



**Department of Community Development  
Policy No. 2016-1  
Wireless Indoor Distributed Antenna System (iDAS) Policy  
May 10, 2016**

***Background***

As wireless broadband networks mature and more people, businesses and things rely primarily on wireless connections, wireless broadband service providers increasingly seek to improve their capabilities in indoor environments. One method to increase indoor wireless service levels is through an indoor distributed antenna system (or "iDAS"). An iDAS commonly involves multiple small and low-powered antennas spread throughout a large venue, such as an office building, and interconnected with either coaxial or fiber optic cables.

iDAS ideally do not affect a structure's outward appearance because all the equipment, including the antennas, will be completely contained within the building with no visible change whatsoever to the exterior. The system can often connect to the broader communications network via underground fiber utilities (governed under Cerritos Municipal Code ("CMC") Chapter 14.04).

Alternatively, an iDAS may involve an antenna placed on a building rooftop to relay signals to and from a nearby cell site. The CMC does not explicitly provide for whether or how the Community Development Department should regulate external antennas proposed in connection with an iDAS. Accordingly, the Community Development Department adopts this Policy No. 2016-1 to resolve these questions.

***Regulatory Framework***

CMC Chapter 22.42 regulates wireless communication facilities deployment and development. CMC Section 22.42.030 establishes certain wireless equipment and/or uses as "permitted" without any prior approvals required, while others may require either Director or Planning Commission review. The CMC generally encourages facilities on existing commercial or industrial buildings, and requires antenna and related equipment concealment to the maximum extent feasible. See CMC §§ 22.42.030, 22.42.050, and 22.42.110.

Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012, Pub. L. 112-96, 126 Stat. 156. (Feb. 22, 2012) (codified as 47 U.S.C. § 1455(a)) requires that State and local governments "may not deny, and shall approve" any "eligible facilities request" that does not cause a substantial change to an "existing wireless tower or base station." The Federal Communications Commission interprets a "base station" to mean any non-tower structure approved to support wireless transmission equipment. See 47 C.F.R. § 1.40001(b)(1).

A base station legally "exists" when all the transmission equipment placed on the structure was properly reviewed, approved and deployed in accordance with the permit requirements in effect at the time such equipment was deployed. See *id.* at § 1.40001(b)(4); *In the Matter of Acceleration of Broadband Deployment by Improving Wireless Facilities Siting Policies*, Report and Order, 29 FCC Rcd. 12865 at ¶ 174 (Oct. 17, 2014 [hereinafter "*Infrastructure Order*"]. The FCC intended its order to encourage local deregulation over relatively unobtrusive wireless uses because such an exemption would not transform a non-tower structure to a base station merely because it supports wireless transmission equipment. See *Infrastructure Order* at ¶ 174. As an example, the FCC explained that a homeowner's femto cell deployment for in-door service improvement within a residence would not require localities to approve Section 6409(a) modifications at that structure because the equipment never required or received any local review or approval. See *id.*

### ***Policy Statement***

The Community Development Department finds that antennas used solely to relay or repeat wireless signals between the outdoor environment and an indoor distributed antenna system that are placed on existing buildings in locations that are not visible from any existing or proposed building or from any public right-of-way, including without limitation any elevated street or freeway, are to be treated as a permitted use not subject to CMC Chapter 22.42 or any zoning-type prior review or approval.

In addition, and consistent with the FCC's interpretation, the deployment of an iDAS installation in accordance with this policy will not transform the support structure into an existing base station subject to Section 6409(a). The Community Development Department finds that this approach is consistent with the FCC's general deregulatory policy for unobtrusive wireless uses, and consistent with the CMC's policies to exempt certain wireless uses and encourage completely concealed deployments on existing structures. See *Infrastructure Order* at ¶ 174; CMC §§ 22.42.030(1), 22.42.110.

This determination does not exempt iDAS antenna installations from code enforcement actions to ensure compliance with all generally applicable public health and safety codes, including without limitation the City's electrical, mechanical, building and fire codes, and the FCC's guidelines for human exposure to radio frequency emissions. Nothing in this policy shall be deemed or interpreted to limit the City's rights to inspect any physical structure as permitted under the Cerritos Municipal Code. Any iDAS found by the City not to comply with all of the requirements of this policy shall be treated as a nuisance subject to abatement by the City.

### ***Subsequent Actions Reserved***

The City may amend or revoke this Policy after giving public notice as specified in the CMC.