

### VICINITY MAP

The vicinity map shows the project location marked with a star at the intersection of W Holt Ave and a street running parallel to the 71 freeway. The map includes the following details:

- Streets:** W Orange Grove Ave, W Holt Ave, Laurel Ave, Gilman St, Union Ave, Belvedere Ave, and Pomona Blvd.
- Freeways:** 71 and 14A.
- Landmarks and Businesses:** Burger King, Angeles La Mejor Mexican Food, Chevron, RSD - Supply, Los Angeles County Assistance, Graybar Electric Supply, Bay Foods, Behavioral Health Services American, and Alamo Pawn Shop.
- Other Features:** A large black arrow points from the project location towards the top left. A north arrow and the text "NO SCALE" are located at the bottom right.

3257 E GUASTI RD. ONTARIO, CA 91761.  
GET ON I-10 W. HEAD SOUTHEAST ON E GUASTI RD TOWARD N CENTRE LAKE DR. USE THE 2ND FROM THE LEFT LANE TO TURN LEFT ONTO N HAVEN AVE. SLIGHT RIGHT TO MERGE ONTO I-10 W. FOLLOW I-10 W TO GILLETTE RD IN POMONA. TAKE EXIT 44 FROM I-10 W. MERGE ONTO I-10 W. USE THE RIGHT LANE TO TAKE EXIT 44 TOWARD GILLETTE RD. KEEP RIGHT, FOLLOW SIGNS FOR DUDLEY ST. FOLLOW DUDLEY ST TO W HOLT AVE. TURN RIGHT ONTO GILLETTE RD. TURN RIGHT ONTO DUDLEY ST. PASS BY JACK IN THE BOX (ON THE RIGHT IN 0.2 MI). TURN RIGHT ONTO W HOLT AVE. DESTINATION WILL BE ON THE RIGHT. 2005 W HOLT AVE. POMONA, CA 91768

**PROFESSIONAL OF RECORD:**

|                          |                                     |
|--------------------------|-------------------------------------|
| <b>COMPANY:</b>          | <b>XD INDUSTRIES</b>                |
| <b>ADDRESS:</b>          | <b>1572 N. BATAVIA ST. SUITE 1D</b> |
| <b>CITY, STATE, ZIP:</b> | <b>ORANGE, CA 92876</b>             |
| <b>CONTACT:</b>          | <b>JOSE FRIAS</b>                   |
| <b>PHONE:</b>            | <b>(714) 947-3093</b>               |

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL

LATITUDE: 34° 3' 44.6508" NORTH (NAD83)  
LONGITUDE: -117° 47' 9.0924" WEST (NAD83)

|                        |   |
|------------------------|---|
| LATITUDE:              | 34.062386° N  |
| LONGITUDE:             | -117.785783° W  |
| GROUND ELEVATION:      | 803.3' AMSL   |
| APN #:                 | 8355-016-027  |
| PARENT PARCEL:         | 37,847.91 SQ. FT.   |
| PROPOSED LEASE AREA:   | 1,000 SQ. FT.   |
| JURISDICTION:          | CITY OF POMONA  |
| ZONING:                | CSP - CORRIDORS SPECIFIC PLAN   |
| USE:                   | TELECOMMUNICATIONS FACILITY   |
| HANDICAP REQUIREMENTS: | FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED. |


5. THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

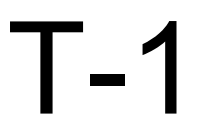
1. RADIATION FROM THIS FACILITY WILL NOT INTERFERE WITH THE OPERATION OF OTHER COMMUNICATION DEVICES.

- THE PROPOSED PROJECT INCLUDES:
- INSTALLATION OF PROPOSED 65'-0" HIGH MONO-EUCALYPTUS TREE
- PROPOSED (12) 8'-0" PANEL ANTENNAS
- PROPOSED (12) RRU'S
- PROPOSED (1) 1'Ø MICROWAVE DISH
- PROPOSED (1) (ODU) RFU-C
- INSTALLATION OF 8'-0" HIGH CMU WALL ENCLOSURE
- PROPOSED 200A DEDICATED ELECTRICAL SERVICE TO (1) 200 AMP METER
- PROPOSED 23'-6" X 11'-0" CONCRETE PAD
- PROPOSED (1) 6102 MUAC CABINET MOUNTED ON CONCRETE PAD
- PROPOSED (1) FUTURE 6102 MUAC CABINET
- PROPOSED POWER AND TELCO CABINETS
- PROPOSED (1) LTE GPS ANTENNA
- PROPOSED (1) TELCO BOX
- PROPOSED (1) CIENA CABINET
- PROPOSED CABLE BRIDGE
- PROPOSED (3) 6"Ø CONDUIT STUB-UPS
- PROPOSED (1) BBU CABINET
- PROPOSED (1) GENERATOR W/ FLUID TANK
- PROPOSED (4) SECURITY FLOOD LIGHTS

| SHEET NO: | SHEET TITLE                                  | REV |
|-----------|--|-----|
| T-1       | TITLE SHEET                                  | D   |
| T-2       | CONDITIONS OF APPROVAL                       | D   |
| T-3       | CONDITIONS OF APPROVAL                       | D   |
| GN-1      | GENERAL NOTES                                | D   |
| GN-2      | GENERAL NOTES                                | D   |
| LS-1      | SITE SURVEY                                  | D   |
| LS-2      | NOTES & OVERALL                              | D   |
| A-1       | OVERALL SITE PLAN                            | D   |
| A-2       | ENLARGED SITE PLAN & PROPOSED EQUIPMENT PLAN | D   |
| A-3       | PROPOSED ANTENNA PLAN & ANTENNA SCHEDULE     | D   |
| A-4       | PROPOSED WEST & SOUTH ELEVATIONS             | D   |
| A-5       | PROPOSED NORTH & EAST ELEVATIONS             | D   |

RF ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_  
PROJECT MANAGER: \_\_\_\_\_ DATE: \_\_\_\_\_  
SITE ACQUISITION MANAGER: \_\_\_\_\_ DATE: \_\_\_\_\_  
ZONING VENDOR: \_\_\_\_\_ DATE: \_\_\_\_\_  
LEASING VENDOR: \_\_\_\_\_ DATE: \_\_\_\_\_  
CONSTRUCTION MANAGER: \_\_\_\_\_ DATE: \_\_\_\_\_  
A/E MANAGER: \_\_\_\_\_ DATE: \_\_\_\_\_  
PROPERTY OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

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|  | 12/10/2018 | CITY COMMENTS            | VS |
| C   | 09/27/2018 | CITY COMMENTS            | VS |
| B   | 08/21/2018 | LANDLORD DESIGN CHANGE   | OT |
| O   | 06/29/2018 | 100% ZDs                 | BC |
| A   | 06/11/2018 | 90% ZDs ISSUE FOR REVIEW | BC |
| REV   | DATE       | DESCRIPTION              | BY |





**PC RESOLUTION NO. 18-**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA, CALIFORNIA, APPROVING MAJOR WIRELESS COMMUNICATION FACILITY PERMIT (WIRE 10534-2018) TO ALLOW THE ESTABLISHMENT OF A NEW FREESTANDING WIRELESS COMMUNICATION FACILITY DESIGNED AS A EUCALYPTUS TREE IN THE PARKING LOT OF A PROPERTY LOCATED AT 2005 WEST HOLT AVENUE IN THE DOWNTOWN GATEWAY SEGMENT OF THE POMONA CORRIDORS SPECIFIC PLAN.

WHEREAS, APC TOWERS LLC AND JIM HEINRICH OF PLANCOM INC. ON BEHALF OF T-MOBILE, HAS SUBMITTED AN APPLICATION FOR A MAJOR WIRELESS COMMUNICATION FACILITY PERMIT (WIRE 10534-2018) TO ALLOW THE INSTALLATION OF A NEW FREESTANDING 65-FOOT HIGH WIRELESS COMMUNICATION FACILITY DESIGNED AS A EUCALYPTUS TREE IN THE PARKING LOT OF A COMMERCIAL DEVELOPMENT LOCATED AT 2005 WEST HOLT AVENUE (ASSESSOR'S PARCEL NUMBER 8355-016-027) IN THE DOWNTOWN GATEWAY SEGMENT OF THE POMONA CORRIDORS SPECIFIC PLAN;

WHEREAS, SECTION .5809-15 OF THE CITY ZONING ORDINANCE REGULATES THE LOCATION OF WIRELESS COMMUNICATIONS FACILITIES AND ESTABLISHES DEVELOPMENT STANDARDS FOR THE INSTALLATION AND CONSTRUCTION OF WIRELESS COMMUNICATIONS FACILITIES;

WHEREAS, SECTION .5809-15 OF THE CITY ZONING ORDINANCE REQUIRES A MAJOR WIRELESS COMMUNICATIONS FACILITY PERMIT FOR NEW FREESTANDING CONCEALED WIRELESS COMMUNICATION FACILITIES IN THE DOWNTOWN GATEWAY SEGMENT OF THE POMONA CORRIDORS SPECIFIC PLAN;

WHEREAS, THE PLANNING COMMISSION OF THE CITY OF POMONA HAS, AFTER GIVING NOTICE THEREOF AS REQUIRED BY LAW, HELD A PUBLIC HEARING ON OCTOBER 24, 2018, CONCERNING THE REQUESTED MAJOR WIRELESS COMMUNICATIONS FACILITY PERMIT (WIRE 10534-2018); AND

WHEREAS, THE PLANNING COMMISSION OF THE CITY OF POMONA HAS CAREFULLY CONSIDERED ALL PERTINENT TESTIMONY AND THE STAFF REPORT OFFERED IN THE CASE AS PRESENTED AT THE PUBLIC HEARING.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF POMONA, CALIFORNIA:

**SECTION 1.**

THE PLANNING COMMISSION EXERCISING INDEPENDENT JUDGMENT HAS DETERMINED THAT, PURSUANT TO THE STATE GUIDELINES TO IMPLEMENT THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), THIS ACTION AS DEFINED IS CATEGORICALLY EXEMPT, UNDER SECTION 15303, CLASS 3 EXEMPTION FOR CONSTRUCTION OF SMALL FACILITIES, FROM FURTHER ENVIRONMENTAL REVIEW.

**SECTION 2.**

IF ANY PART, PROVISION, OR SECTION OF THIS RESOLUTION IS DETERMINED BY A COURT OR OTHER LEGAL AUTHORITY WITH JURISDICTION OVER THE SUBJECT MATTER OF THIS RESOLUTION TO BE UNENFORCEABLE OR INVALID, THE REMAINDER OF THE ENTIRETY OF THIS RESOLUTION SHALL NOT BE AFFECTED AND SHALL CONTINUE IN FULL FORCE AND EFFECT. TO THIS END, THE PROVISIONS OF THIS RESOLUTION ARE SEVERABLE.

**SECTION 3.**

IN ACCORDANCE WITH SECTION .5809-15-G OF THE ZONING ORDINANCE, THE PLANNING COMMISSION MUST MAKE FIVE (5) FINDINGS IN ORDER TO APPROVE MAJOR WIRELESS COMMUNICATION FACILITY PERMIT (WCF 14-005). BASED ON CONSIDERATION OF THE WHOLE RECORD BEFORE IT, INCLUDING BUT NOT LIMITED TO, THE PUBLIC HEARING REPORT, PUBLIC TESTIMONY RECEIVED AT THE PUBLIC HEARING ON THIS MATTER, AND EVIDENCE MADE PART OF THE PUBLIC RECORD, THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

1. THE WIRELESS COMMUNICATIONS FACILITY PERMITEE HAS DEMONSTRATED TO THE CITY A GOOD FAITH EFFORT TO LOCATE ON AN APPROVED FACILITY OR HAS DEMONSTRATED THAT COLOCATION IS NOT TECHNICALLY FEASIBLE DUE TO COVERAGE NEEDS, POTENTIAL INTERFERENCE, OR OTHER TECHNICAL ISSUES.

THE APPLICANT HAS STATED THAT LOCATION ON AN EXISTING APPROVED FACILITY IS NOT FEASIBLE FOR T-MOBILE'S PURPOSES. THE LOCATION OF THE PROPOSED FACILITY WAS SELECTED FOR PROVIDING SUPPORTIVE COVERAGE FOR T-MOBILE'S SERVICES FOR THIS REGION. THERE ARE NO EXISTING CO-LOCATABLE FACILITIES THAT WILL SERVE TO MEET T-MOBILE'S COVERAGE CAPACITY FOR THIS AREA.

2. THERE IS ADEQUATE SPACE ON THE PROPERTY FOR THE ANTENNA AND SUPPORT EQUIPMENT WITHOUT CONFLICTING WITH EXISTING BUILDINGS OR OTHER STRUCTURES ON THE PROPERTY, OR REDUCING REQUIRED PARKING, LANDSCAPING SETBACKS OR OTHER DEVELOPMENT STANDARDS.

THE WIRELESS COMMUNICATION FACILITY IS TO BE LOCATED IN THE PARKING LOT OF A COMMERCIAL OFFICE BUILDING. THE PROJECT DOES NOT PROPOSE THE REMOVAL OF ANY REQUIRED LANDSCAPING OR PARKING STALLS AND MEETS ALL APPLICABLE DEVELOPMENT STANDARDS.

3. THE DESIGN AND PLACEMENT OF THE ANTENNA AND SUPPORT EQUIPMENT WILL NOT ADVERSELY IMPACT THE USE OF THE PROPERTY, OTHER BUILDINGS AND STRUCTURES LOCATED ON THE PROPERTY, OR THE SURROUNDING AREA OR NEIGHBORHOOD.

THE WIRELESS COMMUNICATION FACILITY WILL BE MOUNTED WITHIN A FREESTANDING STRUCTURE DESIGNED AS A EUCALYPTUS TREE. THE FACILITY IS LOCATED WITHIN A PARKING LOT AREA AND WILL NOT AFFECT TRAFFIC CIRCULATION WITHIN THE SITE. FURTHERMORE, THE FACILITY IS LOCATED IN A WAY AS TO NOT ADVERSELY IMPACT ONSITE USES, PARKING AREAS, OR THE SURROUNDING AREA OR NEIGHBORHOOD.

4. THE ANTENNA AND SUPPORT EQUIPMENT AS PROPOSED ARE CONSISTENT WITH THE INTENT OF THIS PART AND COMPLY WITH THE OPERATIONAL STANDARDS AND ANY APPLICABLE SPECIAL SECTIONS.

THE PROPOSED INSTALLATION AND SUPPORT EQUIPMENT ARE CONSISTENT WITH THE INTENT OF SECTION .5809- 15 OF THE ZONING ORDINANCE IN THAT FACILITY WAS DESIGNED AND LOCATION CHOSEN TO HAVE THE LEAST POSSIBLE VISUAL IMPACTS. THE ANTENNAS AND THE SUPPORT EQUIPMENT ARE SCREENED IN A MANNER THAT THEY WILL NOT BE VISIBLE FROM PUBLIC VIEW. ADDITIONALLY, THE APPLICANT WILL APPLY FOR A BUSINESS LICENSE EACH YEAR, PROVIDE PROPER MAINTENANCE TO THE FACILITY AND PROVIDE A CASH BOND TO THE CITY FOR THE REMOVAL OF THE FACILITY AND REHABILITATION OF THE SITE IF THE FACILITY IS ABANDONED.

5. THE APPLICANT HAS DEMONSTRATED THAT THE WIRELESS COMMUNICATIONS FACILITY WILL HAVE THE LEAST POSSIBLE VISUAL IMPACT ON THE ENVIRONMENT TAKING INTO ACCOUNT TECHNICAL, ENGINEERING, ECONOMIC AND OTHER RELEVANT FACTORS.

**CONDITIONS OF APPROVAL**

|  |  |  |
|--|--|--|
| <p><u>PC RESOLUTION NO. 18-</u></p> <p>A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA, CALIFORNIA, APPROVING MAJOR WIRELESS COMMUNICATION FACILITY PERMIT (WIRE 10534-2018) TO ALLOW THE ESTABLISHMENT OF A NEW FREESTANDING WIRELESS COMMUNICATION FACILITY DESIGNED AS A EUCALYPTUS TREE IN THE PARKING LOT OF A PROPERTY LOCATED AT 2005 WEST HOLT AVENUE IN THE DOWNTOWN GATEWAY SEGMENT OF THE POMONA CORRIDORS SPECIFIC PLAN.</p> <p>WHEREAS, APC TOWERS LLC AND JIM HEINRICH OF PLANCOM INC. ON BEHALF OF T-MOBILE, HAS SUBMITTED AN APPLICATION FOR A MAJOR WIRELESS COMMUNICATION FACILITY PERMIT (WIRE 10534-2018) TO ALLOW THE INSTALLATION OF A NEW FREESTANDING 65-FOOT HIGH WIRELESS COMMUNICATION FACILITY DESIGNED AS A EUCALYPTUS TREE IN THE PARKING LOT OF A COMMERCIAL DEVELOPMENT LOCATED AT 2005 WEST HOLT AVENUE (ASSESSOR'S PARCEL NUMBER 8355-016-027) IN THE DOWNTOWN GATEWAY SEGMENT OF THE POMONA CORRIDORS SPECIFIC PLAN;</p> <p>WHEREAS, SECTION .5809-15 OF THE CITY ZONING ORDINANCE REGULATES THE LOCATION OF WIRELESS COMMUNICATIONS FACILITIES AND ESTABLISHES DEVELOPMENT STANDARDS FOR THE INSTALLATION AND CONSTRUCTION OF WIRELESS COMMUNICATIONS FACILITIES;</p> <p>WHEREAS, SECTION .5809-15 OF THE CITY ZONING ORDINANCE REQUIRES A MAJOR WIRELESS COMMUNICATIONS FACILITY PERMIT FOR NEW FREESTANDING CONCEALED WIRELESS COMMUNICATION FACILITIES IN THE DOWNTOWN GATEWAY SEGMENT OF THE POMONA CORRIDORS SPECIFIC PLAN;</p> <p>WHEREAS, THE PLANNING COMMISSION OF THE CITY OF POMONA HAS, AFTER GIVING NOTICE THEREOF AS REQUIRED BY LAW, HELD A PUBLIC HEARING ON OCTOBER 24, 2018, CONCERNING THE REQUESTED MAJOR WIRELESS COMMUNICATIONS FACILITY PERMIT (WIRE 10534-2018); AND</p> <p>WHEREAS, THE PLANNING COMMISSION OF THE CITY OF POMONA HAS CAREFULLY CONSIDERED ALL PERTINENT TESTIMONY AND THE STAFF REPORT OFFERED IN THE CASE AS PRESENTED AT THE PUBLIC HEARING.</p> <p>NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF POMONA, CALIFORNIA:</p> <p>SECTION 1.</p> <p>THE PLANNING COMMISSION EXERCISING INDEPENDENT JUDGMENT HAS DETERMINED THAT, PURSUANT TO THE STATE GUIDELINES TO IMPLEMENT THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), THIS ACTION AS DEFINED IS CATEGORICALLY EXEMPT, UNDER SECTION 15303, CLASS 3 EXEMPTION FOR CONSTRUCTION OF SMALL FACILITIES, FROM FURTHER ENVIRONMENTAL REVIEW.</p> <p>SECTION 2.</p> <p>IF ANY PART, PROVISION, OR SECTION OF THIS RESOLUTION IS DETERMINED BY A COURT OR OTHER LEGAL AUTHORITY WITH JURISDICTION OVER THE SUBJECT MATTER OF THIS RESOLUTION TO BE UNENFORCEABLE OR INVALID, THE REMAINDER OF THE ENTIRETY OF THIS RESOLUTION SHALL NOT BE AFFECTED AND SHALL CONTINUE IN FULL FORCE AND EFFECT. TO THIS END, THE PROVISIONS OF THIS RESOLUTION ARE SEVERABLE.</p> <p>SECTION 3.</p> <p>IN ACCORDANCE WITH SECTION .5809-15-G OF THE ZONING ORDINANCE, THE PLANNING COMMISSION MUST MAKE FIVE (5) FINDINGS IN ORDER TO APPROVE MAJOR WIRELESS COMMUNICATION FACILITY PERMIT (WCF 14-005). BASED ON CONSIDERATION OF THE WHOLE RECORD BEFORE IT, INCLUDING BUT NOT LIMITED TO, THE PUBLIC HEARING REPORT, PUBLIC TESTIMONY RECEIVED AT THE PUBLIC HEARING ON THIS MATTER, AND EVIDENCE MADE PART OF THE PUBLIC RECORD, THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:</p> <p>1. THE WIRELESS COMMUNICATIONS FACILITY PERMITEE HAS DEMONSTRATED TO THE CITY A GOOD FAITH EFFORT TO LOCATE ON AN APPROVED FACILITY OR HAS DEMONSTRATED THAT COLOCATION IS NOT TECHNICALLY FEASIBLE DUE TO COVERAGE NEEDS, POTENTIAL INTERFERENCE, OR OTHER TECHNICAL ISSUES.</p> <p>THE APPLICANT HAS STATED THAT LOCATION ON AN EXISTING APPROVED FACILITY IS NOT FEASIBLE FOR T- MOBILE'S PURPOSES. THE LOCATION OF THE PROPOSED FACILITY WAS SELECTED FOR PROVIDING SUPPORTIVE COVERAGE FOR T-MOBILE'S SERVICES FOR THIS REGION. THERE ARE NO EXISTING CO-LOCATABLE FACILITIES THAT WILL SERVE TO MEET T-MOBILE'S COVERAGE CAPACITY FOR THIS AREA.</p> <p>2. THERE IS ADEQUATE SPACE ON THE PROPERTY FOR THE ANTENNA AND SUPPORT EQUIPMENT WITHOUT CONFLICTING WITH EXISTING BUILDINGS OR OTHER STRUCTURES ON THE PROPERTY, OR REDUCING REQUIRED PARKING, LANDSCAPING SETBACKS OR OTHER DEVELOPMENT STANDARDS.</p> <p>THE WIRELESS COMMUNICATION FACILITY IS TO BE LOCATED IN THE PARKING LOT OF A COMMERCIAL OFFICE BUILDING. THE PROJECT DOES NOT PROPOSE THE REMOVAL OF ANY REQUIRED LANDSCAPING OR PARKING STALLS AND MEETS ALL APPLICABLE DEVELOPMENT STANDARDS.</p> <p>3. THE DESIGN AND PLACEMENT OF THE ANTENNA AND SUPPORT EQUIPMENT WILL NOT ADVERSELY IMPACT THE USE OF THE PROPERTY, OTHER BUILDINGS AND STRUCTURES LOCATED ON THE PROPERTY, OR THE SURROUNDING AREA OR NEIGHBORHOOD.</p> <p>THE WIRELESS COMMUNICATION FACILITY WILL BE MOUNTED WITHIN A FREESTANDING STRUCTURE DESIGNED AS A EUCALYPTUS TREE. THE FACILITY IS LOCATED WITHIN A PARKING LOT AREA AND WILL NOT AFFECT TRAFFIC CIRCULATION WITHIN THE SITE. FURTHERMORE, THE FACILITY IS LOCATED IN A WAY AS TO NOT ADVERSELY IMPACT ONSITE USES, PARKING AREAS, OR THE SURROUNDING AREA OR NEIGHBORHOOD.</p> <p>4. THE ANTENNA AND SUPPORT EQUIPMENT AS PROPOSED ARE CONSISTENT WITH THE INTENT OF THIS PART AND COMPLY WITH THE OPERATIONAL STANDARDS AND ANY APPLICABLE SPECIAL SECTIONS.</p> <p>THE PROPOSED INSTALLATION AND SUPPORT EQUIPMENT ARE CONSISTENT WITH THE INTENT OF SECTION .5809- 15 OF THE ZONING ORDINANCE IN THAT FACILITY WAS DESIGNED AND LOCATION CHOSEN TO HAVE THE LEAST POSSIBLE VISUAL IMPACTS. THE ANTENNAS AND THE SUPPORT EQUIPMENT ARE SCREENED IN A MANNER THAT THEY WILL NOT BE VISIBLE FROM PUBLIC VIEW. ADDITIONALLY, THE APPLICANT WILL APPLY FOR A BUSINESS LICENSE EACH YEAR, PROVIDE PROPER MAINTENANCE TO THE FACILITY AND PROVIDE A CASH BOND TO THE CITY FOR THE REMOVAL OF THE FACILITY AND REHABILITATION OF THE SITE IF THE FACILITY IS ABANDONED.</p> <p>5. THE APPLICANT HAS DEMONSTRATED THAT THE WIRELESS COMMUNICATIONS FACILITY WILL HAVE THE LEAST POSSIBLE VISUAL IMPACT ON THE ENVIRONMENT TAKING INTO ACCOUNT TECHNICAL, ENGINEERING, ECONOMIC AND OTHER RELEVANT FACTORS.</p> |  | <p>THE PROPOSED WIRELESS COMMUNICATION FACILITY IS DESIGNED TO BE SCREENED FROM PUBLIC VIEW AND TO REDUCE ANY POSSIBILITY OF ADVERSE VISUAL IMPACTS. THE ANTENNAS WILL BE SCREENED BY THE FAUX FOLIAGE AND EXTERIOR CAMOUFLAGE ASSOCIATED WITH THE EUCALYPTUS TREE DESIGN. THE EQUIPMENT CABINETS AND RELATED EQUIPMENT WILL BE SCREENED BEHIND A DECORATIVE BLOCK WALL ENCLOSURE.</p> |
| CONDITIONS OF APPROVAL   |  | 1  |

PREPARED FOR:

The logo for APC Towers features the letters 'APC' in a stylized, bold, blue font. A blue swoosh or arc is positioned above the 'P' and 'C', extending from the left side of the 'A' towards the right. To the right of 'APC', the word 'Towers' is written in a blue, sans-serif font.

8601 SIX FORKS RD., SUITE 250  
RALEIGH, NC 27615  
PHONE: 919-324-1943


CONSULTING FIRM:

**XD Industries**

1572 N. BATAVIA ST. SUITE 1D  
ORANGE, CA 92876

|             |         |
|-------------|---------|
| PROJECT NO: | CA-1579 |
| DRAWN BY:   | BC      |
| CHECKED BY: | JF      |

[illegible]



IT IS A VIOLATION OF LAW FOR ANY PERSON,  
 UNLESS THEY ARE ACTING UNDER THE DIRECTION  
 OF A LICENSED PROFESSIONAL ENGINEER, TO  
 ALTER THIS DOCUMENT.

CA-1579  
SAHARA DENTAL  
LA74763B  
2005 W. HOLT AVE.  
POMONA, CA 91768  
LOS ANGELES COUNTY

SHEET TITLE  
CONDITIONS OF APPROVAL

SHEET NUMBER

T-2



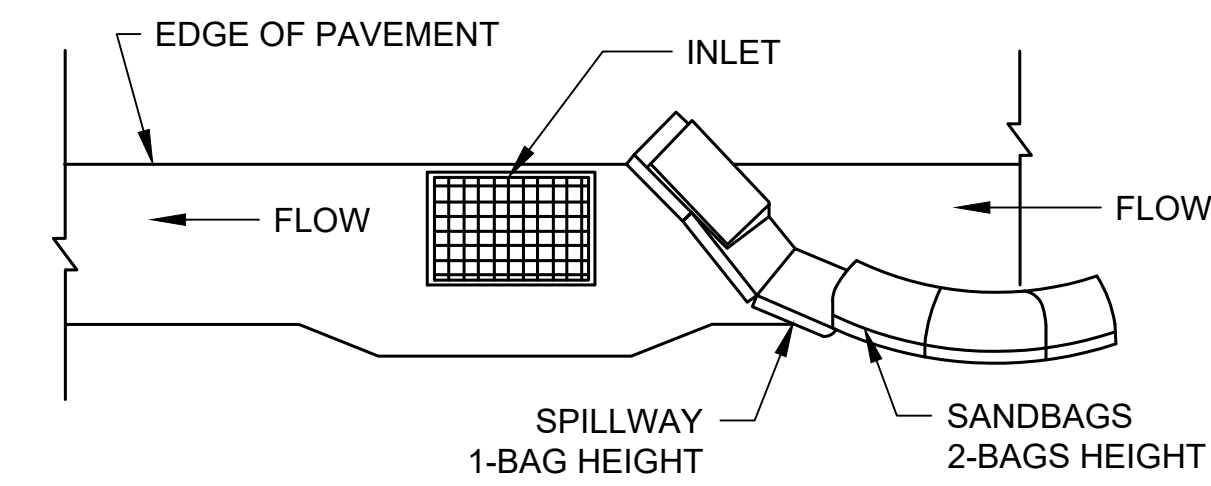




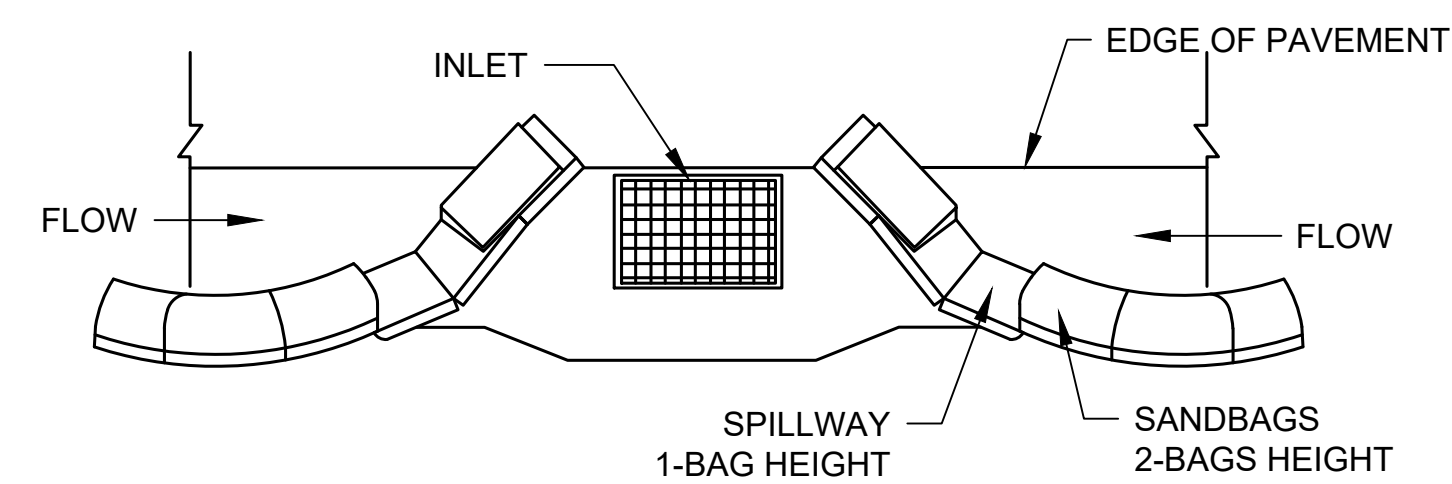




## STORM GRAIN INLET PROTECTION



### **TYPICAL PROTECTION FOR INLET WITH SINGLE FLOW DIRECTION**



### TYPICAL PROTECTION FOR INLET WITH OPPOSING FLOW DIRECTION

NOTES:

1. INTENDED FOR SHORT-TERM USE.
2. USE TO INHIBIT NON-STORM WATER FLOW.
3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP.
4. BAGS MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED.
5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRIC.

PREPARED FOR:



8601 SIX FORKS RD., SUITE 250  
RALEIGH, NC 27615  
PHONE: 919-324-1943

CONSULTING FIRM:



1572 N. BATAVIA ST. SUITE 1D  
ORANGE, CA 92876

PROJECT NO: CA-1579

DRAWN BY: BC

CHECKED BY: JF

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|     |            |                          |    |
|     | 12/10/2018 | CITY COMMENTS            | VS |
| C   | 09/27/2018 | CITY COMMENTS            | VS |
| B   | 08/21/2018 | LANDLORD DESIGN CHANGE   | OT |
| A   | 06/29/2018 | 100% ZDs                 | BC |
| 0   | 06/11/2018 | 90% ZDs ISSUE FOR REVIEW | BC |
| REV | DATE       | DESCRIPTION              | BY |



IT IS A VIOLATION OF LAW FOR ANY PERSON,  
UNLESS THEY ARE ACTING UNDER THE DIRECTION  
OF A LICENSED PROFESSIONAL ENGINEER, TO  
ALTER THIS DOCUMENT.

CA-1579  
SAHARA DENTAL  
LA74763B  
2005 W. HOLT AVE.  
POMONA, CA 91768  
LOS ANGELES COUNTY

SHEET TITLE

## GENERAL NOTES

SHEET NUMBER

# GN-2

## GENERAL NOTES

15-1



LESSOR'S LEGAL DESCRIPTION

SITUATED IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA;

PARENT PARCEL:

PARCEL 2 OF PARCEL MAP NO. 7882 IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 90, PAGES 23 AND 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TAX I.D. NUMBER: 8355-016-027-000

BEING THE SAME PROPERTY CONVEYED TO MJ MANAGEMENT GROUP, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, GRANTEE, FROM KIMBERLEE J. MITCHELL, TRUSTEE U/D/T DATED FEBRUARY 1, 1995, WHO ACQUIRED TITLE AS KIMBERLEE J. AMITIN, TRUSTEE U/D/T DATED FEBRUARY 1, 1995, GRANTOR, BY DEED RECORDED 06/09/2008, AS DOCUMENT NO. 20181010629, OF THE LOS ANGELES COUNTY RECORDS.

NOTES CORRESPONDING TO SCHEDULE B - SECTION II

REFERENCE IS MADE TO OLD REPUBLIC TITLE INSURANCE COMPANY ORDER NO. 01-18-005922-01T, DATED 01/29/2018. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED. ITEMS A-D, 1 & 8-11 ARE NOT SURVEY ITEMS.

- FACTS WHICH WOULD BE DISCLOSED BY A COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED.  
(NOT PLOTTABLE - UNKNOWN EFFECT)
- EASEMENT IN FAVOR OF THE CITY OF POMONA, RECORDED 08/06/1964, AS DOCUMENT NO. 4647, OF THE LOS ANGELES COUNTY RECORDS.  
(SHOWN HEREON)
- UNRECORDED LEASE BY AND BETWEEN MJ MANAGEMENT, GROUP, LLC, AND MJ MANAGEMENT GROUP, LLC, DATED 12/01/2013, AS EVIDENCED BY THE SUBORDINATION AGREEMENT, RECORDED 06/26/2017, AS DOCUMENT NO. 20170707392, OF THE LOS ANGELES COUNTY RECORDS.  
(NOT PLOTTABLE - EXACT LOCATION NOT PROVIDED)
- PARCEL MAP 7882, PLAT BOOK 90, PAGES 23 AND 24.  
(SHOWN HEREON)
- WATER RIGHTS CONVEYED IN GRANT DEED RECORDED 02/17/1961, AS DOCUMENT NO. 644, OF THE LOS ANGELES COUNTY RECORDS.  
(NOT PLOTTABLE - EXACT LOCATION NOT PROVIDED)
- EASEMENT CONTAINED IN CORPORATION QUIT CLAIM DEED RECORDED 02/17/1961, AS DOCUMENT NO. 642, OF THE LOS ANGELES COUNTY RECORDS.  
(SHOWN HEREON)

PROPOSED APC TOWERS LEASE AREA DESCRIPTION

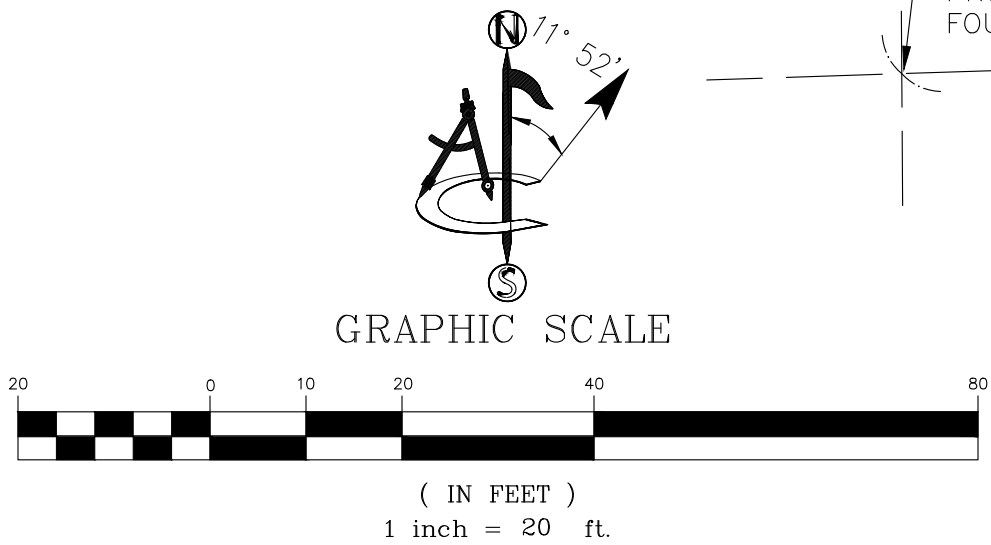
DESCRIPTION FOR AN APC 27'x37.04' LEASE AREA LYING WITHIN PARCEL 2 OF PARCEL MAP NO. 7882 AS SHOWN IN BOOK 90, PAGE 23 OF THE RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BOLT FOUND AT THE APPARENT CENTERLINE INTERSECTION OF HOLT AVENUE AND FAIRPLEX DRIVE, FROM WHICH A COTTON-PICKER SPINDLE FOUND AT THE APPARENT CENTERLINE INTERSECTION OF ORANGE GROVE AVENUE AND SAID FAIRPLEX DRIVE BEARS NORTH 00°24'09" WEST, A DISTANCE OF 446.00 FEET;  
THENCE NORTH 88°07'30" EAST, ALONG THE APPARENT CENTERLINE OF SAID HOLT AVENUE, A DISTANCE OF 441.47 FEET;  
THENCE DEPARTING SAID CENTERLINE NORTH 01°52'30" WEST, A DISTANCE OF 54.45 FEET TO A POINT ON THE NORTH LINE OF SAID HOLT AVENUE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID PARCEL 2;  
THENCE NORTH 01°56'55" WEST, ALONG THE WEST LINE OF SAID PARCEL 2, A DISTANCE OF 258.55 FEET; THENCE DEPARTING SAID WEST LINE NORTH 88°03'05" EAST, 0.86 FEET TO THE POINT OF BEGINNING;  
THENCE NORTH 01°52'30" WEST, A DISTANCE OF 27.00 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL 2;  
THENCE NORTH 88°07'30" EAST, ALONG THE NORTH LINE OF SAID PARCEL 2, A DISTANCE OF 37.04 FEET;  
THENCE DEPARTING SAID NORTH LINE SOUTH 01°52'30" EAST, A DISTANCE OF 27.00 FEET;  
THENCE SOUTH 88°07'30" WEST, 37.04 FEET TO THE POINT OF BEGINNING, CONTAINING 1,000 SQUARE FEET OF LAND OR 0.023 ACRES, MORE OR LESS.

PROPOSED APC TOWERS 12' ACCESS EASEMENT DESCRIPTION

DESCRIPTION FOR AN APC TOWERS 12'-WIDE ACCESS EASEMENT LYING WITHIN PARCEL 2 OF PARCEL MAP NO. 7882 AS SHOWN IN BOOK 90, PAGE 23 OF THE RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

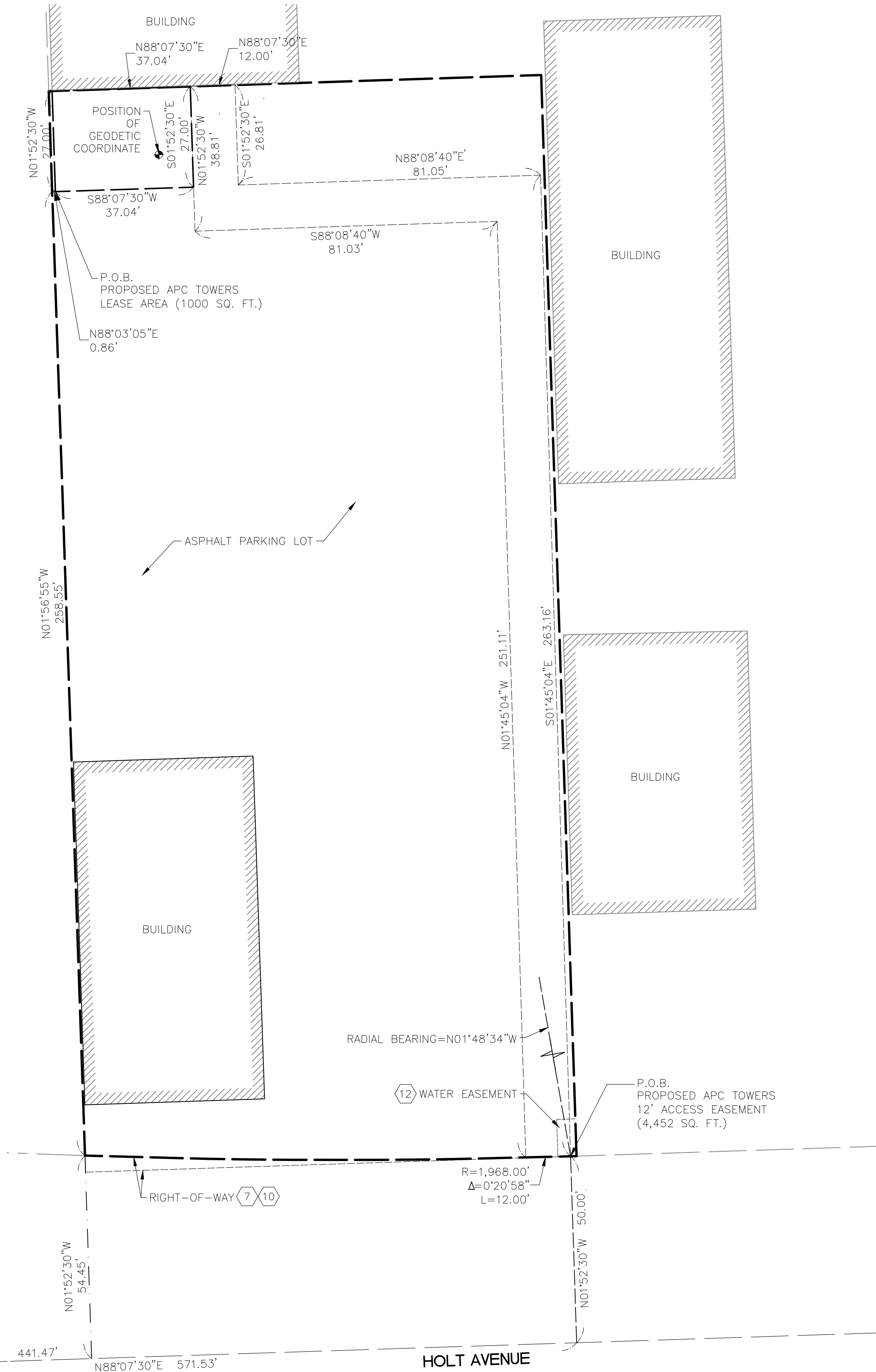
COMMENCING AT A BOLT FOUND AT THE APPARENT CENTERLINE INTERSECTION OF HOLT AVENUE AND FAIRPLEX DRIVE, FROM WHICH A COTTON-PICKER SPINDLE FOUND AT THE APPARENT CENTERLINE INTERSECTION OF ORANGE GROVE AVENUE AND SAID FAIRPLEX DRIVE BEARS NORTH 00°24'09" WEST, A DISTANCE OF 446.00 FEET;  
THENCE NORTH 88°07'30" EAST, ALONG THE APPARENT CENTERLINE OF SAID HOLT AVENUE, A DISTANCE OF 571.53 FEET;  
THENCE DEPARTING SAID CENTERLINE NORTH 01°52'30" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH LINE OF SAID HOLT AVENUE AND THE POINT OF BEGINNING;  
SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE, HAVING A RADIUS POINT THAT BEARS NORTH 01°48'34" WEST, A DISTANCE OF 1,968.00 FEET;  
THENCE ALONG THE ARC OF SAID CURVE AND THE NORTH LINE OF SAID HOLT AVENUE, THROUGH AN ANGLE OF 0°20'58", A DISTANCE OF 12.00 FEET;  
THENCE DEPARTING SAID NORTH LINE NORTH 01°45'04" WEST, 251.11 FEET;  
THENCE SOUTH 88°08'40" WEST, 81.03 FEET;  
THENCE NORTH 01°52'30" WEST, 38.81 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL 2;  
THENCE ALONG SAID NORTH LINE, NORTH 88°07'30" EAST, 12.00 FEET;  
THENCE DEPARTING SAID NORTH LINE, SOUTH 01°52'30" EAST, 26.81 FEET;  
THENCE NORTH 88°08'40" EAST, 81.05 FEET;  
THENCE SOUTH 01°45'04" EAST, 263.16 FEET TO THE POINT OF BEGINNING, EXCLUDING ANY PORTION OF SAID HOLT AVENUE AND CONTAINING 4029 SQUARE FEET OF LAND OR 0.092 ACRES, MORE OR LESS.



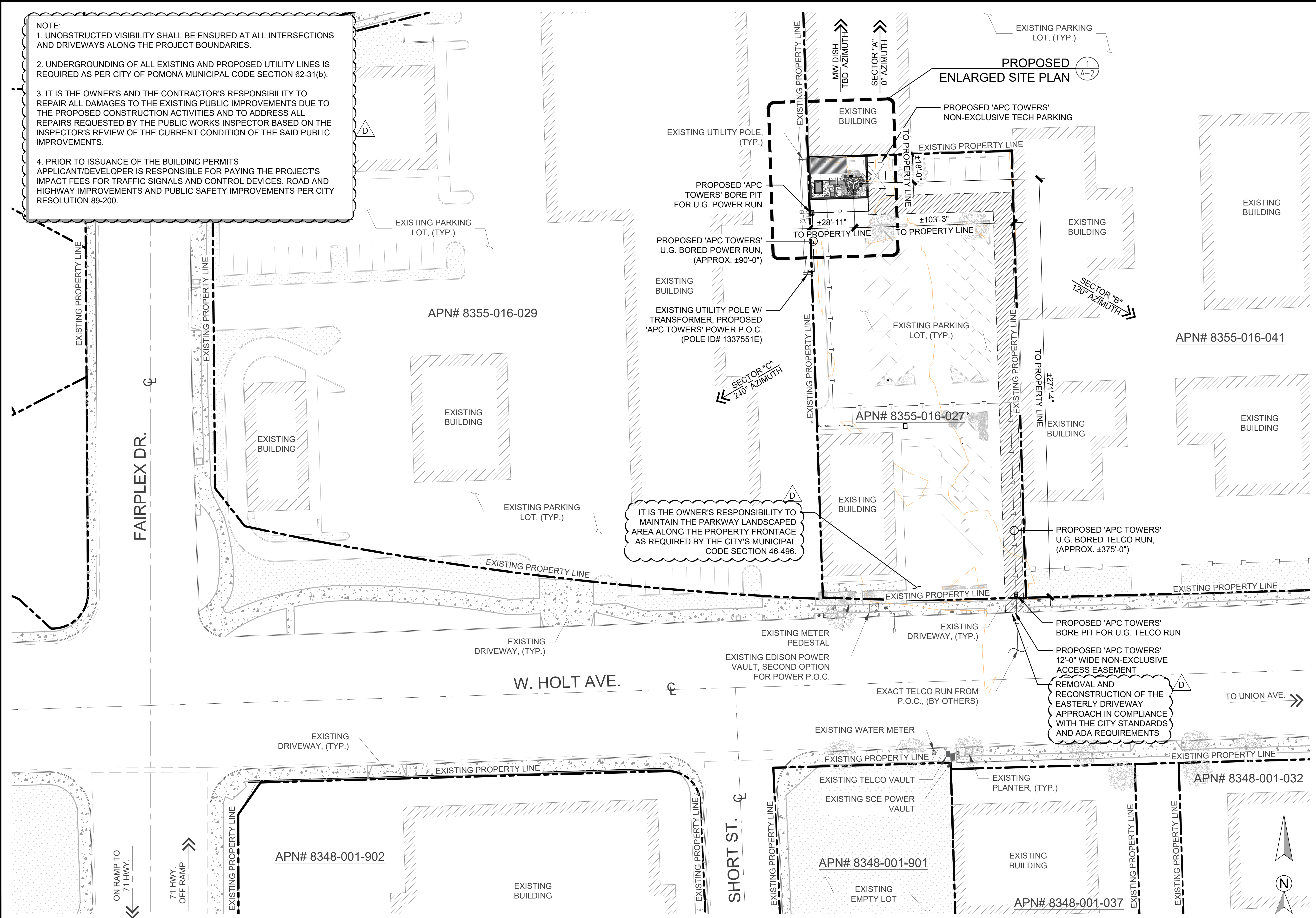
ORANGE GROVE AVENUE

FOUND COTTON-PICKER SPINDLE

N00°24'09"W 446.00'  
FAIRPLEX DRIVE







NOTE:  
1. UNOBSTRUCTED VISIBILITY SHALL BE ENSURED AT ALL INTERSECTIONS AND DRIVEWAYS ALONG THE PROJECT BOUNDARIES.  
2. UNDERGROUNDING OF ALL EXISTING AND PROPOSED UTILITY LINES IS REQUIRED AS PER CITY OF POMONA MUNICIPAL CODE SECTION 62-31(b).  
3. IT IS THE OWNER'S AND THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ALL DAMAGES TO THE EXISTING PUBLIC IMPROVEMENTS DUE TO THE PROPOSED CONSTRUCTION ACTIVITIES AND TO ADDRESS ALL REPAIRS REQUESTED BY THE PUBLIC WORKS INSPECTOR BASED ON THE INSPECTOR'S REVIEW OF THE CURRENT CONDITION OF THE SAID PUBLIC IMPROVEMENTS.  
4. PRIOR TO ISSUANCE OF THE BUILDING PERMITS APPLICANT/DEVELOPER IS RESPONSIBLE FOR PAYING THE PROJECT'S IMPACT FEES FOR TRAFFIC SIGNALS AND CONTROL DEVICES, ROAD AND HIGHWAY IMPROVEMENTS AND PUBLIC SAFETY IMPROVEMENTS PER CITY RESOLUTION 89-200.

IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE PARKWAY LANDSCAPED AREA ALONG THE PROPERTY FRONTAGE AS REQUIRED BY THE CITY'S MUNICIPAL CODE SECTION 46-496.

REMOVAL AND RECONSTRUCTION OF THE EASTERLY DRIVEWAY APPROACH IN COMPLIANCE WITH THE CITY STANDARDS AND ADA REQUIREMENTS

PREPARED FOR:

**APC Towers**

8601 SIX FORKS RD., SUITE 250  
RALEIGH, NC 27615  
PHONE: 919-324-1943

CONSULTING FIRM:

**XD Industries**

1572 N. BATAVIA ST. SUITE 1D  
ORANGE, CA 92876

PROJECT NO: CA-1579

DRAWN BY: BC

CHECKED BY: JF

| REV | DATE       | DESCRIPTION              | BY |
|-----|------------|--------------------------|----|
| A   | 06/11/2018 | 90% ZDs ISSUE FOR REVIEW | BC |
| O   | 06/29/2018 | 100% ZDs                 | BC |
| B   | 08/21/2018 | LANDLORD DESIGN CHANGE   | OT |
| C   | 09/27/2018 | CITY COMMENTS            | VS |
| D   | 12/10/2018 | CITY COMMENTS            | VS |

REGISTERED PROFESSIONAL ENGINEER  
CHRIS S. LEE  
No. 61054  
CIVIL  
STATE OF CALIFORNIA

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

CA-1579  
SAHARA DENTAL  
LA74763B  
2005 W. HOLT AVE.  
POMONA, CA 91768  
LOS ANGELES COUNTY

SHEET TITLE

OVERALL SITE PLAN

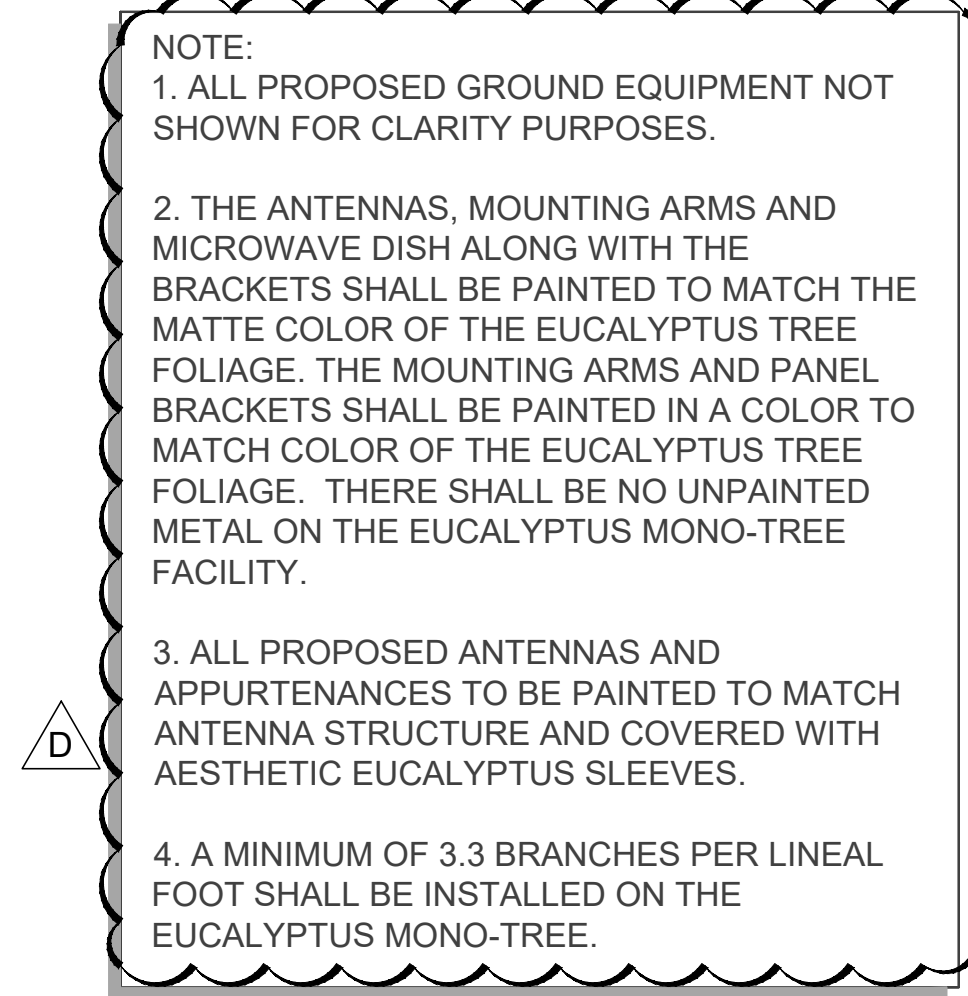
SHEET NUMBER

**A-1**









CONSULTING FIRM:

**XDI Industries**

1572 N. BATAVIA ST. SUITE 1D  
ORANGE, CA 92876

|             |         |
|-------------|---------|
| PROJECT NO: | CA-1579 |
| DRAWN BY:   | BC      |
| CHECKED BY: | JF      |

|     |            |                          |    |
|-----|------------|--------------------------|----|
|     |            |                          |    |
|     |            |                          |    |
|     |            |                          |    |
|     |            |                          |    |
|     |            |                          |    |
| D   | 12/10/2018 | CITY COMMENTS            | VS |
| C   | 09/27/2018 | CITY COMMENTS            | VS |
| B   | 08/21/2018 | LANDLORD DESIGN CHANGE   | OT |
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| 0   | 06/11/2018 | 90% ZDs ISSUE FOR REVIEW | BC |
| REV | DATE       | DESCRIPTION              | BY |



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CA-1579  
SAHARA DENTAL  
LA74763B  
2005 W. HOLT AVE.  
POMONA, CA 91768  
LOS ANGELES COUNTY

SHEET TITLE  
PROPOSED ANTENNA PLAN  
& ANTENNA SCHEDULE

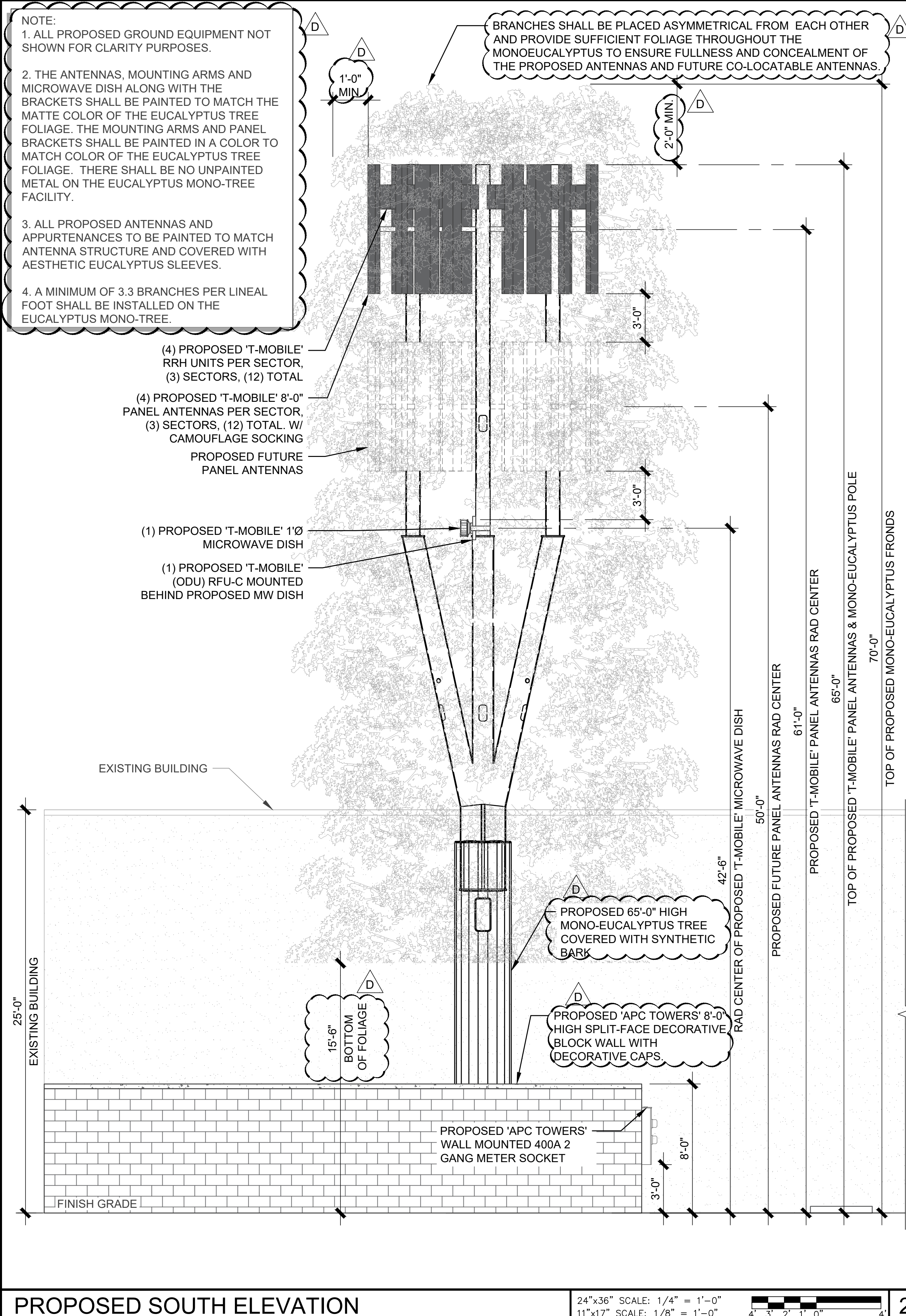
SHEET NUMBER  
**A-3**

24"x36" SCALE: 1/2" = 1'-0"  
11"x17" SCALE: 1/4" = 1'-0"

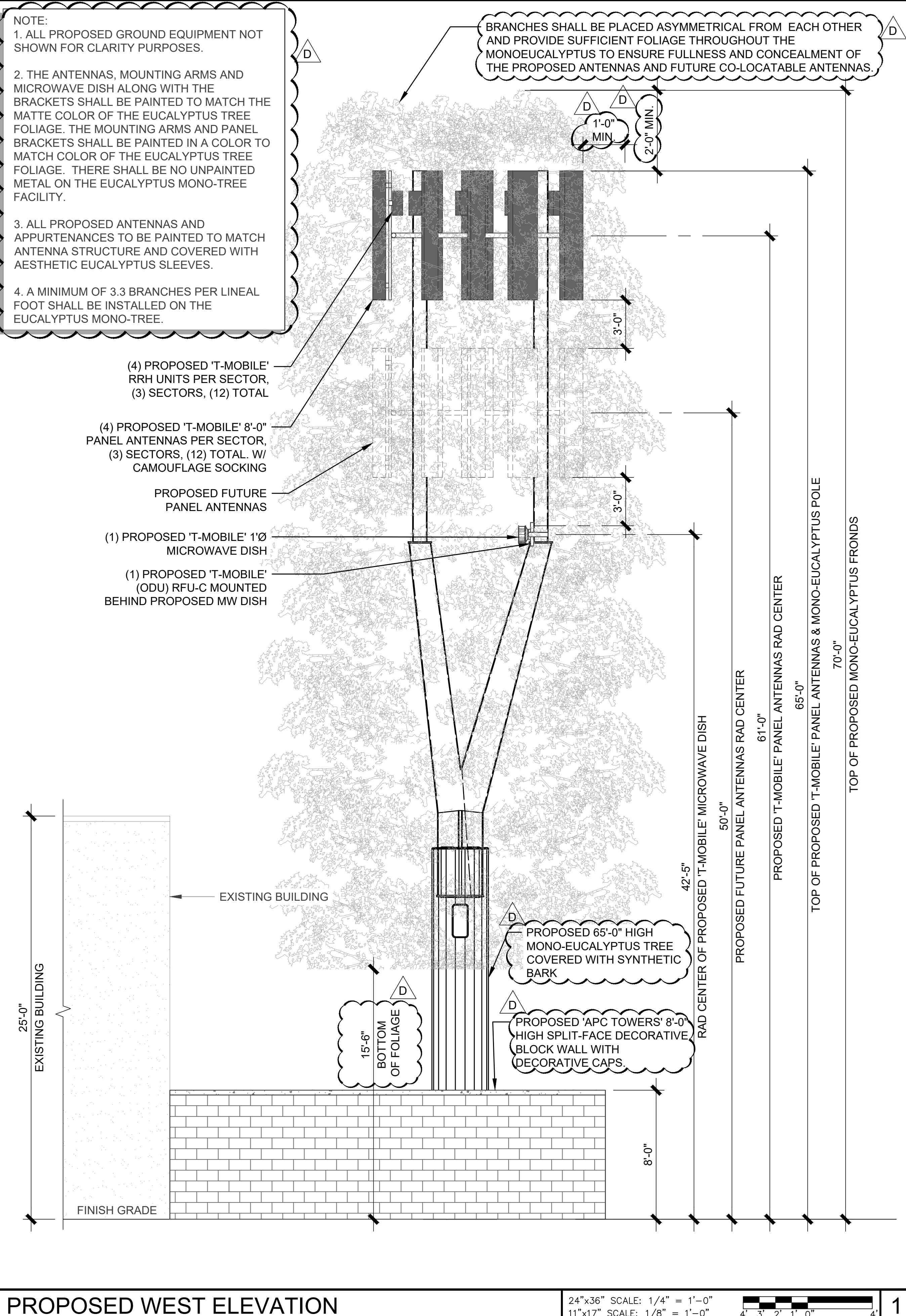
IMPORTANT NOTES: INSTALLER TO VERIFY CURRENT RFDS SHEET PRIOR TO INSTALLATION.

24"x36" SCALE: NTS  
11"x17" SCALE: NTS





PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION

PREPARED FOR:

**APC Towers**

8601 SIX FORKS RD., SUITE 250  
RALEIGH, NC 27615  
PHONE: 919-324-1943

CONSULTING FIRM:

**XD Industries**

1572 N. BATAVIA ST. SUITE 1D  
ORANGE, CA 92876

PROJECT NO: CA-1579

DRAWN BY: BC

CHECKED BY: JF

| REV | DATE       | DESCRIPTION              | BY |
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| A   | 06/11/2018 | 90% ZDs ISSUE FOR REVIEW | BC |
| O   | 06/29/2018 | 100% ZDs                 | BC |
| B   | 08/21/2018 | LANDLORD DESIGN CHANGE   | OT |
| C   | 09/27/2018 | CITY COMMENTS            | VS |
| D   | 12/10/2018 | CITY COMMENTS            | VS |

REGISTERED PROFESSIONAL ENGINEER  
CHRIS S. LEE  
No. 51054  
CIVIL  
STATE OF CALIFORNIA

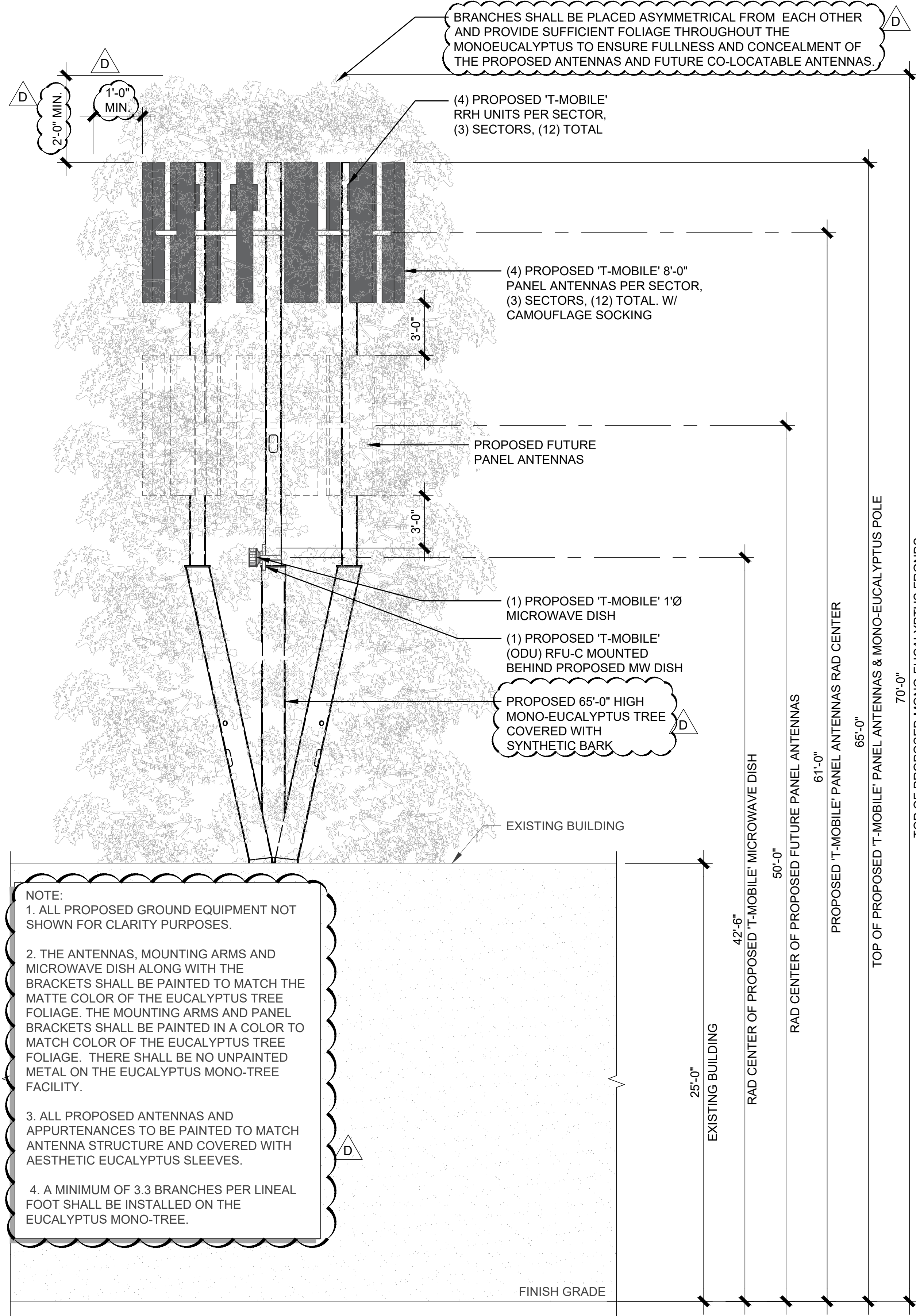
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CA-1579  
SAHARA DENTAL  
LA74763B  
2005 W. HOLT AVE.  
POMONA, CA 91768  
LOS ANGELES COUNTY

SHEET TITLE  
PROPOSED WEST & SOUTH ELEVATIONS

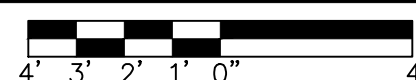
SHEET NUMBER  
**A-4**



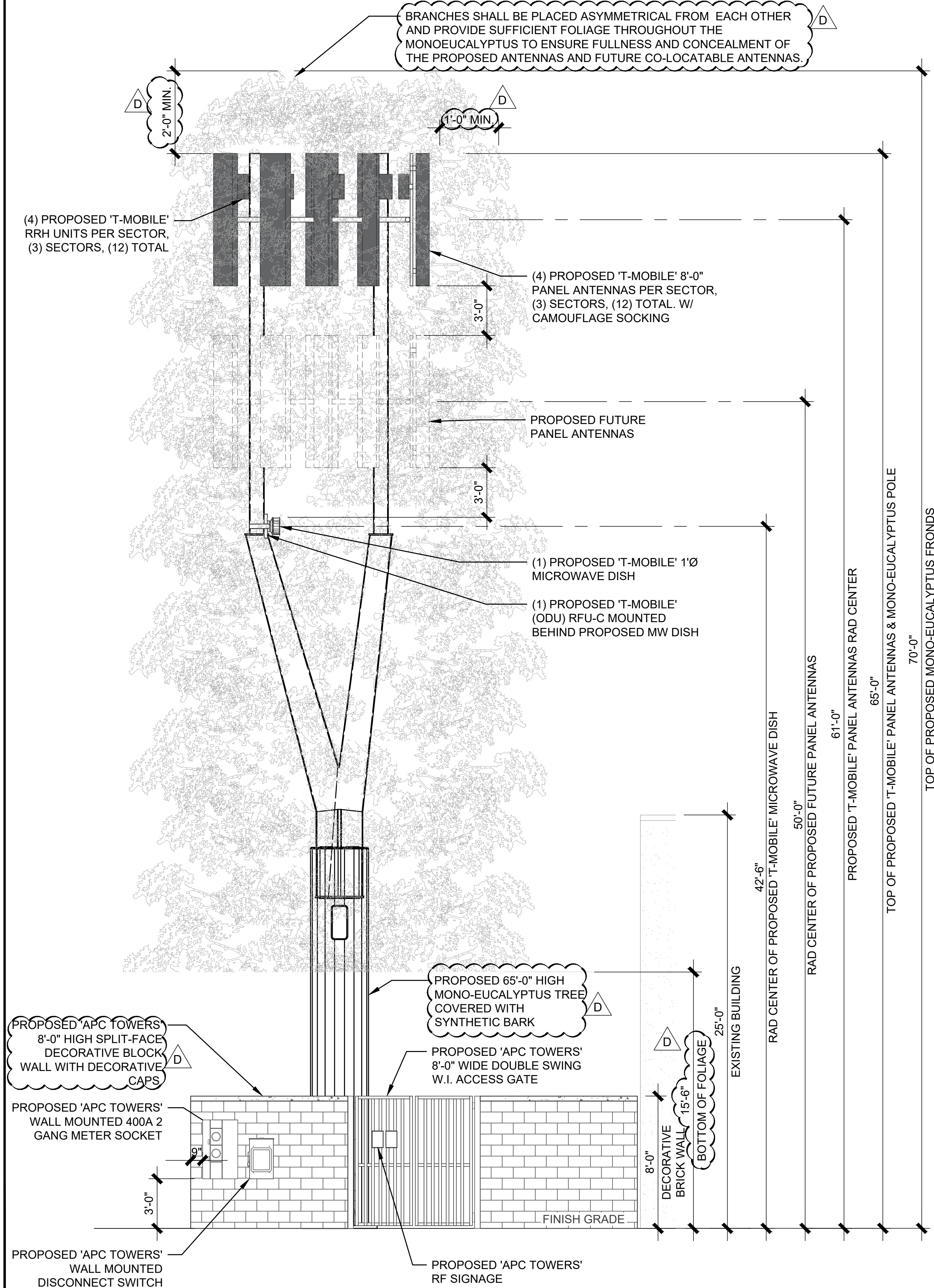


PROPOSED NORTH ELEVATION

24"x36" SCALE: 1/4" = 1'-0"  
11"x17" SCALE: 1/8" = 1'-0"

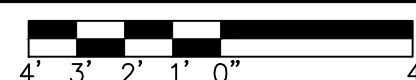


2



PROPOSED EAST ELEVATION

24"x36" SCALE: 1/4" = 1'-0"  
11"x17" SCALE: 1/8" = 1'-0"



1

PREPARED FOR:



8601 SIX FORKS RD., SUITE 250  
RALEIGH, NC 27615  
PHONE: 919-324-1943

CONSULTING FIRM:



1572 N. BATAVIA ST. SUITE 1D  
ORANGE, CA 92876

PROJECT NO: CA-1579  
DRAWN BY: BC  
CHECKED BY: JF

| REV | DATE       | DESCRIPTION              | BY |
|-----|------------|--------------------------|----|
| Δ   | 12/10/2018 | CITY COMMENTS            | VS |
| C   | 09/27/2018 | CITY COMMENTS            | VS |
| B   | 08/21/2018 | LANDLORD DESIGN CHANGE   | OT |
| O   | 06/29/2018 | 100% ZDs                 | BC |
| A   | 06/11/2018 | 90% ZDs ISSUE FOR REVIEW | BC |



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LA74763B  
2005 W. HOLT AVE.  
POMONA, CA 91768  
LOS ANGELES COUNTY

SHEET TITLE  
PROPOSED NORTH & EAST ELEVATIONS

SHEET NUMBER

A-5