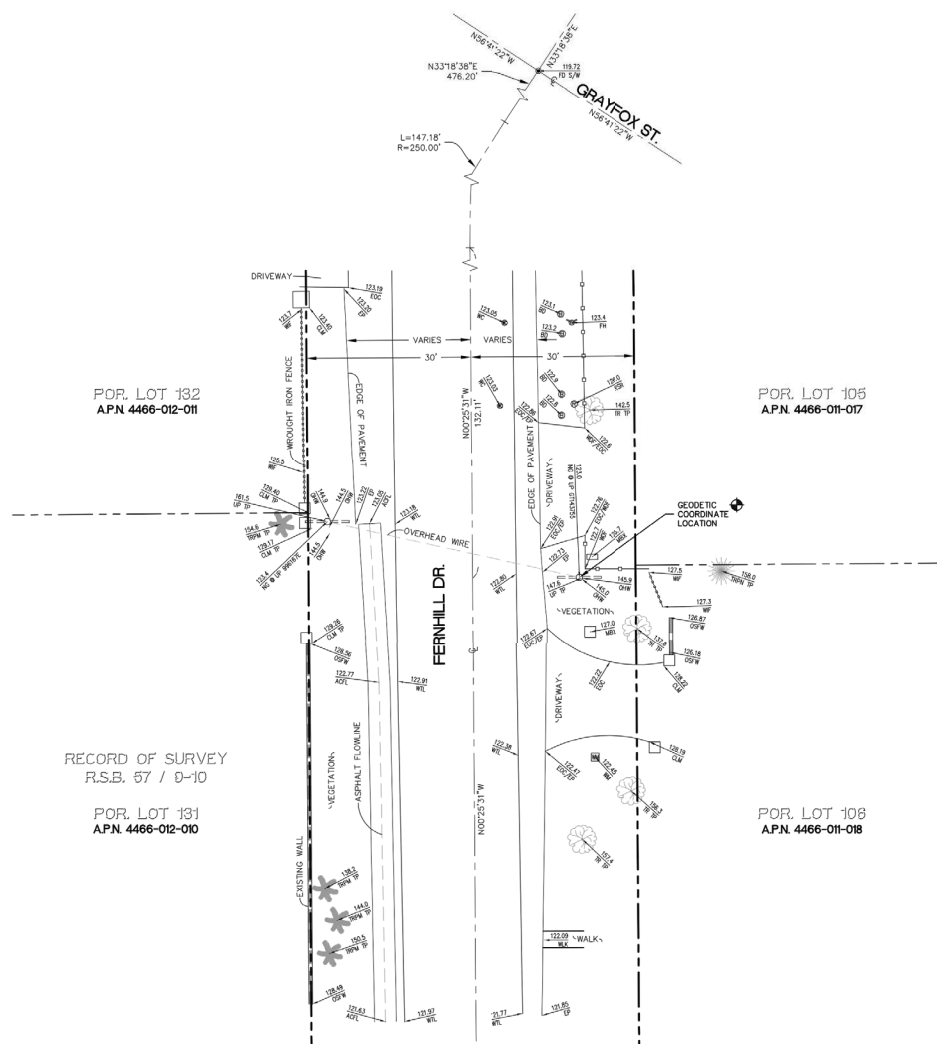
**1A CERTIFICATION
LETTER**

T-2



LEGEND:

AC	ASPHALT CONCRETE
ADB	ASPHALT CONCRETE BERM
ADFL	ASPHALT CONCRETE FLOWLINE
APX	APEX
BD	BOLLARD
BLW	BACK OF WALK
CLM	COLUMN
EDC	EDGE OF CONCRETE
EP	EDGE OF PAVEMENT
FD	FOUND
FI	FIRE HYDRANT
FW	FRONT OF WALK
GL	GUTTER LIP
H	HEIGHT
HSE	HOUSE
INS	INSULATOR
MBX	MAIL BOX
NG	NATURAL GROUND
OWP	OVERHEAD POWER
OWH	OVERHEAD WIRE
OSFW	OUTSIDE FACE OF WALL
RSR	RISER
S/W	SPIKE AND WASHER
SS	STREET SIGN
TC	TOP OF CURB
TR	TREE
TRN	TRANSFORMER
TRPM	TRUNK OF PINE TREE
UP	UTILITY POLE
WC	WATER CAIL
WOF	WOOD FENCE
WOW	WOOD WALL
WIF	WROUGHT IRON FENCE
WLK	WALK
WM	WATER METER
WTL	WHITE TRAVEL LINE
—■—	BLOCK WALL
●	BOLLARD
—○—	CENTERLINE
—○—	CHAIN LINK FENCE
—●—	FIRE HYDRANT
—●—	FOUND MONUMENT
—●—	RISER
—T—	STREET SIGN
—○—	UTILITY POLE
—●—	WATER CAIL
—●—	WATER METER
—■—	WOOD FENCE
—●—	WROUGHT IRON FENCE



BASIS OF BEARINGS:

ESTABLISHED BY G.P.S. OBSERVATIONS AND PROCESSED TO CALIFORNIA ZONE 5, STATE PLANE GRID COORDINATE SYSTEM OF 1983.

ASSESSOR'S IDENTIFICATION:

N/A

AREA:

N/A

BENCH MARK REFERENCE:

U.S.G.S. BENCH MARK "BM 125"

UNITED STATES GEOLOGICAL SURVEY BENCH MARK "BM 125" AS SHOWN ON THE "POINT DUME" 7.5 MINUTE DIAGONAL MAP
ELEVATION: 127.5 FEET A.M.S.L. (NAVD88) (DATUM VERIFIED IN FIELD TO BE WITHIN 1-A ACCURACY STANDARDS)

TITLE REPORT IDENTIFICATION:

N/A

EASEMENT NOTES:

N/A

LEGAL DESCRIPTION:

N/A

DATE OF SURVEY:

JANUARY 24, 2020

SURVEYORS NOTE:

THE RIGHT OF WAY LINES AND THEIR DIMENSIONS SHOWN HEREON ARE PER READILY AVAILABLE RECORDED INFORMATION AND THEIR LOCATIONS ARE APPROXIMATE, PENDING RECEIPT OF TITLE REPORT(S) FOR THE ADJACENT REAL PROPERTY.

LIVING PLANTS STATEMENT:

THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY VALID FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	01/01/20	ISSUED FOR REVIEW	MOL

BERT HASE

AND ASSOCIATES INC.
LAND SURVEYING & MAPPING
3188 AIRWAY AVENUE, SUITE K1
COSTA MESA, CALIFORNIA 92626
714 557-1567 OFFICE
JN 801.639

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERICON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERICON WIRELESS IS STRICTLY PROHIBITED

verizon
15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618



**SCL POINT
DUME Z3**
P/O 6970 FERNHILL DR.
MALIBU, CA 90265

SHEET TITLE:
TOPOGRAPHIC SURVEY

LS-1

NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 36" X 48". LOCAL PRINTING AND/OR REPRODUCTION OF THIS DRAWING IS PROHIBITED.

SYMBOL	DESCRIPTION
EOD	EDGE OF DIRT
WL	WHITE LINE
ROW	RIGHT OF WAY
EOP	EDGE OF PAVEMENT
CL	CENTER LINE
C/F	CURBSFACE
PL	PROPERTY LINE
---	EXISTING CUT
-X-X-X-X-X-	FENCE
-o-o-o-	WALL
- - - -	DRIVEWAY
●	BUSHES
●	TREE
⦿	STREET LIGHT SITE POLE
⦿==⦿	STREET LIGHT EXISTING
⊗	JPA SITE POLE
⊗	UTILITY POLE EXISTING
●	PARKING METER/STREET SIGN
x	DOWN GUY
▷	FIRE HYDRANT
●	UTILITY VALVE
⊞	UTILITY MANHOLE
⊞	SEWER MANHOLE
■	SQUARE VENT
●	ROUND VENT
↗	DIG-ALERTS
┌┐	(POC) POINT OF CURBSFACE
⤵	ADA CURB RAMP

ABBREVIATIONS AND SYMBOLOGY	2
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INTENT
1. THESE CONSTRUCTION DRAWINGS DESCRIBE THE WORK TO BE DONE & THE MATERIALS TO BE FURNISHED FOR CONSTRUCTION.
2. THE INTENTION OF THE DOCUMENTS IS TO INCLUDE ALL LABOR AND MATERIALS REASONABLY NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK AS STIPULATED IN THE CONTRACT.
3. THE PURPOSE OF THE SPECIFICATIONS IS TO INTERPRET THE INTENT OF THE DRAWINGS AND TO DESIGNATE THE METHOD OF THE PROCEDURE, TYPE AND QUALITY OF MATERIALS REQUIRED TO COMPLETE THE WORK.
4. MINOR DEVIATIONS FROM THE DESIGN LAYOUT ARE ANTICIPATED AND SHALL BE CONSIDERED AS PART OF THE WORK. NO CHANGES THAT ALTER THE CHARACTER OF THE WORK WILL BE MADE OR PERMITTED BY THE OWNER WITHOUT ISSUING A CHANGE ORDER.
CONFLICTS
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK. NO EXTRA CHARGE OR COMPENSATION SHALL BE ALLOWED DUE TO DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED IN THE CONSTRUCTION DRAWINGS. ANY SUCH DISCREPANCY IN DIMENSIONS WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE OWNER FOR CONSIDERATION BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK IN THE AFFECTED AREAS.
2. THE BIDDER, IF AWARDED THE CONTRACT, WILL NOT BE ALLOWED ANY EXTRA COMPENSATION BY REASON OF ANY MATTER OR THING CONCERNING WHICH SUCH BIDDER MIGHT HAVE FULLY INFORMED THEMSELVES PRIOR TO THE BIDDING.
3. NO PLEA OF IGNORANCE OF CONDITIONS THAT EXIST, OR OF DIFFICULTIES OR CONDITIONS THAT MAY BE ENCOUNTERED OR OF ANY OTHER RELEVANT MATTER CONCERNING THE WORK TO BE PERFORMED IN THE EXECUTION OF THE WORK WILL BE ACCEPTED AS AN EXCUSE FOR ANY FAILURE OR OMISSION ON THE PART OF THE CONTRACTOR TO FULFILL EVERY DETAIL OF ALL THE REQUIREMENTS OF THE CONTRACT DOCUMENTS GOVERNING THE WORK.
WARRANTIES & BONDS
1. CONTRACTOR IS RESPONSIBLE FOR APPLICATION AND PAYMENT OF CONTRACTOR LICENSES AND BONDS.
2. SEE MASTER CONTRACTION SERVICES AGREEMENT FOR ADDITIONAL DETAILS.
STORAGE
1. ALL MATERIALS MUST BE STORED IN A LEVEL AND DRY FASHION AND IN A MANNER THAT DOES NOT NECESSARILY OBSTRUCT THE FLOW OF OTHER WORK.
2. BTS CABINETS MUST BE STORED INSIDE UNTIL THERE IS POWER ON SITE.
3. STORAGE METHOD MUST MEET ALL RECOMMENDATIONS OF THE ASSOCIATED MANUFACTURER.
RELATED DOCUMENTS AND COORDINATION
1. GENERAL CONSTRUCTION, ELECTRICAL AND ANTENNA DRAWINGS ARE INTERRELATED. IN PERFORMANCE OF THE WORK, THE CONTRACTOR MUST REFER TO ALL DRAWINGS. ALL COORDINATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
CHANGE ORDER PROCEDURE
1. CHANGE ORDERS MAY BE INITIATED BY THE OWNER AND/OR THE CONTRACTOR INVOLVED. THE CONTRACTOR, UPON VERBAL REQUEST FROM THE OWNER SHALL PREPARE A WRITTEN PROPOSAL, DESCRIBING THE CHANGE IN WORK OR MATERIALS AND ANY CHANGES IN THE CONTRACT AMOUNT AND PRESENT TO THE OWNER WITHIN 72 HRS FOR APPROVAL. SUBMIT REQUESTS FOR SUBSTITUTIONS IN THE FORM AND IN ACCORDANCE WITH PROCEDURES REQUIRED FOR CHANGE ORDER PROPOSALS. ANY CHANGES IN THE SCOPE OF WORK OR MATERIALS WHICH ARE PERFORMED BY THE CONTRACTOR WITHOUT A WRITTEN CHANGE ORDER AS DESCRIBED & APPROVED BY THE OWNER SHALL PLACE FULL RESPONSIBILITY OF THESE ACTIONS ON THE CONTRACTOR.
SHOP DRAWINGS
1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AS REQUIRED AND LISTED IN THESE DRAWINGS TO THE OWNER FOR APPROVAL.
2. ALL SHOP DRAWINGS SHALL BE REVIEWED, CHECKED AND CORRECTED BY CONTRACTOR PRIOR TO SUBMITTAL TO THE OWNER.

GENERAL NOTES

GENERAL NOTES AND CONDITIONS
PRODUCTS & SUBSTITUTIONS
1. SUBMIT 3 COPIES OF EACH REQUEST FOR SUBSTITUTION. IN EACH REQUEST IDENTIFY THE PRODUCT OR FABRICATION OR INSTALLATION METHOD TO BE REPLACED BY THE SUBSTITUTION INCLUDE RELATED SPECIFICATION SECTION AND DRAWING NUMBERS AND COMPLETE DOCUMENTATION SHOWING COMPLIANCE WITH THE REQUIREMENTS FOR SUBSTITUTIONS.
2. SUBMIT ALL NECESSARY PRODUCT DATA AND CUT SHEETS WHICH PROPERLY INDICATE AND DESCRIBE THE ITEMS, PRODUCTS & MATERIALS BEING INSTALLED. THE CONTRACTOR SHALL, IF DEEMED NECESSARY BY THE OWNER SUBMIT ACTUAL SAMPLES TO THE OWNER FOR APPROVAL IN LIEU OF CUT SHEETS.
CODE COMPLIANCE
1. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THESE SHALL INCLUDE BUT NOT BE LIMITED TO THE LATEST VERSION OF THE FOLLOWING: <ul style="list-style-type: none">2016 CALIFORNIA ENERGY CODE2016 CALIFORNIA BUILDING CODE2016 CALIFORNIA ELECTRICAL CODE2016 CALIFORNIA FIRE CODE2016 CALIFORNIA GREEN BUILDING CODE2016 CALIFORNIA MECHANICAL CODE2016 CALIFORNIA PLUMBING CODEGO95/GO128
INSURANCE AND BONDS
1. CONTRACTOR SHALL AT THEIR OWN EXPENSE CARRY AND MAINTAIN FOR THE DURATION OF THE PROJECT ALL INSURANCE AS REQUIRED AND LISTED.
2. CONTRACTOR SHALL NOT COMMENCE WITH THEIR WORK UNTIL THEY HAVE PRESENTED AN ORIGINAL CERTIFICATE OF INSURANCE STATING ALL COVERAGES TO THE OWNER.
3. THE OWNER SHALL BE NAMED AS AN ADDITIONAL INSURED ON ALL POLICIES.
4. REFER TO THE MASTER AGREEMENT FOR REQUIRED INSURANCE LIMITS.
ADMINISTRATION
1. BEFORE THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR WILL ASSIGN A PROJECT MANAGER WHO WILL ACT AS A SINGLE POINT OF CONTACT FOR ALL PERSONNEL INVOLVED IN THIS PROJECT. THIS PROJECT MANAGER WILL BE DEVELOPING A MASTER SCHEDULE FOR THE PROJECT WHICH WILL SUBMITTED TO THE OWNER PRIOR TO THE COMMENCEMENT OF ANY WORK.
2. SUBMIT A BAR TYPE PROGRESS CHART NOT MORE THAN THREE (3) DAYS AFTER THE DATE ESTABLISHED FOR COMMENCEMENT OF THE WORK ON THE SCHEDULE, INDICATING A TIME BAR FOR EACH MAJOR CATEGORY OF WORK TO BE PERFORMED AT THE SITE, PROPERLY SEQUENCED AND COORDINATED WITH OTHER ELEMENTS OF WORK & SHOWING COMPLETION OF THE WORK SUFFICIENTLY IN ADVANCE OF THE DATE ESTABLISHED FOR SUBSTANTIAL COMPLETION OF THE SITE.
3. PRIOR TO COMMENCING CONSTRUCTION, THE OWNER SHALL SCHEDULE AN ON-SITE MEETING WITH ALL MAJOR PARTIES. THIS WOULD INCLUDE (THOUGH NOT LIMITED TO) THE OWNER, PROJECT MANAGER, CONTRACTOR, LAND OWNER REPRESENTATIVE, LOCAL TELEPHONE COMPANY, TOWER ERECTION FOREMAN (IF SUBCONTRACTED).
4. CONTRACTOR SHALL BE EQUIPPED WITH SOME MEANS OF CONSTANT COMMUNICATIONS, SUCH AS A MOBILE PHONE OR A BEEPER. THIS EQUIPMENT WILL NOT BE SUPPLIED BY THE BY THE OWNER, NOR WILL WIRELESS SERVICE BE ARRANGED.
5. DURING CONSTRUCTION, CONTRACTOR MUST ENSURE THAT EMPLOYEES AND SUBCONTRACTORS WEAR HARD HATS AT ALL TIMES. CONTRACTOR WILL COMPLY WITH ALL VERIZON WIRELESS SAFETY REQUIREMENTS IN THEIR AGREEMENT.
6. PROVIDE WRITTEN DAILY UPDATES AND PHOTOGRAPHS OF ON SITE PROGRESS TO THE PROJECT MANAGER VIA E-MAIL.
7. A COMPLETE INVENTORY OF CONSTRUCTION MATERIALS AND EQUIPMENT IS REQUIRED PRIOR TO START OF CONSTRUCTION.
8. NOTIFY THE OWNER / PROJECT MANAGER IN WRITING NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS, TOWER ERECTIONS, AND EQUIPMENT CABINET PLACEMENTS.
9. CLOSEOUT PACKAGE IS DUE COMPLETE WITH DETAILED TOP PHOTOS UPON SITE PUNCHWALK WITH PROJECT MANAGER (SEE PROJECT MANAGER FOR SAMPLE CLOSEOUT PACKAGE).
CLEAN UP
1. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR EMPLOYEES AT WORK. AT THE COMPLETION OF THE WORK, THEY SHALL REMOVE ALL RUBBISH FROM AND ABOUT THE BUILDING AREA, INCLUDING ALL THEIR TOOLS, SCAFFOLDING AND SURPLUS MATERIALS AND SHALL LEAVE THEIR WORK CLEAN AND READY FOR USE.
2. VISUALLY INSPECT EXTERIOR SURFACES AND REMOVE ALL TRACES OF SOIL, WASTE MATERIALS, SMUDGES & OTHER FOREIGN MATTER.
3. REMOVE ALL TRACES OF SPLASHED MATERIALS FROM ADJACENT SURFACES.
4. IF NECESSARY TO ACHIEVE A UNIFORM DEGREE OF CLEANLINESS, HOSE DOWN THE EXTERIOR OF THE STRUCTURE.

GENERAL NOTES:
1. INDEMNIFICATION CLAUSE: THE CONTRACTOR AGREES AND SHALL: ASSUME SOLE AND COMPLETE RESPONSIBILITY OF THE JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTIES. THAT THESE REQUIREMENTS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONDITIONS. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD VERIZON WIRELESS, REPRESENTATIVES, AND ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT.
2. PRIOR TO THE BEGINNING OF ANY CONSTRUCTION AND THROUGHOUT THE COURSE OF CONSTRUCTION WORK, THE CONTRACTOR SHALL FULLY COMPLY WITH "CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH" ACT OF 1973 INCLUDING ALL REVISIONS AND AMENDMENTS THERETO.
3. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF GO 95, 128, AND THE STANDARD "SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", AS ADOPTED BY THE CITY, COUNTY OR STATE AS MODIFIED BY STANDARD PLANS AND ADDENDUMS.
4. THE EXISTENCE AND LOCATION OF UTILITIES AND OTHER AGENCIES FACILITIES AS SHOWN HEREON ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. OTHER FACILITIES MAY EXIST. THE CONTRACTOR SHALL VERIFY PRIOR TO THE START OF CONSTRUCTION AND SHALL USE EXTREME CARE AND PROTECTIVE MEASURES TO PREVENT DAMAGE TO THESE FACILITIES. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY OR AGENCY FACILITIES WITHIN THE LIMITS OR WORK, WHETHER THEY ARE SHOWN ON THIS PLAN OR NOT.
5. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (800) 227-2600, AT LEAST TWO WORKING DAYS PRIOR TO THE START OF ANY EXCAVATION.
6. THE CONTRACTOR SHALL NOTIFY THE CITY, COUNTY OR STATE ENGINEER INSPECTION DEPARTMENT AT LEAST TWO DAYS BEFORE THE START OF ANY WORK REQUIRING THEIR INVOLVEMENT.
7. ALL WORK AREA AND STREET TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WORK AREA TRAFFIC CONTROL BOOK AND SPECIFICATIONS FROM THE CITY, COUNTY OR STATE.
8. THE CITY, COUNTY OR STATE SHALL SPECIFY THE EXPIRATION PERIOD OF THE PERMIT FOR THIS CONSTRUCTION PROJECT.
9. THE MINIMUM COVER FOR ALL CONDUITS PLACED UNDERGROUND SHALL BE 36 INCHES TO THE FINISHED GRADE AT ALL TIMES.
10. THE CONTRACTOR SHALL HDD OR OPEN TRENCH ALL CURB AND GUTTERS, CONCRETE DRIVEWAYS AND WALKWAYS AT THE DIRECTION OF THE CITY, COUNTY OR STATE INSPECTOR.
11. ALL AC AND/OR CONCRETE PAVEMENT SHALL BE REPLACED AT THE DIRECTION OF THE CITY, COUNTY OR STATE ENGINEERS.
12. ALL SHRUBS, PLANTS OR TREES THAT HAVE BEEN DAMAGED OR DISTURBED DURING THE COURSE OF THE WORK, SHALL BE REPLANTED AND/OR REPLACED SO AS TO RESTORE THE WORK SITE TO ITS ORIGINAL CONDITION.
13. IF DAMAGE OCCURS TO THE CITY OR COUNTY FACILITIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY, TRAFFIC CONTROL LIGHTING AND STREET LIGHTING
14. AT LEAST TWO DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK, NOTIFY THE POLICE TRAFFIC BUREAU AND THE FIRE DEPARTMENT.
15. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROCESSING OF ALL APPLICATION PERMIT FORMS ALONG WITH THE REQUIRED LIABILITY INSURANCE FORMS, CLEARLY DEMONSTRATING THAT THE CLIENT, THE CITY, COUNTY OR STATE AS ALSO INSURED WITH THE REQUIRED LIABILITY INSURANCE IN THE AMOUNT OF \$ 1,000,000.00, FOR THIS CONSTRUCTION PROJECT.
16. VAULTS, PEDESTALS, CONDUITS AND OTHER TYPES OF SUBSTRUCTURE ARE EITHER SPECIFIED ON THIS PLAN OR WILL BE SPECIFIED BY THE CONSTRUCTION ENGINEER. ANY AND ALL DEVIATIONS FROM THE SPECIFIED TYPES OF MATERIAL, MUST BE APPROVED BY THE SYSTEM ENGINEER, IN WRITING BEFORE INSTALLATION THEREOF.
17. ALL U.G. CONDUIT MUST BE SCHEDULE 40 OR BETTER.
18. CONDUIT REQUIREMENTS: UG-SCHEDULE 40 EXCEPT ALL RADIUS CONDUITS TO BE SCH. 80 RISERS-SCHEDULE 80.
19. GROUND REQUIREMENTS: 5/8" ROD-10' LENGTH #2 GROUND WIRE WOOD MOLING, STAPLED EVERY 3' AND AT EACH END GROUND 2' FROM POLE.
20. POWER REQUIREMENT FOR 3 WIRE SERVICE 120/240V.
21. CONTRACTOR SHALL NOTIFY POWER & TELCO COMPANIES THREE DAYS PRIOR TO START OF CONSTRUCTION FOR CONDUIT INSPECTION.
22. ANY AND ALL PROPOSED SITE MODIFICATIONS, EXPANSION, OR REARRANGEMENT OF THIS CELLULAR SITE MUST BE COMPLIANT WITH ALL GO 95, AND GO 128 REGULATIONS AS PRESCRIBED BY STATE LAW. FUTURE EXPANSION OF THIS CELLULAR SITE MUST BE APPROVED BY THE DESIGNING ENGINEERING FIRM OR AN EQUALLY QUALIFIED ENGINEERING COMPANY.

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	01/14/20	90% ZONING	JD
1	02/07/20	SURVEY ADDED	JD
2	02/11/20	ADDRESS UPDATED	JD

FULSANG

RCHITECTURE

3471 VIA LIDO, SUITE 202
NEWPORT BEACH, CA 92663
PHONE: (949) 538-4133

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizon

15505 SAND CANYON AVENUE
IRVINE, CA 92618

SMALL CELL PROJECT

SCL POINT DUME Z3

VERIZON - GT143755

WOOD UTILITY POLE

6952.5

FERNHILL DR

MALIBU, CA 90265

SHEET TITLE:
ABBREVIATIONS,
SYMBOLLOGY AND
GENERAL NOTES

GN-1

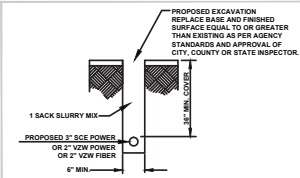
NOTES:

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROPERTY OWNER & NECESSARY UTILITY COMPANIES FOR THE LOCATION OF ALL EXISTING BELOW GRADE UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE COSTS ASSOCIATED WITH EXISTING BELOW GRADE UTILITIES.
- CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS TO BE PAID BY CONTRACTOR.
- CONTRACTOR TO VERIFY LOCAL UTILITY REQUIREMENTS FOR DEPTH, SIZE & SEPARATION OF CONDUITS PRIOR TO INSTALLATION. NOTIFY CONSTRUCTION MANAGER IMMEDIATELY OF ANY DISCREPANCIES.
- CONTRACTOR TO CALL DIG ALERT (800)-227-2600 A MINIMUM OF 48 HRS PRIOR TO EXCAVATING FOR UNDERGROUND UTILITY LOCATIONS. CONTRACTOR IS RESPONSIBLE TO HAVE ALL NONPUBLIC UTILITIES LOCATED AT THEIR OWN EXPENSE.
- PROPOSED UTILITY SERVICES SHOWN NEED TO BE VERIFIED & APPROVED BY UTILITY COMPANIES BEFORE START OF CONSTRUCTION. CONTRACTOR TO VERIFY WITH CLIENT PROJECT MANAGER TO OBTAIN FINAL APPROVAL.
- LINE SHOWN DO NOT REPRESENT THE EXACT LOCATION OF THE CONDUIT RUNS CONTRACTOR TO VERIFY SERVICE LOCATIONS W/ACTUAL FIELD CONDITIONS.
- CONTRACTOR SHALL IMMEDIATELY INFORM CLIENT OF ANY ACCIDENTAL DAMAGE TO EXISTING UTILITIES BY TELEPHONE AND E-MAIL REGARDLESS OF ABILITY TO REPAIR OR MITIGATE. A FOLLOW-UP E-MAIL REPORT WITH DIGITAL PHOTOS WILL BE REQUIRED DAILY UNTIL RESOLUTION HAS BEEN ACCEPTED BY CLIENT AND AFFECTED SERVICE PROVIDERS AND RECIPIENTS. AT THEIR OWN EXPENSE, CONTRACTOR WILL EXERCISE ALL EFFORTS TO HAVE REPAIRS MADE BY QUALIFIED TECHNICIANS AS APPROVED BY SERVICE PROVIDER.

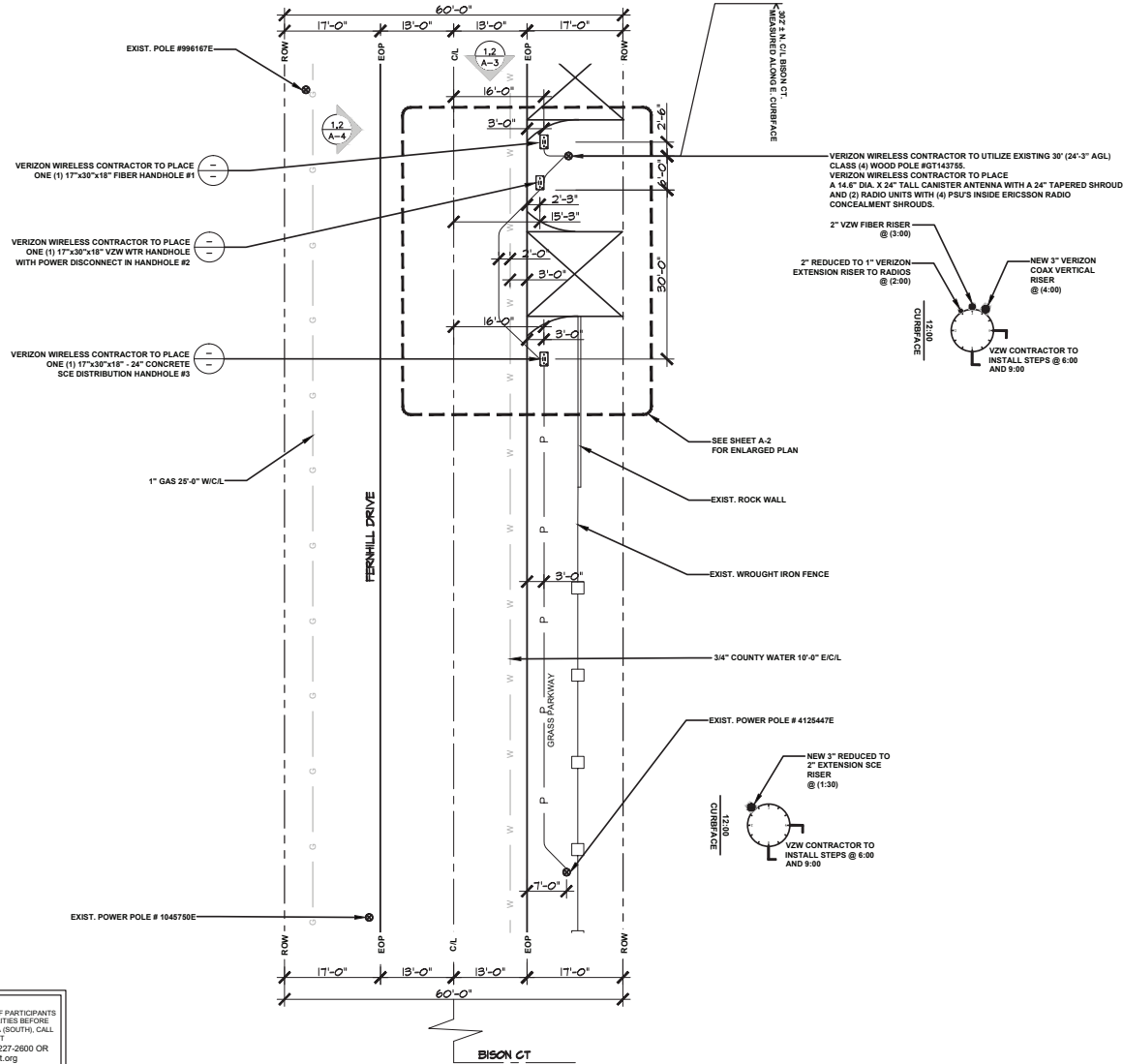
THE LOCATIONS AND EXISTENCE OF ANY UNDERGROUND PIPES, STRUCTURES OR CONDUITS SHOWN ON THIS PLAN WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAY BE EX. UTILITIES OTHER THAN THOSE SHOWN ON THIS PLAN. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT SHOWN ON THIS PLAN.

NOTE TO CONTRACTOR:
CONCRETE SIDEWALKS SHALL BE SAWCUT TO THE NEAREST SCORE MARK AND BE REPLACED EQUAL IN DIMENSION TO THAT REMOVED.

NOTE:
CONTRACTOR TO ALLOW INGRESS AND EGRESS TO DRIVEWAYS AT ALL TIMES DURING CONSTRUCTION.



UTILITY LINETYPE LEGEND:	
GAS	G
GASOLINE	GS
OIL	O
POWER	E
PHONE	T
SEWER	S
STORM DRAIN	SD
WATER	W



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	01/14/20	90% ZONING	JD
1	02/07/20	SURVEY ADDED	JD
2	02/11/20	ADDRESS UPDATED	JD

TULSANG ARCHITECTURE
3471 VIA LIDO, SUITE 202
NEWPORT BEACH, CA 92663
PHONE: (949) 558-4138

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verizon
15505 SAND CANYON AVENUE
IRVINE, CA 92618

SMALL CELL PROJECT

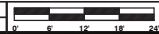
SCL POINT DUME Z3
VERIZON - GT143755
WOOD UTILITY POLE
6952.5
FERNHILL DR
MALIBU, CA 90265

SHEET TITLE:
SITEPLAN

A-1

SITE PLAN

SCALE @ 11x17: 3/64" = 1'-0"
SCALE @ 24x36: 3/32" = 1'-0"



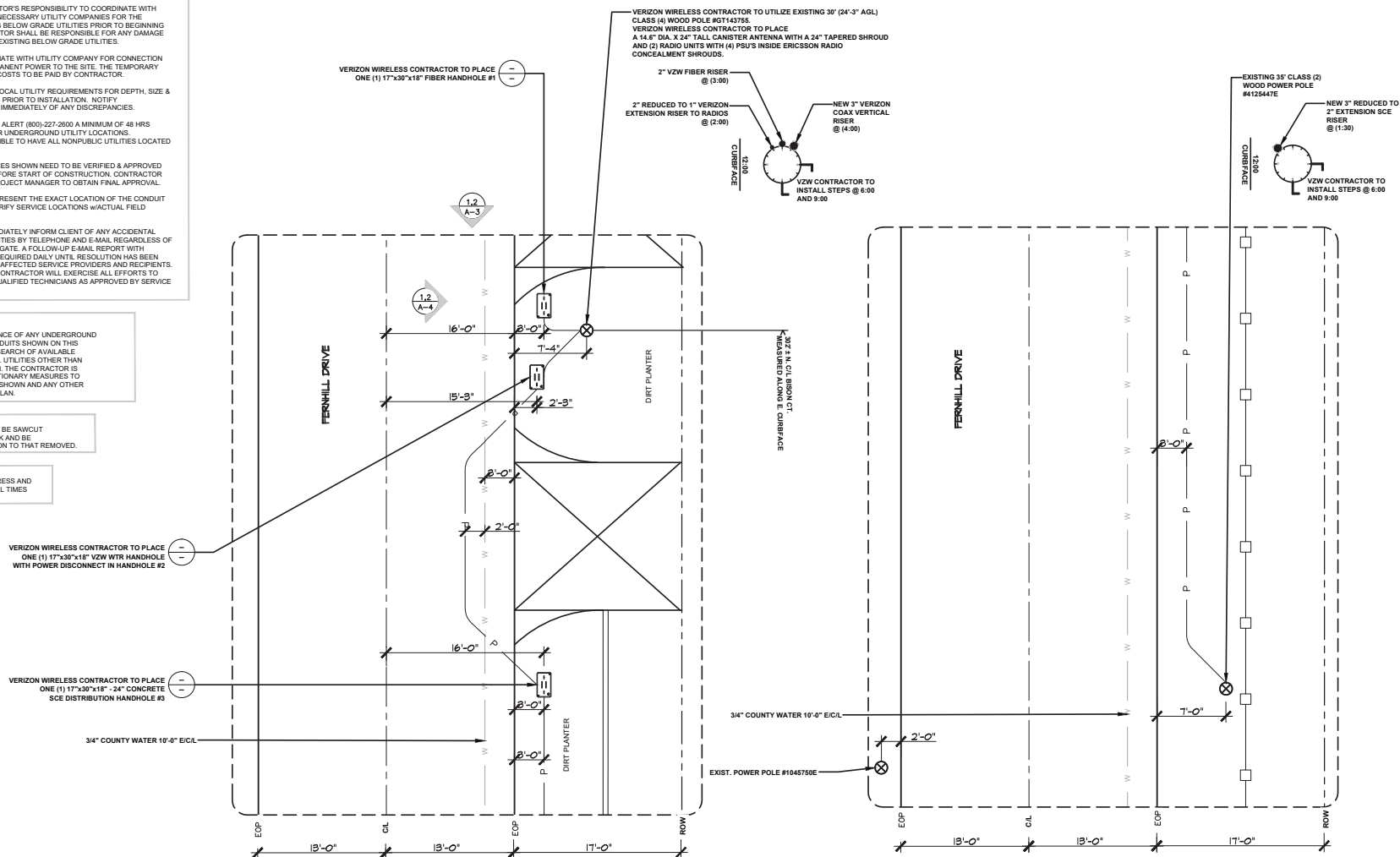
NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 36" x 48". SCALE: 3/32" = 1'-0". ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROPERTY OWNER A NECESSARY UTILITY COMPANIES FOR THE SERVICE OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY WITHIN THE PROJECT AREA.
2. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT PUMP TO THE SITE. THE TEMPORARY PUMP AND ALL HOOKUP COSTS TO BE PAID BY CONTRACTOR.
3. CONTRACTOR TO VERIFY UTILITY LOCATION REQUIREMENTS FOR DEPTH, SIZE & CONSTRUCTION MANAGER IMMEDIATELY OF ANY DISCREPANCIES.
4. CONTRACTOR TO CALL DIG ALERT (800)-272-2600 A MINIMUM OF 48 HRS BEFORE ANY CONSTRUCTION STARTS TO VERIFY UTILITY LOCATION. CONTRACTOR IS RESPONSIBLE TO HAVE ALL NONPUBLIC UTILITIES LOCATED AT THEIR OWN EXPENSE.
5. PROPOSED UTILITY SERVICES SHOWN NEED TO BE APPROVED & VERIFIED BY THE UTILITY COMPANY BEFORE START OF CONSTRUCTION. CONTRACTOR TO VERIFY WITH CLIENT PROJECT MANAGER TO OBTAIN FINAL APPROVAL.
6. LINES SHOWN DO NOT REPRESENT THE EXACT LOCATION OF THE CONDUIT COURSE RUNS CONTRACTOR TO VERIFY SERVICE LOCATIONS w/ACTUAL FIELD CONDITIONS.
7. CONTRACTOR SHALL IMMEDIATELY INFORM CLIENT OF ANY ACCIDENTAL DAMAGE TO EXISTING UTILITIES BY TELEPHONE AND E-MAIL REGARDLESS OF THE SEVERITY OF THE DAMAGE. CONTRACTOR SHALL PROVIDE PHOTOGRAPHIC EVIDENCE. DIGITAL PHOTOS WILL BE REQUIRED DAILY UNTIL RESOLUTION HAS BEEN AGREED BY CLIENT AND QUALIFIED SERVICE PROVIDERS AND RECEIPTS FOR REPAIRS. CONTRACTOR SHALL PROVIDE EVIDENCE OF REPAIRS. REPAIRS HAVE BEEN MADE BY AFFILIATED TECHNICIANS AS APPROVED BY SERVICE PROVIDER.

THE LOCATIONS AND EXISTENCE OF ANY UNDERGROUND PIPES, STRUCTURES OR CONDUITS SHOWN ON THIS PLAN WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAY BE EX. UTILITIES OTHER THAN THOSE SHOWN ON THIS PLAN. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT SHOWN ON THIS PLAN.

NOTE TO CONTRACTOR:
CONCRETE SIDEWALKS SHALL BE SAWCUT
TO THE NEAREST SCORE MARK AND BE
REPLACED EQUAL IN DIMENSION TO THAT REMOVED

NOTE:
CONTRACTOR TO ALLOW INGRESS AND
EGRESS TO DRIVEWAYS AT ALL TIMES
DURING CONSTRUCTION.



GAS	_____	G	_____
GASOLINE	_____	GS	_____
OIL	_____	OIL	_____
POWER	_____	E	_____
PHONE	_____	T	_____
SEWER	_____	S	_____
STORM DRAIN	_____	SD	_____
WATER	_____	W	_____



Know what's below.
Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS
UNDERGROUND FACILITIES BEFORE
YOU DIG IN CALIFORNIA (SOUTH), CALL
DIG ALERT
TOLL FREE: 1-800-227-2600 OR
www.digalert.org
CALIFORNIA STATUTE
REQUIRES MIN OF 2
WORKING DAYS NOTICE
BEFORE YOU EXCAVATE

SCALE @ 11x17: 3/32" = 1'-0"

[illegible]

THE INFORMATION CONTAINED IN THIS SET OF
DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO
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TO VERIZON WIRELESS IS STRICTLY PROHIBITED



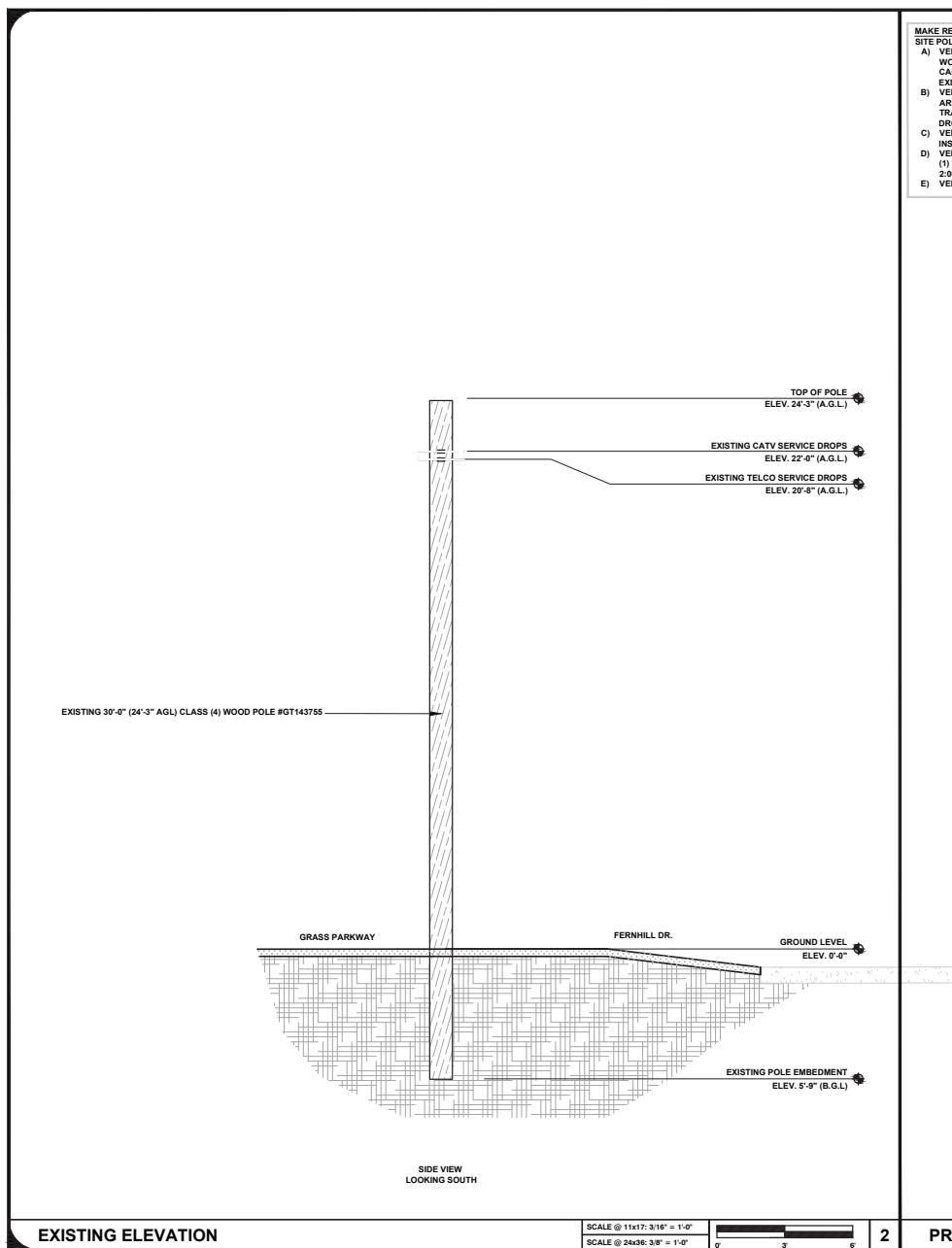
15505 SAND CANYON AVENUE
IRVINE, CA 92618

SMALL CELL PROJECT

VERIZON - GT143755
WOOD UTILITY POLE
6952.5
FERNHILL DR
MALIBU, CA 90265

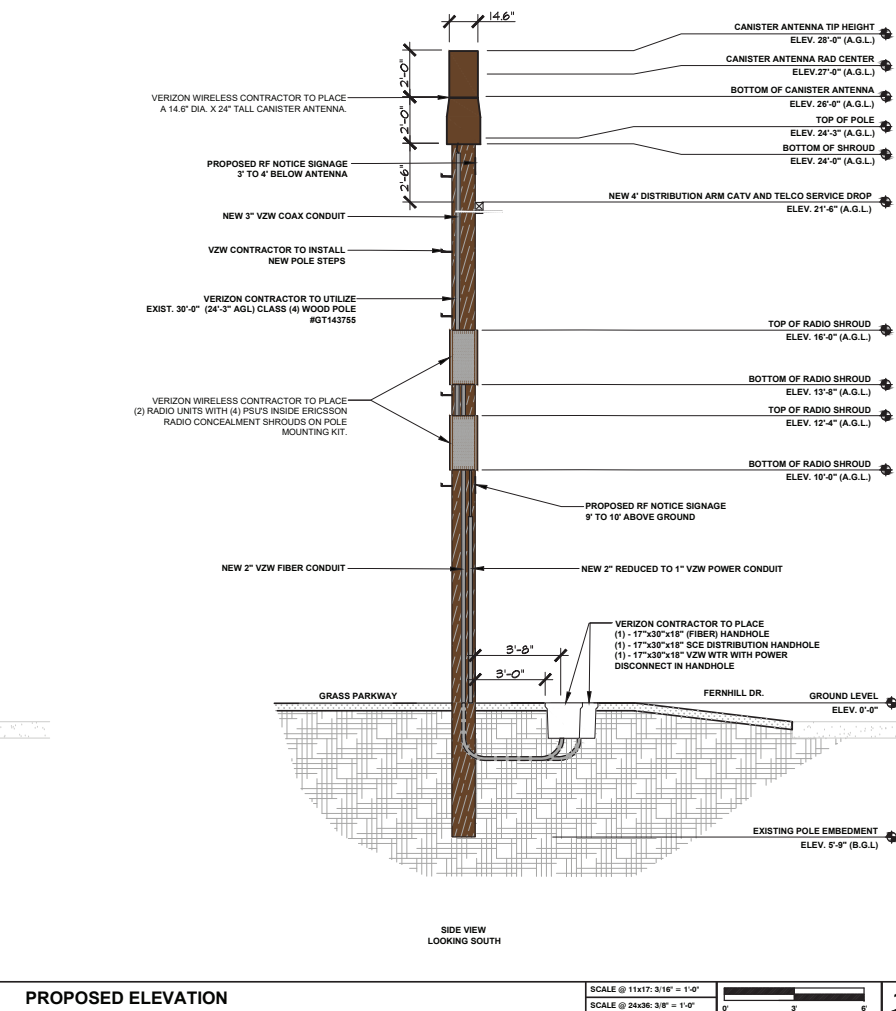
SHEET TITLE:
**ENLARGED SITE
PLAN**

A-2



MAKE READY NOTES:
SITE POLE #GT143755 FERNHILL DR. EAST SIDE 302' NORTH OF BISON CT.
A) VERIZON CONTRACTOR TO UTILIZE EXISTING 30'-0" (24'-3" AGL) WOOD POLE #GT143755 AND PLACE (1) 14.6" DIA X 24" TALL CANISTER ANTENNA WITH A 24" TAPERED SHROUD ON TOP OF EXISTING POLE.
B) VERIZON CONTRACTOR TO PLACE A NEW 4" DISTRIBUTION CABLE ARM AT 21'-8" GRADE PARALLEL TO STREET, REMOVE AND TRANSFER EXISTING (3) TELCO SERVICE DROPS AND (2) CATV DROPS TO NEW 4" DISTRIBUTION ARM.
C) VERIZON CONTRACTOR TO MOUNT (2) RADIO UNITS WITH (4) PSU'S INSIDE ERICSSON RADIO CONCEALMENT SHROUDS.
D) VERIZON CONTRACTOR TO PLACE (1) 2" VZW FIBER RISER AT 3.00, (1) 2" REDUCED TO 1" VZW POWER EXTENSION RISER TO RADIOS AT 2.00, AND (1) 3" VERIZON COAX VERTICAL RISER AT 2.00.
E) VERIZON CONTRACTOR TO STEP POLE AT 6:00 AND 9:00

NOTE:
ALL POLE MOUNTED EQUIPMENT AND CONDUITS TO BE PAINTED BROWN TO MATCH EXISTING WOOD UTILITY SITE POLE



REV.	DATE	DESCRIPTION	BY
0	01/14/20	90% ZONING	JD
1	02/07/20	SURVEY ADDED	JD
2	02/11/20	ADDRESS UPDATED	JD

**FULSANG
ARCHITECTURE**

3471 VIA LIDO, SUITE 202
NEWPORT BEACH, CA 92663
PHONE: (949) 558-4135

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15505 SAND CANYON AVENUE
IRVINE, CA 92618

SMALL CELL PROJECT

**SCL POINT
DUME Z3**
VERIZON - GT143755
WOOD UTILITY POLE
6952.5
FERNHILL DR
MALIBU, CA 90265

SHEET TITLE:
EXISTING AND
PROPOSED ELEVATION

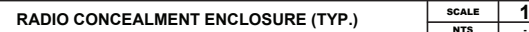
A-3



1

A-4

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 36" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

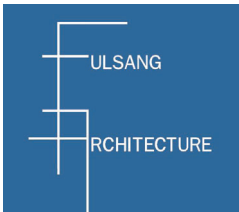


A-5

verizon✓

15505 SAND CANYON AVENUE
IRVINE, CA 92618

PHOTOGRAPHIC VISUALIZATIONS CREATED BY



Rob Searcy
Fulsang Architecture, Inc.
3471 Via Lido, Suite 202
Newport Beach, CA 92663
(949) 327-3398
Rob.searcy@fularch.com

verizon✓

SCL POINT DUME Z3

STREET ADDRESS: F/O 6970 FERNHILL DRIVE
CITY ADDRESS: 6952.5 FERNHILL DRIVE
MALIBU, CA 90265

Received
02/18/2020
Planning Dept.



GEODETTIC COORDINATES

34°00'41.55" N / 118°48'03.41"W

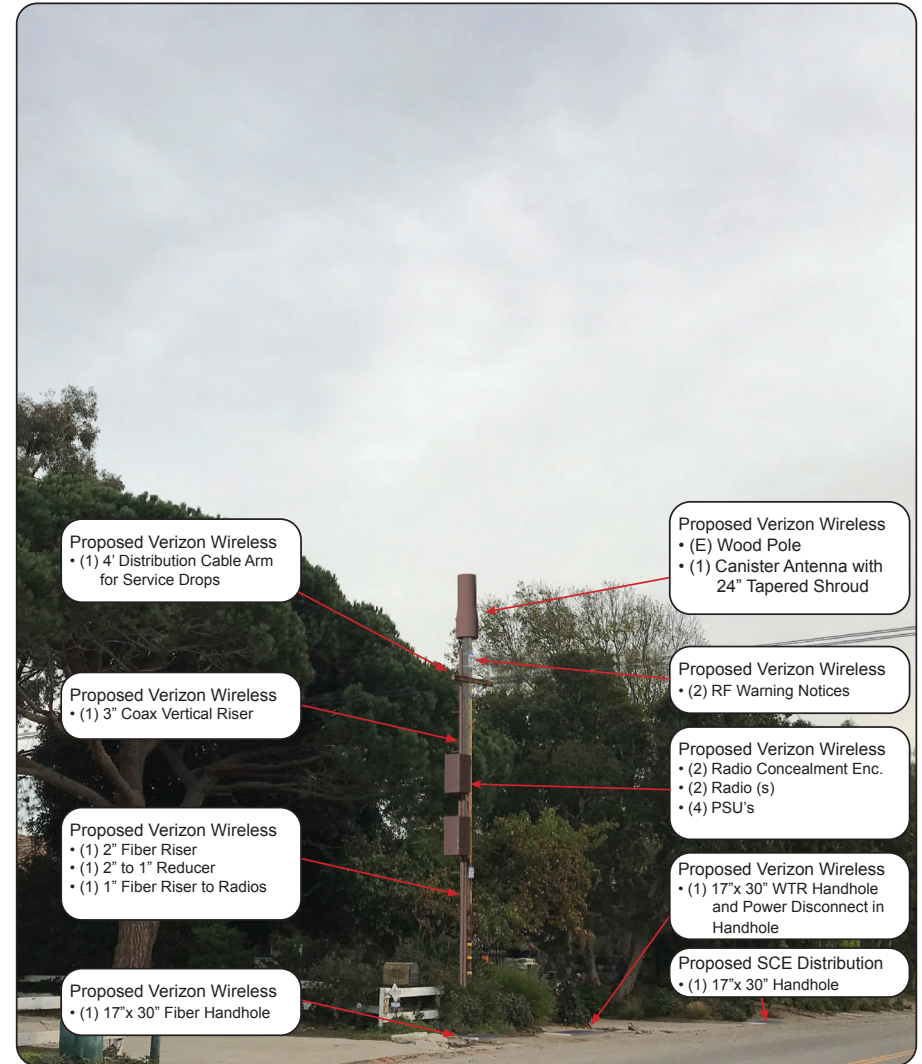
This photo simulation is being provided as a conceptual representation of the proposed wireless facility.
For exact dimensions and design, please refer to the submitted plans.
Ascend South West is not Responsible for Post Simulation Production Design Changes, Scaling Error, Omissions, Color Discrepancies, Material Variances or
any Construction Related Concern.

Rev Date: 02/09/20

SCL POINT DUME Z3- VIEW 1



Existing Conditions



Proposed Site Build

Proposed Verizon Wireless
• (1) 4' Distribution Cable Arm
for Service Drops

Proposed Verizon Wireless
• (1) 3" Coax Vertical Riser

Proposed Verizon Wireless
• (1) 2" Fiber Riser
• (1) 2" to 1" Reducer
• (1) 1" Fiber Riser to Radios

Proposed Verizon Wireless
• (1) 17"x 30" Fiber Handhole

Proposed Verizon Wireless
• (E) Wood Pole
• (1) Canister Antenna with
24" Tapered Shroud

Proposed Verizon Wireless
• (2) RF Warning Notices

Proposed Verizon Wireless
• (2) Radio Concealment Enc.
• (2) Radio (s)
• (4) PSU's

Proposed Verizon Wireless
• (1) 17"x 30" WTR Handhole
and Power Disconnect in
Handhole

Proposed SCE Distribution
• (1) 17"x 30" Handhole



Rob Seary
Fulbright Architecture, Inc.
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Newport Beach, CA 92663
(949) 327-3368
Rob.seary@fulbright.com

PHOTOGRAPHIC VISUALIZATIONS CREATED BY



A S C E N D
SOUTHWEST
www.ascendsouthwest.com

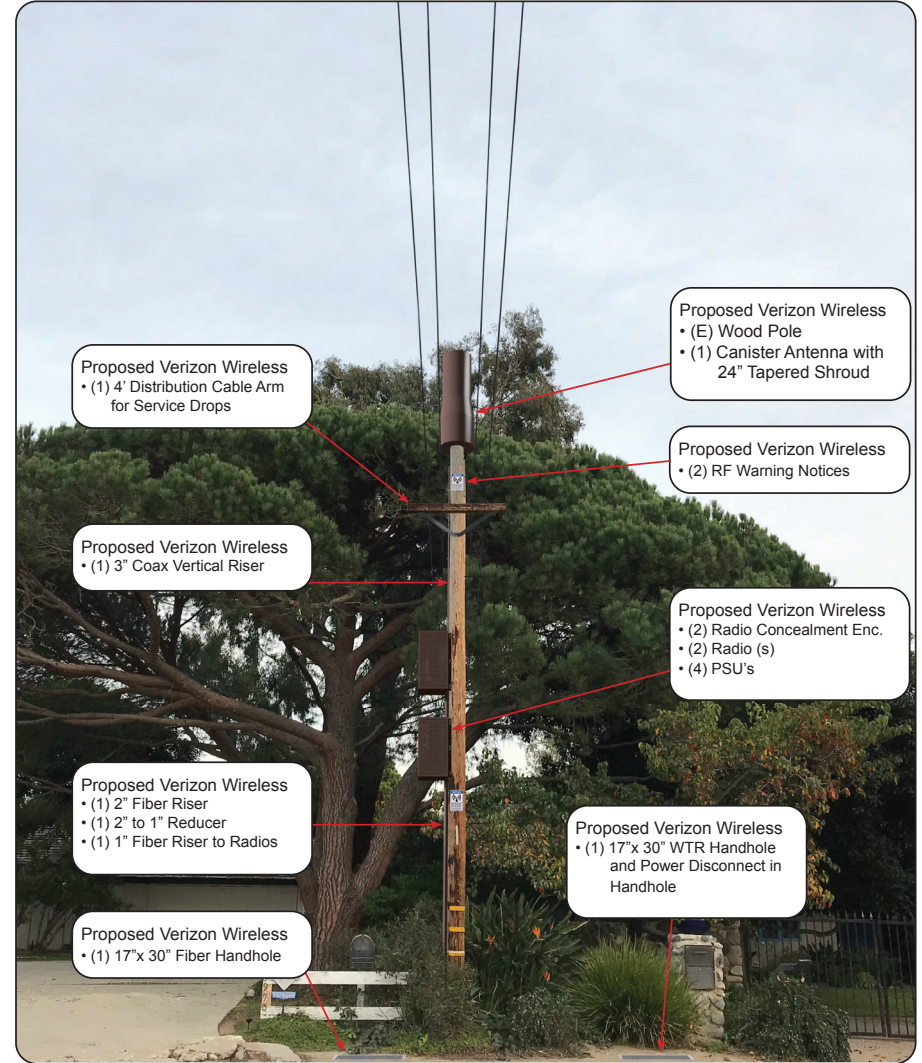


15505 SAND CANYON AVENUE
IRVINE, CA 92618

SCL POINT DUME Z3- VIEW 2



Existing Conditions



Proposed Site Build



Rob Seary
Fulsang Architecture, Inc.
3471 Via Lido, Suite 202
Newport Beach, CA 92663
(949) 327-3368
Rob.seary@fulsang.com

PHOTOGRAPHIC VISUALIZATIONS CREATED BY



www.ascendsouthwest.com

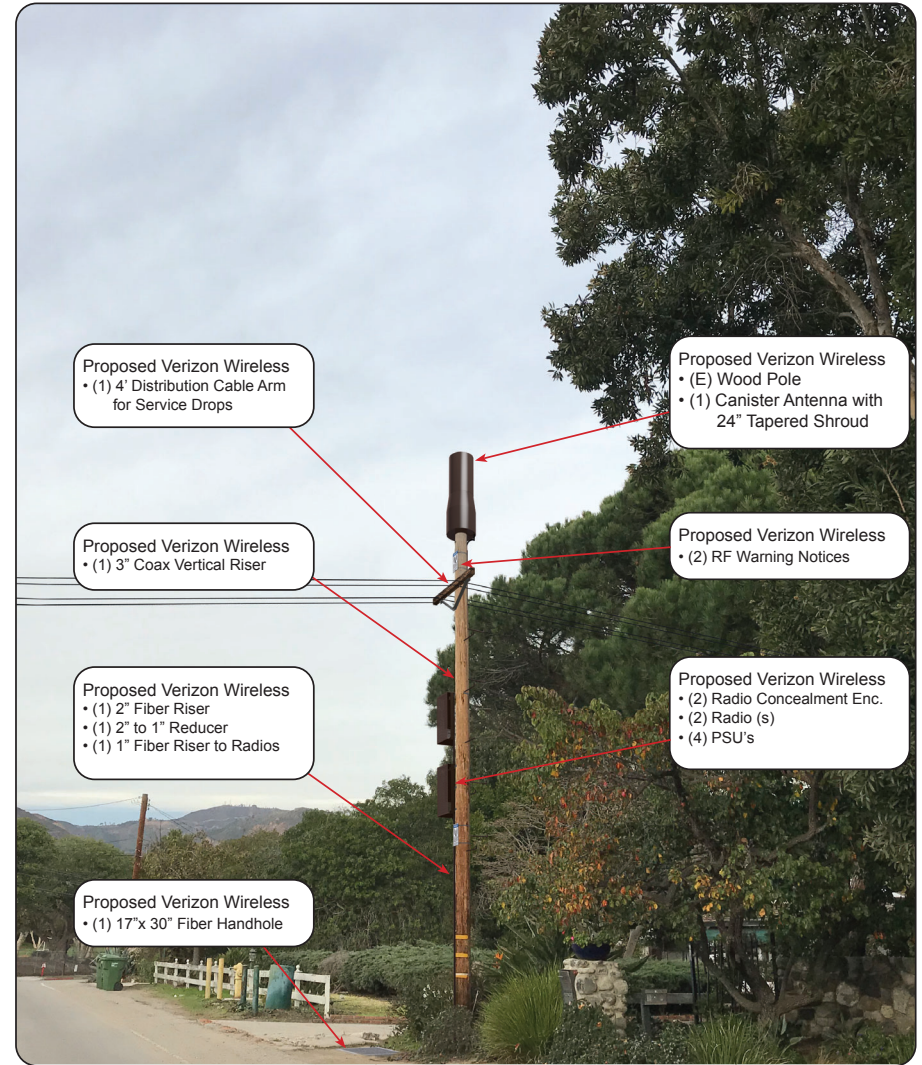


15505 SAND CANYON AVENUE
IRVINE, CA 92618

SCL POINT DUME Z3- VIEW 3



Existing Conditions



Proposed Site Build

Proposed Verizon Wireless
• (1) 4' Distribution Cable Arm for Service Drops

Proposed Verizon Wireless
• (1) 3" Coax Vertical Riser

Proposed Verizon Wireless
• (1) 2" Fiber Riser
• (1) 2" to 1" Reducer
• (1) 1" Fiber Riser to Radios

Proposed Verizon Wireless
• (1) 17"x 30" Fiber Handhole

Proposed Verizon Wireless
• (E) Wood Pole
• (1) Canister Antenna with 24" Tapered Shroud

Proposed Verizon Wireless
• (2) RF Warning Notices

Proposed Verizon Wireless
• (2) Radio Concealment Enc.
• (2) Radio (s)
• (4) PSU's



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(949) 327-3388
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PHOTOGRAPHIC VISUALIZATIONS CREATED BY



EST. 2019
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IRVINE, CA 92618

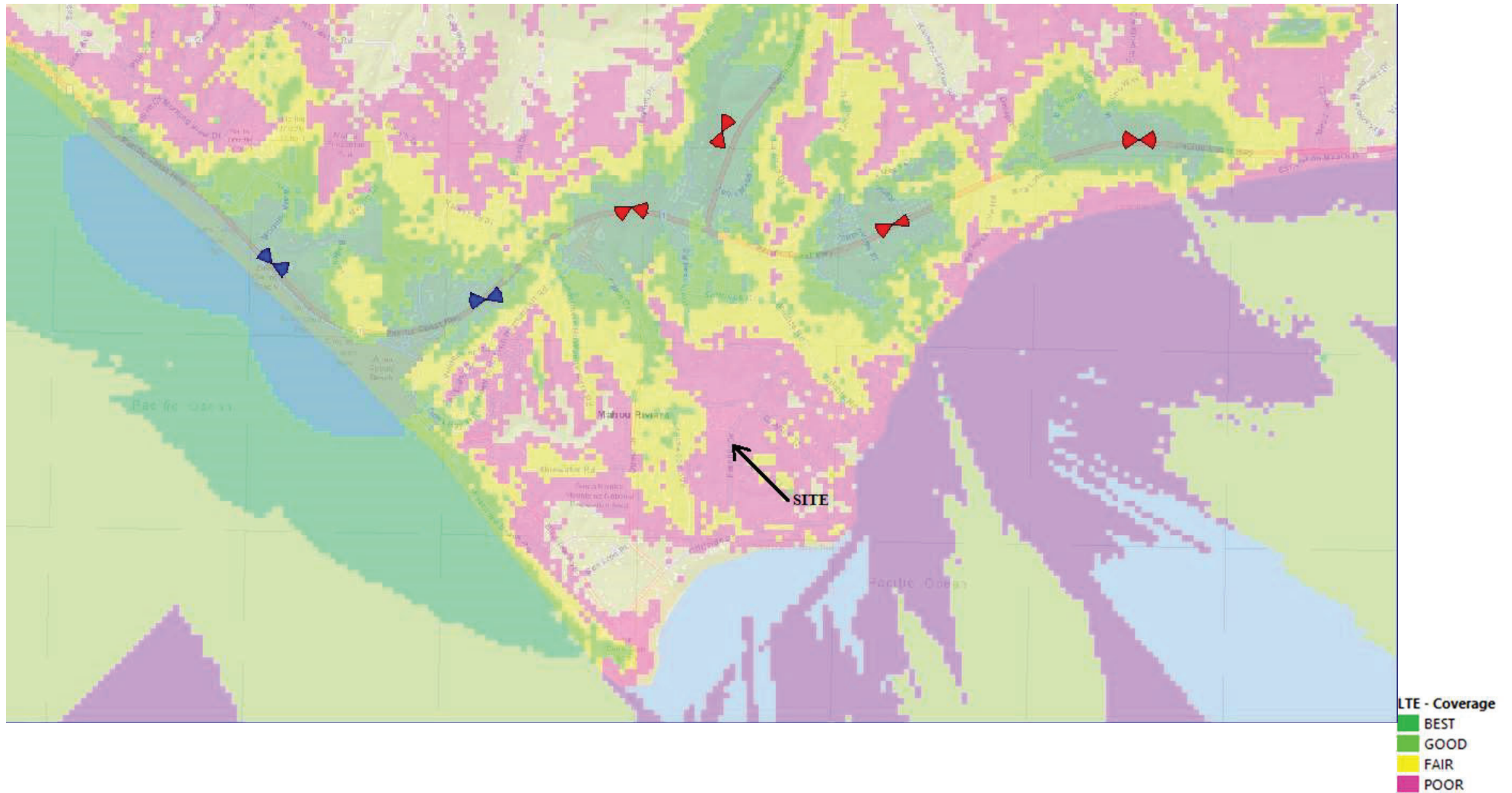
Received

08/15/2019

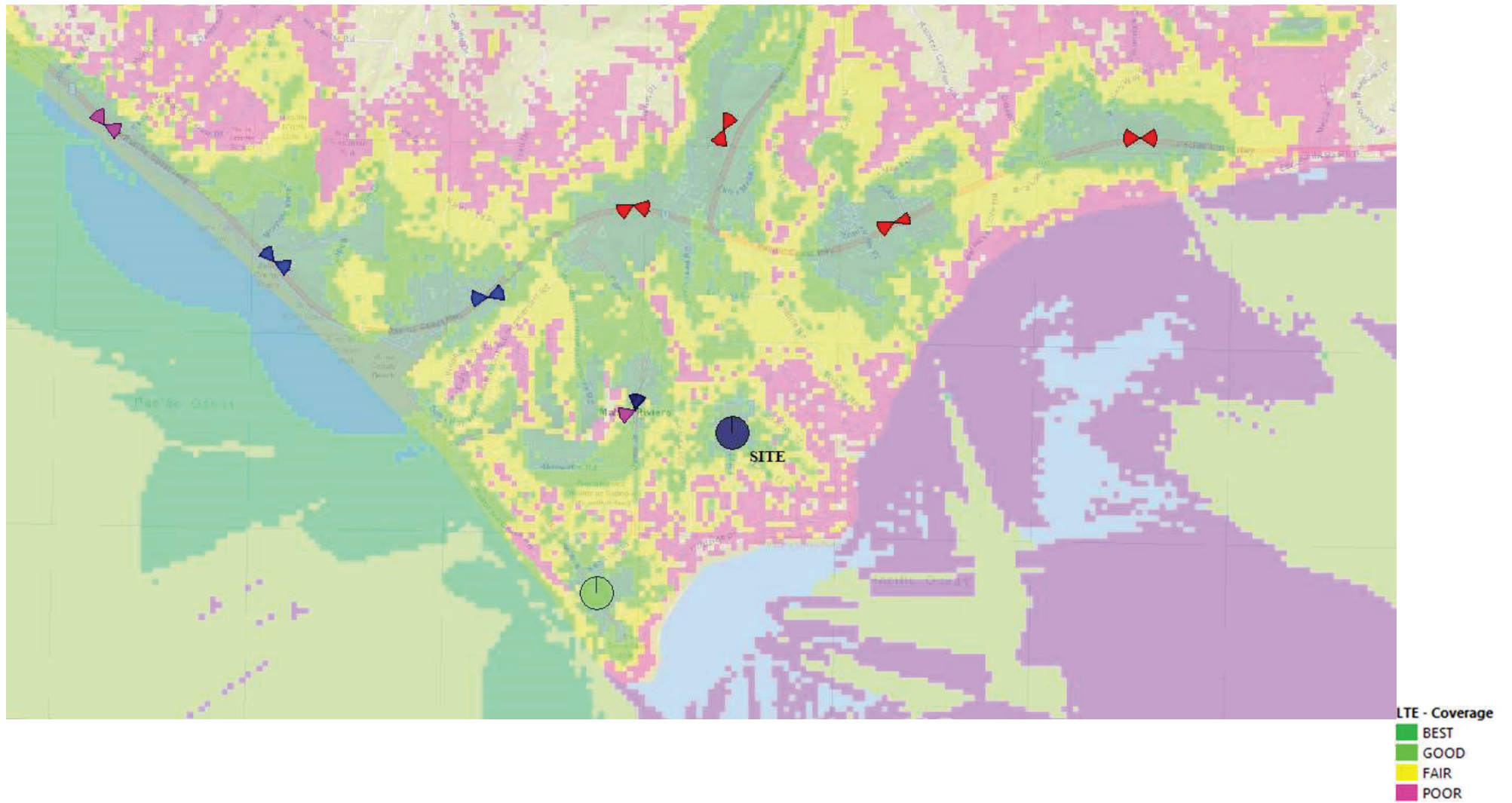
Planning Dept.

(SCL POINT DUME Z1/Z2/Z3) Propagation Maps,
Malibu, CA

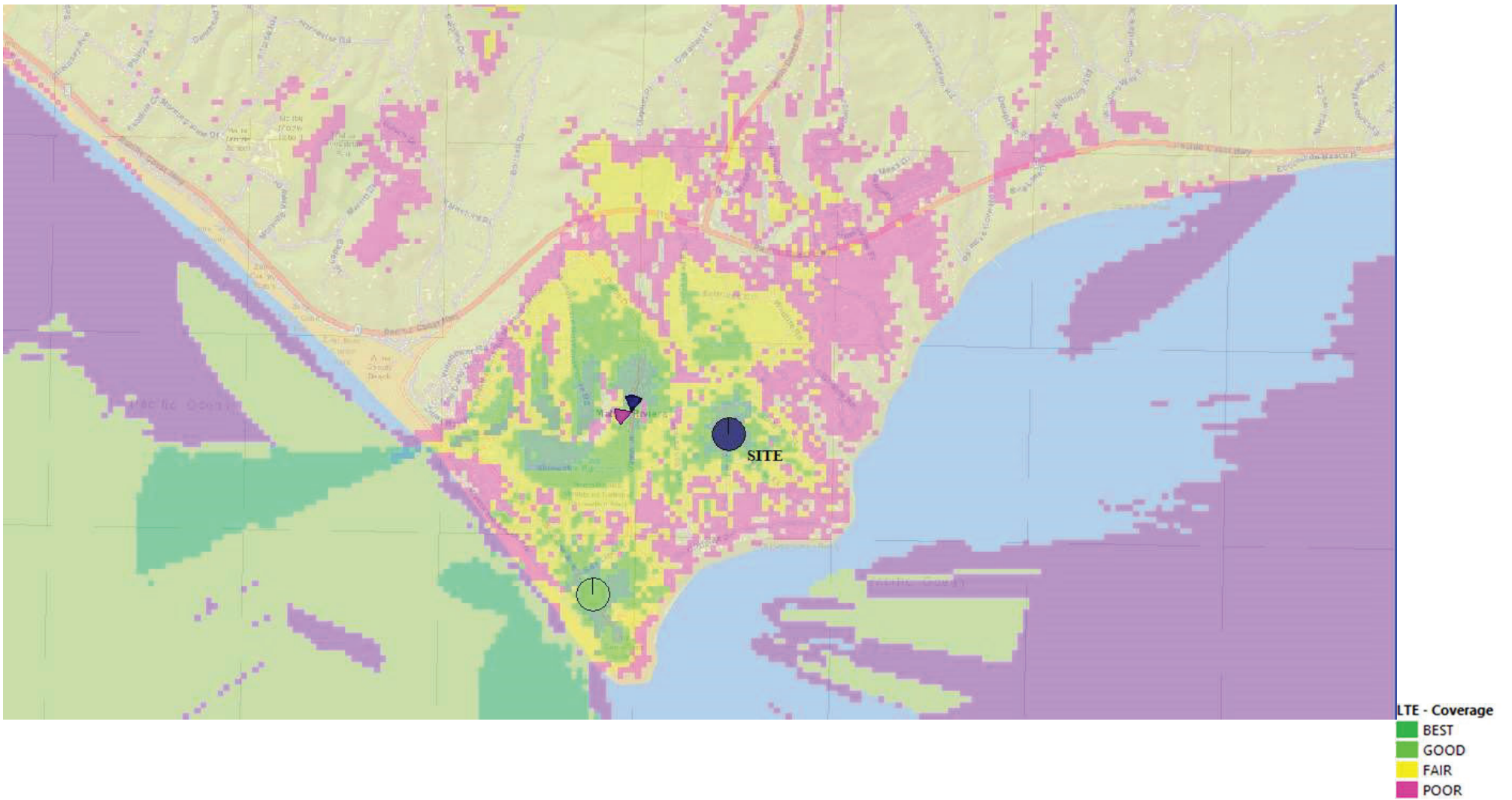
Coverage without SCL POINT DUME Z1/Z2/Z3 Sites



Coverage with SCL POINT DUME Z1/Z2/Z3 Sites



Coverage just SCL POINT DUME Z1/Z2/Z3 Sites



SCL Point Dume Z3

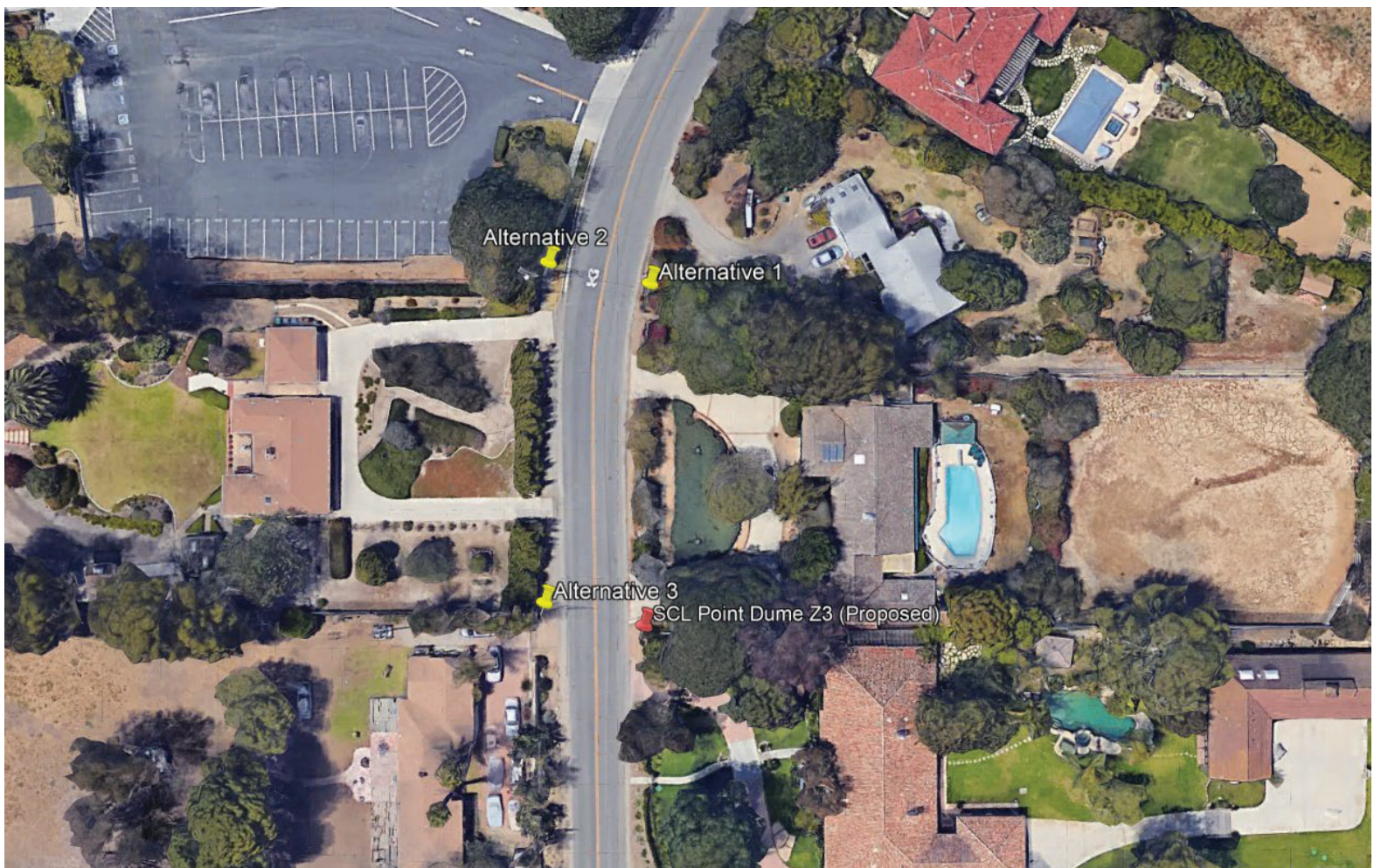
Front of 6970 Fernhill Drive,
Malibu, CA 90265

Received

08/15/2019

Planning Dept.

Alternative Site Analysis



On this aerial map, Verizon Wireless' proposed site SCL Point Dume Z3 is identified by a red pin and the alternative sites are identified by yellow pins.

Proposed Site - SCL Point Dume Z3

Verizon Wireless proposes to utilize existing 24'-3" AGL wood utility pole in the public right-of-way in front of 6970 Fernhill Drive, Malibu, CA 90265 (Lat/Long: 34.011542,-118.800947). Verizon Wireless determined that this site is the most viable since existing infrastructure is available and the location is feasible from a radio frequency perspective. This proposed location is the best available and least intrusive means to address the significant gap in coverage and has a good line of sight to meet coverage objectives.



Alternative 1

The first alternative is located adjacent to 6944 Fernhill Drive, 165 feet north of the proposed site on the east side of Fernhill Drive. The wood utility pole is situated in the public right-of-way adjacent to a private property zoned RR1 - Rural Residential (1 du/acre). Alternative 1 is a viable candidate, however it is 50 feet across from Point Dume Elementary School and was therefore disqualified.



Alternative 2

The second alternative is located adjacent to 6965 Fernhill Drive, 175 feet north of the proposed site on the west side of Fernhill Drive. The wood utility pole is situated in the public right-of-way adjacent to a private property zoned RR1 - Rural Residential (1 du/acre) and Point Dume Elementary School zoned as Institutional. Additionally, alternative 2 is crowded with primary and secondary power and telco. In order for this site to be viable it would need to be replaced with a taller pole in order to meet G.O. 95 vertical attachment separation requirements, however replacement poles taller than 28' are discouraged per Malibu Municipal Code.



Alternative 3

The third alternative is located adjacent to 7009 Fernhill Drive, 50 feet west of the proposed site on the west side of Fernhill Drive. The wood utility pole is situated in the public right-of-way adjacent to a private property zoned RR1 - Rural Residential (1 du/acre). Alternative 3 is crowded with primary and secondary power, telco, and an existing telecommunications facility. In order for this site to be viable it would need to be replaced with a taller pole in order to meet G.O. 95 vertical attachment separation requirements and antenna separation requirements, however replacement poles taller than 28' are discouraged per Malibu Municipal Code. Additionally, an intermodular study would need to be performed to determine potential signal interference between the antennas.



SCL Point Dume Z3

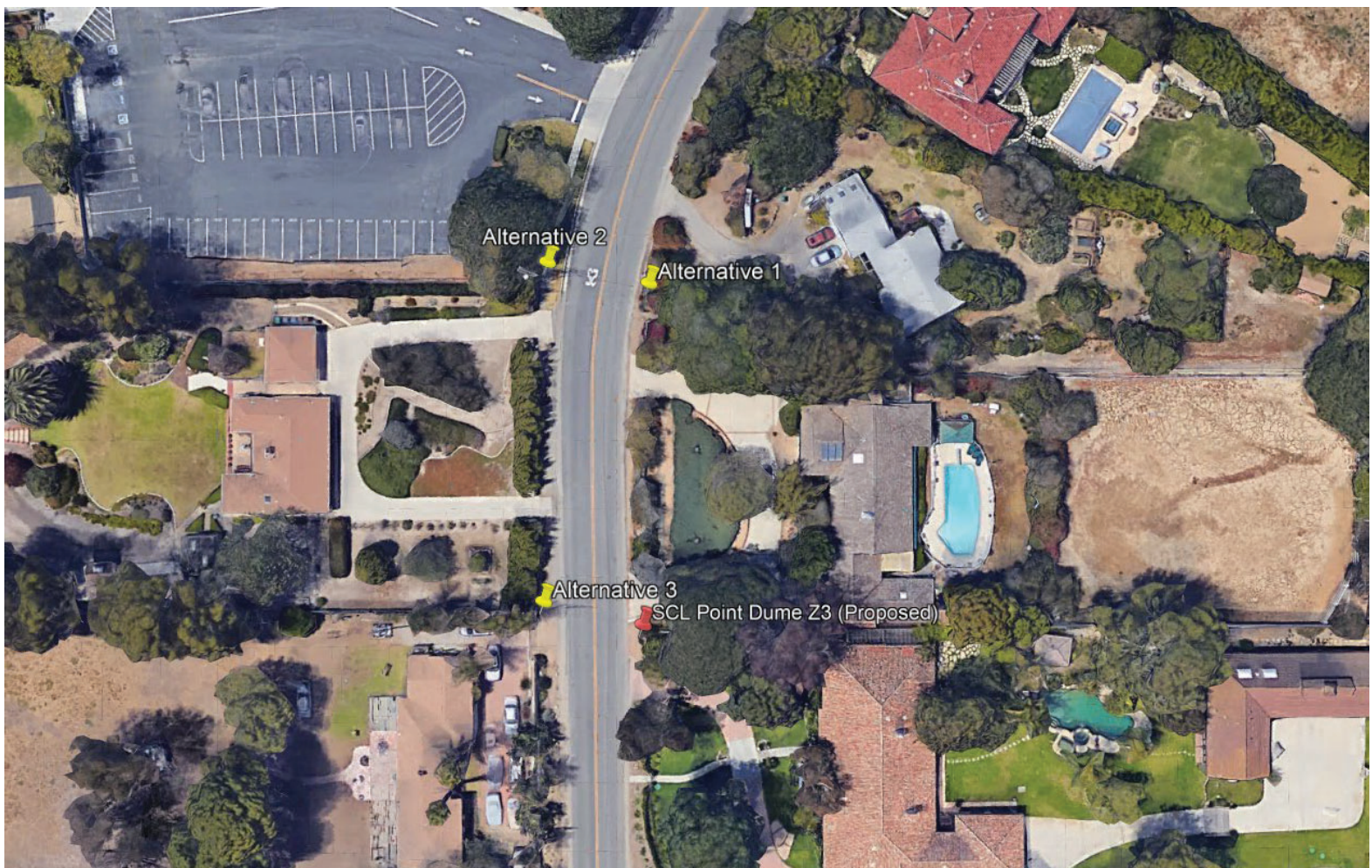
Front of 6970 Fernhill Drive,
Malibu, CA 90265

Received

08/15/2019

Planning Dept.

Alternative Site Analysis



On this aerial map, Verizon Wireless' proposed site SCL Point Dume Z3 is identified by a red pin and the alternative sites are identified by yellow pins.



City Of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
Phone (310) 456-2489
www.malibucity.org

**PLANNING DEPARTMENT
NOTICE OF APPLICATION**

NOTICE OF APPLICATION

NOTICE IS HEREBY GIVEN that the City of Malibu has received an application for the project described below:

WIRELESS COMMUNICATION FACILITY NO. 15-013 AND SITE PLAN REVIEW NO. 15-058 - An application for installation of an omni/sectorized antenna inside a shroud cover at a maximum height of 28 feet and remote radio and power supply equipment inside shroud covers attached to an existing wood utility pole, and associated electrical and communication equipment attached to the pole and undergrounded, including a site plan review to install and operate a wireless communications facility within the City's public right-of-way.

LOCATION / NEAREST APNs: 6952.5 Fernhill Drive (Public Right-of-Way) / 4466-011-017 & 4466-011-018
NEAREST ZONING: Rural Residential-One Acre
APPLICANT: Eukon
APPEALABLE TO: Planning Commission
ENVIRONMENTAL REVIEW: Categorical Exemption CEQA Guidelines Section 15303(d)
APPLICATION FILED: December 21, 2015
CASE PLANNER: Adrian Fernandez, Principal Planner, afernandez@malibucity.org
(310) 456-2489, ext. 482

PUBLIC COMMENT PERIOD - Related documents are available for review by contacting the Case Planner during regular business hours. Written comments, concerns, or questions may be presented to the Planning Department at any time prior to the issuance of a decision. On or after June 11, 2020, the Planning Director may issue a decision on the permit application.

NOTIFICATION - The Notice of Decision will be available to all those wishing to receive such notification by contacting the Case Planner.

LOCAL APPEAL - A decision or any portion of the decision made by the Planning Director may be appealed to the Planning Commission by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be emailed to psalazar@malibucity.org within ten days following the date of action and the filing fee shall be mailed to Malibu Planning Department, attention: Patricia Salazar, 23825 Stuart Ranch Road, Malibu, CA 90265. Payment must be received within 10 days of the appeal deadline. Appeal forms may be found online at www.malibucity.org/planningforms. If you are unable to submit your appeal online, please contact Patricia Salazar by calling (310) 456-2489, extension 245, at least two business days before your appeal deadline to arrange alternative delivery of the appeal.

BONNIE BLUE, Planning Director

Date: May 21, 2020



City Of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
Phone (310) 456-2489
www.malibucity.org

**PLANNING DEPARTMENT
NOTICE OF APPLICATION**

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