



City Council

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Mayor Pro Tem

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Council Member

PLANNING DEPARTMENT

May 11, 2023

Coastal Business Group
AT&T Mobility
Brett Smirl
24310 Moulton Parkway
Laguna Hills CA 92637

RE: Master Case No. (MCN) 22-107; Administrative Site Plan No. (ASP) 22-028; Minor Use Permit No. (MUP) 22-007: A request for site and architectural review of a new wireless facility disguised as a mono-palm located at 17010 Sierra Lakes Parkway (APN: 1119-221-69).

Dear Mr. Smirl:

The above-referenced project was **approved** by the Director of Planning at the Planning Director's Hearing meeting held on May 11, 2023.

Please note that this action is subject to a fifteen (15) calendar day appeal period following the approval to allow for the filing of appeals with the Planning Commission of the City of Fontana. An appeal automatically stays at the Director's decision until the Planning Commission conducts a public hearing and renders a decision on the appeal. After the fifteen (15) day appeal period, the applicant shall remove the Notice of Filing sign from the project site. The applicant may request a refund of the \$600.00 sign deposit; the request shall be in writing and submitted to the Planning Department.

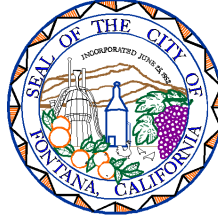
Enclosed are the Findings and Conditions of Approval on this project per the Fontana Municipal Code. Should you have any questions regarding this approval, please contact the project planner, Mai Thao, at (909) 350-6650, or by email at mthao@fontana.org. Additionally, if you have any questions concerning next steps in the development process, please call the City's Development Services Supervisor, Carla Pursel, at (909) 350-6712.

Sincerely,

Patty Nevins
Director of Planning

Attachments:

1. Findings and Conditions of Approval
2. Approved Plan



CITY OF FONTANA

MASTER CASE NUMBER:	Master Case No. 22-107
PROJECT CASE NUMBER:	Minor Use Permit No. 22-007 Administrative Site Plan No. 22-028
APPLICANT:	Coastal Business Group AT&T Mobility 24310 Moulton Parkway Ste. O #1009 Laguna Hills CA 92637
PROJECT DESCRIPTION:	An Administrative Site Plan request for site and architectural review for the installation of a new 75' wireless mono-palm including 14 antennas, supporting equipment, and an equipment enclosure. A Minor Use Permit to operate an unmanned wireless facility within Regional Mixed-Use zone
LOCATION:	17010 Sierra Lakes Parkway
GENERAL PLAN:	RMU
ZONING:	R-MU
OVERLAY	None
EXPIRATION DATE:	May 11, 2025

ATTACHMENT NO. 1

www.fontana.org

8353 SIERRA AVENUE FONTANA, CALIFORNIA 92335-3528 (909) 350-7600

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CITY OF FONTANA
PLANNING DEPARTMENT

APPROVED

Mai Thao

MAY 11, 2023

MCN22-107
ASP22-028
MUP22-007

Project Planner

Date

Case #'s



SITE NUMBER: CSL02952

SITE NAME: SIERRA LAKES

FA#: 12889584 | PACE#: MRLOS078888 | USID#: 315978

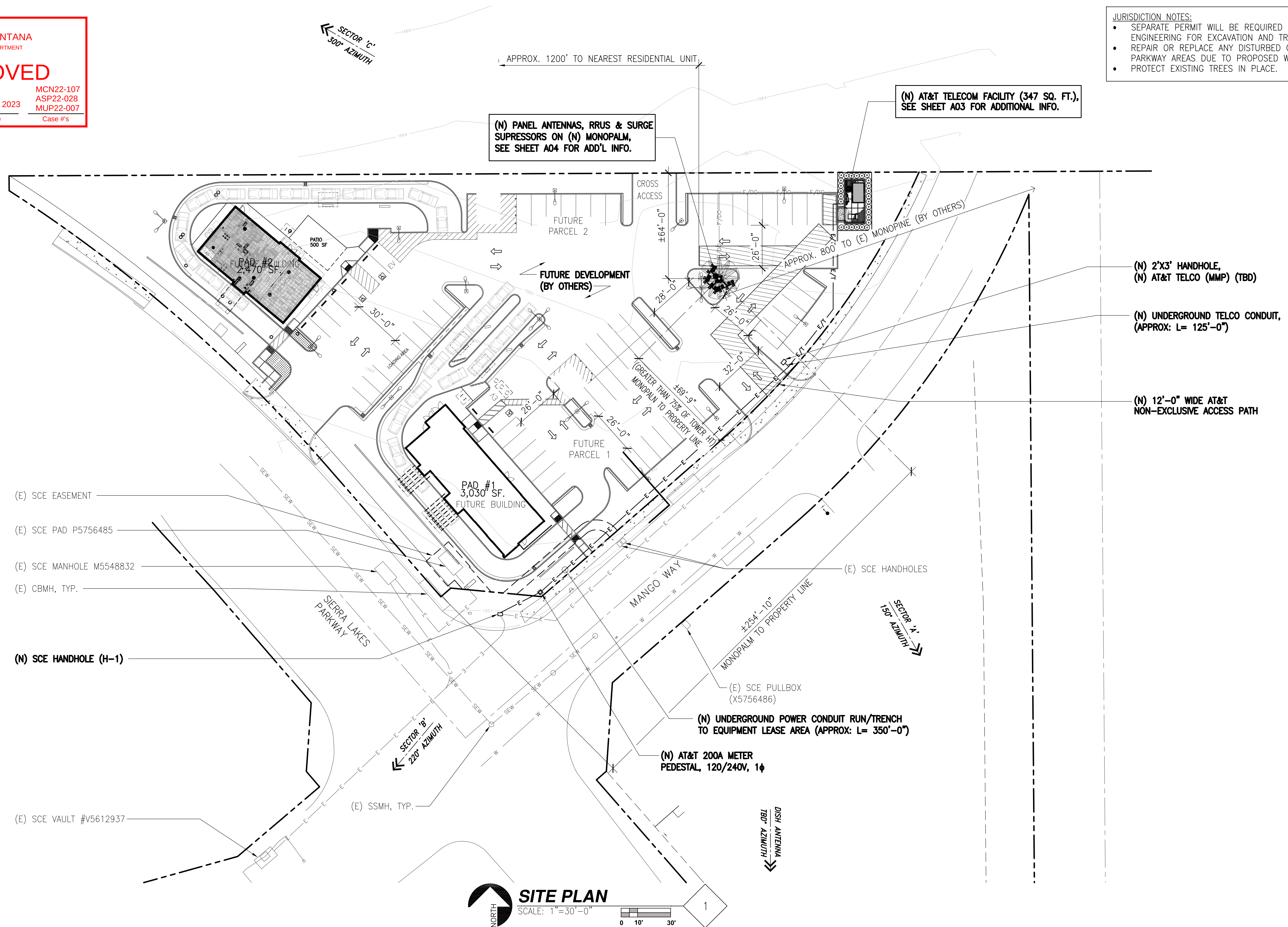
A/E DOCUMENT REVIEW STATUS					
Status Code					
1		Accepted – With minor or no comments, construction may proceed			
2		Not Accepted – Please resolve comments and resubmit			
4		Review not required. Construction may proceed.			
Acceptance does not constitute approval of design details, calculations, analysis, test methods or materials developed or selected by the subcontractor and does not relieve subcontractor from full compliance obligations.					
	ENG	CONST			
Reviewed					
Status By				Date	

DRAWING INDEX (ZONING)			REV.	DIRECTIONS	PROJECT INFORMATION								
AA–CSL02952–T01	TITLE SHEET	8	DRIVING DIRECTIONS FROM AT&T WIRELESS, TUSTIN 1. TURN LEFT ONTO EDINGER AVE 2. TURN LEFT ONTO DEL AMO AVE 3. TAKE THE RAMP AND MERGE ONTO CA–55 N 4. MERGE ONTO CA–91 E 5. MERGE ONTO I–15 N 6. TAKE EXIT 115A FOR ROUTE 210 TOWARD 115A 7. MERGE ONTO CA–210 E 8. TAKE EXIT 68 FOR ALDER AVE 9. TURN LEFT ONTO N ALDER AVE 10. TURN LEFT ONTO SIERRA LAKES PKWY 11. ARRIVE AT 17010 SIERRA LAKES PKWY ON THE RIGHT	SCOPE OF WORK: AN UNMANNED TELECOMMUNICATIONS FACILITY INCLUDING THE INSTALLATION OF: 1. 8’–0”H CMU ENCLOSURE WITH WROUGHT IRON LID AND EVERGREEN HEDGE AROUND ENCLOSURE 2. 75’–0” HIGH MONOPALM 3. (14) PANEL ANTENNAS ON MONOPALM 4. (36) RRUS AND (6) DC SURGE SUPPRESSORS (DC9) AT ANTENNA LEVEL 5. (1) 2’–0” DIAMETER MICROWAVE DISH ANTENNA 6. (1) 3–BAY WUC CABINET WITH OVERHEAD FRP CANOPY 7. (1) 20KW AC COMPACT GENERAC GENERATOR WITH 105 GAL. DIESEL TANK WITHIN CMU ENCLOSURE 8. (1) GPS ANTENNA 9. POWER, TELCO, FIBER AND COAX PANELS AND RUNS									
AA–CSL02952–A01	SITE PLAN	8		SITE ADDRESS: 17010 SIERRA LAKES PARKWAY FONTANA, CA 92336 POWER COMPANY: SCE									
AA–CSL02952–A02	ENLARGED SITE PLAN	8		CONTACT PERSON: YOLANDA HUNTER									
AA–CSL02952–A03	EQUIPMENT LAYOUT PLAN	8		CONTACT PERSON: (626) 238–4792									
AA–CSL02952–A04	ANTENNA LAYOUT PLAN AND SCHEDULE	8		TEL COMPANY: TBD									
AA–CSL02952–A05	ELEVATION	8	CONTACT PERSON: TBD										
AA–CSL02952–A06	ELEVATION	8											
AA–CSL02952–GN01	POWER COORDINATION REPORT	8											
AA–CSL02952–B01	TOPOGRAPHIC SURVEY (FOR REFERENCE ONLY)	1											
AA–CSL02952–B02	TOPOGRAPHIC SURVEY (FOR REFERENCE ONLY)	1											
				VICINITY MAP									
				CODE COMPLIANCE									
				** NOTE: ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THESE CODES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.									
				1. 2022 CALIFORNIA ADMINISTRATIVE CODE (CAC) 2. 2022 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1, AND 2 3. 2022 CALIFORNIA ELECTRICAL CODE 4. 2022 CALIFORNIA MECHANICAL CODE (CMC) 5. 2022 CALIFORNIA ENERGY CODE 6. 2022 CALIFORNIA FIRE CODE (CFC) 7. 2022 CALIFORNIA GREEN CODE 8. 2022 CALIFORNIA REFERENCES STANDARDS CODE									
DCI PACIFIC A E C WORKS ARCHITECTURE ENGINEERING CONSULTING 26 EXECUTIVE PARK SUITE 170 IRVINE CA 92614			CSL02952 SIERRA LAKES		1452 EDINGER AVENUE, 3RD FLOOR TUSTIN, CA 92780		8 02/27/23 INCORP. PLANNING COMMENTS RF BOK DKD				AT&T MOBILITY TUSTIN, CA		
			7 01/04/23 INCORP. POWER REPORT HL BOK DKD				TITLE SHEET						
			6 07/18/22 INCORP. PLANNING COMMENTS HL BOK DKD				JOB NO.				DRAWING NUMBER		REV.
			5 09/01/22 INCORP. PLANNING COMMENTS HL BOK DKD				AA–CSL02952–T01				8		
			4 08/02/22 INCORP. PLANNING COMMENTS RF BOK DKD										
NO. DATE		REVISIONS		BY	CHK	APP'D	SCALE		AS SHOWN	DESIGNED	DRAWN		

A red ink stamp from the City of Fontana Planning Department. The stamp is rectangular and contains the following text: "CITY OF FONTANA" at the top, "PLANNING DEPARTMENT" below it, a large "APPROVED" in the center, and a date stamp "MAY 11, 2023" to the right of the word "APPROVED". Below the date stamp are three lines of text: "MCN22-107", "ASP22-028", and "MUP22-007". At the bottom left, the signature "Mai Thao" is written in cursive, followed by a horizontal line and the text "Project Planner". At the bottom right, there is a horizontal line followed by the text "Date" and "Case #s".

JURISDICTION NOTES:

- SEPARATE PERMIT WILL BE REQUIRED FROM DEPARTMENT OF ENGINEERING FOR EXCAVATION AND TRAFFIC CONTROL.
- REPAIR OR REPLACE ANY DISTURBED OR DAMAGE LANDSCAPE IN PARKWAY AREAS DUE TO PROPOSED WORK.
- PROTECT EXISTING TREES IN PLACE.



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26 EXECUTIVE PARK | SUITE 170
IRVINE | CA 92614

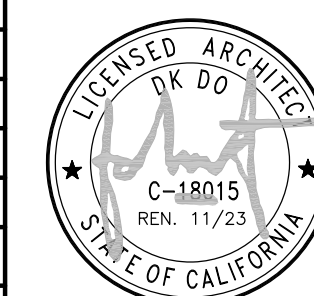
CSL02952
SIERRA LAKES
FA#: 12889584 | PACE#: MRLOS078888 | USID#: 315978

17010 SIERRA LAKES PARKWAY
FONTANA, CA 92336



1452 EDINGER AVENUE, 3RD FLOOR
TUSTIN, CA 92780

8	02/27/23	INCORP. PLANNING COMMENTS	RF	BOK	DH
7	01/04/23	INCORP. POWER REPORT	HL	BOK	DH
6	07/18/22	INCORP. PLANNING COMMENTS	HL	BOK	DH
5	09/01/22	INCORP. PLANNING COMMENTS	HL	BOK	DH
4	08/02/22	INCORP. PLANNING COMMENTS	RF	BOK	DH
NO.	DATE	REVISIONS	BY	CHK	APP
SCALE		AS SHOWN	DESIGNED		DRAWN



AT&T MOBILITY
TUSTIN, CA

SITE PLAN

JOB NO.		DRAWING NUMBER	REV.
		AA-CSL02952-A01	8

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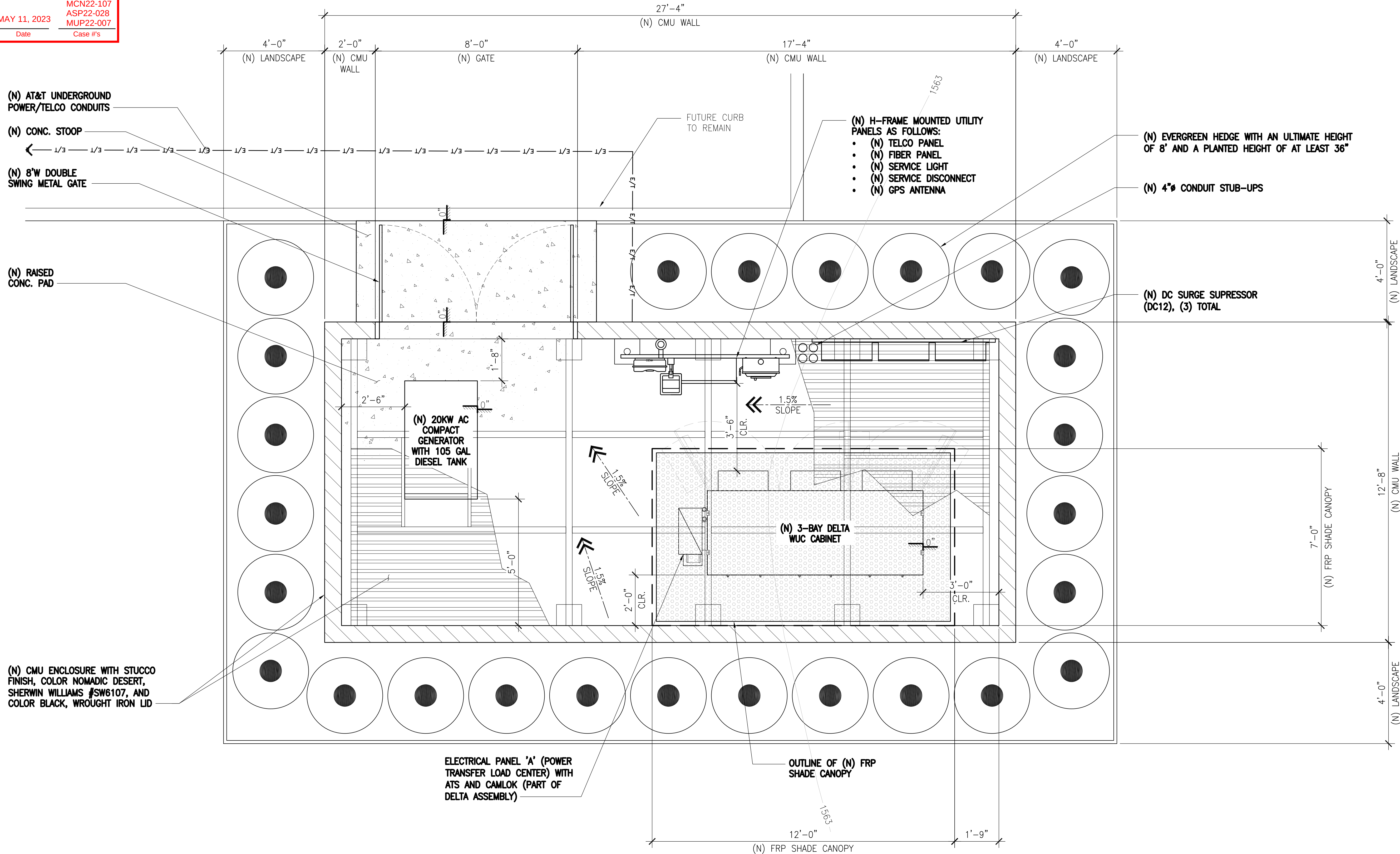
CITY OF FONTANA
PLANNING DEPARTMENT

APPROVED

Mai Thao
Project Planner

MAY 11, 2023
Date

MCN22-107
ASP22-028
MUP22-007
Case #'s



EQUIPMENT LAYOUT PLAN
SCALE: 1/2"=1'-0"
1

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26 EXECUTIVE PARK | SUITE 170
IRVINE | CA 92614

CSL02952
SIERRA LAKES
FA#: 12889584 | PACE#: MRLOS078888 | USID#: 315978
17010 SIERRA LAKES PARKWAY
FONTANA, CA 92336



8	02/27/23	INCRP. PLANNING COMMENTS	RF	BOK	DKD
7	01/04/23	INCRP. POWER REPORT	HL	BOK	DKD
6	07/18/22	INCRP. PLANNING COMMENTS	HL	BOK	DKD
5	09/01/22	INCRP. PLANNING COMMENTS	HL	BOK	DKD
4	08/02/22	INCRP. PLANNING COMMENTS	RF	BOK	DKD
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE	AS SHOWN	DESIGNED	DRAWN		

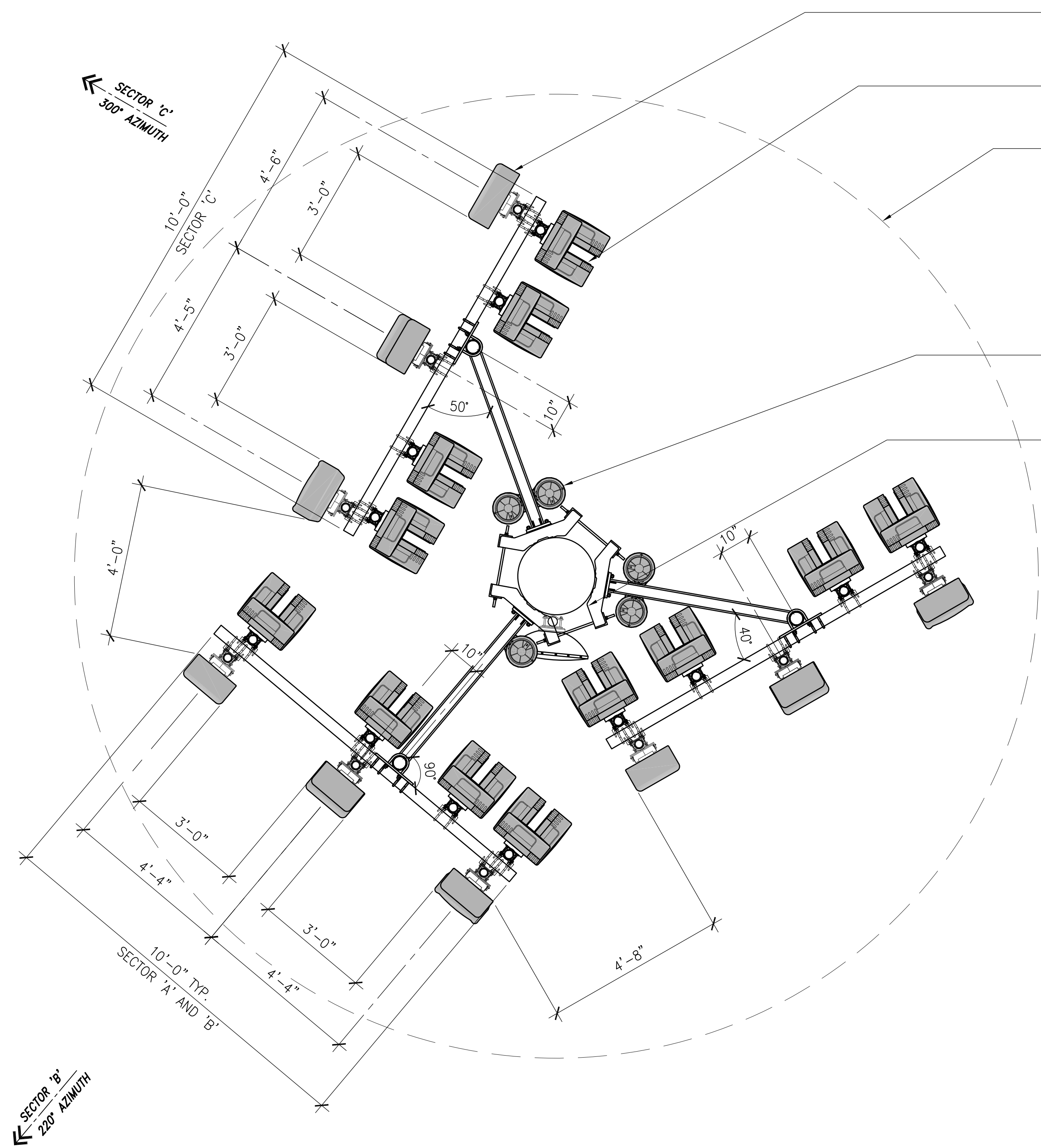


AT&T MOBILITY
TUSTIN, CA

EQUIPMENT LAYOUT PLAN

JOB NO.	DRAWING NUMBER	REV.
	AA-CSL02952-A03	8

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INSTALL 4' UP-TILT BRACKETS ON ALL 'C' SECTOR ANTENNAS

(N) REMOTE RADIO UNITS (RRUS), (12) PER SECTOR, (36) TOTAL

OUTLINE OF MONOPALM FRONDS, APPROX. 60 PALM FRONDS

(N) DC SURGE SUPPRESSOR (DC9), (2) PER SECTOR, (6) TOTAL

(N) MONOPALM

CITY OF FONTANA
PLANNING DEPARTMENT

APPROVED

Mai Thao
Project Planner

MAY 11, 2023
Date

MCN22-107
ASP22-028
MUP22-007
Case #'s

NOTES:
1. PAINT ALL NEW ANTENNAS, SURGE SUPPRESSORS, RRUS AND MOUNTING BRACKETS TO MATCH MONOPALM.

CSL02952 ANTENNA & RRU SCHEDULE																				
ANTENNAS AND MW DISHES						REMOTE RADIO UNITS (RRU'S)			FIBER TRUNKS			DC TRUNKS			JUMPERS		MW CABLES			
SECTOR	POSITION	MFR	MODEL NO.	AZIMUTH	RAD CENTER	TYPE	QTY	UP OR DOWN	QTY	LENGTH	DIA	QTY	LENGTH	DIA	LENGTH	DIA	QTY	LENGTH	DIA	
A	A1	CCI	TPA-45R-KU8AA-K	150	67°-0"	RRUS 4449 B5/B12 RRUS 8843 B2/B66A	12	UP	2	90'	2"	6	90'	2"	<12'	1/2"	NA	NA	NA	
	A2	ERICSSON	AIR 6449 B77D	150	69°-9"	NONE		UP							<12'	1/2"				
	A3	CCI	TPA-45R-KU6AA-K	150	65°-0"	RRUS 4478 B14		UP							<12'	1/2"				
	A4	ERICSSON	AIR 6419 B77G	150	69°-9"	NONE		NA							<12'	1/2"				
	A5	QUINTEL	QS6458-5	150	65°-0"	RRUS 2012 B29		UP							<12'	1/2"				
						RRUS 4415 B30		UP												
B	B1	CCI	TPA-45R-KU8AA-K	220	67°-0"	RRUS 4449 B5/B12 RRUS 8843 B2/B66A	12	UP	2	90'	2"	6	90'	2"	<12'	1/2"				
	B2	ERICSSON	AIR 6449 B77D	220	69°-9"	NONE		UP							<12'	1/2"				
	B3	CCI	TPA-45R-KU6AA-K	220	65°-0"	RRUS 4478 B14		UP							<12'	1/2"				
	B4	ERICSSON	AIR 6419 B77G	220	69°-9"	NONE		NA							<12'	1/2"				
	B5	QUINTEL	QS6458-5	220	65°-0"	RRUS 2012 B29		UP							<12'	1/2"				
						RRUS 4415 B30		UP												
C	C1	COMMSCOPE	NNH4-65C-R6-V3	300	67°-0"	RRUS 4449 B5/B12 RRUS 8843 B2/B66A	12	UP	2	90'	2"	6	90'	2"	<12'	1/2"				
	C2	ERICSSON	AIR 6419 B77G	300	69°-9"	NONE		UP							<12'	1/2"				
	C3	ERICSSON	AIR 6449 B77D	300	66°-3"	NONE		NA							<12'	1/2"				
	C4	QUINTEL	QD8612-7	300	67°-0"	RRUS 4478 B14		UP							<12'	1/2"				
						RRUS 2012 B29		UP												
						RRUS 4415 B30		UP												
DISH	#1	MW	2'-0" MW DISH	TBD	58°-0"	NA											2	80'	TBD	

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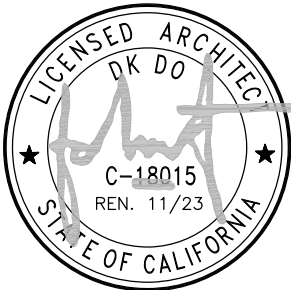
CSL02952
SIERRA LAKES
FA#: 12889584 | PACE#: MRLOS078888 | USID#: 315978

17010 SIERRA LAKES PARKWAY
FONTANA, CA 92336



1452 EDINGER AVENUE, 3RD FLOOR
TUSTIN, CA 92780

8	02/27/23	INCORP. PLANNING COMMENTS	RF	BOK	DKD
7	01/04/23	INCORP. POWER REPORT	HL	BOK	DKD
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4	08/02/22	INCORP. PLANNING COMMENTS	RF	BOK	DKD
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE	AS SHOWN	DESIGNED	DRAWN		



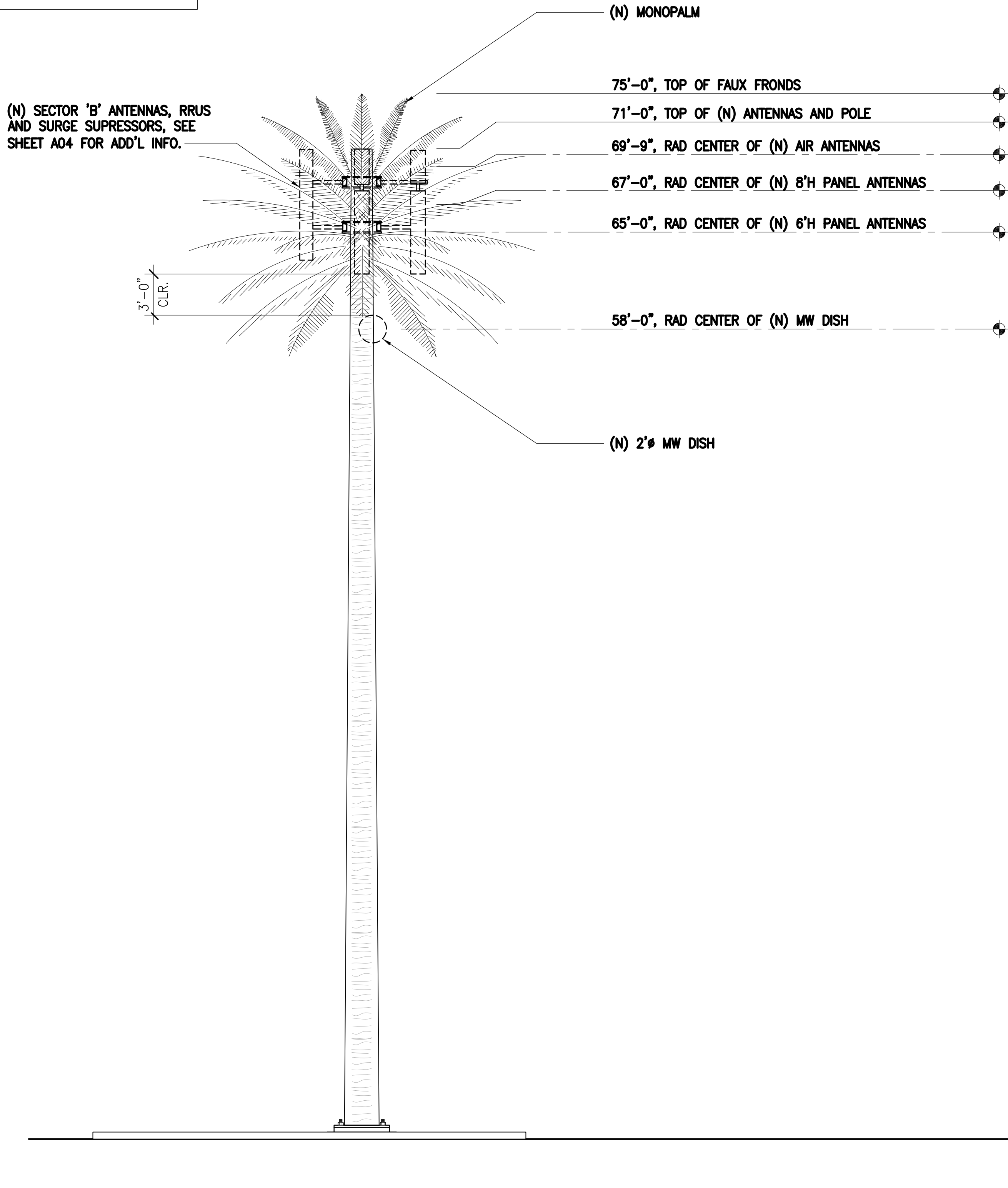
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TUSTIN, CA

ANTENNA LAYOUT PLAN
AND SCHEDULE

JOB NO.	DRAWING NUMBER	REV.
	AA-CSL02952-A04	8

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NOTES:
1. PAINT ALL NEW ANTENNAS, SURGE SUPPRESSORS, RRUS AND MOUNTING BRACKETS TO MATCH MONOPALM.



CITY OF FONTANA
PLANNING DEPARTMENT

APPROVED

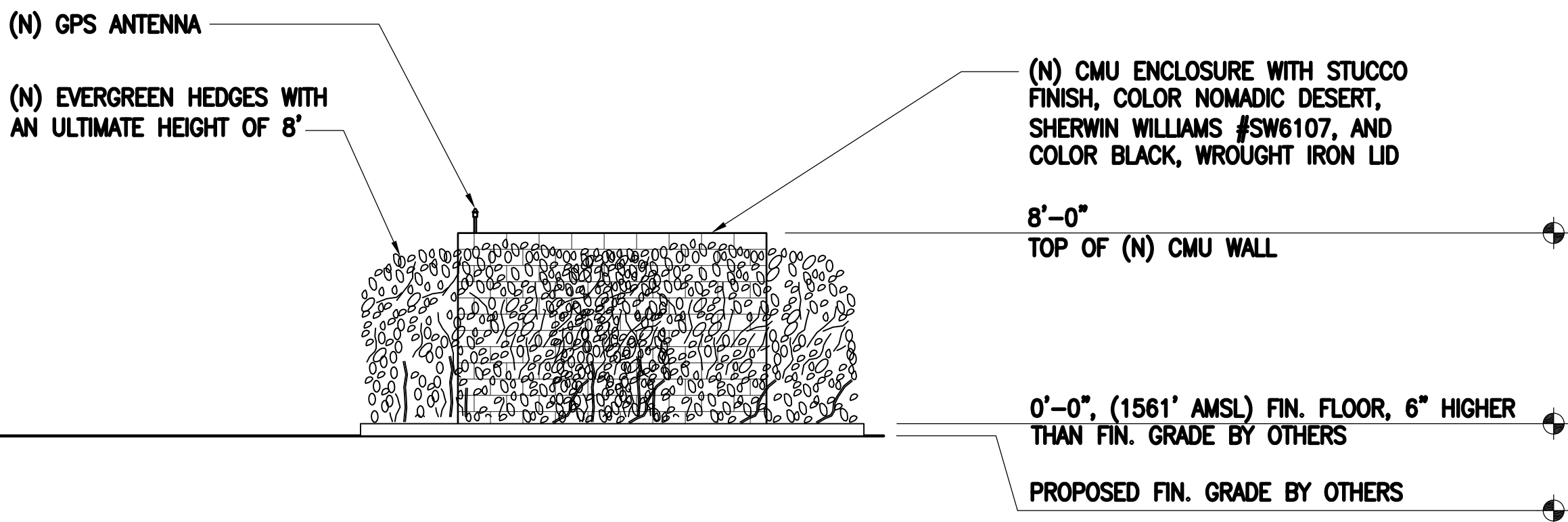
MCN22-107
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MUP22-007

MAY 11, 2023

Mai Thao
Project Planner

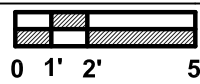
Date

Case #'s



SOUTH ELEVATION

SCALE: 3/16"=1'-0"



1

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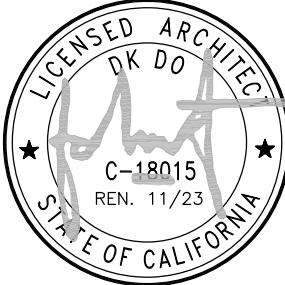
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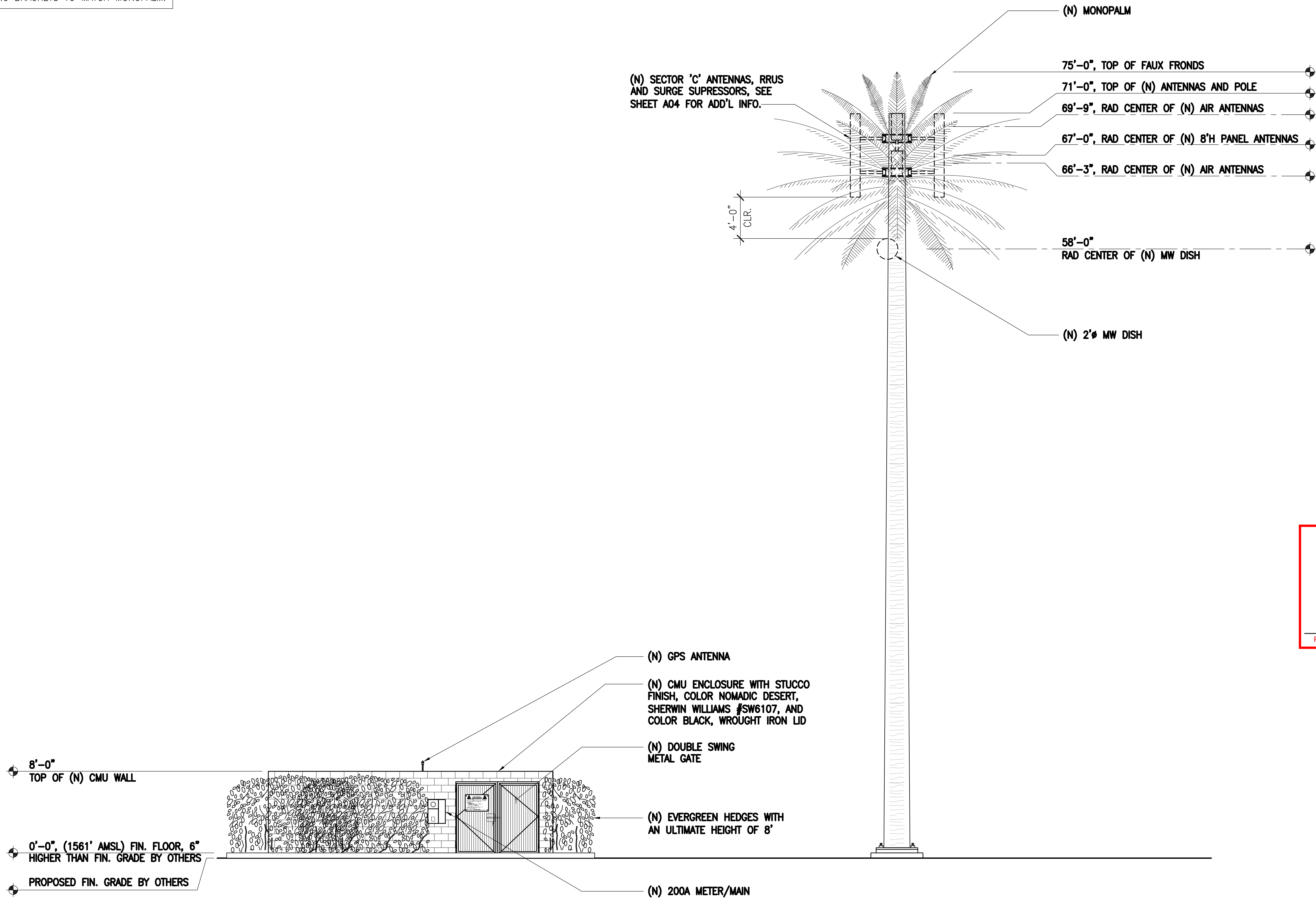
AT&T MOBILITY
TUSTIN, CA

ELEVATIONS

JOB NO.	DRAWING NUMBER	REV.
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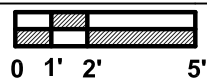
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1. PAINT ALL NEW ANTENNAS, SURGE SUPPRESSORS, RRUS AND MOUNTING BRACKETS TO MATCH MONOPALM.



CITY OF FONTANA
PLANNING DEPARTMENT
APPROVED
MCN22-107
ASP22-028
MUP22-007
Mai Thao MAY 11, 2023
Project Planner Date Case #s

WEST ELEVATION

SCALE: 3/16"=1'-0"



1

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26 EXECUTIVE PARK | SUITE 170
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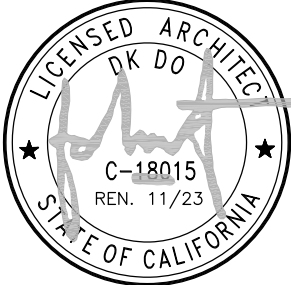
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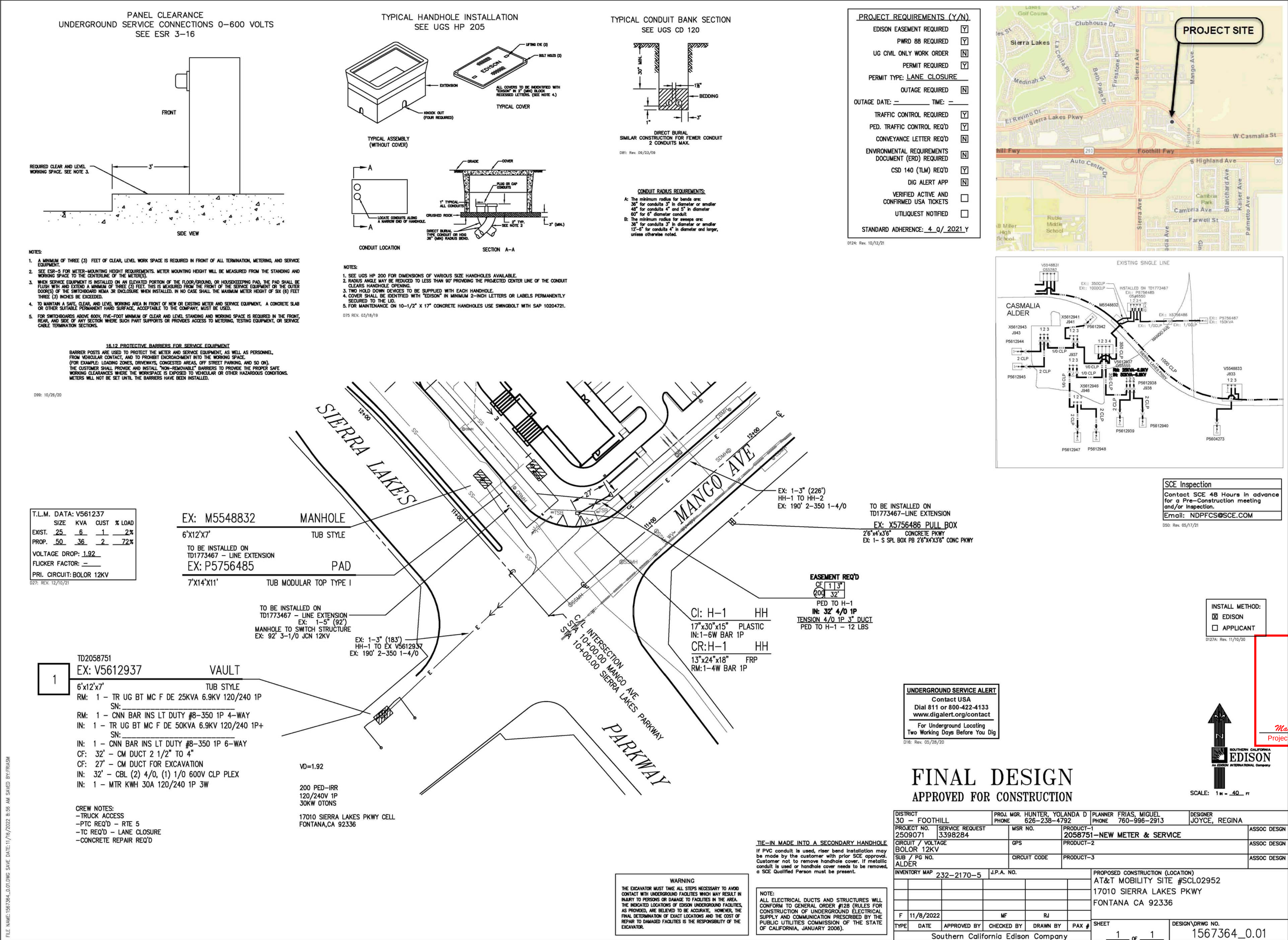


AT&T MOBILITY
TUSTIN, CA

ELEVATIONS

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26 EXECUTIVE PARK | SUITE 170
IRVINE | CA 92614

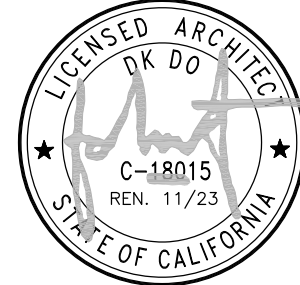
CSL02952
SIERRA LAKES
FA#: 12889584 | PACE#: MRLOS078888 | USID#: 315978

17010 SIERRA LAKES PARKWAY
FONTANA, CA 92336



1452 EDINGER AVENUE, 3RD FLOOR
TUSTIN, CA 92780

8	02/27/23	INCRP. PLANNING COMMENTS	RF	BOK	DKD
7	01/04/23	INCRP. POWER REPORT	HL	BOK	DKD
6	07/18/22	INCRP. PLANNING COMMENTS	HL	BOK	DKD
5	09/01/22	INCRP. PLANNING COMMENTS	HL	BOK	DKD
4	08/02/22	INCRP. PLANNING COMMENTS	RF	BOK	DKD
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE	AS SHOWN	DESIGNED	DRAWN		



AT&T MOBILITY
TUSTIN, CA

POWER COORDINATION REPORT

JOB NO	DRAWING NUMBER	REV.
	AA-CSL02952-GN01	8

OWNER'S NAME: 1836 SIERRA LAKES PARTNERS LLC

ASSESSOR'S PARCEL NUMBER(S) 1119-221-69-0000

BASIS OF BEARINGS: (NAD83; EPOCH 2010)
THE BEARINGS SHOWN HEREON ARE BASED CALIFORNIA STATE PLANE COORDINATE SYSTEM - ZONE 5. AS DETERMINED BY G.P.S. OBSERVATIONS, USING TRIMBLE 5700/5800 RECEIVERS AND TRIMBLE GEODETIC OFFICE 1.60 SOFTWARE.

BASIS OF ELEVATIONS: NAVD 1988
ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM TWO NATIONAL GEODETIC SURVEY C.O.R.S. REFERENCE STATIONS: 1) JPLM, ELEVATION = 1503.49' AND 2) TORP, ELEVATION = 103.77' WITH GEOID 2012 CORRECTIONS APPLIED.

SITE BENCHMARK IS THE TOP OF STORMDRAIN MANHOLE, LOCATED SE OF SITE, AS SHOWN HEREON. ELEVATION = 1559.42'

FEMA FLOOD ZONE DESIGNATION: National Flood Insurance Program:

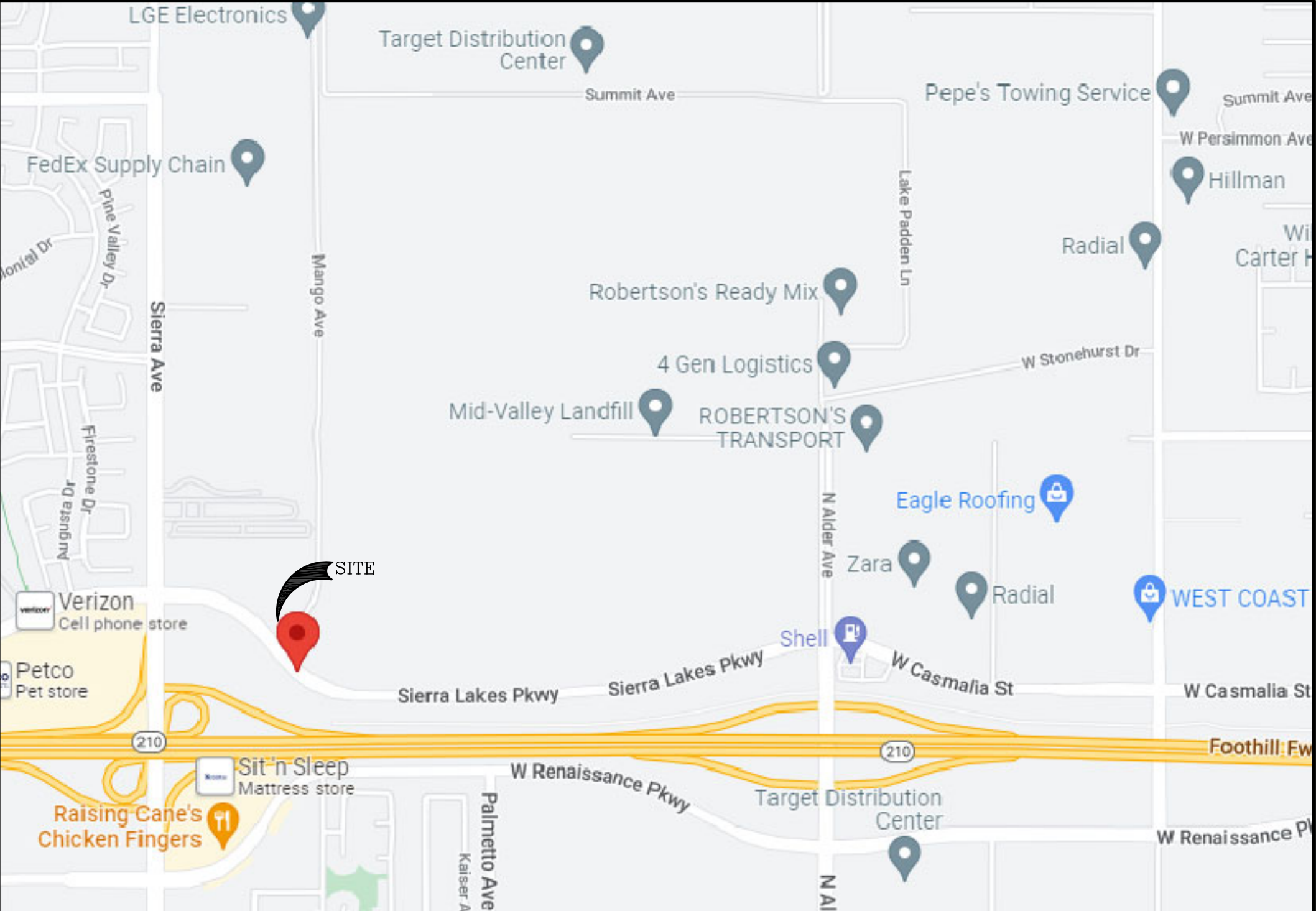
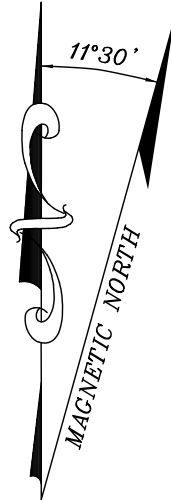
County: SAN BERNARDINO
Map/Panel: 06071C7920H
Effective Date: 8/28/2008
The Flood Zone Designation for this site is: ZONE: X

PROPERTY LEGAL DESCRIPTION

THAT PORTION OF THE EAST ONE HALF OF LOT 6 OF BAIRD PARK ACRES, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS RECORDED IN BOOK 19, PAGE 92 OF MAPS, RECORDS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF SIERRA LAKES PARKWAY AND MANGO AVENUE AS SHOWN ON PARCEL MAP NO. 18189, AS FILED IN BOOK 229, PAGES 98 THROUGH 101 OF PARCEL MAPS, RECORDS OF SAID COUNTY; THENCE NORTH 48° 52' 47" EAST, A DISTANCE OF 44.00 FEET TO THE NORTHEASTERLY LINE OF SAID SIERRA LAKES PARKWAY; THENCE NORTH 41° 07' 13" WEST, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 73.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 48° 52' 47" EAST, A DISTANCE OF 8.00 FEET; THENCE SOUTH 84° 39' 05" EAST, A DISTANCE OF 55.17 FEET TO THE NORTHWESTERLY LINE OF SAID MANGO AVENUE; THENCE NORTH 48° 52' 47" EAST, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 144.42 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 466.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 203.31 FEET, THROUGH A CENTRAL ANGLE OF 24° 59' 49" TO THE NORTH LINE OF SAID LOT 6; THENCE SOUTH 89° 43' 22" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 551.00 FEET TO THE NORTHWEST CORNER OF SAID EAST ONE HALF OF LOT 6; THENCE SOUTH 00° 26' 16" EAST, ALONG SAID WEST LINE, A DISTANCE OF 8.95 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID SIERRA LAKES PARKWAY, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 902.23 FEET, A RADIAL LINE FROM SAID POINT BEARS SOUTH 32° 47' 32" WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 253.33 FEET, THROUGH A CENTRAL ANGLE OF 16° 05' 15"; THENCE SOUTH 41° 07' 13" EAST, CONTINUING ALONG SAID NORTHEASTERLY LINE OF SAID SIERRA LAKES PARKWAY, A DISTANCE OF 107.21 FEET TO THE TRUE POINT OF BEGINNING.

SAID DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE OF COMPLIANCE, RECORDED SEPTEMBER 24, 2019 AS INSTRUMENT NO. 2019-342563 OF OFFICIAL RECORDS.



VICINITY MAP

TITLE REPORT NOTES

TITLE REPORT NOTES:

THE FOLLOWING EASEMENTS EFFECT SAID PARCEL ACCORDING TO PRELIMINARY TITLE REPORT:

PREPARED BY - COMMONWEALTH LAND TITLE INSURANCE COMPANY
TITLE NO. - 92017644-920-CMM-CM8
DATED - APRIL 6, 2022

SEE SAID TITLE REPORT FOR OTHER DOCUMENTS (NON-EASEMENTS) EFFECTING SAID PROPERTY. NO RESEARCH WAS PERFORMED BY FLOYD SURVEYING BUT RELIED UPON SAID TITLE REPORT FOR THE EASEMENTS REVIEWED BELOW:

ITEM #2 - Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Southern California Edison Company, a corporation
Purpose: Public utilities
Recording No: Book 9718, Page 3216 of Official Records
(DOES NOT CROSS PROJECT AREA)

ITEM #4 - Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Southern California Edison Company
Purpose: Public utilities
Recording Date: January 14, 2009
Recording No: 2009-15762 of Official Records
LESS The effect of a document entitled "Partial Quitclaim Easement".
Recorded November 7, 2019 as Instrument No. 2019-403381 of Official Records
(DOES NOT CROSS PROJECT AREA)

ITEM #5 - Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Fontana, a municipal corporation
Purpose: Street, highway and public utility
Recording Date: July 18, 2014
Recording No: 2014-260802 of Official Records
(AS SHOWN HEREON - AS MANGO RIGHT-OF-WAY)

ITEM #7 - Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Southern California Edison Company, a corporation
Purpose: To construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time underground electrical supply systems and communication systems (hereinafter referred to as "systems"), consisting of wires, underground conduits, cables, vaults, manholes, handholes, and including above-ground enclosures, markers and concrete pads and other appurtenant fixtures and equipment necessary or useful for distributing electrical energy and for transmitting intelligence, data and/or communications
Recording Date: November 2, 2021
Recording No: 2021-496135 of Official Records
(AS SHOWN HEREON - DOES NOT CROSS PROJECT AREA)

END OF EASEMENTS

LEGEND

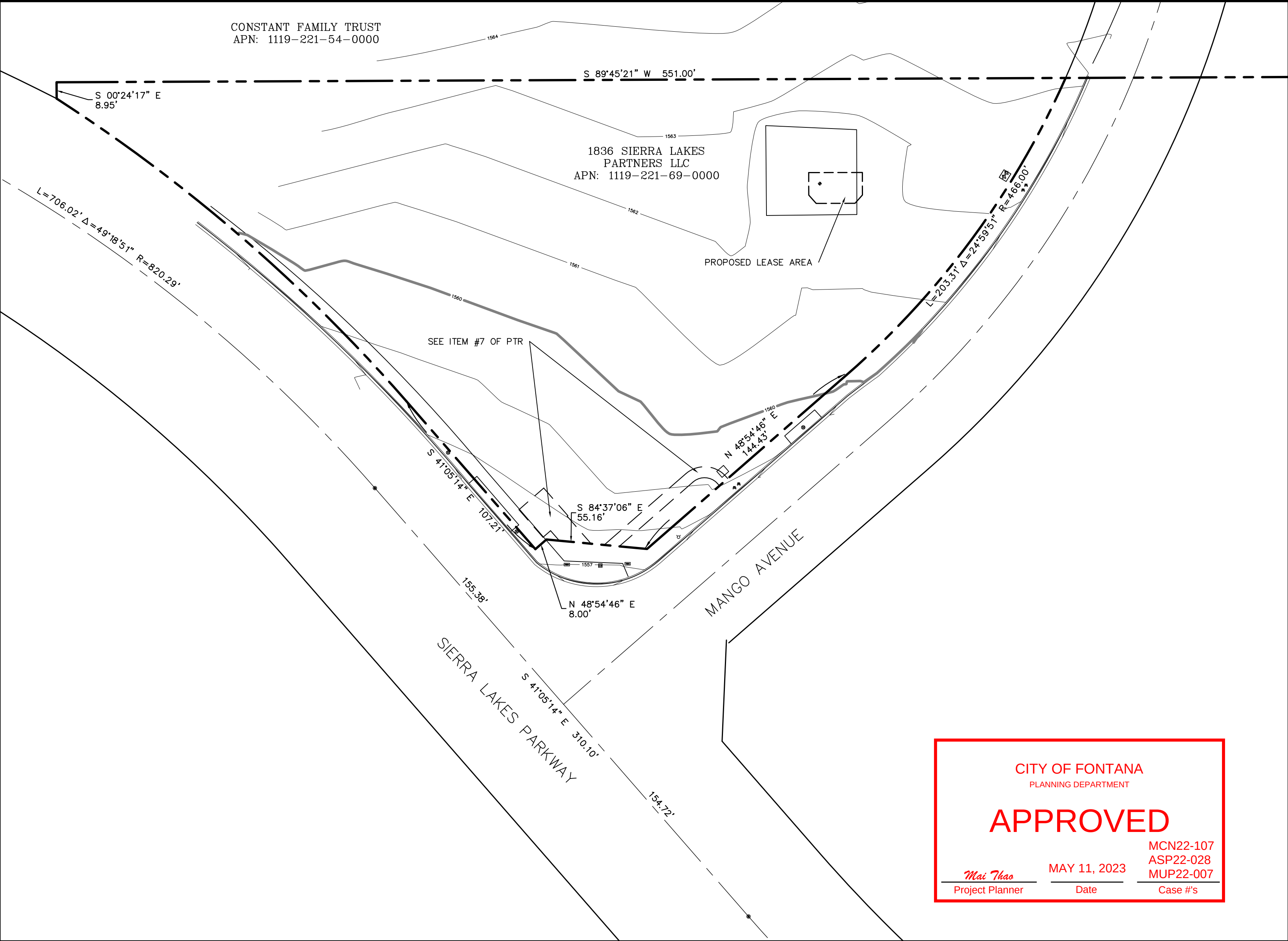
- ELECTRIC BOX
- FIRE HYDRANT
- MONUMENT FOUND
- STORM DRAIN MANHOLE
- TRAFFIC SIGNAL BOX
- WATER METER
- WATER VALVE
- EDGE OF CONCRETE
- EDGE OF PAVEMENT
- FLOWLINE, CURB & GUTTER
- LIP OF GUTTER
- GROUND SPOT ELEVATION
- STORMDRAIN MANHOLE
- SIDEWALK
- TOP OF CURB
- BOUNDARY LINE
- CENTER LINE
- MISC. PROPERTY LINE
- MISC. TIE LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- FENCE LINE
- BUILDING EDGE
- OVERHEAD WIRES

1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying.

2) Any changes made to the information on this plan, without the written consent of Floyd Surveying relieves Floyd Surveying of any and all liability.

3) These drawings & specifications are the property & copyright of Floyd Surveying & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.

4) Field survey completed on April 5, 2022



OVERALL SITE PLAN

SCALE: 1"=40'
40 20 0 40

SHEET TITLE SHEET NUMBER

TOPOGRAPHIC SURVEY

B01



FLOYD SURVEYING

34006 GALLERON STREET
TEMECULA, CA 92592
OFFICE: (949) 200-0626
EMAIL: fsi@floydsurveying.com

DCI PACIFIC
A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
26 EXECUTIVE PARK | SUITE 170 | IRVINE | CA 92614
T 949.475.1000 | 949.475.1001 F

CSL02952
SIERRA LAKES

17090 SIERRA LAKES PARKWAY
FONTANA, CA 92336

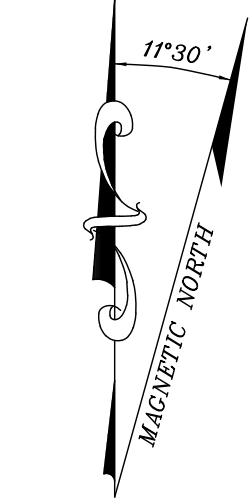
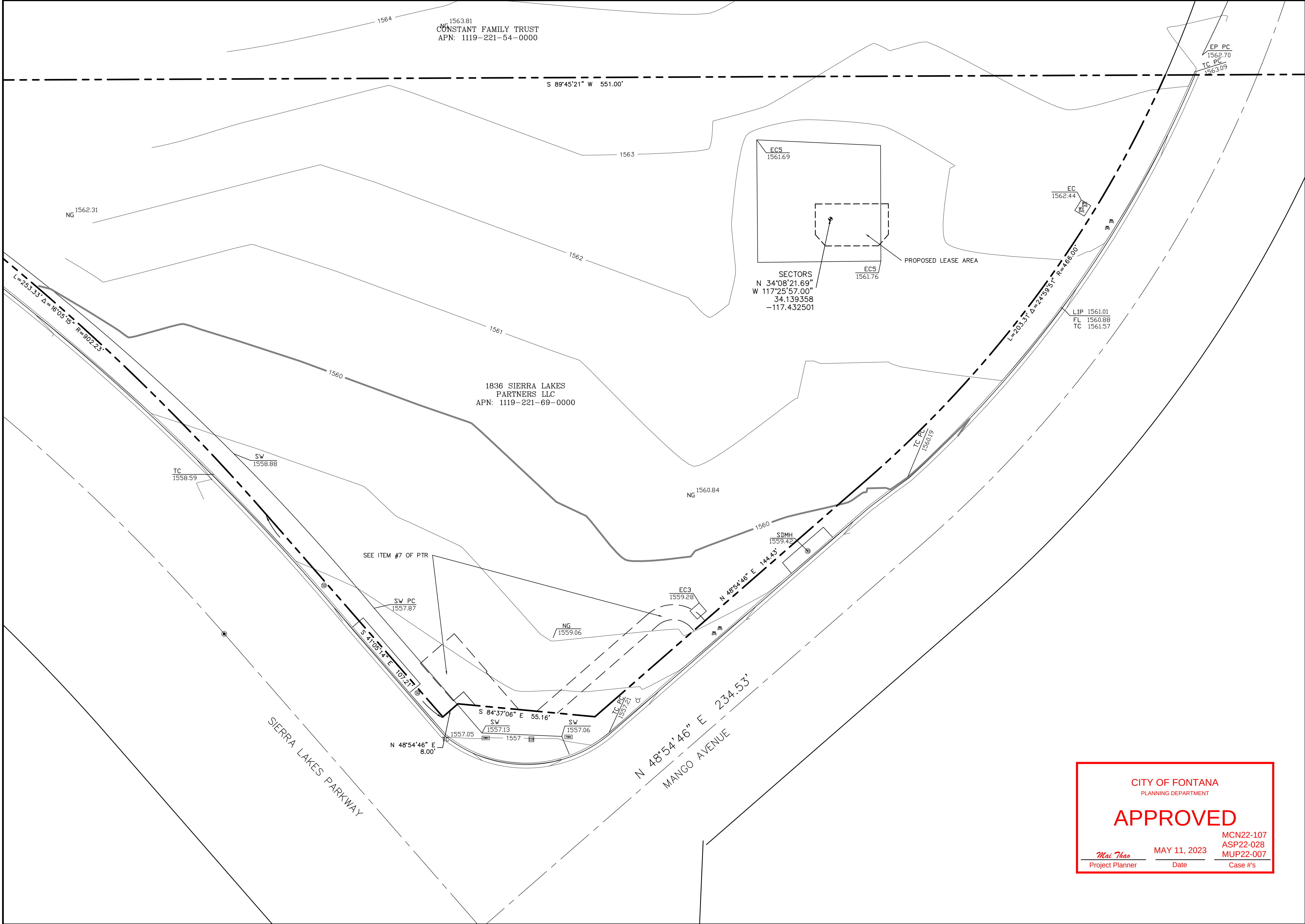


at&t
Mobility

1452 EDINGER AVENUE, 3RD FLOOR
TUSTIN, CA 92780

1	4/22/22	TITLE REVIEW	DAF	DAF	DAF
0	4/07/22	ISSUED FOR ZONING SUBMITTAL	DAF	DAF	DAF
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE AS SHOWN		DESIGNED	DRAWN		





LEGEND

- ELECTRIC BOX
- FIRE HYDRANT
- MONUMENT FOUND
- STORM DRAIN MANHOLE
- TRAFFIC SIGNAL BOX
- WATER METER
- WATER VALVE
- EDGE OF CONCRETE
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- RIGHT-OF-WAY LINE
- EASEMENT LINE
- FENCE LINE
- BUILDING EDGE
- OVERHEAD WIRES

CITY OF FONTANA
PLANNING DEPARTMENT

APPROVED

Mai Thao
Project Planner

MAY 11, 2023
Date

MCN22-107
ASP22-028
MUP22-007
Case #'s

- 1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying.
- 2) Any changes made to the information on this plan, without the written consent of Floyd Surveying relieves Floyd Surveying of any and all liability.
- 3) These drawings & specifications are the property & copyright of Floyd Surveying & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.
- 4) Field survey completed on April 5, 2022

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1	4/22/22	TITLE REVIEW	DAF	DAF	DAF
0	4/07/22	ISSUED FOR ZONING SUBMITTAL	DAF	DAF	DAF
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE	AS SHOWN	DESIGNED	DRAWN		

TOPOGRAPHIC SURVEY

B02

DETAIL SITE PLAN

SCALE: 1"=20'
20 10 0 20



FINDINGS FOR MINOR USE PERMIT

CASE: Minor Use Permit No. 22-007
Master Case No. 22-107

DATE: May 11, 2023

- 1. That the proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning and Development Code, General Plan, any applicable Specific Plan or area plan, and City regulations/standards.**

The project site is located on the north side of Sierra Lakes Parkway and west side of Mango Avenue. The proposed project is for the installation a new 75-foot wireless facility disguised as a mono-palm. The new mono-palm will include fourteen (14) panel antennas, supporting equipment, and an equipment enclosure. The General Plan Land Use designation is Regional Mixed-Use (R-MU) and the zoning designation is Regional Mixed Use (RMU). The Regional Mixed-Use zoning is intended for a wide range of retail commercial, office, medium density residential, civic, open space and job-rich light manufacturing uses. This use is considered a public facility and is allowed within the Regional Mixed Use zoning district with the approval of a Minor Use Permit. The wireless facility will support the intended uses for the areas within the Regional Mixed Use land use designation.

- 2. The site is physically suited for the type, density, and intensity of the proposed use including access, utilities, and the absence of physical constraints and can be conditioned to meet all related performance criteria and development standards.**

The physical characteristics of the site are sufficient to accommodate the requested wireless mono-palm, supporting equipment, and equipment enclosure. The project site is approximately 1.8 acres in size and developed with two drive-thru restaurants pads and associated parking, landscaping, and drive aisles. The proposed mono-palm and equipment enclosure meets all applicable development standards including access, setbacks, parking, and drive aisles. There are no changes to the existing site circulation and access for the proposed project. The new wireless tower has been reviewed by Planning, Building and Safety, Engineering, and Fire Prevention and will meet or exceed all requirements.

- 3. Granting the permit would not be detrimental to the public interest, health, safety, convenience, welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located.**

The proposed project has been reviewed by Planning, Engineering, Building and Safety, and County Fire Prevention for site circulation, access, and safety. In addition, the site meets all the development standards of the Zoning and Development Code and Chapter 32 of the Fontana Municipal Code (FMC) as outlined in the Wireless Telecommunications Towers and Antennas ordinance and will provide a safe, well-designed facility.



FINDINGS FOR ADMINISTRATIVE SITE PLAN

CASE: Administrative Site Plan 22-028
Master Case No. 22-107

DATE: May 11, 2023

1. The proposal meets or exceeds contained in this Chapter and is consistent with the General Plan and the applicable land use designation.

The project site is located on the north side of Sierra Lakes Parkway and west side of Mango Avenue. The proposed project is for the installation a new 75-foot wireless facility disguised as a mono-palm. The new mono-palm will include fourteen (14) panel antennas, supporting equipment, and an equipment enclosure. The General Plan Land Use designation is Regional Mixed-Use (R-MU) and the zoning designation is Regional Mixed Use (RMU). The Regional Mixed-Use zoning is intended for a wide range of retail commercial, office, medium density residential, civic, open space and job-rich light manufacturing uses. This use is considered a public facility and is allowed within the Regional Mixed Use zoning district with the approval of a Minor Use Permit and an Administrative Site Plan for site and architectural review of the proposed wireless facility. The proposed project is consistent with the General Plan, the Zoning and Development Code and Chapter 32 of the Fontana Municipal Code (FMC) as outlined in the Wireless Telecommunications Towers and Antennas ordinance.

2. That the site for the intended use is adequate in size, shape, topography, accessibility, and other physical characteristics to accommodate the use and all the required provisions of this chapter.

The project site is an irregular shaped property consisting of one (1) parcel of approximately 1.8 acres, located at 17010 Sierra Lakes Parkway. The new wireless tower has been reviewed by Planning, Building and Safety, Engineering, and Fire Prevention and will meet or exceed all requirements. The proposed project will be built/installed pursuant to all applicable building, zoning, fire codes, and standards which will result in an appropriate, safe, and desirable development, as well as conditions of approval referenced herein. The site is adequate in parking, circulation, and access to the property including the addition of the proposed wireless facility.

3. The proposal of the tower and/or antenna is in its design and appearance consistent with the development and design of the surrounding structures and neighborhood.

The project proposal in its design and appearance as a result from this review will be compatible with the site and other similarly approved wireless facilities. The wireless tower is proposed to be disguised as a mono-palm with faux fronds and a faux growth pod, which will complement the surrounding neighborhood and blend with the existing area.

The proposed equipment enclosure will have a stucco finish with a desert color to match the drive-thru restaurant buildings. The enclosure will be surrounded by mature landscaping to compliment the landscaping of the surrounding properties and will match the surrounding neighborhood. The proposed project provides a safe and well-designed site that is both aesthetically and architecturally pleasing.

- 4. That the proposed use will be organized, designed, constructed, operated and maintained so as to be compatible with the character of the area as intended by the general plan.**

The General Plan Land Use designation is Regional Mixed-Use (R-MU) and the zoning designation is Regional Mixed Use (RMU). The operation and maintenance of the facility will be regulated by specific requirements set forth in the Minor Use Permit and attached in the Conditions of Approval. In addition, the project will conform to the requirements of the Zoning and Developments Code and Chapter 32 of the Fontana Municipal Code (FMC) as outlined in the Wireless Telecommunications Towers and Antennas ordinance.

The proposed project has been reviewed by Planning, Engineering, Building and Safety, and County Fire Prevention for site circulation, access, and safety. The proposed project identified in Findings No. 1-3, meets or exceeds the standards of the Zoning and Development Code and Chapter 32 of the Fontana Municipal Code (FMC) as outlined in the Wireless Telecommunications Towers and Antennas ordinance and will provide a safe design.

- 5. That adequate streets and highways exist to carry the type and quantity of traffic anticipated to accommodate access for maintenance and/or service vehicles.**

The proposed project has been designed to accommodate access for maintenance and/or service vehicles and will not conflict with existing easements or access on-site. The project site is accessed from Mango Avenue and Sierra Lakes Parkway, which are publicly maintained streets. The proposed project will have one designated parking stall adjacent to the equipment enclosure for maintenance and/or service vehicles and will not conflict with the existing center.

- 6. The Director of the Planning Department shall make those findings enumerated in this section as amended from time to time, prior to approving any ASP pursuant to this chapter.**

Upon approval of this Minor Use Permit and Administrative Site Plan, the Director of Planning has made the required findings in the affirmation.



CITY OF FONTANA

CONDITIONS OF APPROVAL

CASE: Administrative Site Plan No. 22-028
Master Case No. 22-107

DATE: May 11, 2023

LOCATION: 17010 Sierra Lakes Parkway

PLANNING DEPARTMENT:

1. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions, signed by the property owner or legal representative, shall be placed on the first sheet of the final building plans prior to issuance of any building permits.
2. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until both of the following have occurred:
 - A. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City's issuance of a Certificate of Occupancy or other document evidencing the City's final inspection and acceptance of the work; and
 - B. All other Conditions of Approval imposed by this project have been fulfilled.
3. Administrative Site Plan shall become null and void two (2) years from the date of approval, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Department inspection, has commenced within this period.
4. Prior to the construction of any modifications, all structural and aesthetic changes to the project design must be requested and approved in writing by the Director of Planning or his/her designee.
5. This project will comply with all applicable provisions, regulations, and development standards of the City of Fontana Municipal Code.
6. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City Manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60)

days following the City Manager's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Sections 30-30 and 30-31 of the Municipal Code.

7. The applicant/property owner shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

In the event of any such third-party action or proceeding, the City shall have the right to retain its own separate legal counsel to defend the interests of the City. The applicant shall be responsible for reimbursing the City for such legal fees and costs, in their entirety, including actual attorneys' fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, the City and/or any parties bringing such forth.

The City of Fontana and the applicant acknowledge that the City would not have approved this project if the City were to be liable to applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this condition of approval. Applicant's sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

8. The applicant shall post a publicly visible sign on the project site with the telephone number and 24-hour point of contact for dust, noise, and construction complaints. The 24-hour point of contact shall be available 24 hours a day, 7 days a week and have authority to commit additional assets to control dust, or respond to construction complaints after hours, on weekends and on holidays. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays.
9. The construction contractor will use the following source controls at all times:
 - A. Use of noise-producing equipment will be limited to the interval from 8:00 a.m. to 5:00 p.m., Monday through Friday. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays unless it is approved by the building inspector for cases that are considered urgently necessary as defined in Section 18-63(7) of the Municipal Code.
 - B. For all noise-producing equipment, use types and models that have the lowest horsepower and the lowest noise generating potential practical for their intended use.

- C. The construction contractor will ensure that all construction equipment, fixed or mobile, is properly operating (tuned-up) and lubricated, and that mufflers are working adequately.
- D. Have only necessary equipment onsite.
- E. Use manually adjustable or ambient-sensitive backup alarms. When working adjacent to residential use(s), the construction contractor will also use the following path controls, except where not physically feasible, when necessary:
 - 1. Install portable noise barriers, including solid structures and noise blankets, between the active noise sources and the nearest noise receivers.
 - 2. Temporarily enclose localized and stationary noise sources.
 - 3. Store and maintain equipment, building materials, and waste materials as far as practical from as many sensitive receivers as practical.

10. Historic Archaeological Resources

- B. Upon discovery of any tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All tribal cultural and archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant. If the resources are Native American in origin, interested Tribes (as a result of correspondence with area Tribes) shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request preservation in place or recovery for educational purposes. Work may continue on other parts of the project while evaluation takes place.
 - C. Preservation in place shall be the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavation to remove the resource along the subsequent laboratory processing and analysis. All Tribal Cultural Resources shall be returned to the Tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to the Tribe or a local school or historical society in the area for educational purposes.
 - D. Archaeological and Native American monitoring and excavation during construction projects shall be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel shall meet the Secretary of the Interior standards for archaeology and have a minimum of 10 years' experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.
11. To discourage graffiti, the applicant shall include anti-graffiti coating on the exterior of the enclosure.
12. Graffiti and unauthorized markings on any wall, sign, or structure must be removed within twenty-four (24) hours.

13. All site improvements shall be completed prior to the issuance of a Building Permit final, to the satisfaction of the Director of Planning. (Added by the Director of Planning on May 11, 2023)
14. Ingress and egress to and from the site shall only occur via the driveways on South Highland Avenue and Mango Avenue. (Added by the Director of Planning on May 11, 2023)

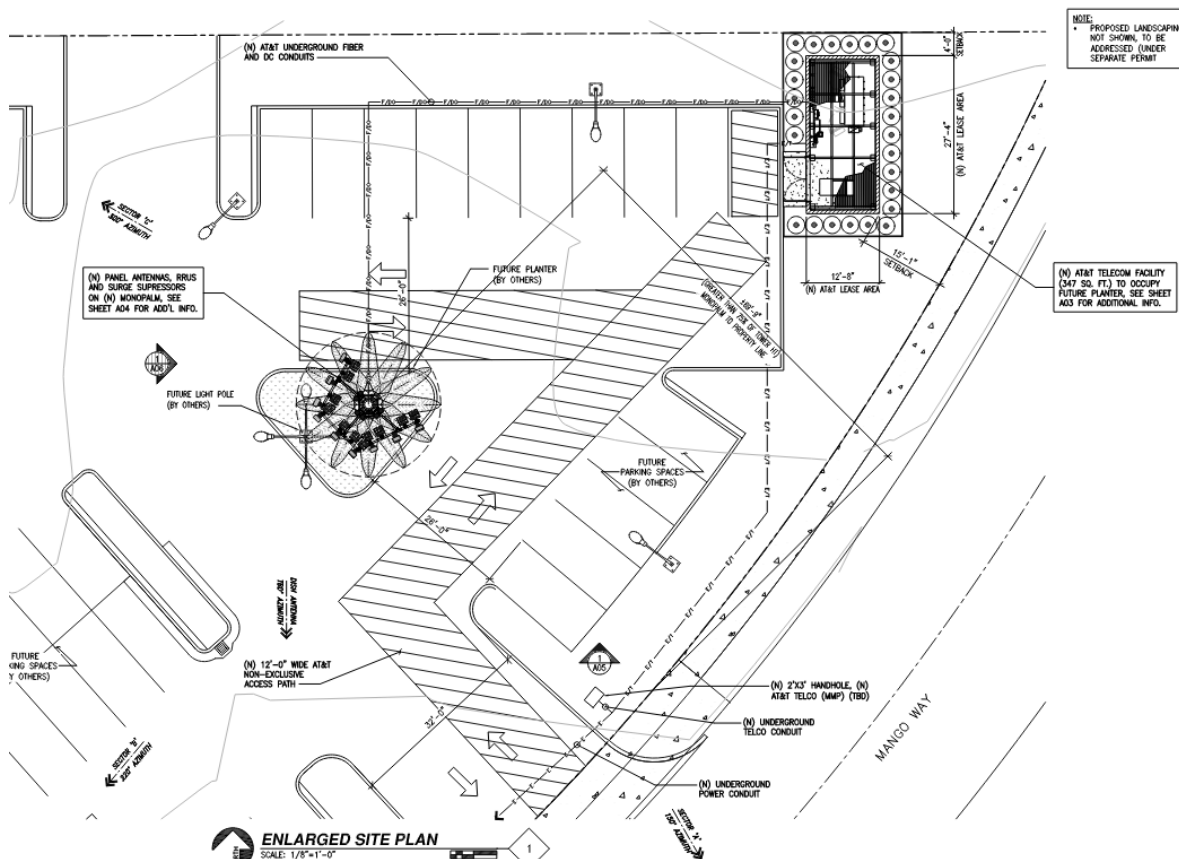
PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:

15. A Planning Department final inspection fee shall be paid prior to issuance of the Certificate of Occupancy for Industrial and Commercial Developments.
16. Applicant shall pay all applicable service fees pursuant to the City of Fontana Municipal Code.

END OF CONDITIONS OF APPROVAL



NORTH



SITE PLAN

DATE: May 11, 2023

CASE: Master Case No. 22-107
Minor Use Permit No. 22-007
Administrative Site Plan No. 22-028



NOTICE OF PUBLIC HEARING

SI DESEA INFORMACION EN ESPAÑOL REFERENTE A ESTA NOTIFICACION O PROYECTO, FAVOR DE COMUNICARSE AL (909) 350-6728.

In compliance with Section No. 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Section No. 12132) and the federal rules and regulations adopted in implementation thereof, the Agenda will be made available in appropriate alternative formats to persons with a disability. Should you need special assistance to participate in this meeting, please contact the Planning Department by calling (909) 350-6718. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE DIRECTOR OF PLANNING OF THE CITY OF FONTANA FOR THE FOLLOWING:

Master Case No. 22-107, Minor Use Permit No. 22-007, and Administrative Site Plan No. 22-028.

The applicant, Coastal Business Group, is requesting a Minor Use Permit to operate an unmanned wireless facility and an Administrative Site Plan for site and architectural review for a new 75' wireless monopalm including 14 antennas, supporting equipment, and an equipment enclosure.

**Environmental
Determination:**

This project qualifies for a Categorical Exemption pursuant to Section No. 15332, (Class No. 32, In-Fill Development Project) and Section No. 15311 (Class No. 11, Accessory Structures) of the California Environmental Quality Act (CEQA), as well as Section No. 3.22 (Categorical Exemption) of the 2019 Local Guidelines for Implementing the California Environmental Quality Act.

**Location of
Property:**

17010 Sierra Lakes
Parkway
(APN: 1119-221-69)

Date of Hearing:

May 11, 2023

Place of Hearing:

DSO DAB Conference
Room
#125 (1st Floor)
City Hall
8353 Sierra Avenue,
Fontana

Time of Hearing:

8:30 AM





Should you have any questions concerning this project, please contact **Mai Thao, Assistant Planner**, at 909-350-6650 or by e-mail at mthao@fontana.org.

ANY INTERESTED PARTY MAY PROVIDE INFORMATION BY LETTER OR EMAIL WHICH MAY BE OF ASSISTANCE TO THE DIRECTOR. A COPY OF THE APPLICATION AND ENVIRONMENTAL DOCUMENTATION IS AVAILABLE FOR INSPECTION, PLEASE CONTACT THE PLANNER LISTED ABOVE.

IF YOU WISH TO BE PART OF THE AUDIENCE VIA TELEPHONE FOR THE DAB MEETING, PLEASE CALL THE CASE PLANNER REFERENCED ABOVE OR THE PLANNING LINE AT (909) 350-6718 PRIOR TO THE MEETING SO THAT ARRANGEMENTS CAN BE MADE.