

## Exhibit B

### Design Guidelines for Wireless Communication Facilities

#### A. Locational Guidelines for Wireless Communications Facilities

1. Encourage the use of existing structures for the installation of wireless communication facilities.
2. Encourage co-location on existing sites to the extent that it is technically feasible and unobtrusive.
3. Façade mounted antennas on existing building should be encouraged on commercial sites.
4. In residential areas, the use of non-residential sites for wireless communication facilities should be encouraged. Such sites include the following:
  - Churches, steeples, spires, towers, and monuments;
  - Public utility structures, substations, water tanks, treatment facilities, fire stations, hose towers, and light standards;
  - Care facilities, cultural centers, ball fields, parking lots, and other existing features.

#### B. Design Guidelines for Wireless Communications Facilities

1. Encourage antennas to be integrated into or onto existing structures when possible.
2. Encourage creative designs that minimize potential visual impacts and are compatible with their surroundings.
3. Encourage designs that mimic natural elements and are natural in appearance using the following:
  - Natural colors
  - Antennas screened by natural-looking features
  - Forms and textures as found in nature or the adjacent surroundings
4. Ensure the mass and scale of proposed wireless communication facilities are appropriate for the site.
5. Encourage the use of landscaping to screen exterior equipment cabinets and enclosures when appropriate.

6. Ensure proposed landscaping has appropriate irrigation and maintenance.
7. When locating on residential sites, the facilities should be integrated on the site.
8. All proposed wireless communication facilities shall be designed to minimize their visual impact to the maximum extent feasible, considering technological requirements, by means of placement, screening and camouflage, as well as landscaping. Proposed facilities and related equipment shall be compatible with adjacent uses, existing architectural elements, topography, neighborhood landscaping, building materials, and other site characteristics.
9. Colors and materials for facilities shall be designed and chosen to blend into their background.
10. Façade-mounted antennas shall be integrated architecturally into the style and character of the structure they are attached to; they shall be painted and textured to match the existing structure.
11. Roof mounted antennas and related equipment shall be constructed at the minimum height possible while complying with the building height requirements of this title to serve the operator's service area. Roof mounted antennas and equipment shall be designed or otherwise screened to minimize their visibility from surrounding areas. Roof mounted antennas shall be painted and textured to match the existing structure or building.
12. Wireless facility support structures such as equipment buildings, cabinets, cables, conduit, air conditioning units and fencing, shall be painted and textured to match and/or compliment the surrounding physical area and, when ground mounted, screened with landscaping in order to minimize visual impacts.
13. All new on-site telephone and electrical service facilities shall be placed underground.
14. Construction and development shall conform to approved development plans.

**C. Maintenance Guidelines for Wireless Communications Facilities**

1. Wireless Communication Facilities shall comply with the City's Maintenance and Noise standards as established in the Municipal Code.
2. Maintenance hours shall be restricted to between the hours of 7:00 a.m. and 7:00 p.m., with emergencies excepted. In cases where maintenance is required after normal specified business hours, wireless providers shall provide notification 72 hours prior to work to the residents of contiguous properties. Signs shall be posted on site informing individuals of maintenance hours and noticing requirements.

**D. Additional Application Requirements**

1. Provide a "Wireless Development Plan" (for residentially zoned facilities), an assessment of alternative sites considered, if any reviewed, and the reason they were not selected.
2. Provide the following information: 1) the maximum power output level as allowed under FCC regulations; 2) the maximum power output capability of the facility being proposed.
3. Identify existing facilities that will be abandoned as a result of a newly proposed facility.