County of Monterey

Thyme Conference Room
1441 Schilling Place, 2nd Floor
Salinas, CA 93901

Meeting Agenda - Final

Thursday, October 30, 2025
9:30 AM

County of Monterey Zoning Administrator

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Zoning Administrator alternative actions on any matter before it.

In addition to attending in person, public participation will be available by ZOOM and/or telephonic means:

PLEASE NOTE: IF THE ZONING ADMINISTRATOR IS PRESENT IN PERSON, PUBLIC PARTICIPATION BY ZOOM IS FOR CONVENIENCE ONLY AND IS NOT REQUIRED BY LAW. IF THE ZOOM FEED IS LOST FOR ANY REASON, THE MEETING MAY BE PAUSED WHILE A FIX IS ATTEMPTED BUT THE MEETING MAY CONTINUE AT THE DISCRETION OF THE ZONING ADMINISTRATOR.

You may participate through ZOOM. For ZOOM participation please join by computer audio at:

https://montereycty.zoom.us/j/92771458150?from=addon

OR to participate by phone call any of these numbers below:

+ **1 669 900 6833 US (San Jose)**
+ **1 346 248 7799 US (Houston)**
+ **1 312 626 6799 US (Chicago)**
+ **1 929 205 6099 US (New York)**
+ **1 253 215 8782 US**
+ **1 301 715 8592 US**

Enter this Meeting ID number 927 7145 8150 when prompted.

PUBLIC COMMENT: Please submit your comment (limited to 250 or less) to the Clerk at zahearingcomments@countyofmonterey.gov. In an effort to assist the Clerk in identifying the agenda item relating to your public comment please indicate in the Subject Line, the meeting body (i.e. Zoning Administrator Agenda) and item number (i.e. Item No. 10). Your comment will be placed into the record at the meeting.

Public Comment Prior to Wednesday at 5:00 PM will be distributed to the Zoning Administrator via email.

Public Comment submitted during the meeting can be submitted at any time and every effort will be made to read your comment into the record, but some comments may not be read due to time limitations. Comments received after the agenda item will be made part of the record if received prior to the end of the meeting.

ALTERNATIVE FORMATS: If requested, the agenda shall be made available in appropriate

alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the County of Monterey Housing and Community Development at (831) 755-5025.

INTERPRETATION SERVICE POLICY: The County of Monterey Zoning Administrator invites and encourages the participation of Monterey County residents at its meetings. If you require the assistance of an interpreter, please contact the County of Monterey Housing and Community Development Department located in the County of Monterey Government Center, 1441 Schilling Place, 2nd Floor South, Salinas - or by phone at (831) 755-5025. The Clerk will make every effort to accommodate requests for interpreter assistance. Requests should be made as soon as possible, and at a minimum 24 hours in advance of any meeting.

La medida recomendada indica la recomendación del personal en el momento en que se preparó la agenda. Dicha recomendación no limita las acciones alternativas del Administrador de Zonificación sobre cualquier asunto que se le haya sometido.

Además de asistir en persona, la participación del público estará disponible por ZOOM y/o medios telefónicos:

TENGA EN CUENTA: SI EL ADMINISTRADOR DE ZONIFICACIÓN ESTÁ PRESENTE EN PERSONA, LA PARTICIPACIÓN PÚBLICA DE ZOOM ES SOLO POR CONVENIENCIA Y NO ES REQUERIDA POR LA LEY. SI LA TRANSMISIÓN DE ZOOM SE PIERDE POR CUALQUIER MOTIVO, LA REUNIÓN PUEDE PAUSARSE MIENTRAS SE INTENTA UNA SOLUCIÓN, PERO LA REUNIÓN PUEDE CONTINUAR A DISCRECIÓN DEL ADMINISTRADOR DE ZONIFICACIÓN.

Puede participar a través de ZOOM. Para la participación de ZOOM, únase por computadora en:

https://montereycty.zoom.us/j/927 7145 8150

O para participar por teléfono, llame a cualquiera de estos números a continuación:

+ **1 669 900 6833 US (San Jose)**
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+ **1 312 626 6799 US (Chicago)**
+ **1 929 205 6099 US (New York)**
+ **1 253 215 8782 US**
+ **1 301 715 8592 US**

Presione el código de acceso de reunión: 927 7145 8150 cuando se le solicite.

COMENTARIO PÚBLICO: Por favor envíe su comentario (limitado a 250 palabras o menos) al personal de la reunión del Administrador de Zonificación al correo electrónico:

zahearingcomments@co.monterey.ca.us. En un esfuerzo por ayudar al personal, indique en la línea de asunto, la audiencia de la reunión (por ejemplo, Administrador de Zonificación) y el número de la agenda (por ejemplo, el No. de agenda 10). Su comentario se incluirá en el registro de la reunión del Administrador de Zonificación.

Los comentarios públicos recibidos antes de las 5:00 p.m. el miércoles antes de la reunión del Administrador de Zonificación del Condado de Monterey se distribuirán por correo electrónico.

El comentario público enviado durante la reunión se puede enviar en cualquier momento y se hará todo lo posible para leer su comentario en el registro, pero algunos comentarios pueden no leerse debido a limitaciones de tiempo. Los comentarios recibidos después del tema de la agenda se incluirán en el registro si se reciben antes de que finalice la junta.

FORMATOS ALTERNATIVOS: Si se solicita, la agenda se pondrá a disposición de las personas con discapacidad en formatos alternativos apropiados, según lo exige la Sección 202 de la Ley de Estadounidenses con Discapacidades de 1990 (42 USC Sec. 12132) y las reglas y regulaciones federales adoptadas en implementación de la misma. Para obtener información sobre cómo, a quién y cuándo una persona con una discapacidad que requiere una modificación o adaptación para participar en la reunión pública puede hacer una solicitud de modificación o adaptación relacionada con la discapacidad, incluidas las ayudas o servicios auxiliares, o si tiene alguna pregunta sobre cualquiera de los temas enumerados en esta agenda, llame al Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey al (831) 755-5025.

POLÍZA DE SERVICIO DE INTERPRETACIÓN: El Administrador de Zonificación del Condado de Monterey invita y apoya la participación de los residentes del Condado de Monterey en sus reuniones. Si usted requiere la asistencia de un intérprete, por favor comuníquese con el Departamento de Vivienda y Desarrollo Comunitario localizado en el Centro de Gobierno del Condado de Monterey, (County of Monterey Government Center), 1441 Schilling Place, segundo piso sur, Salinas – o por teléfono al (831) 755-5025. La asistente hará el esfuerzo para acomodar los pedidos de asistencia de un intérprete. Los pedidos se deberán hacer lo más pronto posible, y a lo mínimo 24 horas de anticipo para cualquier reunión.

NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report.

9:30 A.M - CALL TO ORDER

ROLL CALL

Mike Novo, Zoning Administrator
Representative from Environmental Health
Representative from Public Works
Representative from Environmental Services

PUBLIC COMMENT

This is a time set aside for the public to comment on a matter that is not on the agenda.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Zoning Administrator Clerk will announce agenda corrections, deletions and proposed additions, which may be acted on by the Zoning Administrator as provided in Sections 54954.2 of the California Government Code.

ACCEPTANCE OF MINUTES

A. Acceptance of the October 09, 2025, County of Monterey Zoning Administrator Meeting minutes.

Attachments: Draft Minutes 10-09-25

9:30 A.M. - SCHEDULED ITEMS

1. PLN240301- KEVIN & JOAN BARTLETT (CONTINUED FROM OCTOBER 9, 2025)
Public hearing to consider the establishment of a Commercial Vacation Rental at a residential property (transient lodging for a period of 30 calendar days or fewer).
Project Location: 17834 Cachagua Road, Carmel Valley.
Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

Attachments: Staff Report

2. PLN240246 - JACKSON FAMILY INVESTMENTS III LLC

Public hearing to consider action on the construction of a wine processing support facility consisting of a 4,645 square foot office and warehouse/shop, site concrete work, a 3,000 square foot shade structure, fuel island and fire suppression system.

Project Location: 38580 Arroya Seco Rd., Soledad

Proposed CEQA Action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Section 15300.2.

Attachments:
Staff Report
Exhibit A - Draft Resolution
Exhibit B - Traffic Report
Exhibit C - Vicinity Map

3. PLN250238 - PEBBLE BEACH COMPANY (AT&T MOBILITY)

Public hearing to consider the removal of an existing 23-8-foot high utility pole and installation of a wireless telecommunication facility consisting of a 35-11 foot high pole with one antenna and associated equipment greater than the height allowed for the zoning district.

Project Location: PG&E Right-of-Way, Adjacent to the property located at 4035 Sunset Lane, Pebble Beach, CA 93953 (Coordinates 36.586178 N, -121.922344 W)

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

Attachments:
Staff Report
Exhibit A - Project Data Sheet
Exhibit B - Draft Resolution
Exhibit C - LUAC Minutes
Exhibit D - Radio Frequency Report
Exhibit E - Vicinity Map
Exhibit F - Coverage Maps
Exhibit G- Photo Simulations.pdf

4. PLN250239 - PEBBLE BEACH COMPANY (AT&T MOBILITY)

Public hearing to consider the removal of an existing 27-9 foot high utility pole and installation of a wireless telecommunication facility consisting of a 40-5 foot high pole with one antenna and associated equipment greater than the height allowed for the zoning district.

Project Location: PG&E Right-of-Way, Adjacent to the property located at 1063 Wrangers Trail Road, Pebble Beach, CA 93953 (Coordinates 36.602223 N, -121.947405 W)

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

Attachments:
Staff Report
Exhibit A - Project Data Sheet
Exhibit B - Draft Resolution
Exhibit C - LUAC Minutes
Exhibit D - Radio Frequency Report
Exhibit E - Vicinity Map
Exhibit F - Coverage Maps
Exhibit G - Photo Simulations

5. PLN250241 - PEBBLE BEACH COMPANY (AT&T MOBILITY)

Public hearing to consider the removal of an existing 29-3 foot high utility pole and installation of a wireless telecommunication facility consisting of a 35-4 foot high pole with one antenna and associated equipment greater than the height allowed for the zoning district.

Project Location: PG&E Right-of-Way, Adjacent to the property located at 3180 Cortez Road, Pebble Beach, CA 93953 (Coordinates 36.57641 N, -121.944605 W)

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

Attachments:
Staff Report
Exhibit A - Project Data Sheet
Exhibit B - Draft Resolution
Exhibit C - LUAC Minutes
Exhibit D - Radio Frequency Report
Exhibit E- Vicinity Map
Exhibit F - Coverage Map
Exhibit G - Photo Simulations

6. PLN250242 - PEBBLE BEACH COMPANY (AT&T MOBILITY)

Public hearing to consider installation of a wireless telecommunication facility consisting of a 40-6 foot high pole with one antenna and associated equipment greater than the height allowed for the zoning district, within 750 feet of a known archaeological resource.

Project Location: Pebble Beach Company Right-of-Way, Adjacent to the property located at 3426 17 Mile Drive, Pebble Beach, CA 93953 (Coordinates 36.560605 N, -121.927159 W)

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

Attachments:
Staff Report
Exhibit A - Project Data Sheet
Exhibit B - Draft Resolution
Exhibit C - LUAC Minutes
Exhibit D - Radio Frequency Report
Exhibit E - Vicinity Map
Exhibit F - Coverage Map
Exhibit G - Photo Simulations

7. PLN250244 - PEBBLE BEACH COMPANY (AT&T MOBILITY)

Public hearing to consider the removal of an existing 23-10 foot high utility pole and installation of a wireless telecommunication facility consisting of a 26-11 foot high pole with one antenna and associated equipment within 750 feet of archaeological resources.

Project Location: PG&E Right-Of-Way, Adjacent to 3399 17 Mile Dr, Pebble Beach, CA 93953 (Coordinates 36.563616 N, -121.931956 W)

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

Attachments:
Staff Report
Exhibit A - Project Data Sheet
Exhibit B - Draft Resolution
Exhibit C - LUAC Minutes
Exhibit D - Radio Frequency Report
Exhibit E - Vicinity Map
Exhibit F - Coverage Map
Exhibit G - Photo Simulations

8. PLN250237 - PEBBLE BEACH COMPANY (AT&T MOBILITY)

Public hearing to consider the removal of an existing 24-2-foot-high utility pole and installation of a wireless telecommunication facility consisting of a 31-7-foot-high pole with two antennas and associated equipment, greater than the height allowed for the zoning district, within 750 feet of a known archaeological resource.

Project Location: PG&E right-of-way, adjacent to the property located at 3252 17 Mile Drive, Pebble Beach, CA 93953 (Coordinates 36.566834° N, -121.959752° W)

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

Attachments:
Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map
Exhibit C - Coverage Map
Exhibit D - Photo Simulations
Exhibit E - Radio Frequency Study
Exhibit F - Del Monte Forest LUAC Minutes

9. PLN250240 - PEBBLE BEACH COMPANY (AT&T MOBILITY)

Public hearing to consider the removal of an existing 38-8-foot-high utility pole and installation of a wireless telecommunication facility consisting of a 49-7-foot-high pole with two antennas and associated equipment, greater than the height allowed for the zoning district, within 750 feet of a known archaeological resource.

Project Location: PG&E right-of-way, adjacent to the property located at 3201 17 Mile Drive, Pebble Beach, CA 93953 (Coordinates 36.571735° N, -121.969188° W)

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

Attachments:
Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map
Exhibit C - Coverage Map
Exhibit D - Photo Simulations
Exhibit E - Radio Frequency Study
Exhibit F - Del Monte Forest LUAC Minutes

10. PLN250243 - PEBBLE BEACH COMPANY (AT&T MOBILITY)

Public hearing to consider the removal of an existing 33-8-foot-high utility pole and installation of a wireless telecommunication facility consisting of a 44-6-foot-high pole with two antennas and associated equipment, greater than the height allowed for the zoning district, within 750 feet of a known archaeological resource.

Project Location: PG&E right-of-way, adjacent to the property located at 3168 17 Mile Dr, Pebble Beach, CA 93953 (Coordinates 36.575365° N, -121.970661° W)

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

Attachments:
Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map
Exhibit C - Coverage Map
Exhibit D - Photo Simulations
Exhibit E - Radio Frequency Study
Exhibit F - Del Monte LUAC Meeting Minutes.pdf

11. PLN250245 - PEBBLE BEACH COMPANY (AT&T MOBILITY)

Public hearing to consider the installation of a wireless telecommunication facility on an existing 38-3-foot-high pole, consisting of two antennas and associated equipment, greater than the height allowed for the zoning district, within 750 feet of a known archaeological resource.

Project Location: PG&E right-of-way, adjacent to the property located at 3213 Ballantrae Lane, Pebble Beach, CA 93953 (Coordinates 36.569665° N, -121.965505° W)

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

Attachments:
Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map.pdf
Exhibit C - Coverage Map
Exhibit D - Photo Simulations
Exhibit E - Radio Frequency Study
Exhibit F - Del Monte Forest LUAC Minutes

OTHER MATTERS

ADJOURNMENT

County of Monterey

Board Report

Legistar File Number: MIN 25-071

Item No.A

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

October 30, 2025

Introduced: 10/10/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Minutes

Acceptance of the October 09, 2025, County of Monterey Zoning Administrator Meeting minutes.

County of Monterey

Thyme Conference Room
1441 Schilling Place, 2nd Floor
Salinas, CA 93901

Meeting Minutes - Draft

Thursday, October 9, 2025

9:30 AM

County of Monterey Zoning Administrator

9:30 A.M - Call to Order

Mike Novo called the meeting to order at 9:30 am

ROLL CALL

Mike Novo, Zoning Administrator
Corrine Ow, Environmental Health
Bora Akkaya and Arlen Blanca, Public Works
Jess Barreras, Environmental Services (arrived at 9:35 am)

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Armida Ruano stated there were no additional agenda additions, deletions and corrections other than what was already distributed to all interested parties for agenda item #1, PLN240301 - KEVIN & JOAN BARLETT.

ACCEPTANCE OF MINUTES

A. Acceptance of the August 28, 2025, September 11, 2025, and September 25, 2025, County of Monterey Zoning Administrator Meeting minutes.

The Zoning Administrator accepted the August 28, 2025, September 11, 2025, and September 25, 2025,County of Monterey Zoning Administrator Meeting minutes.

9:30 A.M. - SCHEDULED ITEMS

1. **PLN240301 - KEVIN & JOAN BARLETT**
Public hearing to consider the establishment of a Commercial Vacation Rental at a residential property (transient lodging for a period of 30 calendar days or fewer).
Project Location: 17834 Cachagua Road, Carmel Valley.
Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

Jacquelyn Nickerson, Project Planner, presented the item including an errata memorandum.

Public Comment: Kevin Bartlett, applicant; Joan Bartlett, applicant; Dean Callender, President, Syndicate Camp; Dane Bonsper; Sylvia J Zoellin. Kevin Bartlett responded to comments made during the hearing.

The Zoning Administrator continued the hearing on this item to October 30, 2025, to gather more information on the road easements that run through the property and the number of properties and units served by those easements.

2. PLN240010 - WEBER MARK LEO

Public hearing to consider the demolition of an existing 1,887 square foot single family dwelling with a 503 square foot detached garage, and construction of a 3,028 square foot single family dwelling and 1,058 square foot attached garage, associated site improvements including 716 square feet of decks, development within 750 feet of a known archaeological resource, and the removal of three Monterey pine trees.

Project Location: 1267 Cantera Ct, Pebble Beach

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15302, and there are no exceptions pursuant to Section 15300.2.

Kayla Nelson, Project Planner, presented the item.

Public Comment: Mark Weber, applicant; Art Grater.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15302, and that none of the exceptions set forth in Guidelines section 15300.2 apply; and approved a combined Development Permit consisting of Coastal Administrative Permit and Design Approval to allow the demolition of an existing 1,887 square foot single family dwelling with a 503 square foot detached garage, and construction of a 3,028 square foot single family dwelling and 1,058 square foot attached garage, and associated site improvements; Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource; and Coastal Development Permit for the removal of three Monterey pine trees. The Zoning Administrator included some non-substantive changes to the resolution, a change to condition number 5 to add the arborist report, and added an additional standard condition to state no removal of trees should be conducted until the building permit is ready.

3. PLN240026 - SHAW SUZANNE SAUNDERS TR

Public hearing to consider action on a variance to reduce the front setbacks by 20 feet and the construction of a 192 square foot storage shed.

Project Location: 71 Poppy Road, Carmel Valley

Proposed CEQA Action: Find the project qualifies for a Class 1 and Class 5 Categorical Exemption pursuant to CEQA Guidelines Sections 15301 and 15305, and there are no exceptions pursuant to Section 15300.2.

Joseph Alameda, Project Planner, presented the item and an errata to update the LUAC evidence in Finding 1.

Public Comment: Bill Mefford, architect

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines sections 15301 and 15305, and there are no

exceptions under section 15300.2; and approved a Variance to reduce the front setback along Flight Road from 50 feet to 30 feet; and approved an after-the-fact Design Approval to allow the construction of a 192 square foot storage shed, with some non-substantive changes to the resolution.

4. PLN240159 - RICKARD OLIVER C & BROOKE T KENNAMER TRS

Public hearing to consider the construction of a 1,084 square foot addition to an existing 2,585 square foot single-family dwelling, a 190 square foot attached office, a 118 square foot attached accessory storage structure, and associated site improvements, including an after-the-fact emergency permit to replace an access bridge within 750 feet of a known archaeological resource, and development within 50 feet of a coastal bluff.

Project Location: 5 Yankee Beach Way, Carmel

Proposed CEQA action: Find the project Categorially Exempt pursuant to the CEQA Guidelines section 15301, and there are no exceptions pursuant to section 15300.2.

Kayla Nelson, Project Planner presented the item.

Public Comment: Ammy Denny and June Sillano, Architect.

The Zoning Administrator has accepted this item to be continued to a date uncertain.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 10:50 am

Introduced: 10/21/2025 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Zoning Administrator

PLN240301- KEVIN & JOAN BARTLETT (CONTINUED FROM OCTOBER 9, 2025)

Public hearing to consider the establishment of a Commercial Vacation Rental at a residential property (transient lodging for a period of 30 calendar days or fewer).

Project Location: 17834 Cachagua Road, Carmel Valley.

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

RECOMMENDATIONS:

It is recommended that the Zoning Administrator continue the hearing on the Use Permit for a Commercial Vacation Rental to November 13, 2025.

PROJECT INFORMATION

Agent: Joan Barlett
Property Owner: Kevin & Joan Barlett
APN: 417-102-007-000
Parcel Size: 11.58 acres
Zoning: Resource Conservation, 20 acres per unit, or "RC/20"
Plan Area: Cachagua Area Plan
Flagged and Staked: Not Applicable
Project Planner: Jacquelyn M. Nickerson, Principal Planner
nickersonj@countyofmonterey.gov; 831-784-5650

SUMMARY:

Staff is recommending continuance of the project at the request of the applicant. The applicant is proposing to include a new access driveway to the subject property and would like to request additional time to prepare the site plan to illustrate the proposal. Staff concurs with the request of the continuance to November 13, 2025.

Prepared by: Jacquelyn M. Nickerson, Principal Planner
Reviewed/Approved by: Fionna Jensen, Principal Planner

cc: Front Counter Copy; Environmental Health Bureau; Jacquelyn M. Nickerson, Principal Planner, Fionna Jensen, Principal Planner; Kevin & Joan Barlett, Property Owners; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN240301.

Introduced: 10/21/2025 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Zoning Administrator

PLN240301- KEVIN & JOAN BARTLETT (CONTINUED FROM OCTOBER 9, 2025)

Public hearing to consider the establishment of a Commercial Vacation Rental at a residential property (transient lodging for a period of 30 calendar days or fewer).

Project Location: 17834 Cachagua Road, Carmel Valley.

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

RECOMMENDATIONS:

It is recommended that the Zoning Administrator continue the hearing on the Use Permit for a Commercial Vacation Rental to November 13, 2025.

PROJECT INFORMATION

Agent: Joan Barlett
Property Owner: Kevin & Joan Barlett
APN: 417-102-007-000
Parcel Size: 11.58 acres
Zoning: Resource Conservation, 20 acres per unit, or "RC/20"
Plan Area: Cachagua Area Plan
Flagged and Staked: Not Applicable
Project Planner: Jacquelyn M. Nickerson, Principal Planner
nickersonj@countyofmonterey.gov; 831-784-5650

SUMMARY:

Staff is recommending continuance of the project at the request of the applicant. The applicant is proposing to include a new access driveway to the subject property and would like to request additional time to prepare the site plan to illustrate the proposal. Staff concurs with the request of the continuance to November 13, 2025.

Prepared by: Jacquelyn M. Nickerson, Principal Planner
Reviewed/Approved by: Fionna Jensen, Principal Planner

cc: Front Counter Copy; Environmental Health Bureau; Jacquelyn M. Nickerson, Principal Planner, Fionna Jensen, Principal Planner; Kevin & Joan Barlett, Property Owners; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN240301.

Introduced: 10/23/2025 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Zoning Administrator

PLN240246 - JACKSON FAMILY INVESTMENTS III LLC

Public hearing to consider action on the construction of a wine processing support facility consisting of a 4,645 square foot office and warehouse/shop, site concrete work, a 3,000 square foot shade structure, fuel island and fire suppression system.

Project Location: 38580 Arroya Seco Rd., Soledad

Proposed CEQA Action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATION:

It is recommended that the Zoning Administrator adopt a Resolution:

1. Finding the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
2. Approving a Use Permit to allow construction and operation of a wine processing support facility consisting of a 4,645 square foot office and warehouse/shop, site concrete work, a 3,000 square foot shade structure, fuel island, and fire suppression system

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval, subject to 9 conditions of approval.

PROJECT INFORMATION:

Agent: David Peartree
Property Owner: Jackson Family Investments III LLC
APN: 183-021-004-000
Parcel Size: 258 acres
Zoning: Farmlands with a minimum building site requirement of 40 acres, or "F/40"
Plan Area: Central Salinas Valley Area Plan
Flagged and Staked: No
Project Planner: Joseph Alameda, Associate Planner,
alamedaj@countyofmonterey.gov, (831)783-7079

SUMMARY/DISCUSSION:

The project is located at 38580 Arroyo Seco Road, Soledad, and is subject to the policies of the Central Salinas Valley Area Plan. The proposed project is to construct and operate a wine processing support facility consisting of a 4,645 square foot office and warehouse/shop, site concrete work, a 3,000 square foot shade structure, a fuel island, and a fire suppression system.

The project is consistent with applicable goals and policies in the 2010 General Plan, policies in the Central Salinas Valley Area Plan (CSVAP), and the Monterey County Inland Zoning Ordinance (Title 21).

Land Use & Development Standards
The subject property is zoned Farmlands with a minimum building site requirement of 40 acres, or "F/40". The F zoning district allows for the establishment of an Agricultural Support Facility subject to the granting of a Use Permit before the Zoning Administrator pursuant to section 21.30.050. All structures will meet all required setbacks as the development area will have setbacks of over 1,000 feet (front; Arroya Seco Rd.), over 1,000 feet (front; Paraiso Spring Rd.), over 2,000 feet (north side), and over 500 feet (south side). The warehouse/shop will have a height of 27 feet and the shade structure will have a height of 25 feet. The F zoning district allows a maximum building site coverage of five percent, and the project will result in a coverage of .0007%. Therefore, the project meets all the applicable site development standards.

Operations
The project involves a two-story shop which will include an office, restrooms, a breakroom, and a conference center. The shop is intended to support maintenance needs to vineyard equipment and farming operations nearby. Maintenance activities supported at the shop and overall site will include mechanical repair, exterior washdown, and fueling. The development will accommodate six to ten employees and the hours of operation will be between 6:00am and 5:00pm, with increased hours anticipated during harvest season (August - November).

All necessary public facilities will be provided. An onsite wastewater treatment system (OWTS) is proposed and has been reviewed by EHB. The property has an existing well registered with the California Water Resources Agency, which was reviewed by EHB and was found to provide adequate irrigation and potable water for the development. Per EHB, the development is anticipated to store hazardous materials in excess of threshold quantities that require registration with the California Environmental Protection Agency's California Environmental Reporting System and an up-to-date Hazardous Materials Business Plan. Condition Nos. 4, 5, 6, 7, and 8 have been added by EHB to address the OWTS, well, and hazardous materials, and to ensure compliance with all requirements.

Prime Farmland
According to the Monterey County Geographical Information System (GIS), the subject property is designated as Prime Farmland. Monterey County General Plan policy AG-2.4 requires agricultural support facilities be sited and designed to minimize the loss of productive agricultural lands and to minimize impacts on surrounding land uses. The project will utilize a previously impacted portion of the subject property and will result in a coverage of only .0007% of the subject property. Additionally, Monterey County Code Title 21 section 21.92.030.C.7 exempts agricultural support facilities from mitigation for development on Prime Farmland.

CEQA:
The project is categorically exempt from environmental review pursuant to Section 15303 of the CEQA Guidelines, "New Construction". This exemption applies to the construction of a limited

numbers of new, small facilities or structures. This project qualifies for a Class 3 exemption because it includes the construction of a wine processing support facility consisting of a 4,645 square foot office and warehouse/shop, site concrete work, a 3,000 square foot shade structure, fuel island and fire suppression system. All the necessary reports have been obtained and have determined that it is unlikely there will be any impacts to archaeological, biological, soil, or forest resources. There are no exceptions pursuant to Section 15300.2.

OTHER AGENCY INVOLVEMENT:
The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Mission Soledad Rural Fire Protection District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

LUAC:
The project was not referred to the Land Use Advisory Committee (LUAC) for review because the subject property does not have an applicable LUAC.

AAC:
Monterey County General Plan policy AG-1.8 requires development projects on lands designated for agricultural use that require a discretionary permit to be referred to the County's Agricultural Advisory Committee (AAC) for review and recommendation to the decision-making body. Therefore, the project was referred to the AAC for review on October 16, 2025 where members voted unanimously to support the project as proposed.
Prepared by: Joseph Alameda, Associate Planner, (831)783-7079
Reviewed by: Fionna Jensen, Principal Planner

The following attachments are on file with the HCD:

Exhibit A - Draft Resolution, including:
- Conditions of Approval
- Plans
- Operations Plan

Exhibit B - Traffic Report
Exhibit C - Vicinity Map

cc: Front Counter Copy; Planning Commission; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Joseph Alameda, Associate Planner; Fionna Jensen, Principal Planner; Jackson Family Investments III LLC, Property Owner; David Peartree, Agent; The Open Monterey Project; LandWatch (Executive Director); Christina McGinnis, Keep Big Sur Wild; Lozeau Drury LLP; Project File PLN240246

Introduced: 10/23/2025 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Zoning Administrator

PLN240246 - JACKSON FAMILY INVESTMENTS III LLC

Public hearing to consider action on the construction of a wine processing support facility consisting of a 4,645 square foot office and warehouse/shop, site concrete work, a 3,000 square foot shade structure, fuel island and fire suppression system.

Project Location: 38580 Arroya Seco Rd., Soledad

Proposed CEQA Action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATION:

It is recommended that the Zoning Administrator adopt a Resolution:

1. Finding the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
2. Approving a Use Permit to allow construction and operation of a wine processing support facility consisting of a 4,645 square foot office and warehouse/shop, site concrete work, a 3,000 square foot shade structure, fuel island, and fire suppression system

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval, subject to 9 conditions of approval.

PROJECT INFORMATION:

Agent: David Peartree
Property Owner: Jackson Family Investments III LLC
APN: 183-021-004-000
Parcel Size: 258 acres
Zoning: Farmlands with a minimum building site requirement of 40 acres, or "F/40"
Plan Area: Central Salinas Valley Area Plan
Flagged and Staked: No
Project Planner: Joseph Alameda, Associate Planner,
alamedaj@countyofmonterey.gov, (831)783-7079

SUMMARY/DISCUSSION:

The project is located at 38580 Arroyo Seco Road, Soledad, and is subject to the policies of the Central Salinas Valley Area Plan. The proposed project is to construct and operate a wine processing support facility consisting of a 4,645 square foot office and warehouse/shop, site concrete work, a 3,000 square foot shade structure, a fuel island, and a fire suppression system.

The project is consistent with applicable goals and policies in the 2010 General Plan, policies in the Central Salinas Valley Area Plan (CSVAP), and the Monterey County Inland Zoning Ordinance (Title 21).

Land Use & Development Standards
The subject property is zoned Farmlands with a minimum building site requirement of 40 acres, or "F/40". The F zoning district allows for the establishment of an Agricultural Support Facility subject to the granting of a Use Permit before the Zoning Administrator pursuant to section 21.30.050. All structures will meet all required setbacks as the development area will have setbacks of over 1,000 feet (front; Arroya Seco Rd.), over 1,000 feet (front; Paraiso Spring Rd.), over 2,000 feet (north side), and over 500 feet (south side). The warehouse/shop will have a height of 27 feet and the shade structure will have a height of 25 feet. The F zoning district allows a maximum building site coverage of five percent, and the project will result in a coverage of .0007%. Therefore, the project meets all the applicable site development standards.

Operations
The project involves a two-story shop which will include an office, restrooms, a breakroom, and a conference center. The shop is intended to support maintenance needs to vineyard equipment and farming operations nearby. Maintenance activities supported at the shop and overall site will include mechanical repair, exterior washdown, and fueling. The development will accommodate six to ten employees and the hours of operation will be between 6:00am and 5:00pm, with increased hours anticipated during harvest season (August - November).

All necessary public facilities will be provided. An onsite wastewater treatment system (OWTS) is proposed and has been reviewed by EHB. The property has an existing well registered with the California Water Resources Agency, which was reviewed by EHB and was found to provide adequate irrigation and potable water for the development. Per EHB, the development is anticipated to store hazardous materials in excess of threshold quantities that require registration with the California Environmental Protection Agency's California Environmental Reporting System and an up-to-date Hazardous Materials Business Plan. Condition Nos. 4, 5, 6, 7, and 8 have been added by EHB to address the OWTS, well, and hazardous materials, and to ensure compliance with all requirements.

Prime Farmland
According to the Monterey County Geographical Information System (GIS), the subject property is designated as Prime Farmland. Monterey County General Plan policy AG-2.4 requires agricultural support facilities be sited and designed to minimize the loss of productive agricultural lands and to minimize impacts on surrounding land uses. The project will utilize a previously impacted portion of the subject property and will result in a coverage of only .0007% of the subject property. Additionally, Monterey County Code Title 21 section 21.92.030.C.7 exempts agricultural support facilities from mitigation for development on Prime Farmland.

CEQA:
The project is categorically exempt from environmental review pursuant to Section 15303 of the CEQA Guidelines, "New Construction". This exemption applies to the construction of a limited

numbers of new, small facilities or structures. This project qualifies for a Class 3 exemption because it includes the construction of a wine processing support facility consisting of a 4,645 square foot office and warehouse/shop, site concrete work, a 3,000 square foot shade structure, fuel island and fire suppression system. All the necessary reports have been obtained and have determined that it is unlikely there will be any impacts to archaeological, biological, soil, or forest resources. There are no exceptions pursuant to Section 15300.2.

OTHER AGENCY INVOLVEMENT:
The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Mission Soledad Rural Fire Protection District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

LUAC:
The project was not referred to the Land Use Advisory Committee (LUAC) for review because the subject property does not have an applicable LUAC.

AAC:
Monterey County General Plan policy AG-1.8 requires development projects on lands designated for agricultural use that require a discretionary permit to be referred to the County's Agricultural Advisory Committee (AAC) for review and recommendation to the decision-making body. Therefore, the project was referred to the AAC for review on October 16, 2025 where members voted unanimously to support the project as proposed.
Prepared by: Joseph Alameda, Associate Planner, (831)783-7079
Reviewed by: Fionna Jensen, Principal Planner

The following attachments are on file with the HCD:

Exhibit A - Draft Resolution, including:
- Conditions of Approval
- Plans
- Operations Plan

Exhibit B - Traffic Report
Exhibit C - Vicinity Map

cc: Front Counter Copy; Planning Commission; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Joseph Alameda, Associate Planner; Fionna Jensen, Principal Planner; Jackson Family Investments III LLC, Property Owner; David Peartree, Agent; The Open Monterey Project; LandWatch (Executive Director); Christina McGinnis, Keep Big Sur Wild; Lozeau Drury LLP; Project File PLN240246

Exhibit A

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DRAFT RESOLUTION

Before the Zoning Administrator in and for the County of Monterey, State of California

In the matter of the application of:
JACKSON FAMILY INVESTMENTS III LLC (PLN240246)

RESOLUTION NO. 25-

Resolution by the County of Monterey Zoning Administrator:

1) Finding the project qualifies for a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA guidelines, and that there are no exceptions pursuant to Section 15300.2 of the CEQA guidelines; and
2) Approving a Use Permit to allow construction and operation of a wine processing support facility consisting of a 4,645 square foot office and warehouse/shop, site concrete work, a 3,000 square foot shade structure, fuel island, and fire suppression system

[PLN240246, Jackson Family Investments III LLC, 38580 Arroyo Seco Road, Soledad, Central Salinas Valley Area Plan (APN: 183-021-004-000)]

The JACKSON FAMILY INVESTMENTS III LLC application (PLN240246) came on for public hearing before the County of Monterey Zoning Administrator on October 30, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE:

a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
   - the 2010 County of Monterey General Plan;
   - Central Salinas Valley Area Plan;
   - Agriculture Wine Corridor Plan; and
   - County of Monterey Zoning Ordinance (Title 21).

   No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Allowed Use. The subject property is located at 38580 Arroyo Seco Road, Soledad (Assessor's Parcel Number 183-021-004-000), Central

Salinas Valley Area Plan. The subject property is zoned Farmlands with a minimum building site requirement of 40 acres, or "F/40". The F zoning district allows for the establishment of an Agricultural Support Facility subject to the granting of a Use Permit by the Zoning Administrator pursuant to Title 21 section 21.30.050. In this case, the project involves the construction and operation of a wine processing support facility consisting of a 4,645 square foot office and warehouse/shop, site concrete work, a 3,000 square foot shade structure, a fuel island, and a fire suppression system. Therefore, the project is an allowed land use for this site.

c) Lot Legality. The subject property is shown in its current configuration (258 acres) and under separate ownership in the 1964 and 1972 Assessor's Parcel Maps. Therefore, the County recognizes the subject property as a legal lot of record.

d) Review of Development Standards. The project meets all required development standards for Farmland or "F" zoning district, which are identified in Title 21 section 21.30.060. The required minimum setbacks for main structures are 30 feet (front), 20 feet (side), and 20 feet (rear), and a height of 35 feet. The project involves the construction and operation of a wine processing support facility consisting of a 4,645 square foot office and warehouse/shop, a 3,000 square foot shade structure, fuel island, and a fire suppression system. All structures will meet all required setbacks as the development area will have setbacks of over 1,000 feet (front; Arroya Seco Rd.), over 1,000 feet (front; Paraiso Spring Rd.), over 2,000 feet (north side), and over 500 feet (south side). The warehouse/shop will have a height of 27 feet, and the shade structure will have a height of 25 feet. The F zoning district allows a maximum building site coverage of five percent, and the project will result in a coverage of .0007%. Therefore, the project meets all the applicable site development standards.

e) Operation. The project involves a two-story shop which will include an office, restrooms, a breakroom, and a conference center. The shop is intended to support maintenance needs to vineyard equipment and farming operations nearby. Maintenance activities supported at the shop and overall site will include mechanical repair, exterior washdown, and fueling. The development will accommodate six to ten employees and the hours of operation will be between 6:00am and 5:00pm, with increased hours anticipated during harvest season (August – November).

f) Agricultural Support. Monterey County General Plan policies AG-1.4 and AG-2.2 encourage the establishment, expansion, and retention of agricultural support facilities on land designated as farmland. The project involves the development of an agricultural support facility which will serve surrounding agricultural and agriculture processing uses in the area. Therefore, the project is consistent with General Plan policies which encourage agricultural support facilities within county farmland.

g) Farmland Mitigation. According to the Monterey County Geographical Information System (GIS), the subject property is designated as Prime Farmland. Monterey County General Plan policy AG-2.4 requires agricultural support facilities be sited and designed to minimize the loss

of productive agricultural lands and to minimize impacts on surrounding land uses. The project will utilize a previously impacted portion of the subject property and will result in a coverage of only .0007% of the subject property. Additionally, Monterey County Code Title 21 section 21.92.030.C.7 exempts agricultural support facilities from mitigation for development on Prime Farmland.

h) General Plan Policy PS-3.1 & 3.2. The subject property is located within Zone 2C of the Salinas Valley groundwater basin, which is known to have a long-term sustainable water supply for uses consistent with the 2010 General Plan. As described in Finding No. 1 and supporting evidence, the proposed project is consistent with the 2010 General Plan and therefore is presumed to have a long-term sustainable water supply. Per the review by EHB, the capacity of the well produces enough water for both the irrigation and potable water for the development.

i) Trip Generation. A traffic report (LIB250102) was prepared for the subject property and development. The report found that the development is expected to result in the relocation of 34 daily trips, therefore no new trips would be created, and the project will have a less than significant impact on Vehicle Miles Travelled (VMT).

j) Cultural Resources. According to Monterey County Geographical Information System (GIS), the property is located in an area of low archaeological sensitivity. Therefore, an archaeological report was not prepared for the proposed development. The potential for inadvertent impacts to cultural resources is limited and will be controlled by application of the County's standard project condition (Condition No. 3) which requires the contractor to stop work if previously unidentified resources are discovered during construction. Thus, as proposed, designed, and conditioned, the proposed project minimizes and avoids potential impacts to archaeological resources.

k) Land Use Advisory Committee (LUAC) Review. The project was not referred to the Land Use Advisory Committee (LUAC) for review because the subject property does not have an applicable LUAC.

l) Agricultural Advisory Committee (AAC) Review. Monterey County General Plan policy AG-1.8 requires development projects on lands designated for agricultural use that require a discretionary permit to be referred to the County's Agricultural Advisory Committee (AAC) for review and recommendation to the decision-making body. Therefore, the project was referred to the AAC for review on October 16, 2025 where members voted unanimously to support the project as proposed.

m) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240246.

2. **FINDING:** **SITE SUITABILITY –** The site is physically suitable for the use proposed.

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Mission Soledad Rural Fire Protection District. County staff reviewed

the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) Potential impacts to soil and traffic resources were identified. The following reports have been prepared and submitted with the application:
   - "Geotechnical Report" (County of Monterey Library No. LIB240330), prepared by Grice Engineering, INC., Salinas, CA, July, 2022
   - "Initial Traffic Analysis" (County of Monterey Library No. LIB250102), prepared by Kenny Jeong, Oakland, CA, April 9, 2025

c) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN240246.

3. **FINDING:** **HEALTH AND SAFETY -** The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use; or be detrimental or injurious to property and improvements in the neighborhood; or to the general welfare of the County.

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau (EHB), and Mission Soledad Rural Fire Protection District County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) All necessary public facilities will be provided. An onsite wastewater treatment system (OWTS) is proposed and has been reviewed by EHB. The property has an existing well registered with the California Water Resources Agency, which was reviewed by EHB and was found to provide adequate irrigation and potable water for the development. See Finding No. 1, Evidence "h". Per EHB, the development is anticipated to store hazardous materials in excess of threshold quantities that require registration with the California Environmental Protection Agency's California Environmental Reporting System and an up-to-date Hazardous Materials Business Plan. Condition Nos. 4, 5, 6, 7, and 8 have been added by EHB to address the OWTS, well, and hazardous materials, and to ensure compliance with all requirements.

c) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN240246.

4. **FINDING:** **NO VIOLATIONS -** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE:

a) Staff reviewed County of Monterey HCD Planning and Building Services Department records and is not aware of any violations existing on subject property and there are no known violations on the subject parcel.

b) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN240246.

5. **FINDING:** **CEQA (Exempt): -** The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction of limited numbers of new, small facilities or structures.

b) In this case, the project involves the construction of a wine processing support facility consisting of a 4,645 square foot office and warehouse/shop, site concrete work, a 3,000 square foot shade structure, a fuel island, and a fire suppression system. Therefore, the project meets the Class 3 Categorical Exemption requirements.

c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. No trees are proposed for removal, and the proposed development is not visible from any scenic corridor or scenic highway. There is no cumulative impact without any prior successive projects of the same type in the same place, over time, and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. No known biological, historical, or archaeological resources are present.

d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240246.

6. **FINDING:** **APPEALABILITY -** The decision on this project may be appealed to the Planning Commission.

EVIDENCE: Planning Commission. Pursuant to Title 21, Section 21.86.040.B, the Planning Commission is the Appeal Authority to consider appeals from the discretionary decisions of the Zoning Administrator.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Find the Finding the project qualifies for a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA guidelines, and that there are no exceptions pursuant to Section 15300.2 of the CEQA guidelines; and
2. Approve a Use Permit to allow construction of a wine processing support facility consisting of a 4,645 square foot office and warehouse/shop, site concrete work, a 3,000 square foot shade structure, fuel island, and fire suppression system.

PASSED AND ADOPTED this 30th day of October, 2025:

_____

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the County of Monterey Building Ordinance in every respect.

   Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

   Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from County of Monterey HCD-Planning and HCD-Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN240246

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Use permit (PLN240246) allows construction of a wine processing support facility consisting of a 3,750 square foot office and warehouse/shop, site concrete work, a 3,000 square foot shade structure, fuel island and fire suppression system. The property is located at 38580 Arroyo Seco Road, Soledad (Assessor's Parcel Number 183-021-004-000), Central Salinas Valley Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Use Permit (Resolution Number _____) was approved by Zoning Administrator for Assessor's Parcel Number 183-021-004-000 on October 30, 2025. The permit was granted subject to 9 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. EHSP01- NEW DOMESTIC WELL CONNECTION: WATER QUALITY (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: A commercial building shall be provided with an adequate supply of potable water pursuant to Section 601.1 of the Uniform Plumbing Code. In order to demonstrate a potable supply, a new domestic well connection shall first undergo water quality testing. Sample collection shall be done after development of the well and shall include analysis of coliform bacteria, and primary inorganics and secondary compounds as listed in Tables 64431-A and 64449-A&B in Title 22 of the California Code of Regulations. Waivers for asbestos, MTBE, and thiobencarb may be available upon request. Sample collection shall be done by a person approved by EHB and shall be analyzed by a laboratory certified by the Environmental Laboratory Accreditation Program (ELAP). If water quality results indicate that the well exceeds a primary drinking water standard(s), an EHB approved water treatment system shall installed before a building is occupied and the applicant shall record a deed restriction indicating that treatment is necessary for the well water to meet Title 22, CCR primary drinking water standards. (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to the issuance of a construction permit, the applicant shall submit water quality analysis results to the Environmental Health Bureau (EHB) for review. If EHB determines that the water quality is adequate, no further action is required.

If EHB determines that treatment is necessary:
- Prior to issuance of a construction permit, the applicant shall provide plans prepared by a qualified individual for a water treatment system to EHB for review and approval.
- Prior to occupancy of a building, the applicant shall install the EHB-approved water treatment system and provide to the EHB as-built plans prepared by a qualified individual and water quality analysis of samples of raw water and treated water that demonstrate the treatment system is able to reduce the contaminant(s) to Title 22, CCR primary drinking water standards.

The applicant shall submit a draft deed restriction for review and approval by EHB and County Counsel.

The applicant shall provide proof of recordation of the approved deed restriction to EHB and Planning Department.

If the applicant chooses not to pursue utilizing the well as a source for domestic use, this condition shall not be applicable.

5. EHSP02- CROSS-CONNECTION CONTROL SURVEY (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The proposed commercial operation will receive domestic water service from onsite well Clark 1A S Well #12 (EHB Record No. SEA25-000255) located on Assessor's Parcel Number 183-021-004-000. In order to prevent backflow of water utilized for activities related to the warehouse/shop, site concrete work, fuel island and fire suppression system into the domestic supply, a cross-connection control survey shall be completed by a qualified professional to identify potential cross-connections and recommend mitigations.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permit, submit to the following information to the Environmental Health Bureau (EHB) for review and acceptance:
- A detailed site plan, specifying any and all equipment that will receive water from or be connected to the domestic water supply; and
- A narrative description of the proposed warehouse/shop, site concrete work, fuel island and fire suppression system operation.

As determined necessary by EHB, a cross-connection control report prepared by a qualified professional shall be submitted to the Environmental Health Bureau for review and acceptance.

6. EHSP03- ONSITE WASTEWATER TREATMENT SYSTEM DESIGN (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The Environmental Health Bureau (EHB) has determined that adequate area exists for onsite wastewater disposal for the proposed development. Submit onsite wastewater treatment system (OWTS) plans for review and approval indicating the location, design layout and size specifications that meets standards found in Monterey County Code Chapter 15.20, Sewage Disposal Ordinance, and the Central Coast Basin Plan, Regional Water Quality Control Board, and Monterey County Local Agency Management Program (LAMP).

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permit, submit an OWTS application and construction ready design plans for review and approval by the EHB. Applicant shall obtain a permit to install the OWTS from EHB.

7. EHSP04- HAZARDOUS MATERIALS BUSINESS PLAN (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The facility is anticipated to store hazardous materials in excess of threshold quantities that require registration with the California Environmental Protection Agency's California Environmental Reporting System (CERS) and an up-to-date Hazardous Materials Business Plan that meets the standards found in the California Code of Regulations, Title 19, Division 2, Chapter 4 (Hazardous Material Release Reporting, Inventory, and Response Plans) and the California Health and Safety Code, Division 20, Chapter 6.95 (Hazardous Material Release Response Plans and Inventory), and the Monterey County Code Chapter 10.65.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permit, the owner/applicant shall submit a completed Business Plan – Memorandum of Understanding (form available from EHB) that specifies the facility will be registered with CERS and that a Hazardous Materials Business Plan must be on file prior to bringing hazardous materials on site and/or commencement of operations.

8. EHSP05- HAZARDOUS WASTE CONTROL (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The facility shall comply with the standards found in the California Code of Regulations, Title 22, Division 4.5 and the California Health and Safety Code, Division 20, Chapter 6.5, and the Monterey County Code Chapter 10.65 for the proper handling, storage and disposal of Hazardous Waste as approved by the Environmental Health Bureau (EHB).

Compliance or Monitoring Action to be Performed: Prior to commencement of operations, the applicant shall submit to the Hazardous Materials Management Services of the Environmental Health Bureau (EHB) an inventory of any hazardous waste expected to be generated on site for review and acceptance. If no hazardous waste is expected to be generated, applicant shall submit attestation to the satisfaction of EHB.

9. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to the issuance of building permits.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

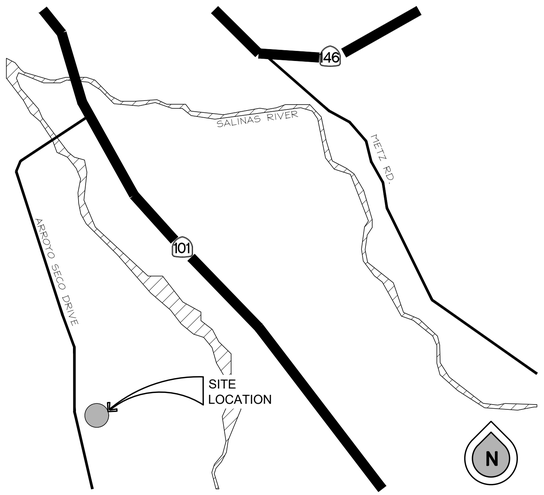
On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

NEW OFFICE & WAREHOUSE BUILDING FOR:

JACKSON FAMILY WINES

38580 ARROYO SECO DRIVE

SOLEDAD, CA 93960



VICINITY MAP

NO SCALE

SHEET INDEX

T1.0 TITLE SHEET

CIVIL

C1 TITLE SHEET
C2 GRADING & DRAINAGE PLAN
C3 UTILITY PLAN
C4 EROSION CONTROL PLAN

ARCHITECTURAL

A1.1 OVERALL SITE PLAN
A1.2 ENLARGED SITE PLAN
A2.1 OVERALL FLOOR PLAN - FIRST FLOOR
A2.2 OVERALL FLOOR PLAN - SECOND FLOOR
A6.1 EXTERIOR ELEVATIONS
A6.2 EXTERIOR ELEVATIONS

TOTAL SHEETS: 11

PROJECT TEAM

OWNER
JACKSON FAMILY WINES
CONTACT: VERONICA GRAY
PHONE: (707) 479-6469
EMAIL: veronica.grayd@jfwmail.com

ARCHITECT
PEARTREE+ BELLI ARCHITECTS
235 MONTEREY ST. SUITE B
SALINAS,CA 93901
CONTACT: DAVID PEARTREE
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PHONE: (831) 424-4620

CIVIL
C3 ENGINEERING
CONTACT: JENNIFER P. RUDOLPH
PHONE: (831) 647-1192
EMAIL: jrudolph@c3engineering.net

PROJECT DATA

PROPERTY OWNER: JACKSON FAMILY WINES

PROJECT ADDRESS: 38580 ARROYO SECO DRIVE SOLEDAD, CA 93960

APN: 183-021-004

ZONING: F-40

USE DESIGNATION: AGRICULTURE

LOT SIZE: 11,238,480 SQUARE FEET (258 ACRES)

OCCUPANCY GROUP: B, S-1

STORIES: 2- STORY

LOT COVERAGE: EXISTING:
20'x30'= 600
600/11,238,480= 0.000053%

PROPOSED:
8,850/11,238,480= 0.000787%

BUILDING HEIGHT: ALLOWED: 35'
EXISTING: N/A
PROPOSED: 27'

PARKING: 13 PARKING SPACES

TREE REMOVAL: NONE

GRADING CUT: 272 CY

GRADING FILL: 800 CY

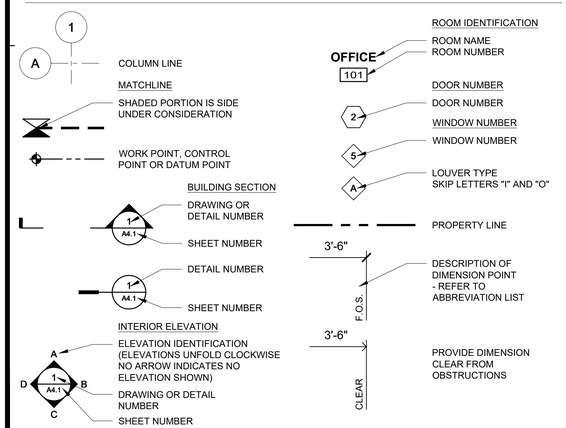
CODES

2022 CALIFORNIA ADMINISTRATIVE CODE
2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
2022 CALIFORNIA REFERENCE STANDARDS CODE
TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

SCOPE OF WORK

- (N) 75'X50' 2-STORY OFFICE AND AG. WAREHOUSE SHOP
- SITE CONCRETE WORK
- 20'x150' SHADE STRUCTURE
- (N) FUEL ISLAND
- (N) EQUIPMENT WASH PAD
- (N) FIRE SUPPRESSION SYSTEM TO INCLUDE, BUT NOT LIMITED TO: WATER TANK, FIRE PUMP HOUSE, CONCRETE SLABS, REQUIRED UNDERGROUND UTILITIES.

SYMBOLS



ABBREVIATIONS

&	AND	DR.	DOOR	MAX.	MAXIMUM
L	ANGLE	DS.	DOWNSPOUT	MECH.	MECHANICAL
@	AT	DWG.	DRAWING	MFR.	MANUFACTURER
℄	CENTERLINE	EA.	EACH	MIN.	MINIMUM
Ø	DIAMETER OR ROUND	ELEC.	ELECTRICAL	MISC.	MISCELLANEOUS
⊥	PERPENDICULAR	EQ.	EQUAL	N.I.C.	NOT IN CONTRACT
#	POUND OR NUMBER	EXIST.	EXISTING	NO. OR #	NUMBER
(E)	EXISTING	EXT.	EXTERIOR	N.T.S.	NOT TO SCALE
(N)	NEW	F.A.	FIRE ALARM	O.C.	ON CENTER
ARCH.	ARCHITECTURAL	F.D.	FLOOR DRAIN	O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED
A.C.	ASPHALT CONCRETE	F.E.	FIRE EXTINGUISHER	P. LAM.	PLASTIC LAMINATE
BD.	BOARD	F.E.C	FIRE EXTINGUISHER CABINET	PLYWD.	PLYWOOD
BLDG.	BUILDING	FIN.	FINISH	P.S.I.	POUNDS PER SQUARE INCH
BLK.	BLOCK	FL.	FLOOR	R.D.	ROOF DRAIN
BLKG	BLOCKING	F.O.F	FACE OF FINISH	REQ.	REQUIRED
BOT.	BOTTOM	FT.	FOOT OR FEET	RM.	ROOM
BTWN.	BETWEEN	GA.	GAUGE	R.O.	ROUGH OPENING
CLG.	CEILING	GALV.	GALVANIZED	SECT.	SECTION
CLR.	CLEAR	GL.	GLASS	SHT.	SHEET
COL.	COLUMN	GYP.	GYPSUM	SIM.	SIMILAR
CONC.	CONCRETE	HDR.	HEADER	SPEC.	SPECIFICATION
CONT.	CONTINUOUS	H.M.	HOLLOW METAL	SQ.	SQUARE
CTR.	CENTER	HORIZ.	HORIZONTAL	TYP.	TYPICAL
DBL.	DOUBLE	HR.	HOUR	U.O.N.	UNLESS OTHERWISE NOTED
DEPT.	DEPARTMENT	IN.	INCH		
DIA.	DIAMETER	INSUL.	INSULATION	W/	WITH
DIM.	DIMENSION	INT.	INTERIOR	W.C.	WATER CLOSET
		LAV.	LAVATORY	W/O	WITHOUT

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ARCHITECTS
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LICENSED ARCHITECT
DAVID NOEL PEARTREE
C-30852
Exp. 12/31/23
STATE OF CALIFORNIA

TITLE SHEET
NEW OFFICE AND WAREHOUSE BUILDING FOR:
JACKSON FAMILY WINES
38580 ARROYO SECO ROAD
SOLEDAD, CA 93960

REV.	DATE	DESCRIPTION

DATE: 06/10/2024
SCALE: AS NOTED
DRAWN: TM/YP
JOB: 24030
SHEET: T1.0

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS, IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING;
- LATEST REVISION OF THE COUNTY OF MONTEREY DESIGN STANDARDS AND SPECIFICATIONS
- THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)
- THE 2019 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CENC), CALIFORNIA ELECTRICAL CODE (CEC).
2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AND THE OWNER'S REPRESENTATIVE IMMEDIATELY.
3. IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE MONTEREY COUNTY BUILDING SERVICES DEPARTMENT (COUNTY) AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE TOPOGRAPHY, LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (BY OTHERS) AND OR FROM RECORD INFORMATION. NEITHER THE ENGINEER NOR THE OWNER MAKES ANY REPRESENTATION TO THE ACCURACY OF TOPOGRAPHY, SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.
6. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
7. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
8. EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED BY THE CONTRACTOR.
9. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL LEAVE A 24-HOUR EMERGENCY TELEPHONE NUMBER WITH THE POLICE, FIRE DEPARTMENTS AND PRIVATE SECURITY COMPANY (IF APPLICABLE), AND KEEP THEM INFORMED DAILY REGARDING ANY CONSTRUCTION RELATED ACTIVITY IN THE PUBLIC RIGHT OF WAY.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: CONCRETE, ASPHALT CONCRETE, STRIPPING, ANY AND ALL OTHER DEBRIS FROM THE SITE, EXCESS MATERIAL FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT BALLS, FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE.
11. IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION, WORK SHALL BE HALTED WITHIN 150 FEET OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED AND IMPLEMENTED.
12. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AS WELL AS THE OWNER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE CHANGE OR DEVIATION.
13. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SITE AND ADJACENT AREAS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
14. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
15. A COPY OF ALL FIELD REPORTS/COMPACTIONS TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.

GRADING AND DRAINAGE

1. CONTRACTOR SHALL NOTIFY THE COUNTY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.
2. ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE (#2535) AND THE EROSION CONTROL ORDINANCE (#2806).
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.
4. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY.
5. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.
6. MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.
7. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.
8. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOTBALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.
9. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.
10. ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM UNLESS NOTED OTHERWISE.
11. PERVIOUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL, IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
12. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15) THE FOLLOWING MEASURES MUST BE TAKEN;
A. DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES.
C. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
D. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS
13. VEGETATION REMOVAL, ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED.
14. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.

UNDERGROUND UTILITIES

1. CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING STORM DRAINS, SANITARY SEWERS AND WATER LINES, BEFORE ORDERING MATERIALS AND/OR CONSTRUCTING NEW FACILITIES.
2. ALL EXISTING MANHOLES AND UTILITY BOXES WITHIN THE PROJECT AREA ARE TO BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED.
3. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES, CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.
4. PIPE MATERIALS AND INSTALLATION PROCEDURE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS.
5. DAMAGE SHALL BE REPAIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE COUNTY.

FIRE DEPARTMENT NOTES

1. FIRE008-ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 30 FT FROM THE ROADWAY AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THE ROAD. GATE ENTRANCES SHALL BE AT LEAST THE WIDTH OF THE TRAFFIC LANE BUT IN NO CASE LESS THAN 12 FT WIDE. WHERE A ONE WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATED ENTRANCE, A 40 FT TURNING RADIUS SHALL BE USED. WHERE GATES ARE TO BE LOCKED, THE INSTALLATION OF A KEY BOX OR OTHER ACCEPTABLE MEANS FOR IMMEDIATE ACCESS BY EMERGENCY EQUIPMENT MAY BE REQUIRED.
2. FIRE011-ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO1241, EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS, AND SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF 4 IN HEIGHT, 1/2 IN STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF A NONCOMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE VISIBLE AND LEGIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.
3. FIRE020-REMOVE COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF 100 FT OF STRUCTURES. LIMB TREES 6 FT UP FROM GROUND, REMOVE LIMBS WITHIN 10 FT OF CHIMNEYS, ADDITIONAL FIRE PROTECTION OR FIREBREAKS APPROVED BY THE REVIEWING AUTHORITY MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY REVIEWING AUTHORITY AND THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.
4. FIRE022-THE BUILDING SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM(S). INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMUM OF FOUR (4) SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-16 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF A BUILDING PERMIT. A ROUGH SPRINKLER INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION. DUE TO SUBSTANDARD ACCESS, OR OTHER MITIGATING FACTORS, SMALL BATHROOM(S) AND OPEN ATTACHED PORCHES, CARPORTS, AND SIMILAR STRUCTURES SHALL BE PROTECTED WITH FIRE SPRINKLERS.
5. FIRE028-ALL NEW STRUCTURES, AND ALL EXISTING STRUCTURES RECEIVING NEW ROOFING OVER 50 PERCENT OR MORE OF THE EXISTING ROOF SURFACE WITHIN A ONE YEAR PERIOD, SHALL REQUIRE A MINIMUM OF ICBO CLASS A ROOF CONSTRUCTION.
6. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL FIRE PROTECTION NOTES.

RECOMMENDATIONS FROM GRICE ENGINEERING SOILS REPORT (JULY 2022):

SPECIAL RECOMMENDATIONS

AS NOTED THE SURFICIAL SOIL IS LOOSE ACROSS THE AREA OF PROPOSED CONSTRUCTION TO A DEPTH OF 1 TO 2 FEET. ADDITIONALLY AS THE AREA HAS BEEN USED FOR AGRICULTURAL AND RANCHING PRACTICES SOME LAND DISTURBANCE OR ALTERATION MAY HAVE OCCURRED. SUCH PRACTICES CAN INCLUDE BURIAL OF DEBRIS, FILLING IN OF IRRIGATION OR WATERING RESERVOIRS AND NATIVE DRAINAGE CHANNELS, LAND LEVELING, AND/OR DEEP RIPPING.
THEREFORE, IT IS RECOMMENDED THAT ALL LOOSE AND DISTURBED SOILS BE PROCESSED AS ENGINEERED FILL WITHIN THE BUILDING ENVELOPES AND FOR ANY PORTION OF DEVELOPMENT TO RECEIVE ON-GRADE ENGINEERED STRUCTURES, EG. INTERIOR FLOOR SLABS, PAVEMENT, ETC., THE MINIMUM DEPTH OF PROCESSING IS TO INCLUDE THE UPPER 2 FEET OF *IN-SITU** SOILS. THE DEPTH IS TO BE INCREASED, AS NECESSARY, TO INCLUDE ALL UNSUITABLE SOILS. THE ACTUAL DEPTH OF PROCESSING IS TO BE DETERMINED DURING GRADING BY THE SOILS ENGINEER OR HIS REPRESENTATIVE.
THE AREA HAS BEEN DEVELOPED AND AS SUCH UNDERGROUND UTILITIES MAY BE LOCATED WITHIN THE AREA OF PROPOSED CONSTRUCTION. IN ADDITION, BURIED OBJECTS OR DEEPLY DISTURBED SOILS MAY ALSO BE ENCOUNTERED. AS SUCH, ALL CARE AND PRACTICE IS TO BE EXERCISED TO OBSERVE FOR AND LOCATE ANY SUCH OBJECTS. WHERE THESE OBJECTS ARE TO BE REMOVED OR USE DISCONTINUED, THEY ARE TO BE REMOVED IN THEIR ENTIRETY AND ALL DISTURBED SOILS ARE TO BE PROCESSED AS ENGINEERED FILL.
THE BASE OF ALL EXCAVATIONS AND OVER-EXCAVATIONS ARE TO BE INSPECTED BY THE SOILS ENGINEER PRIOR TO FURTHER PROCESSING, STEEL OR FORM PLACEMENT.
ANY FURTHER SITE ACTIVITY, ESPECIALLY GRADING AND FOUNDATION EXCAVATIONS, SHOULD BE UNDER THE DIRECTION OF A QUALIFIED SOILS ENGINEER OR THEIR REPRESENTATIVE.
SHOULD THE SPECTRUM OF DEVELOPMENT CHANGE, THIS OFFICE SHOULD BE NOTIFIED SO THAT ADDITIONAL RECOMMENDATIONS CAN BE MADE, IF NECESSARY.

FOUNDATIONS AND FOOTINGS

GEOTECHNICAL EVALUATION INDICATES THAT SQUARE, ROUND, AND CONTINUOUS SPREAD FOOTINGS ARE SATISFACTORY TYPES OF SUPPORT. THE MINIMUM EMBEDMENT FOR SHALLOW, SPREAD FOUNDATIONS ARE 12 INCHES FOR SINGLE STORIES AND 18 INCHES FOR TWO STORIES INTO SUITABLE, *IN-SITU**, NATIVE SOILS OR CERTIFIED ENGINEERED FILL. EMBEDMENT DEPTHS DO NOT TAKE INTO ACCOUNT THE LOOSE UPPER TOP SOILS, DISTURBED SOILS OR ANY OTHER UNACCEPTABLE SOILS WHICH EXIST AT THE SITE, E.G., ANY UN-ENGINEERED FILL, LANDSCAPING SOILS, ETC.
PILE AND PIER FOUNDATION INFORMATION IS NOT PROVIDED AS NONE ARE REQUIRED OR PROPOSED. ALL FOUNDATION EXCAVATIONS ARE TO BE CLEANED OF DEBRIS AND LOOSE OR OTHERWISE UNSUITABLE SOILS PRIOR TO PLACEMENT OF CONCRETE.

SLABS-ON-GRADE

ALL SLABS, SHOULD BE CONSTRUCTED OVER A PREPARED SUB-GRADE, PLACED ON A SUITABLE *IN-SITU** NATIVE MATERIAL, OR CERTIFIED ENGINEERED FILL. THE SITE EXPLORATION OBSERVED THAT THE EXISTING SURFICIAL SOILS ARE LOOSE TO DEPTHS OF APPROXIMATELY 2 FEET. THESE SOILS SHOULD NOT BE RELIED UPON FOR SUPPORT OF SLABS ON GRADE OR OTHER SURFICIAL STRUCTURES.
AS SUCH, WHERE ANY UNSUITABLE SOILS REMAIN AFTER EXCAVATION TO SUB-GRADE, THEY ARE TO BE PROCESSED AS ENGINEERED FILLS, PRIOR TO FURTHER FILLS, PLACEMENT OR CONSTRUCTION OF THE ON GRADE STRUCTURE. AT A MINIMUM THE UPPER 6 INCHES OF SUBGRADE BELOW ALL SURFICIAL STRUCTURES SHOULD BE PROCESSED AS ENGINEERED FILLS IN AREAS OF ON GRADE STRUCTURES.
THE SUB-GRADE MATERIALS SHOULD BE OBSERVED AND ACCEPTED BY A QUALIFIED SOILS ENGINEER OR THEIR REPRESENTATIVE PRIOR TO PLACEMENT OF FORMS, REINFORCING OR CONCRETE.
ON-GRADE SLABS SHOULD BE PLACED OVER A MOISTURE VAPOR BARRIER CONSISTING OF A WATERPROOF MEMBRANE (MOIST STOP, 10 MIL VISQUEEN, OR EQUAL) WITH A 2 INCH PROTECTIVE SAND COVER. THE WATERPROOF MEMBRANE SHOULD BE PLACED OVER A CAPILLARITY BREAK CONSISTING OF 4 INCHES OF OPEN-GRADED ROCK. ROUND AND SUB-ROUND ROCK IS RECOMMENDED TO PREVENT PUNCTURES OF THE MEMBRANE. OPEN-GRADED CRUSHED AGGREGATE MAY BE UTILIZED, PROVIDED THE VAPOR BARRIER IS PROTECTED FROM PUNCTURES BY A CUSHION OF FILTER FABRIC (MIRAFI 140N OR EQUAL) LAID OVER THE AGGREGATE PRIOR TO PLACEMENT OF THE MEMBRANE. THIS IS MOST APPLICABLE TO INTERIOR SLABS ENCLOSED BY STRUCTURES, WHERE SUCH CONDITIONS ARE NOT PRESENT OR OTHERWISE AT THE OWNERS DISCRETION, THIS UNDERLAYMENT PRACTICE MAY BE EXCLUDED.
ALL CARE AND PRACTICE REQUIRED TO PREVENT PUNCTURES OF THE MEMBRANE DURING PLACEMENT AND POURING OF COVERING SLABS SHOULD BE UTILIZED DURING CONSTRUCTION. UNLESS OTHERWISE REQUIRED FOR STRUCTURAL PURPOSES, ALL SLABS SHOULD BE REINFORCED WITH A MINIMUM OF NO. 4, GRADE 40, DEFORMED STEEL REINFORCING BARS, 24 INCHES O.C., EACH WAY, TO PREVENT SEPARATION AND DISPLACEMENT IN CASES OF CRACKING.

SPECIFICATIONS FOR ROCK UNDER FLOOR SLABS

DEFINITION: GRADED GRAVEL OF CRUSHED ROCK FOR USE UNDER FLOOR SLABS SHALL CONSIST OF A MINIMUM THICKNESS OF MINERAL AGGREGATE PLACED IN ACCORDANCE WITH THESE SPECIFICATIONS AND IN CONFORMANCE WITH THE DIMENSIONS SHOWN ON THE PROJECT PLANS. THE MINIMUM THICKNESS IS SPECIFIED UNDER THE SECTION SLABS-ON-GRADE ABOVE.
MATERIAL: THE MINERAL AGGREGATE FOR USE UNDER FLOOR SLABS SHALL CONSIST OF BROKEN STONE, CRUSHED OR UNCRUSHED GRAVEL, QUARRY WASTE, OR A COMBINATION THEREOF. THE AGGREGATE SHALL BE FREE FROM ADOBE, VEGETABLE MATTER, LOAM, VOLCANIC TUFF, AND OTHER DELETERIOUS SUBSTANCES. IT SHALL BE OF SUCH QUALITY THAT THE ABSORPTION OF WATER IN A SATURATED DRY CONDITION DOES NOT EXCEED 3 PERCENT OF THE OVEN DRY WEIGHT OF THE SAMPLE.
GRADING: THE MINERAL AGGREGATE SHALL BE OF SUCH SIZE, THAT THE PERCENTAGE COMPOSITION BY DRY WEIGHT AS DETERMINED BY THE USE OF LABORATORY SIEVES, U.S. STANDARD, IN COMPLIANCE WITH ASTM C-136-06, "STANDARD METHOD FOR SIEVE ANALYSIS OF FINE AND COARSE AGGREGATES", WILL CONFORM TO THE FOLLOWING GRADING SPECIFICATION:

SIEVE SIZE	PERCENTAGE PASSING SIEVE
3/4 INCH	100 %
NO. 4	0 - 10 %
NO. 200	0 - 2 %

PLACING: SUB-GRADE UPON WHICH GRAVEL OR CRUSHED ROCK IS TO BE PLACED SHALL BE PREPARED AS OUTLINED IN THE RECOMMENDED GRADING SPECIFICATIONS. IN ADDITION, THE SUB-GRADE SHALL BE KEPT MOIST SO THAT NO DRYING CRACKS APPEAR PRIOR TO POURING SLABS. IF CRACKS APPEAR, SUB-GRADE SHALL BE MOISTENED UNTIL CRACKS CLOSE.

SLOPE RATIO AND DRAINAGE

ANALYSIS OF SITE SOILS INDICATE THAT CUT AND FILL SLOPE RATIOS OF 2 HORIZONTAL TO 1 VERTICAL WILL BE SATISFACTORY PROVIDED THEY ARE LANDSCAPED WITH SOIL RETAINING GROUND COVERS AND ARE PROTECTED AGAINST CONCENTRATED OVER SLOPE DRAINAGE.

SURFACE DRAINAGE AND EROSION CONTROL

ALL CONCENTRATED ROOF AND AREA DRAINAGE SHOULD BE CONVEYED AND RELEASED TO THE LOCAL DRAINAGE PATTERN WITH DISCHARGE BELOW THE STRUCTURES AND PAVEMENTS. STORM RUNOFF SHOULD NEVER BE DIRECTED TO SEPTIC TANKS OR LEACHFIELDS. A SUBSURFACE DISPERSAL SYSTEM COULD BE USED IF DESIRED.
DESIGN AND CONSTRUCTION OF THE PROJECT SHOULD FIT THE TOPOGRAPHIC AND HYDROLOGIC FEATURES OF THE SITE. IT IS IMPORTANT TO MINIMIZE UNNECESSARY GRADING OF OR NEAR STEEP SLOPES, DISTURBING NATIVE VEGETATION AND NATURAL SOIL STRUCTURE ALLOWS RUNOFF VELOCITY AND TRANSPORT OF SEDIMENTS TO INCREASE.
GENERAL SURFACE DRAINAGE SHOULD BE RETAINED AT LOW VELOCITY BY SLOPE, SOD OR OTHER ENERGY REDUCING FEATURES SUFFICIENT TO PREVENT EROSION. WITH CONCENTRATED OVER-SLOPE DRAINAGE CARRIED IN LINED CHANNELS, FLUMES, PIPE OR OTHER EROSION PREVENTING INSTALLATIONS.
RUNOFF FLOWS SHOULD BE DIRECTED INTO PIPES OR LINED DITCHES AND THEN ONTO AN ENERGY DISSIPATER BEFORE DISCHARGING INTO STREAMS OR DRAINAGE WAYS. DE-SILTING SHOULD BE PROVIDED AS NECESSARY AND MAY TAKE FORM OF STILLING BASINS, GRAVEL BERMS, FORESTED/VEGETATED SCREENS, ETC.
RECENT CHANGES TO THE DRAINAGE REQUIREMENTS HAVE THE POTENTIAL TO ALTER DRAINAGE PATTERNS. THIS HAS BEEN OBSERVED TO EFFECT STRUCTURES WHICH HAVE OTHERWISE NOT BEEN AFFECTED OR TO ALTER THE WAY THEY ARE AFFECTED, AS SUCH NEW DRAINAGE MODIFICATIONS ON THIS AND ADJACENT PARCELS MAY NEGATIVELY AFFECT DRAINAGE PATTERNS.
DURING CONSTRUCTION, NEVER STORE CUT AND FILL MATERIAL WHERE IT MAY WASH INTO STREAMS OR DRAINAGE WAYS. KEEP ALL CULVERTS AND DRAINAGE FACILITIES FREE OF SILT AND DEBRIS. KEEP EMERGENCY EROSION CONTROL MATERIALS SUCH AS STRAW MULCH, PLASTIC SHEETING, AND SANDBAGS ON-SITE AND INSTALL THESE AT THE END OF EACH DAY AS NECESSARY.
RE-VEGETATE AND PROTECT EXPOSED SOILS BY OCTOBER 15. USE APPROPRIATE GRASS/LEGUME SEED MIXES AND/OR STRAW MULCH FOR TEMPORARY COVER. PLAN PERMANENT VEGETATION TO INCLUDE NATIVE AND DROUGHT TOLERANT PLANTS.
SEEDING AND RE-VEGETATION MAY REQUIRE SPECIAL SOIL PREPARATION, FERTILIZING, IRRIGATION, AND MULCHING.

SUBSURFACE DRAINS

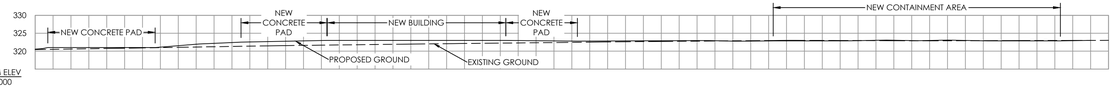
USE OF SPUN FILTER FABRIC IS NOT RECOMMENDED FOR USE IN CONSTRUCTION SUBSURFACE DRAINS AS THIS TYPE OF FABRIC TYPICALLY BECOMES CLOGGED. SHOULD FILTER FABRIC BE NECESSARY IT IS RECOMMENDED THAT A WOVEN FABRIC BE USED SUCH AS MIRAFI FILTERWEAVE 300. OTHERWISE WE WOULD RECOMMEND OMISSION OF THE FABRIC AND PLACEMENT OF CALTRANS CLASS 1, TYPE "A" OR "B" DRAIN ROCK, AND THAT ANY FABRIC ONLY BE PLACED NEAR THE TOP OF THE TRENCH BETWEEN THE GRAVEL AND EARTH BACKFILL OR WHERE THE GRAVEL EXTENDS TO GRADE. 1 FOOT BELOW FINISH GRADE.

CLASS 1

SIEVE SIZES	PERCENTAGE PASSING TYPE A	TYPE B
50.0-MM/2 INCHES	----	100
37.5-MM/1.5 INCHES	----	95-100
19.0-MM/0.75 INCHES	100	50-100
12.5-MM/0.5 INCHES	95-100	----
9.5-MM/0.415 INCHES	70-100	15-55
4.75-MM/NO. 4	0-55	0-25
2.36-MM/NO. 8	0-10	0-5
75.0- MM/NO. 200	0-3	0-3

GENERAL GRADING RECOMMENDATIONS

FOR THOSE ITEMS NOT DIRECTLY ADDRESSED, IT IS RECOMMENDED THAT ALL EARTH WORK BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING.
GENERAL: THIS ITEM SHALL CONSIST OF ALL CLEARING AND GRUBBING, PREPARATION OF LAND TO BE FILLED, EXCAVATION AND FILL OF THE LAND; SPREADING, COMPACTION, AND CONTROL OF THE FILLS, AND THE SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADED AREA TO CONFORM WITH THE LINES, GRADES AND SLOPES AS SHOWN ON THE APPROVED PLANS.
THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT AND LABOR NECESSARY TO COMPLETE THE WORK AS SPECIFIED HEREIN, AS SHOWN ON THE APPROVED PLANS AS STATED IN THE PROJECT SPECIFICATIONS.
PREPARATION: SITE PREPARATION WILL CONSIST OF CLEARING AND GRUBBING ANY EXISTING STRUCTURES AND DELETERIOUS MATERIALS FROM THE SITE, AND THE EARTHWORK REQUIRED TO SHAPE THE SITE TO RECEIVE THE INTENDED IMPROVEMENTS, IN ACCORDANCE WITH THE RECOMMENDED GRADING SPECIFICATIONS AND THE RECOMM



B / C2 SECTION A

SCALE: 1"=20'

20 0 10 20 40

GRAPHIC SCALE

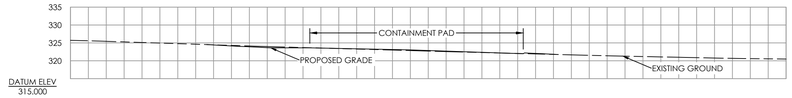


C / C2 SECTION B

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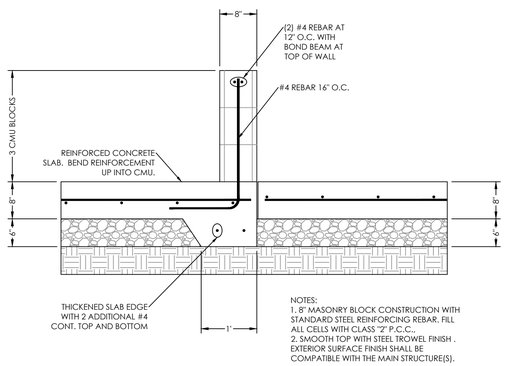


D / C2 SECTION C

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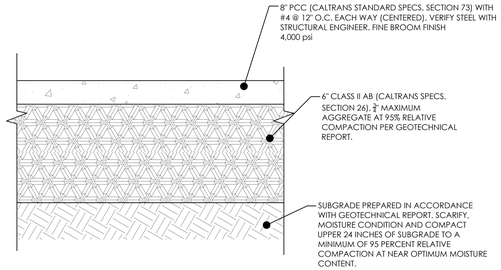
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GRAPHIC SCALE



E / C2 CONTAINMENT WALL

NTS



F / C2 CONCRETE SECTION

NTS



A / C2 GRADING & DRAINAGE PLAN

SCALE: 1"=20'

Peartree+Belli
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PEARTREEBELLI.COM

2C3 ENGINEERING INCORPORATED
124 Bonifacio Place, Suite C Monterey, CA 93940
(831) 647-1972 (831) 424-1744 Fax

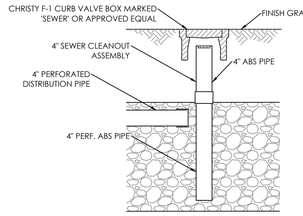
REGISTERED PROFESSIONAL ENGINEER
JEFFREY P. RUSSELL
No. 87623
REN. 06-30-25
CIVIL
STATE OF CALIFORNIA

GRADING & DRAINAGE PLAN
NEW OFFICE AND WAREHOUSE BUILDING FOR:
JACKSON FAMILY WINES
38503 ARROYO SECO ROAD
SOLEDAD, CA 93960

REV.	DATE	DESCRIPTION

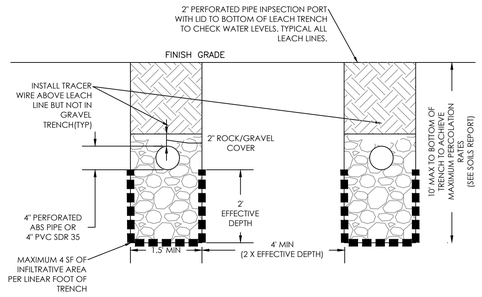
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SCALE: AS NOTED
DRAWN: JPR
JOB: 122110
SHEET: C2

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B C3 INSPECTION PORT

NTS



NOTES:

1. PIPES SHALL BE 4" ABS OR APPROVED EQUAL. DIVERSION VALVES AND DISTRIBUTION BOXES SHALL BE INSTALLED ACCORDING TO MONTEREY COUNTY CODE 15.20. TRACER WIRE SHALL BE LAID ALONG THE LENGTH OF THE DISTRIBUTION PIPE AND INSPECTION PORTS ARE TO BE INSTALLED AT THE END OF EACH TRENCH.

2. OWTS DESIGN VOLUME REQUIRED: 10 EMPLOYEES X 15 GAL/EMPLOYEE + 330 GAL WASH WATER= 480 GPD

3. SEPTIC TANK CAPACITY REQUIRED: 1,000 GALLONS

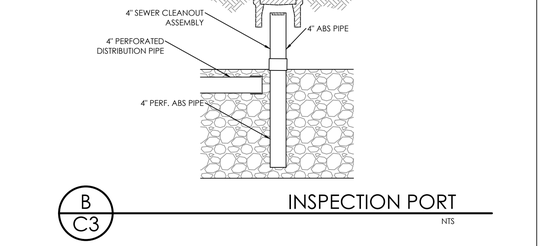
4. PERCOLATION RESULTS FROM SEPTEMBER 28, 2022 PERCOLATION TESTING SUMMARY REPORT BY GRICE ENGINEERING RESULTED IN SOIL APPLICATION RATE OF 1.2 GALLONS/DAY/SF

5. MINIMUM INFILTRATIVE AREA = 480 GALLONS/1.2 GALLONS/DAY/SF = 400 SF

6. MINIMUM LEACH TRENCH LENGTH = 400 SF/4 SF/LF = 100 LF

D C3 SEPTIC LEACH TRENCH DETAIL

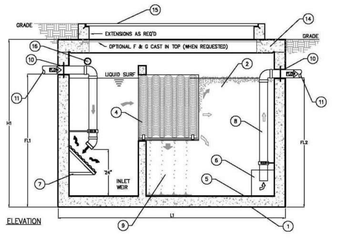
NTS



KEYED NOTES		
MARK	QTY	DESCRIPTION
1	1	SAND-OIL SEPERATOR
2	1	EXL CHAMBER
3	1	INTEGRAL OIL STORAGE COMPARTMENT
4	1	COALESCING-MEDIA PACK
5	1	INTERIOR BITUMASTIC
6	1	SLUDGE BAFFLE
7	1	DIFFUSION BAFFLE
8	1	EXL SLAB PIPING
9	1	SLUDGE CHAMBER
10	2	RESILIENT BOOT
11	2	24" INPUT AND OUTPUT
12	1	NAMEPLATE INDICATING: PARK USA 888-611-PARK MODEL: HFSC-01 DATE MANUFACTURED
13	1	30 X 60 GALVANIZED STEEL PARKmby.
14	1	3/4" CONDUIT SLEEVE
15	1	FRAME AND GRANITE SHIPPED LOOSE
16	1	3" VENT
17	1	4" VENT

SAND-OIL INTERCEPTOR SCHEDULE							
MODEL NO.	CAPACITY US Gal	OIL CAP. US GAL (1/4)	EMPTY WT (LBS)	LENGTH L1	WIDTH W1	HEIGHT H1	INLET FL1	OUTLET FL2
SOCMP-500	500	250	8,000	7'-10"	4'-4"	4'-8"	3'-3"	3'-0"
SOCMP-750	750	375	10,500	7'-10"	4'-4"	5'-0"	4'-5"	4'-2"
SOCMP-1000	1,000	500	13,500	9'-4"	5'-0"	5'-0"	4'-5"	4'-2"
SOCMP-1500	1,500	750	20,000	9'-4"	5'-4"	7'-0"	5'-8"	5'-6"

OTHER SIZES ARE AVAILABLE, CONTACT US FOR MORE INFORMATION



GUARANTEED PERFORMANCE FOR CODE MAXIMUM OIL CONCENTRATION (SANITARY SEWER 400 PPM, STORM SEWER 15 PPM)

SPECIFICATIONS

CONCRETE: CLASS I/II CONCRETE WITH DESIGN STRENGTH OF 4,500 PSI AT 28 DAYS. UNIT IS OF MONOLITHIC CONSTRUCTION AT FLOOR, FIRST STAGE OF WALL AND BAFFLE WITH SECTIONAL RISER TO REQUIRED DEPTH. GROSS EMPTY WEIGHT OF APPROXIMATELY 65,000 LBS.

REINFORCEMENT: GRADE 60 REINFORCED WITH STEEL REBAR CONFORMING TO ASTM A615 ON REQUIRED CENTERS OR EQUAL. STRUCTURAL DESIGN IS BASED ON AASHTO HS-20 LOADING.

C.I. CASTINGS: MANHOLE FRAMES, COVERS OR GRATES ARE MANUFACTURED OF GREY CAST IRON CONFORMING TO ASTM A48-76 CLASS 30. MANHOLE SHALL HAVE 24 INCH INSIDE DIAMETER AND BE TRAFFIC DUTY.

ENGINEERING DATA

INTERCEPTOR IS STRUCTURALLY AND HYDRAULICALLY ENGINEERED. NOMINAL LIQUID CAPACITY IS 7,000 GALLONS. FIELD EXCAVATION AND PREPARATION SHALL BE COMPLETED PRIOR TO DELIVERY OF INTERCEPTOR. USE DIMENSIONAL DATA AS SHOWN.

APPLICATIONS

- MAINTENANCE WASHDOWN & GARAGES
- GOLF COURSES
- EQUIPMENT & TRANSPORTATION WASHDOWN FACILITIES
- CARWASHES
- STORMWATER RUNOFF
- SERVICE STATION FUEL DEPOTS
- MANUFACTURING FACILITY EFFLUENT WATER
- REMEDIATION WATER CLEANUP
- GENERAL INDUSTRY

GUARANTEED PERFORMANCE

A certified performance analysis utilizing a propietary computer program will accurately model systems to ensure that their effluent qualities meet the required discharge criteria (EPA and Local Codes)

Influent oily water contains oil droplets of many different sizes. These droplets rise at different rates. Park utilizes a statistical program that divides the droplets into ranges of sizes and calculates the rise rates of each range. This calculation determines which droplets the separator can capture.

Contact our Engineering Dept. @ 888-611-PARK for a free performance evaluation.

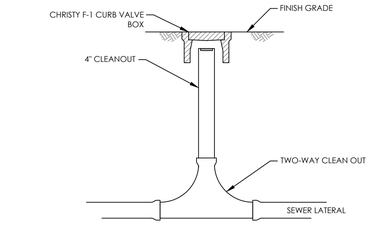
NAME PLATE

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PARK USA A Northwest Pipe Company

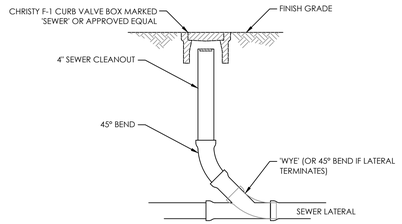
SAND-OIL SEPERATOR
SOCMP

PM	PC	DRN	ENG	DWG. NO.	REV.
				SOCMP-1	A
DATE 2023					



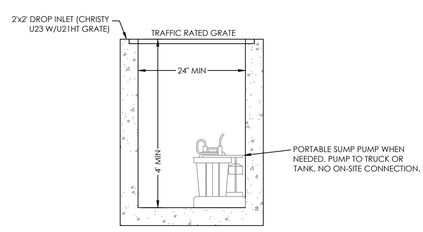
C C3 2-WAY SANITARY SEWER CLEANOUT

NTS



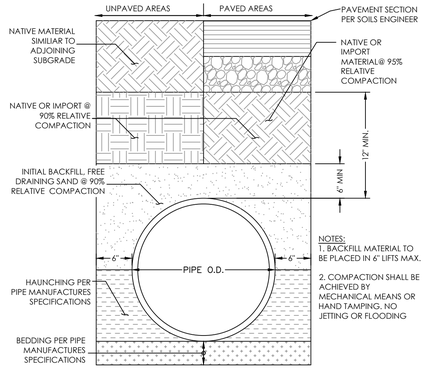
E C3 IN-LINE CLEANOUT

NTS



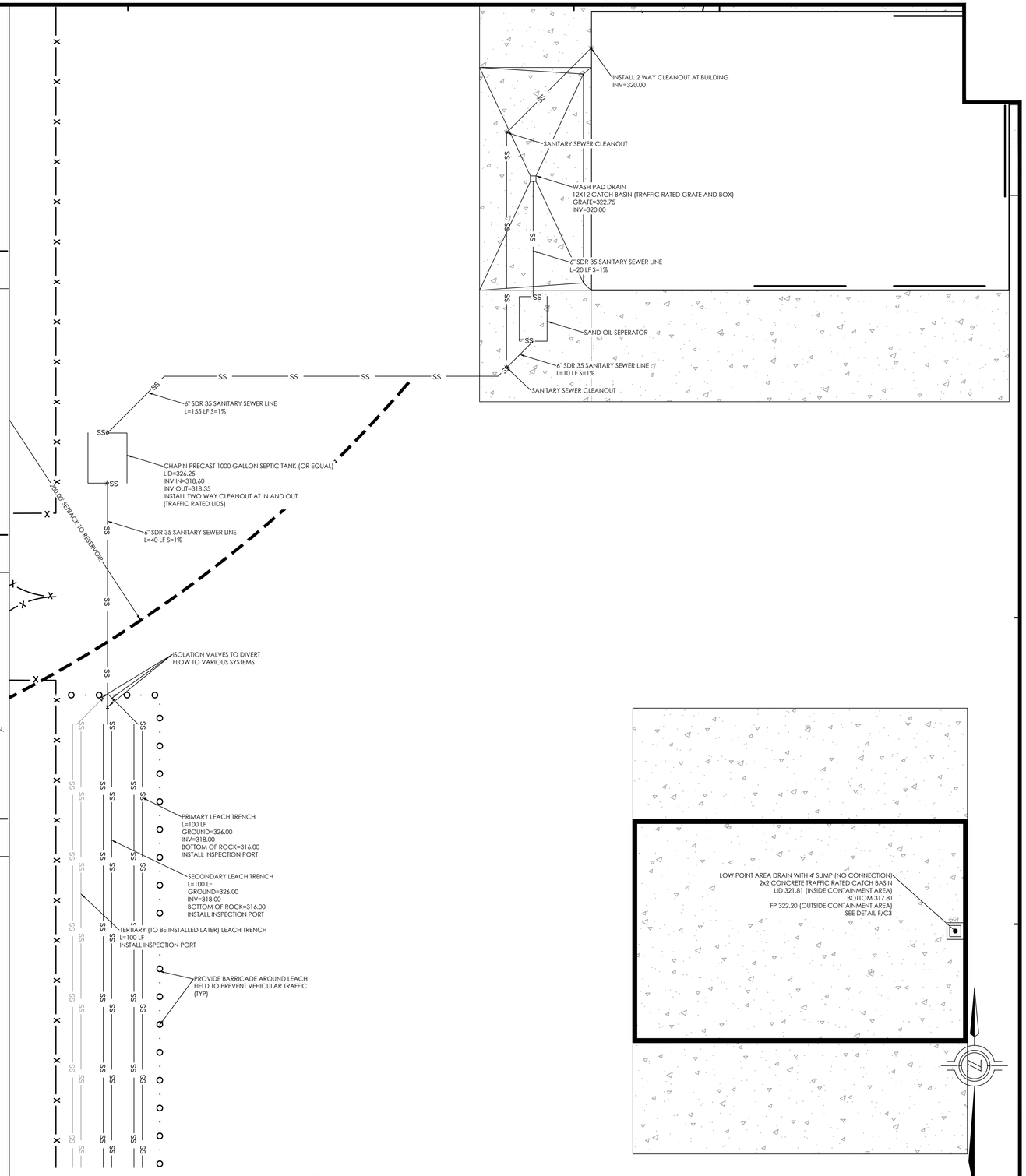
F C3 CONTAINMENT SUMP

NTS



G C3 TRENCH BACKFILL

NTS



A C3 SEPTIC PLAN

SCALE: 1"=10'

Peartree+Belli
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REGISTERED PROFESSIONAL ENGINEER JEFFREY P. BOWEN No. 67625 REN. 06-30-25 CIVIL STATE OF CALIFORNIA

UTILITY PLAN

NEW OFFICE AND WAREHOUSE BUILDING FOR:
JACKSON FAMILY WINES
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SOLEDAD, CA 93960

REV.	DATE	DESCRIPTION

DATE: 8-1-2024
SCALE: AS NOTED
DRAWN: JPR
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SHEET: C3

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GENERAL NOTES

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH, SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL, IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE CITY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
2. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
3. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE CITY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
4. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS, DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
C) RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
D) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
(GONZALES GRADING/EROSION ORD. 2806-16.12.090)
E) THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
5. IF VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROVISION OF SECTION 16.08.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.
6. ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY ARE CONTROLLED;
7. ALL NON-STORM WATER DISCHARGES ARE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED;
8. SITE BMPS ARE TO BE EFFECTIVE AND RESULT IN THE REDUCTION OR ELIMINATION OF POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY
9. STABILIZATION BMPS INSTALLED TO REDUCE OR ELIMINATE POLLUTANTS AFTER CONSTRUCTION IS COMPLETED.
10. BEST MANAGEMENT PRACTICES (BMPS) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY, FACT SHEETS, AND DETAILS FOR THE BMPS SELECTED FOR THIS PROJECT, CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

MONTEREY COUNTY INSPECTIONS

1. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.
2. DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPS INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.
3. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TO ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

GOOD SITE MANAGEMENT "HOUSEKEEPING"

1. POLLUTANTS IN STORM WATER DISCHARGES FROM THE PROJECT DURING CONSTRUCTION MAY ORIGINATE FROM THE DAILY OPERATION OF EQUIPMENT, GRADING OPERATIONS, AND STOCKPILING OF MATERIALS.
-DISCHARGERS SHALL IMPLEMENT GOOD HOUSEKEEPING MEASURES ON THE CONSTRUCTION SITE TO CONTROL THE AIR DEPOSITION OF SITE MATERIALS AND FROM SITE OPERATIONS. SUCH PARTICULATES CAN INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT, NUTRIENTS, TRASH, METALS, BACTERIA, OIL AND GREASE AND ORGANICS.

WASTE MANAGEMENT POLLUTION CONTROL

1. THE DISCHARGER SHALL PREVENT DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM.
2. THE DISCHARGER SHALL ENSURE THE CONTAINMENT OF SANITATION FACILITIES (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER. THE SANITATION FACILITIES SHALL BE CLEANED, REPLACED, AND INSPECTED REGULARLY FOR LEAKS AND SPILLS.
3. WASTE DISPOSAL CONTAINERS SHALL BE COVERED AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT. NO DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE ALLOWED.
4. STOCKPILED MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
5. PROCEDURES SHALL BE DEVELOPED THAT EFFECTIVELY ADDRESS HAZARDOUS AND NONHAZARDOUS SPILLS. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE. SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY.
6. CONCRETE WASHOUT AREAS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.
7. DISCHARGER SHALL MAINTAIN VEHICLES TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS. ALL EQUIPMENT OR VEHICLES SHALL BE FUELED, MAINTAINED AND STORED IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPS. LEAKS SHALL BE CLEANED IMMEDIATELY AND DISPOSED OF PROPERLY.
8. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WASTE MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
WM-1, MATERIAL DELIVERY AND STORAGE
WM-2, MATERIAL USE
WM-3, STOCKPILE MANAGEMENT
WM-4, SPILL PREVENTION AND CONTROL
WM-5, SOLID WASTE MANAGEMENT
WM-6, HAZARDOUS WASTE MANAGEMENT
WM-7 CONTAMINATED SOIL MANAGEMENT
WM-8, CONCRETE WASTE MANAGEMENT
WM-9, SANITARY/SEPTIC WASTE MANAGEMENT
WM-10, LIQUID WASTE MANAGEMENT
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
9. THE CONTRACTOR SHALL REVIEW CONSTRUCTION ACTIVITIES TO IDENTIFY AND QUANTIFY LIKELY CONSTRUCTION MATERIALS AND WASTES. SPECIAL NOTICE SHALL BE MADE OF MATERIALS AND WASTES WITH SPECIAL HANDLING OR DISPOSAL REQUIREMENTS; SUCH AS LEAD CONTAMINATED SOILS, CONCRETE SAW-CUTTING LIQUIDS, WASTE CHEMICALS AND EMPTY CHEMICAL CONTAINERS. THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURERS' STORAGE AND HANDLING RECOMMENDATIONS AND FOLLOW ALL FEDERAL, STATE, AND LOCAL REGULATIONS, WHERE POSSIBLE, CONTRACTOR SHALL USE SAFER AND LESS POLLUTING PRODUCTS.

EROSION CONTROL (SOIL STABILIZATION)

1. SUFFICIENT EROSION CONTROL MATERIALS WILL BE MAINTAINED ON-SITE TO ALLOW FOR IMMEDIATE DEPLOYMENT BEFORE THE ONSET OF RAIN.
2. DISCHARGERS SHALL PROVIDE EFFECTIVE SOIL COVERS FOR INACTIVE AREAS (MORE THAN 14 DAYS UN-DISTURBED) AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL, AND COMPLETED LOTS.
3. DISCHARGERS SHALL LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, THE DISCHARGER SHALL CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION.
4. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
EC-1, SCHEDULING
EC-2, PRESERVATION OF EXISTING VEGETATION
EC-3, HYDRAULIC MULCH
EC-4, HYDROSEEDING
EC-5, SOIL BINDERS
EC-6, STRAW MULCH
EC-7, GEOTEXTILES AND MATS
EC-8, WOOD MULCHING
EC-9, EARTH DIKES AND DRAINAGE SWALES
EC-10, VELOCITY DISSIPATION DEVICES
EC-11, SLOPE DRAINS
EC-12, STREAMBANK STABILIZATION
EC-13, POLYACRYLAMIDE
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
5. SPECIAL CARE SHALL BE TAKEN SO THAT NO FILL MATERIALS SHALL BE PLACED, SPREAD, OR ROLLED DURING UNFAVORABLE WEATHER CONDITIONS.

SEDIMENT CONTROL

1. SUFFICIENT QUANTITIES OF TEMPORARY SEDIMENT CONTROL MATERIALS WILL BE MAINTAINED ON-SITE THROUGHOUT THE DURATION OF THE PROJECT, TO ALLOW IMPLEMENTATION OF TEMPORARY SEDIMENT CONTROLS IN THE EVENT OF PREDICTED RAIN AND FOR RAPID RESPONSE TO FAILURES OR EMERGENCIES.
2. DISCHARGERS SHALL ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
3. DISCHARGERS SHALL EFFECTIVELY MANAGE ALL RUN-ON, ALL RUNOFF WITHIN THE SITE AND ALL RUNOFF THAT DISCHARGES OFF THE SITE. RUN-ON FROM OFF-SITE SHALL BE DIRECTED AWAY FROM ALL DISTURBED AREAS OR SHALL COLLECTIVELY BE IN COMPLIANCE WITH THE EFFLUENT LIMITATION OF THIS PERMIT.
4. DISCHARGERS SHALL APPLY LINEAR SEDIMENT CONTROLS ALONG THE TOE OF THE SLOPE, FACE OF THE SLOPE, AND AT THE GRADE BREAKS OF EXPOSED SLOPES.
5. DISCHARGERS SHALL ENSURE THAT CONSTRUCTION ACTIVITY TRAFFIC TO AND FROM THE PROJECT IS LIMITED TO ENTRANCES AND EXITS THAT EMPLOY EFFECTIVE CONTROLS TO PREVENT OFFSITE TRACKING OF SEDIMENT.
6. DISCHARGERS SHALL ENSURE THAT ALL STORM DRAIN INLETS AND PERIMETER CONTROLS, RUNOFF CONTROL BMPS, AND POLLUTANT CONTROLS AT ENTRANCES AND EXITS (E.G. TIRE WASHOFF LOCATIONS) ARE MAINTAINED AND PROTECTED FROM ACTIVITIES THAT REDUCE THEIR EFFECTIVENESS.
7. DISCHARGERS SHALL INSPECT ON A DAILY BASIS ALL IMMEDIATE ACCESS ROADS DAILY.
8. AT A MINIMUM DAILY (WHEN NECESSARY) AND PRIOR TO ANY RAIN EVENT, THE DISCHARGER SHALL REMOVE ANY SEDIMENT OR OTHER CONSTRUCTION ACTIVITY RELATED MATERIALS THAT ARE DEPOSITED ON THE ROADS (BY VACUUMING OR SWEEPING).
9. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL SEDIMENT CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
SE-1, SILT FENCE
SE-2, SEDIMENT BASIN
SE-3, SEDIMENT TRAP
SE-4, CHECK DAMS
SE-5, FIBER ROLLS
SE-6, GRAVEL BAG BERM
SE-7, STREET SWEEPING AND VACUUMING
SE-8, SANDBAG BARRIER
SE-9, STRAW BALE BARRIER
SE-10, STORM DRAIN INLET PROTECTION
SE-11, CHEMICAL TREATMENT
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

TRACKING CONTROL

1. TRACKING CONTROLS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT. AT ALL ACCESS (INGRESS/EGRESS) POINTS TO THE PROJECT SITE WHERE VEHICLES AND/OR EQUIPMENT MAY TRACK SEDIMENT FROM THE CONSTRUCTION SITE ONTO PUBLIC OR PRIVATE ROADWAYS.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TRACKING CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
TC-1, STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC-2, STABILIZED CONSTRUCTION ROADWAY
TC-3, ENTRANCE/OUTLET TIRE WASH
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

WIND EROSION CONTROL

1. WIND EROSION CONTROL BMPS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT ON ALL DISTURBED SOILS ON THE PROJECT SITE THAT ARE SUBJECT TO WIND EROSION, AND WHEN SIGNIFICANT WIND AND DRY CONDITIONS ARE ANTICIPATED DURING PROJECT CONSTRUCTION. THE OBJECTIVE OF WIND CONTROLS IS TO PREVENT THE TRANSPORT OF SOIL FROM DISTURBED AREAS OF THE PROJECT SITE BY WIND.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WIND EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
WE-1, WIND EROSION CONTROL
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

NON-STORMWATER MANAGEMENT POLLUTION CONTROL

1. NON-STORM WATER DISCHARGES CONSIST OF ALL DISCHARGES TO/FROM A MUNICIPAL STORM WATER CONVEYANCE, WHICH DO NOT ORIGINATE FROM PRECIPITATION EVENTS (I.E., ALL DISCHARGES FROM A CONVEYANCE SYSTEM OTHER THAN STORM WATER).
2. DISCHARGERS SHALL IMPLEMENT MEASURES TO CONTROL ALL NON-STORM WATER DISCHARGES DURING CONSTRUCTION.
3. DISCHARGERS SHALL WASH VEHICLES IN SUCH A MANNER AS TO PREVENT NON-STORM WATER DISCHARGES.
4. DISCHARGERS SHALL CLEAN STREETS IN SUCH A MANNER AS TO PREVENT UNAUTHORIZED NON-STORM WATER DISCHARGES.
5. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE NON-STORMWATER MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
NS-1, WATER CONSERVATION PRACTICES
NS-2, DEWATERING OPERATIONS
NS-3, PAVING AND GRINDING OPERATIONS
NS-4, TEMPORARY STREAM CROSSING
NS-5, CLEAR WATER DIVERSION
NS-6, ILLICIT CONNECTION/ILLEGAL DISCHARGE DETECTION AND REPORTING
NS-7, POTABLE WATER / IRRIGATION
NS-8, VEHICLE AND EQUIPMENT CLEANING
NS-9, VEHICLE AND EQUIPMENT FUELING
NS-10, VEHICLE AND EQUIPMENT MAINTENANCE
NS-11, PILE DRIVING OPERATIONS
NS-12, CONCRETE CURING
NS-13, MATERIALS AND EQUIPMENT USE OVER WATER
NS-14, CONCRETE FINISHING
NS-15, STRUCTURE DEMOLITION/REMOVAL
NS-16, TEMPORARY BATCH PLANTS
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)



A/C4 EROSION CONTROL PLAN
SCALE: 1"=100'

100 0 50 100 200
GRAPHIC SCALE

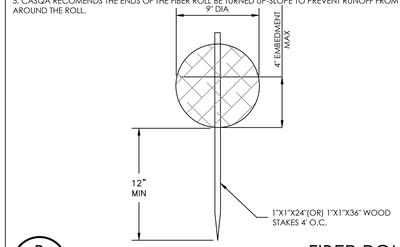
INSTALLATION
1. USE 1"X1"X2' OR 1"X1"X3' WOOD STAKES, DEPENDING ON THE SOIL AND SLOPE CONDITIONS. USE LONGER STAKES IN LOOSE SOIL, SHORTER STAKES IN DENSER SOILS.

2. CASQA RECOMMENDS IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT ABUTTED.IF CONTRACTOR DESIRES TO POSITION FIBER ROLLS END-TO-END, THEY SHALL TIE THE BUTTED ENDS TOGETHER WITH STRONG TWINE TO ENSURE A GOOD CONNECTION.

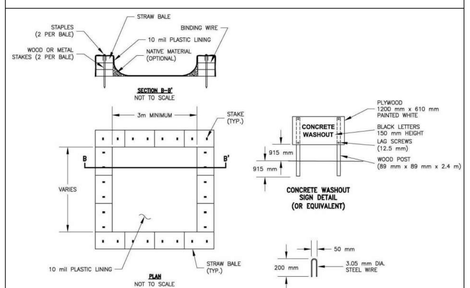
3. PLACE FIBER ROLLS SECURELY IN THE TRENCH SO THAT SILT LADEN RUN-OFF PASSES OVER OR THROUGH, NOT UNDER THE FIBER ROLL.

4. CONSTRACTOR SHALL REVIEW CASQA MANUAL FOR INSTALLATION GUIDANCE. (SE-5)

5. CASQA RECOMENDS THE ENDS OF THE FIBER ROLL BE TURNED UP-SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL.



B/C4 FIBER ROLL
NTS



SOURCE: CALTRANS

D/C4 CONCRETE WASHOUT
NTS



GOOGLE MAPS 2022

F/C4 CONSTRUCTION HAUL ROUTE
NTS

Peartree+Belli
ARCHITECTS
235 MONTEREY ST., SUITE B
SALINAS, CA 93901
(831) 424-4620
PEARTREEBELLI.COM

2C ENGINEERING INCORPORATED
126 Bonifacio Place, Suite C Monterey, CA 93940
(831) 647-1192 (831) 644-1154 Fax

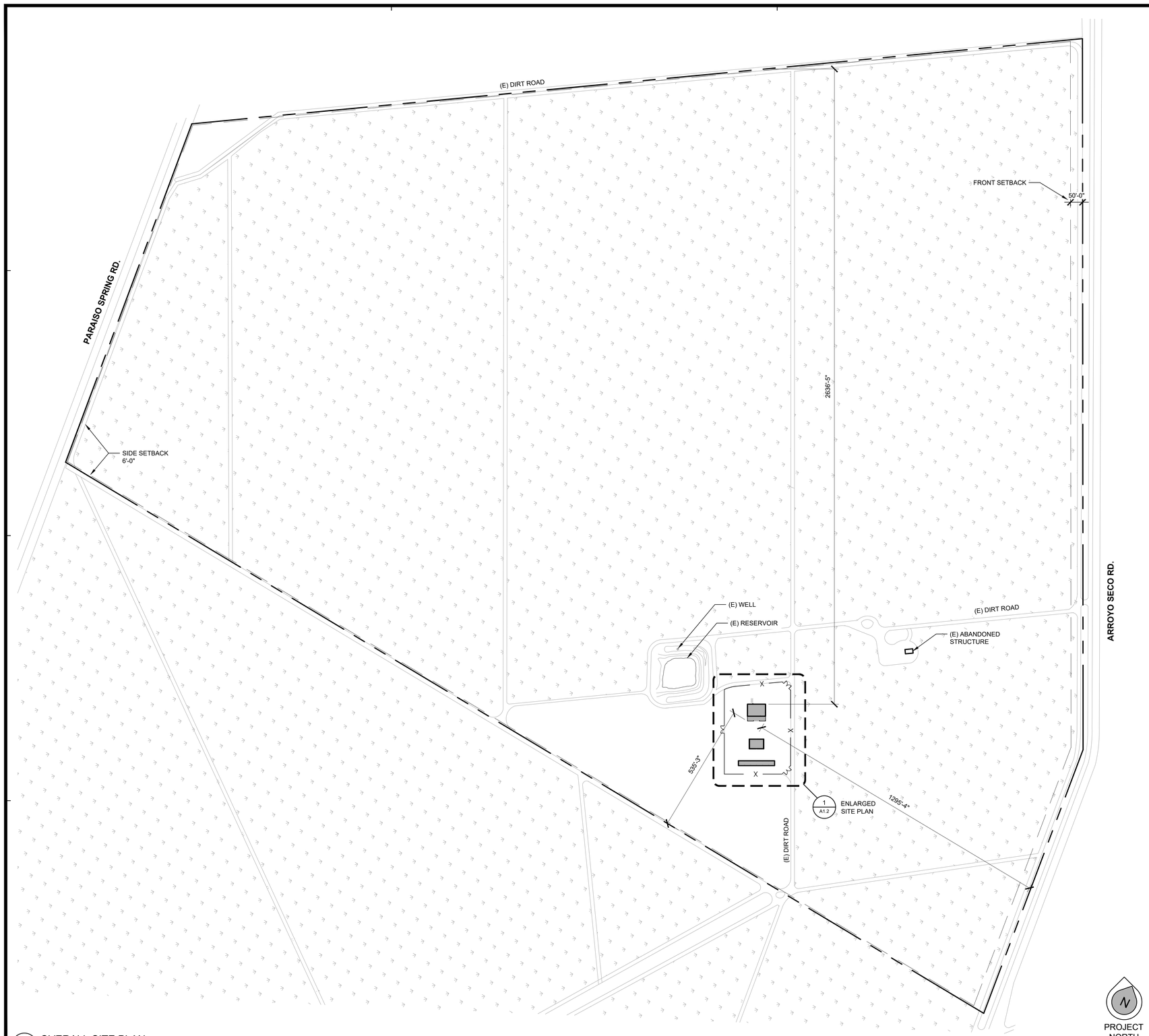
REGISTERED PROFESSIONAL ENGINEER
TIMOTHY P. ROBINSON
No. 67625
DATE: 06-30-25
CIVIL
STATE OF CALIFORNIA

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EROSION CONTROL PLAN
NEW OFFICE AND WAREHOUSE BUILDING FOR:
JACKSON FAMILY WINES
38503 ARROYO SECO ROAD
SOLEDAD, CA 93960

REV.	DATE	DESCRIPTION

DATE: 8-1-2024
SCALE: AS NOTED
DRAWN: JPR
JOB: 122110
SHEET: C4



1 OVERALL SITE PLAN
SCALE: 1" = 200'-0"

LEGEND

- PROPERTY LINE
- SETBACK
- X X (N) FENCE
- (E) STRUCTURE
- (N) BUILDING / STRUCTURE
- (E) ROW CROPS

Peartree+Belli
ARCHITECTS
235 MONTEREY ST., SUITE B
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(831) 424-4620
PEARTREEBELLI.COM

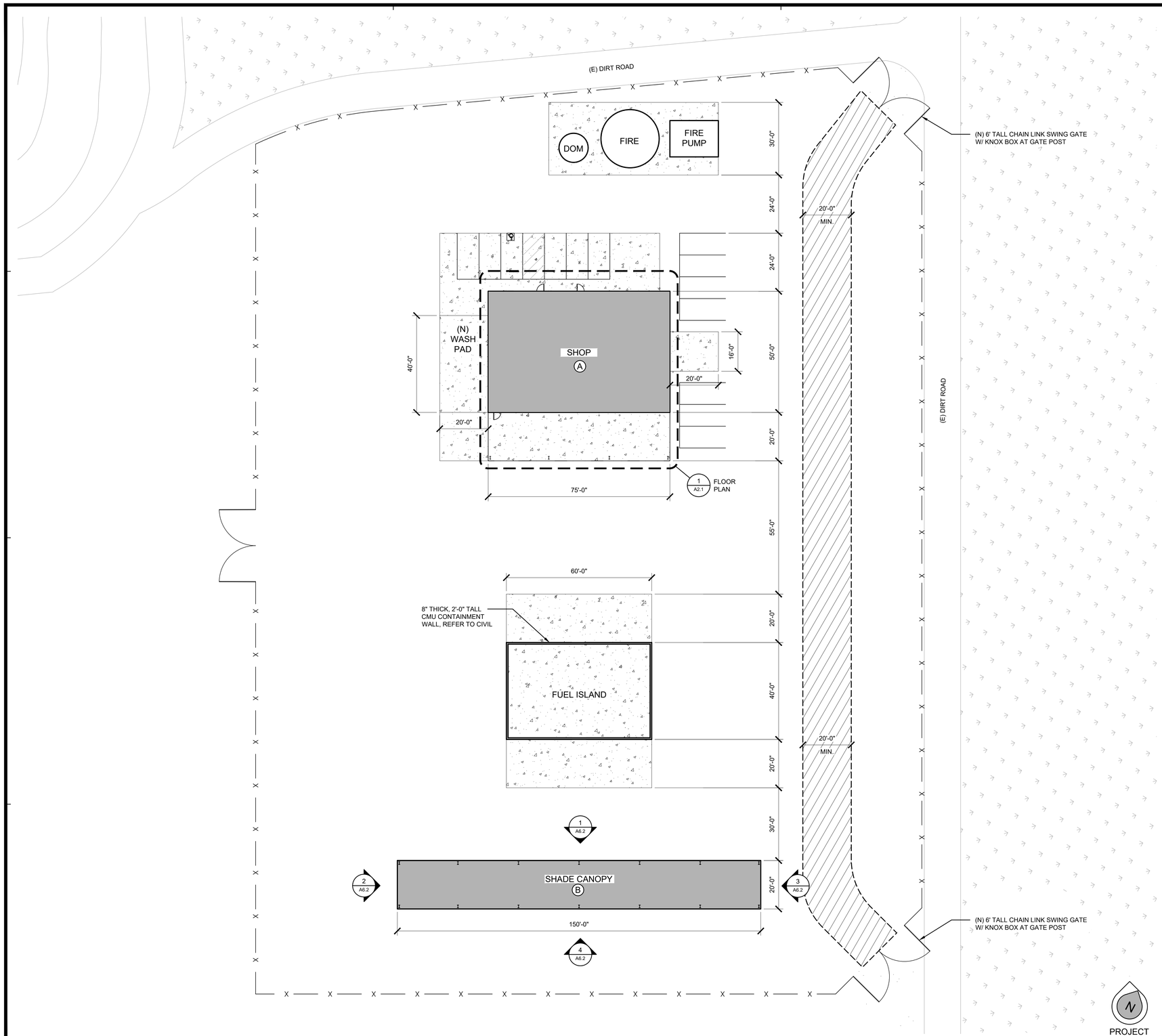
LICENSED ARCHITECT
DAVID NOEL PEARTREE
C-30852
Exp. 12/31/23
STATE OF CALIFORNIA

OVERALL SITE PLAN
NEW OFFICE AND WAREHOUSE BUILDING FOR:
JACKSON FAMILY WINES
38580 ARROYO SECO ROAD
SOLEDAD, CA 93960

REV.	DATE	DESCRIPTION

DATE: 06/10/2024
SCALE: AS NOTED
DRAWN: TM/YP
JOB: 24030
SHEET: A1.1

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1 ENLARGED SITE PLAN
SCALE: 1" = 20'-0"

LEGEND

- X — X — (N) 6' HIGH CHAIN LINK FENCE
- (N) METAL BUILDING / STRUCTURE
- (E) ROW CROPS
- (N) CONCRETE PAD
- FIRE DEPT. ACCESS ROUTE (20' WIDE MIN.) CLASS II AB COMPACTED TO ALLOW FOR 67,000LBS. FIRE APPARATUS

BUILDING LEGEND

BLDG.	DESCRIPTION	OCC.	CONST. TYPE	AREA (SF)
A	MIXED - USE SHOP	B,S-2	V-B	3,750
B	SHADE CANOPY	--	V-B	3,000

PARKING CALCULATIONS

REQUIRED PARKING PER 21.58.040 - PARKING SPACES REQUIRED

USE:		AREA (SF)	RATIO.	NO. SPACES REQUIRED
OFFICE - 1 SPACE / 250 SQ. FT.				
	1ST FLOOR (NET)	487	1/250 S.F.	2
	2ND FLOOR (NET)	600	1/250 S.F.	3
FARM EQUIPMENT AND SUPPLIES - 1 SPACE /500 S.F. FLOOR AREA PLUS 1 SPACE / 2,000 S.F. OUTDOOR USE AREA				
	FLOOR AREA (INDOOR)	2,646	1/500 S.F.	6
	USE AREA (OUTDOOR)	3,400	1/2,000 S.F.	2
		TOTAL		13

FIRE DEPARTMENT NOTES

1. ROAD ACCESS: ACCESS ROADS SHALL BE REQUIRED FOR EVERY BUILDING WHEN ANY PORTION OF THE EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150'-0" FROM FIRE DEPARTMENT ACCESS. ALL ROADS SHALL BE CONSTRUCTED TO PROVIDE A MINIMUM WIDTH OF 20'-0" WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15'-0". THE ROADWAY SURFACE SHALL PROVIDE UNOBSTRUCTED ACCESS TO CONVENTIONAL DRIVE VEHICLES INCLUDING SEDANS AND FIRE APPARATUS AND SHALL BE AN ALL-WEATHER SURFACE DESIGNED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS (22 TONS).

2. FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM: THE BUILDING(S) AND ATTACHED GARAGE(S) SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM(S). INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMUM OF FOUR (4) SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-16 CONTRACTOR TO THE FIRE CODE OFFICIAL AND APPROVED PRIOR TO INSTALLATION. THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF A CONSTRUCTION PERMIT. A ROUGH SPRINKLER INSPECTION MUST BE SCHEDULE BY THE INSTALLING CONTRACTOR AND COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION.

3. FIRE ALARM SYSTEM (COMMERCIAL): THE BUILDING(S) SHALL BE FULLY PROTECTED WITH AN APPROVED CENTRAL STATION, PROPRIETARY STATION, OR REMOTE STATION AUTOMATIC FIRE ALARM SYSTEM AS DEFINED BY NFPA 72. PLANS AND SPECIFICATIONS FOR THE FIRE ALARM SYSTEM SHALL BE SUBMITTED BY A CALIFORNIA LICENSED C-10 CONTRACTOR TO THE FIRE CODE OFFICIAL AND APPROVED PRIOR TO REQUESTING A ROUGH SPRINKLER OR FRAMING INSPECTION.

4. DEFENSIBLE SPACE REQUIREMENTS: MANAGE COMBUSTIBLE VEGETATION FROM WITHIN 100'-0" OF STRUCTURE, OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER. TRIM TREE LIMBS TO A MINIMUM OF 6'-0" FROM THE GROUND. REMOVE TREE LIMBS FROM WITHIN 10'-0" OF CHIMNEYS. ADDITIONAL AND/OR ALTERNATE FIRE PROTECTION OR FIREBREAKS APPROVED BY THE FIRE CODE OFFICIAL MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION TO BE DETERMINED BY THE FIRE CODE OFFICIAL AND THE DIRECTOR OF THE RESOURCE MANAGEMENT AGENCY.

5. ADDRESSES FOR BUILDINGS: ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO. 1241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS AND SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF 4-INCH HEIGHT, 1/2-INCH STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF A NONCOMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE VISIBLE AND LEGIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THE SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.

6. GATES: ALL GATES PROVIDING ACCESS FROM THE ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 30'-0" FROM THE ROADWAY AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THE ROAD. GATE ENTRANCES SHALL BE AT LEAST THE WIDTH OF THE TRAFFIC BUT IN NO CASE LESS THAN 12'-0" WIDE. WHERE A ONE-WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATED ENTRANCE, A 40'-0" TURNING RADIUS SHALL BE USED. WHERE GATES ARE TO BE LOCKED, THE INSTALLATION OF A KEY BOX OR OTHER ACCEPTABLE MEANS FOR IMMEDIATE ACCESS BY EMERGENCY EQUIPMENT MAY BE REQUIRED.

7. EMERGENCY ACCESS KEY BOX: EMERGENCY ACCESS KEY BOX ("KNOX BOX") SHALL BE INSTALLED AND MAINTAINED. THE TYPE AND LOCATION SHALL BE APPROVED BY THE FIRE DEPARTMENT. THE FIRE DEPARTMENT SHALL BE NOTIFIED WHEN LOCKS ARE CHANGED SO THAT EMERGENCY ACCESS KEY BOX CAN BE UPDATED WITH CURRENT KEYS.

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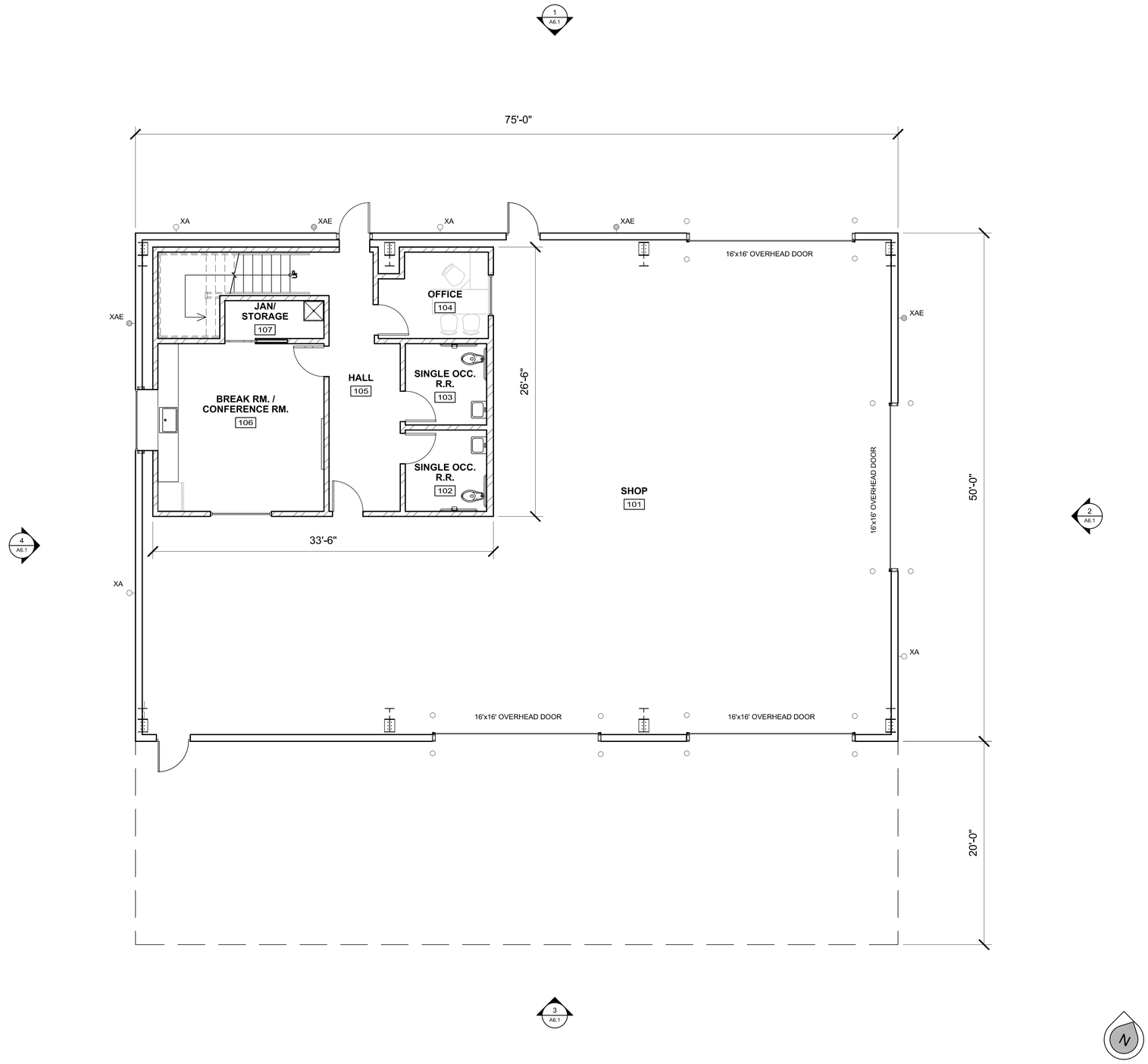
LICENSED ARCHITECT
DAVID NOEL PEARTREE
C-30852
Exp. 12/31/23
STATE OF CALIFORNIA

ENLARGED SITE PLAN
NEW OFFICE AND WAREHOUSE BUILDING FOR:
JACKSON FAMILY WINES
38580 ARROYO SECO ROAD
SOLEDAD, CA 93960

REV.	DATE	DESCRIPTION

DATE: 06/10/2024
SCALE: AS NOTED
DRAWN: TM/YP
JOB: 24030
SHEET: A1.2

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1 OVERALL FLOOR PLAN - FIRST FLOOR
SCALE: 3/16" = 1'-0"

LEGEND

- CANOPY OVERHANG
- METAL BUILDING - EXTERIOR WALL
- METAL STUD WALL
- XA — 6"H x 10"L WALL MOUNTED LED LIGHT FIXTURE [TYPE 3 DISTRIBUTION,700mA, 0-10V DIMMING DRIVER, 277V]
- XAE — 6"H x 10"L WALL MOUNTED LED LIGHT FIXTURE W/ EMERGENCY BATTERY BACKUP [TYPE 3 DISTRIBUTION,700mA, 0-10V DIMMING DRIVER, 277V]

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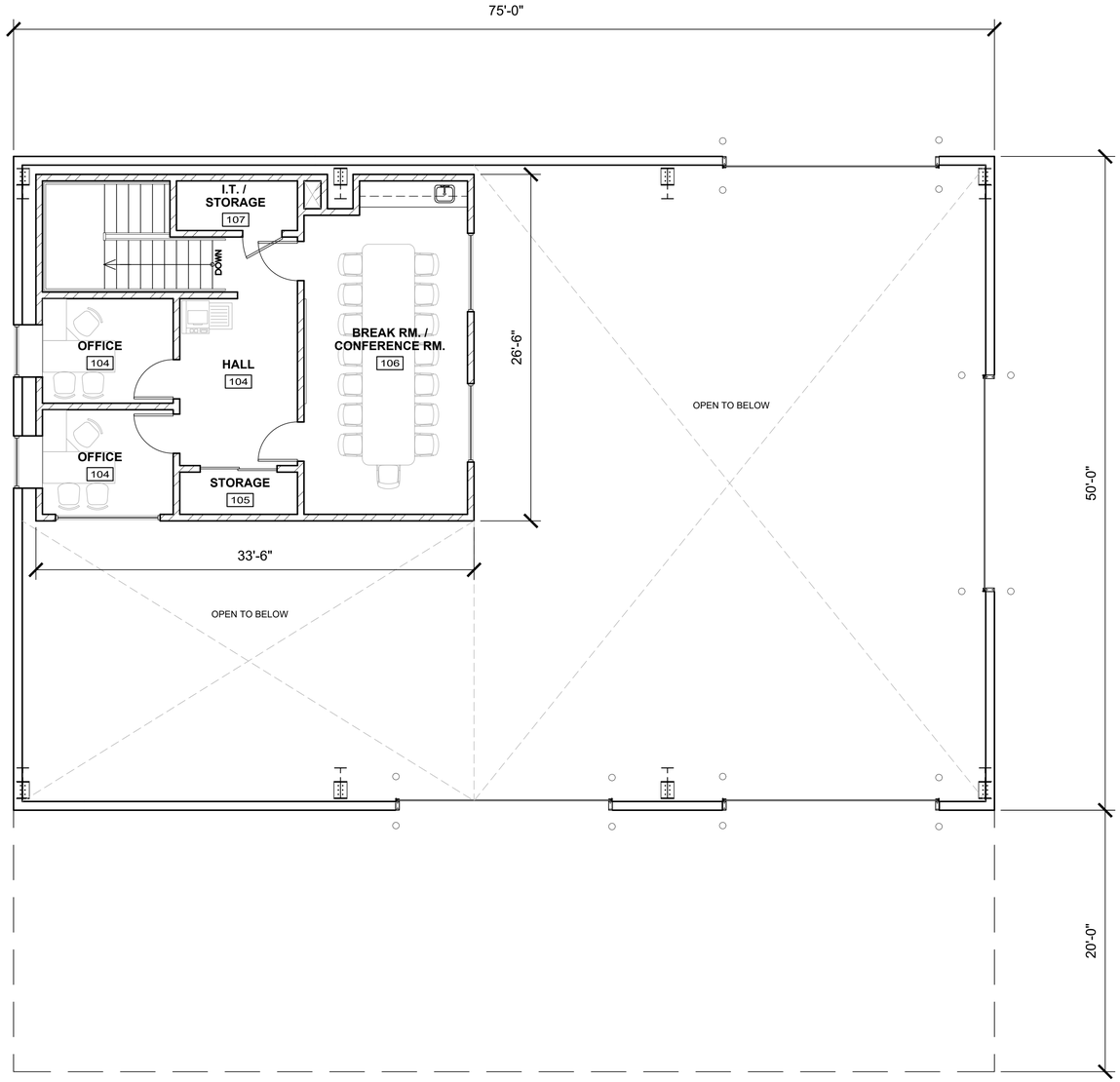
LICENSED ARCHITECT
DAVID NOEL PEARTREE
C-30852
Exp. 12/31/23
STATE OF CALIFORNIA

OVERALL FLOOR PLAN - FIRST FLOOR
NEW OFFICE AND WAREHOUSE BUILDING FOR:
JACKSON FAMILY WINES
38580 ARROYO SECO ROAD
SOLEDAD, CA 93960

REV.	DATE	DESCRIPTION

DATE: 06/10/2024
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DRAWN: TM/YP
JOB: 24030
SHEET: A2.1

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LEGEND

- CANOPY OVERHANG
- METAL BUILDING - EXTERIOR WALL
- METAL STUD WALL

PROJECT NORTH

1 OVERALL FLOOR PLAN - SECOND FLOOR
SCALE: 3/16" = 1'-0"

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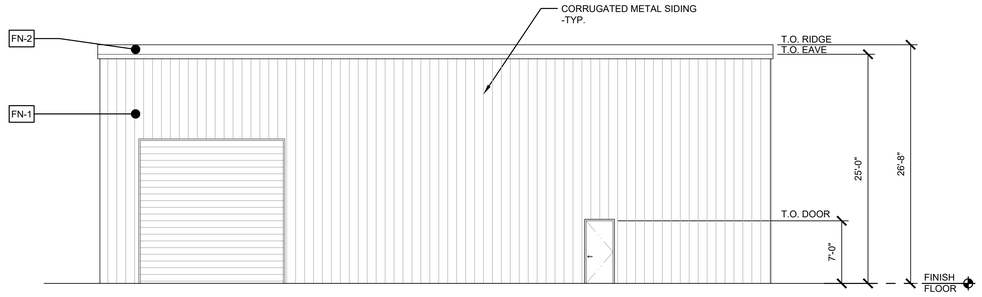
OVERALL FLOOR PLAN - SECOND FLOOR

NEW OFFICE AND WAREHOUSE BUILDING FOR:
JACKSON FAMILY WINES
38580 ARROYO SECO ROAD
SOLEDAD, CA 93960

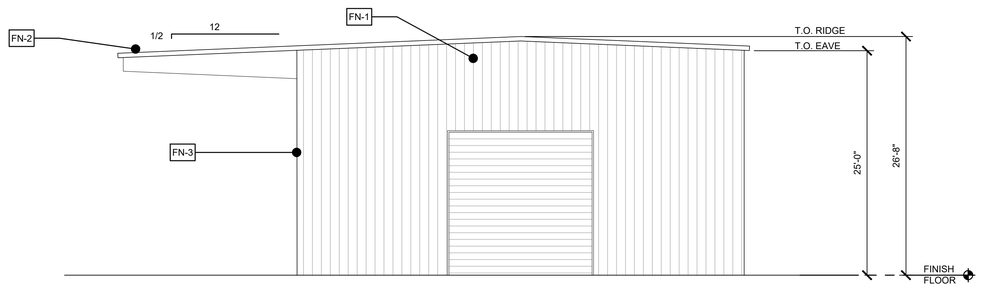
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DATE: 06/10/2024
SCALE: AS NOTED
DRAWN: TM/YP
JOB: 24030
SHEET: A2.2

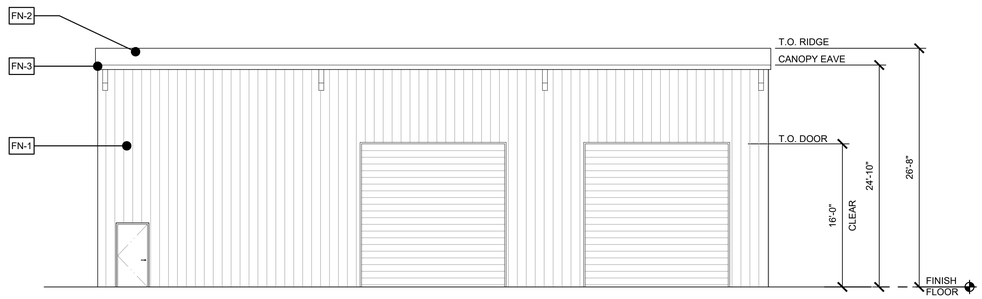
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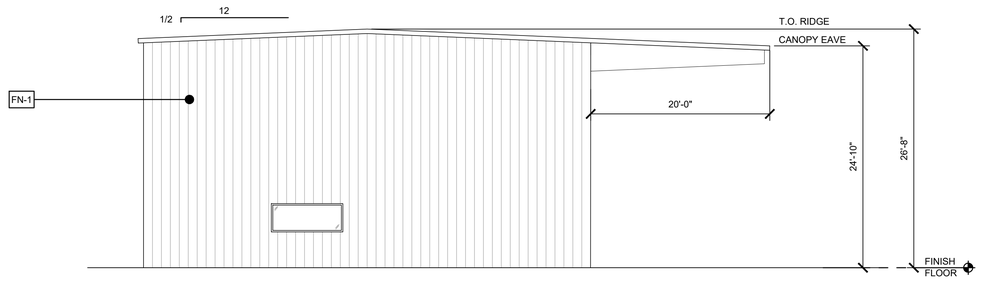
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

COLOR LEGEND

FN-1 DESERT SAND, WALL PANELS, PER METAL BUILDING MNF.

FN-2 CHARCOAL GRAY, ROOF, PER METAL BUILDING MNF.

FN-3 ASH GRAY, TRIM, PER METAL BUILDING MNF.

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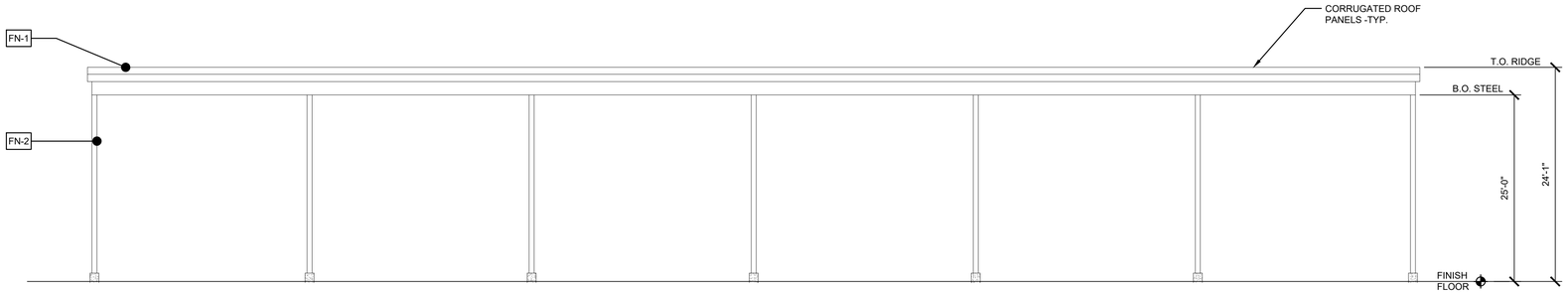
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EXTERIOR ELEVATIONS
NEW OFFICE AND WAREHOUSE BUILDING FOR:
JACKSON FAMILY WINES
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SOLEDAD, CA 93960

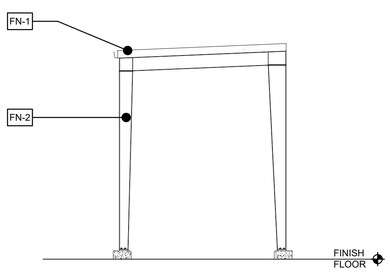
REV.	DATE	DESCRIPTION

DATE: 06/10/2024
SCALE: AS NOTED
DRAWN: TM/YP
JOB: 24030
SHEET: A6.1

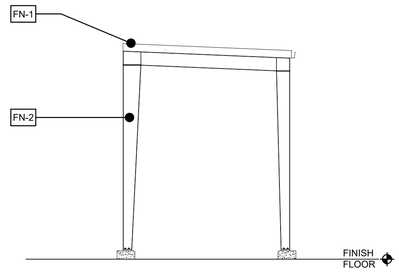
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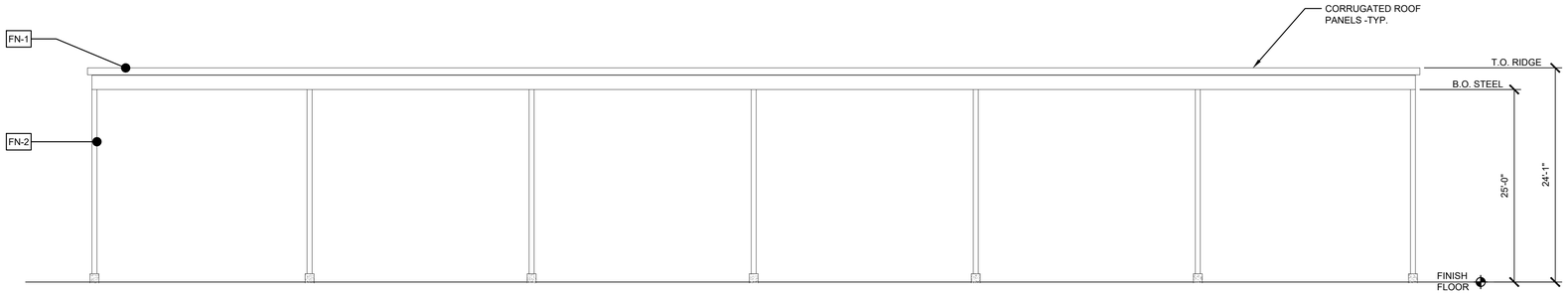
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

COLOR LEGEND

FN-1 CHARCOAL GRAY, ROOF, PER METAL BUILDING MNF.

FN-2 GRAY, STRUCTURAL STEEL, PER METAL BUILDING MNF.

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Operations Plan

38580 Arroyo Seco Rd., Soledad, CA

Uses: *This 3750SF premanufactured metal building will be used to run agricultural operations for surrounding vineyards. The shop will include a two-story interior build-out of an office, restrooms, breakroom, and conference center for employees. The shop is intended to support maintenance needs to vineyard equipment and farming operation. Maintenance activities supported at shop and overall site will include mechanical repair, exterior washdown and fueling of equipment.*

Operation: *Typically, 6 am – 5pm, increased during Harvest (August-November)*

Employees: *6-10 employees*

Parking: *For proposed parking and how it relates to County Codes, refer to sheet A1.2.*

Traffic: *Shop is intended for daily use for vineyard operations.*

Site Development Standards: *For setbacks refer to sheet A1.1. For building heights, building materials/ colors, refer to sheets A6.1 & A6.2.*

Signs: *None proposed*

Landscaping Plan: *None proposed*

Exterior Lighting Plan: *Refer to sheet A2.1*

Hazardous Material Questionnaire: *Included in submittal documents.*

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Exhibit B

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April 9, 2025

Mr. Matt Dexter
Director of Engineering
Jackson Family Wines
421 Aviation Boulevard
Santa Rosa, CA 95403

Initial Traffic Analysis for the JFW Malouf Shop Project

Dear Mr. Dexter;

As requested, W-Trans has prepared an initial traffic analysis for the proposed JFW Malouf Shop project. The project would be located at 38580 Arroyo Seco Road in the County of Monterey. The purpose of this letter is to present an estimate of the project's expected trip generation and vehicle miles traveled (VMT).

Project Description

The proposed project would result in the construction of a 3,750-square-foot premanufactured metal building to support the existing vineyard at 38580 Arroyo Seco Road and relocation of ten existing employees and two daily deliveries from 38503 Arroyo Seco Road to the project site. The shop is intended to support maintenance needs for vineyard equipment and farming operation. No net increase in employees or delivery trips are expected with the proposed project.

Trip Generation

As the proposed project would result in the relocation of where the employees work and where deliveries go it is not expected to result in an increase in the number of trips to the surrounding roadway network, but instead in a relocation of where those trips turn off of Arroyo Seco Road. To present a conservative analysis the relocated employees and deliveries were evaluated as if they were new trips.

Because the proposed project consolidates several functions in one location it was determined that the trip generation forecast should be based on the number of trips generated by each employee and delivery rather than calculate trip rates for a specific land use. The ten employees that would be relocated to the site would work there year-round, and there would be an average of two deliveries per day to the project site.

Based on project-specific data supplied by the applicant, six employees would work from 6:00 a.m. to 2:30 p.m. and four employees would work from 8:30 a.m. to 5:00 p.m. The a.m. and p.m. peak hours tend to occur sometime between 7:00 a.m. to 9:00 a.m. and 5:00 p.m. to 7:00 p.m. respectively. To present a conservative analysis it was assumed that all employees would arrive during the a.m. peak hour (i.e., ten inbound a.m. peak hour trips) and four would depart during the p.m. peak hour (i.e., four outbound p.m. peak hour trips).

Each delivery would produce two trips, one inbound and one outbound of the project site, and one of the two deliveries each day was assumed to occur during each peak hour (e.g., deliveries account for two a.m. peak hour trips and two p.m. peak hour trips). Each employee would generate two trips per day (one inbound and one outbound), and half of the employees would leave the project site for lunch (or some other errand) and return, thus making for ten additional daily trips (five inbound and five outbound). Overall, this would result in 34 daily trips, 12 a.m. peak hour trips, and six p.m. peak hour trips, as shown on Table 1.

Table 1 – Trip Generation Summary

Units	Number of Units	Daily		AM Peak Hour				PM Peak Hour			
		Rate	Trips	Rate	Trips	In	Out	Rate	Trips	In	Out
Employees	10	3	30	0.6	10	10	0	0.4	4	0	4
Deliveries	2	2	4	1	2	1	1	1	2	1	1
Total			**34**		**12**	**11**	**1**		**6**	**1**	**5**

Traffic Impact Fee

The County of Monterey established a countywide traffic impact fee in *2018 Regional Development Impact Fee Program*, 2018. This fee "would be applied to all new development projects that cause a net increase in trips." As the project would result in the relocation of existing trips and not in the creation of any new trips, the traffic impact fee would not apply to the project as proposed. However, if a traffic impact fee is levied on the project because the project is located in the South County area with a likely classification as "other" land use, the potential fee would be $420 per 1,000 square feet of building area for a total fee of $1,575 ($420 x 3.75 = $1,575).

Finding - As the proposed project would not result in any new trips, the project would likely not warrant levying of a traffic impact fee. However, should a fee be levied on the proposed project, the estimated fee would be $1,575.

Vehicle Miles Traveled (VMT)

Guidance provided by the California Governor's Office of Planning and Research (OPR) in the publication *Transportation Impacts (SB 743) CEQA Guidelines Update and Technical Advisory* (Technical Advisory), 2018 was used since the County of Monterey has not adopted standards and policies for measuring the effect of VMT. The Technical Advisory has several criteria which are identified that may be used by jurisdictions to identify certain types of projects that are unlikely to have a VMT impact and can be "screened" from further VMT analysis. One of these screening criteria pertains to small projects, which OPR identifies as generating fewer than 110 vehicle trips per day.

This project is expected to relocate 34 daily vehicle trips, which (even if considered new trips) would satisfy the criteria for consideration as a small project that can be presumed to have a less-than-significant impact on VMT.

Finding – Based on guidance provided by the California Governor's Office of Planning and Research (OPR), the proposed project meets the criteria to be considered a small project and therefore can be presumed to result in a less-than-significant impact on vehicle miles traveled.

Conclusions

- The project as proposed would not be expected to generate any new trips as it would result in the relocation of existing trips. If the project was considered to generate new trips it would be expected to produce 34 daily trips, including 12 a.m. peak hour and six p.m. peak hour trips.
- A traffic impact fee is not applicable to this project since existing trips would be relocated, and no new trips would be produced. However, should a fee be levied on the proposed project, the estimated fee would be $1,575.
- This project is presumed to result in a less-than-significant impact on VMT since the small project criteria is met.

Thank you for giving W-Trans the opportunity to provide these services. Please call if you have any questions.

Sincerely,

Kenny Jeong, PE (Traffic)
Senior Engineer

Mark Spencer, PE (Traffic)
Principle Engineer

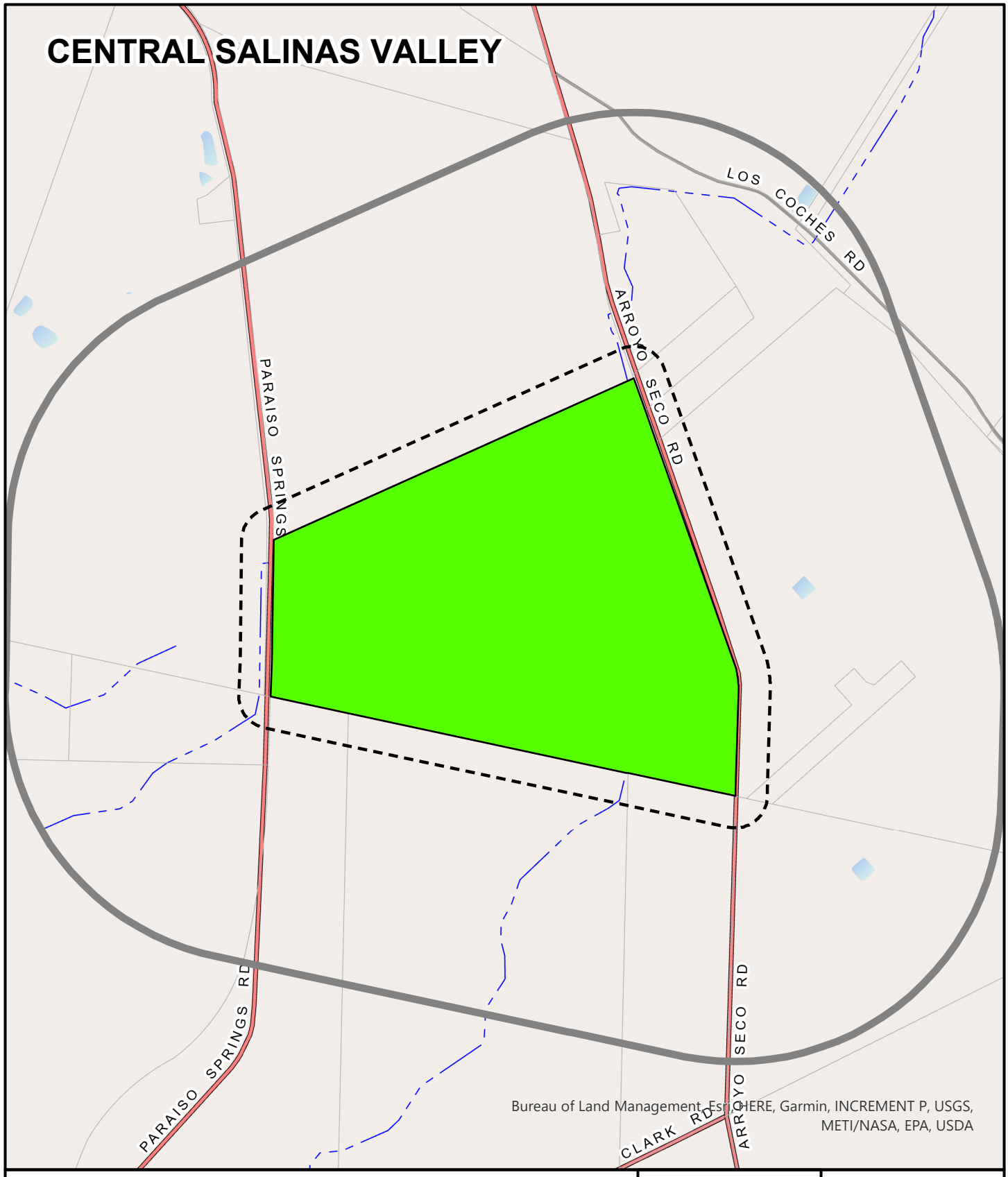


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Exhibit C

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APPLICANT: JACKSON

APN: 183021004000 **FILE #** PLN240246

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: JOSEPH ALAMEDA

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Introduced: 10/24/2025 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Zoning Administrator

PLN250238 - PEBBLE BEACH COMPANY (AT&T MOBILITY)

Public hearing to consider the removal of an existing 23-8-foot high utility pole and installation of a wireless telecommunication facility consisting of a 35-11 foot high pole with one antenna and associated equipment greater than the height allowed for the zoning district.

Project Location: PG&E Right-of-Way, Adjacent to the property located at 4035 Sunset Lane, Pebble Beach, CA 93953 (Coordinates 36.586178 N, -121.922344 W)

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution to:

a. Find the project qualifies for a Class 3 Categorical Exemption from CEQA Guidelines Section 15303, and that none of the exceptions from Section 15300.2 apply to the project; and

b. Approve a Combined Development Permit consisting of a 1.) Coastal Development Permit and Design Approval to allow the removal of an existing 23-8-foot high utility pole and installation of a wireless telecommunication facility consisting of a 35-11 foot high pole with one antenna and associated equipment; and 2.) Coastal Development Permit to exceed the required height of 30 feet established by the district.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 8 conditions of approval.

PROJECT INFORMATION

Agent: Justin Giarritta
Property Owner: PEBBLE BEACH COMPANY (AT&T MOBILITY)
APN: 008-111-018-000
Parcel Size: N/A
Zoning: N/A
Plan Area: Del Monte Forest Land Use Plan (Coastal Zone)
Flagged and Staked: N/A
Project Planner: Jade Mason, Assistant Planner
MasonJ@countyofmonterey.gov, (831)755-3759

SUMMARY/DISCUSSION

The subject property is located within a utility easement (Coordinates 36.586178 N, -121.922344 W) adjacent to 4035 Sunset Lane, Pebble Beach, within the Del Monte Forest Area. The applicant

(AT&T Mobility) proposes to remove an existing 23-8 foot high utility pole and install a wireless telecommunication facility (WCF) consisting of one antenna and associated equipment, greater than the height allowed for the zoning district. The existing utility pole is within an easement, owned and managed by Pacific Gas & Electric (PG&E). PG&E submitted a letter to the County authorizing AT&T Mobility for the proposed development. This project does not include an increase in wastewater generation or installation, upgrade, or repairs to any onsite wastewater treatment system components.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan (General Plan), Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Coastal Implementation Plan (DMF CIP), and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Site Location and Analysis
The development is proposed to be located within an existing utility easement owned by PG&E on Sunset Lane, which is a private road, owned and maintained by Pebble Beach Company. The General Plan does not specify a land use designation for privately or publicly owned roads; however, the County considers such land use as Public/Quasi Public use, serving the public at large. Accordingly, Title 20, section 20.40.050.S allows for WCF subject to a Coastal Development Permit in each case. Staff analyzed the proposed development for the best siting and location for the WCF. There is an existing utility pole, and the proposed development would replace this pole to allow AT&T to provide maximum coverage to its customers. The Applicant provided Service Coverage Maps illustrating this area to have poor coverage, and the proposed WCF would provide a clear and consistent mobile service within the area (**Exhibit F**). According to these Service Coverage Maps, the proposed facility is necessary to close significant service coverage gap area within Del Monte Forest.

Co-Location
Title 20 section 20.64.310 encourages co-location of wireless facilities when possible. Co-location opportunities were analyzed for the proposed project. There are no existing WCF that could be used for co-location and meet the coverage objectives identified in the plan provided. However, the proposed development would be installed in the same location where an existing PG&E utility pole is located. The project includes the removal of the existing 23-8 foot utility pole and install a 35-11 foot WCF which includes one antenna, one radios and associated equipment. The project includes a condition to encourage future co-location by other wireless carriers (Condition No. 6).

Design and Visual Resources
The surrounding areas are designated as a Design Control Zoning District ("D" zoning overlay). Pursuant to Title 20, Chapter 20.44, the regulation of the location, size, configuration, materials, and colors of structures and fences is intended to protect the public viewshed and preserve neighborhood character. The proposed WCF will utilize the same material and colors as the existing utility pole, which is wooden dark brown. The development is surrounded by existing vegetation and will blend with the surrounding environment. DMF LUP Forest Visual Resources Map Figure 3 identifies this subject area to not be within the 17-Mile drive public viewshed or near a designated vista point. DMF LUP Policy 48 indicates that new development within visually prominent settings, as illustrated on

Figure 3, shall be sited and designed in such a manner that will not take away the scenic value of the area. The colors and materials of the pole blend with the surrounding environment and match existing nearby poles, minimizing any impact of on scenic views (**Exhibit G**). The existing utility pole has a height of 23-8 feet and the proposed WCF to be at a height of 35-11 feet. Although this exceeds the maximum height allowed for PQP, Title 21 section 20.62.030 allows for towers, poles, water tanks and similar structures may be erected to a greater height than the limit established by the zoning district subject to the granting of a Coastal Development Permit.

As proposed, the project would be consistent with design and visual resource policies of the DMF LUP and Title 20.

Radio Frequency
The applicant has submitted a report prepared by Waterford Consultants (Exhibit D), evaluating the proposed facility. The report finds that the facility will comply with prevailing Federal Communications Commission (FCC) and Occupational Safety and Health Administration (OSHA) standards for limiting public exposure to radio frequency energy. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. The site is adequate for the proposed development of the wireless communication facility and the applicant has demonstrated that it is the most adequate for the provision of services as required by the FCC.

Cultural Resources
Monterey County Geographic Information System (GIS) records identify the subject property to be within a moderate archaeological sensitivity area and is not within a known or potential archaeological resource area. Therefore, an archaeological report is not required under the DMF CIP section 20.147.080.B.1. There is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited. This will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction

CEQA:
California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the installation of small new equipment and facilities on small structures. The proposed project is to install a small cell wireless telecommunication facility on a replacement wood pole. The project does not involve the removal of trees or major vegetation. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects was identified during staff review of the development application. There is no cumulative impact without any prior successive projects of the same type in the same place, over time. There is no significant effect on the environment due to unusual circumstances. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. No evidence of known historical resources was identified that may cause a substantial adverse change. The project site will not impact scenic resources within the scenic highway, such as trees, rock outcroppings, and historical buildings.

LAND USE ADVISORY COMMITTEE:
The proposed project was reviewed by the Del Monte Forest Advisory Committee on September 18th, 2025. The LUAC voted unanimously 3-0 to recommend approval of the project (Exhibit C).

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Pebble Beach Community Services District
California Coastal Commission

Prepared by: Jade Mason, Assistant Planner
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Project Data Sheet
Exhibit B - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans
Exhibit C - LUAC Minutes
Exhibit D - Radio Frequency Report
Exhibit E - Vicinity Map
Exhibit F - Coverage Maps
Exhibit G - Photo Simulations

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jade Mason, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Pebble Beach Company, Property Owner; Justin Giarritta, Agent; The Open Monterey Project (Molly Erickson); Landwatch: Planning File PLN250238

Introduced: 10/24/2025 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Zoning Administrator

PLN250238 - PEBBLE BEACH COMPANY (AT&T MOBILITY)

Public hearing to consider the removal of an existing 23-8-foot high utility pole and installation of a wireless telecommunication facility consisting of a 35-11 foot high pole with one antenna and associated equipment greater than the height allowed for the zoning district.

Project Location: PG&E Right-of-Way, Adjacent to the property located at 4035 Sunset Lane, Pebble Beach, CA 93953 (Coordinates 36.586178 N, -121.922344 W)

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution to:

a. Find the project qualifies for a Class 3 Categorical Exemption from CEQA Guidelines Section 15303, and that none of the exceptions from Section 15300.2 apply to the project; and

b. Approve a Combined Development Permit consisting of a 1.) Coastal Development Permit and Design Approval to allow the removal of an existing 23-8-foot high utility pole and installation of a wireless telecommunication facility consisting of a 35-11 foot high pole with one antenna and associated equipment; and 2.) Coastal Development Permit to exceed the required height of 30 feet established by the district.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**).
Staff recommends approval subject to 8 conditions of approval.

PROJECT INFORMATION

Agent: Justin Giarritta
Property Owner: PEBBLE BEACH COMPANY (AT&T MOBILITY)
APN: 008-111-018-000
Parcel Size: N/A
Zoning: N/A
Plan Area: Del Monte Forest Land Use Plan (Coastal Zone)
Flagged and Staked: N/A
Project Planner: Jade Mason, Assistant Planner
MasonJ@countyofmonterey.gov, (831)755-3759

SUMMARY/DISCUSSION

The subject property is located within a utility easement (Coordinates 36.586178 N, -121.922344 W) adjacent to 4035 Sunset Lane, Pebble Beach, within the Del Monte Forest

Area. The applicant (AT&T Mobility) proposes to remove an existing 23-8 foot high utility pole and install a wireless telecommunication facility (WCF) consisting of one antenna and associated equipment, greater than the height allowed for the zoning district. The existing utility pole is within an easement, owned and managed by Pacific Gas & Electric (PG&E). PG&E submitted a letter to the County authorizing AT&T Mobility for the proposed development. This project does not include an increase in wastewater generation or installation, upgrade, or repairs to any onsite wastewater treatment system components.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan (General Plan), Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Coastal Implementation Plan (DMF CIP), and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Site Location and Analysis
The development is proposed to be located within an existing utility easement owned by PG&E on Sunset Lane, which is a private road, owned and maintained by Pebble Beach Company. The General Plan does not specify a land use designation for privately or publicly owned roads; however, the County considers such land use as Public/Quasi Public use, serving the public at large. Accordingly, Title 20, section 20.40.050.S allows for WCF subject to a Coastal Development Permit in each case. Staff analyzed the proposed development for the best siting and location for the WCF. There is an existing utility pole, and the proposed development would replace this pole to allow AT&T to provide maximum coverage to its customers. The Applicant provided Service Coverage Maps illustrating this area to have poor coverage, and the proposed WCF would provide a clear and consistent mobile service within the area (**Exhibit F**). According to these Service Coverage Maps, the proposed facility is necessary to close significant service coverage gap area within Del Monte Forest.

Co-Location
Title 20 section 20.64.310 encourages co-location of wireless facilities when possible. Co-location opportunities were analyzed for the proposed project. There are no existing WCF that could be used for co-location and meet the coverage objectives identified in the plan provided. However, the proposed development would be installed in the same location where an existing PG&E utility pole is located. The project includes the removal of the existing 23-8 foot utility pole and install a 35-11 foot WCF which includes one antenna, one radios and associated equipment. The project includes a condition to encourage future co-location by other wireless carriers (Condition No. 6).

Design and Visual Resources
The surrounding areas are designated as a Design Control Zoning District ("D" zoning overlay). Pursuant to Title 20, Chapter 20.44, the regulation of the location, size, configuration, materials, and colors of structures and fences is intended to protect the public viewshed and preserve neighborhood character. The proposed WCF will utilize the same material and colors as the existing utility pole, which is wooden dark brown. The development is surrounded by existing vegetation and will blend with the surrounding environment. DMF LUP Forest Visual Resources Map Figure 3 identifies this subject area to not be within the 17-Mile drive public viewshed or near a designated vista point. DMF LUP Policy 48 indicates that new development

within visually prominent settings, as illustrated on Figure 3, shall be sited and designed in such a manner that will not take away the scenic value of the area. The colors and materials of the pole blend with the surrounding environment and match existing nearby poles, minimizing any impact of on scenic views (**Exhibit G**). The existing utility pole has a height of 23-8 feet and the proposed WCF to be at a height of 35-11 feet. Although this exceeds the maximum height allowed for PQP, Title 21 section 20.62.030 allows for towers, poles, water tanks and similar structures may be erected to a greater height than the limit established by the zoning district subject to the granting of a Coastal Development Permit.

As proposed, the project would be consistent with design and visual resource policies of the DMF LUP and Title 20.

Radio Frequency
The applicant has submitted a report prepared by Waterford Consultants (Exhibit D), evaluating the proposed facility. The report finds that the facility will comply with prevailing Federal Communications Commission (FCC) and Occupational Safety and Health Administration (OSHA) standards for limiting public exposure to radio frequency energy. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. The site is adequate for the proposed development of the wireless communication facility and the applicant has demonstrated that it is the most adequate for the provision of services as required by the FCC.

Cultural Resources
Monterey County Geographic Information System (GIS) records identify the subject property to be within a moderate archaeological sensitivity area and is not within a known or potential archaeological resource area. Therefore, an archaeological report is not required under the DMF CIP section 20.147.080.B.1. There is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited. This will be controlled by application of the County's standard project condition (Condition No. 3), which requires the
contractor to stop work if previously unidentified resources are discovered during construction

CEQA:
California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the installation of small new equipment and facilities on small structures. The proposed project is to install a small cell wireless telecommunication facility on a replacement wood pole. The project does not involve the removal of trees or major vegetation. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects was identified during staff review of the development application. There is no cumulative impact without any prior successive projects of the same type in the same place, over time. There is no significant effect on the environment due to unusual circumstances. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. No evidence of known historical resources was identified that may cause a substantial adverse change. The project site will not impact scenic resources within the scenic highway, such as trees, rock outcroppings, and historical buildings.

LAND USE ADVISORY COMMITTEE:

The proposed project was reviewed by the Del Monte Forest Advisory Committee on September 18th, 2025. The LUAC voted unanimously 3-0 to recommend approval of the project (Exhibit C).

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Pebble Beach Community Services District
California Coastal Commission

Prepared by: Jade Mason, Assistant Planner
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Project Data Sheet
Exhibit B - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans
Exhibit C - LUAC Minutes
Exhibit D - Radio Frequency Report
Exhibit E - Vicinity Map
Exhibit F - Coverage Maps
Exhibit G - Photo Simulations

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jade Mason, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Pebble Beach Company, Property Owner; Justin Giarritta, Agent; The Open Monterey Project (Molly Erickson); Landwatch: Planning File PLN250238

Exhibit A

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EXHIBIT A

Project Information for PLN250238

Application Name:	Pebble Beach Company (At&T Mobility)		
Location:	9999 Placeholder Address, Placeholder Address		
Applicable Plan:		**Primary APN:**	000-000-000-000
Advisory Committee:		**Coastal Zone:**	
Permit Type:	Coastal Development Permit	**Final Action Deadline (884):**	
Environmental Status:			
Zoning:		**Land Use Designation:**	

Project Site Data:

Lot Size:		**Coverage Allowed:**	
		Coverage Proposed:	
Existing Structures (sf):			
Proposed Structures (sf):		**Height Allowed:**	N/A
Total Sq. Ft.:		**Height Proposed:**	35.9 ft
		FAR Allowed:	
Special Setbacks on Parcel:		**FAR Proposed:**	

Resource Zones and Reports:

Seismic Hazard Zone:		**Soils Report #:**	
Erosion Hazard Zone:		**Biological Report #:**	
Fire Hazard Zone:		**Forest Management Rpt. #:**	
Flood Hazard Zone:		**Geologic Report #:**	
Archaeological Sensitivity:		**Archaeological Report #:**	
Visual Sensitivity:		**Traffic Report #:**	
		Historic Report #:	

Other Information:

Water Source:		**Grading (cubic yds.):**	
Water Purveyor:		**Sewage Disposal (method):**	
Fire District:		**Sewer District Name:**	
Tree Removal:			

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Exhibit B

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DRAFT RESOLUTION

Before the Zoning Administrator in and for the County of Monterey, State of California

In the matter of the application of:
PEBBLE BEACH COMPANY (AT&T Mobility) (PLN250238)
RESOLUTION NO. 25-
Resolution by the Monterey County Zoning Administrator:

1) Finding the project categorically exempt per CEQA Guidelines section 15303 and that none of the exceptions from Section 15300.2; and
2) Approving a Combined Development Permit consisting of a; 1.) Coastal Development Permit and Design Approval to allow the removal of an existing 23-8 foot high utility pole and installation of a wireless telecommunication facility consisting of a 35-11 foot high pole with one antenna and associated equipment; and 2.) Coastal Development Permit to exceed the required height of 30 feet established by the district.

[PLN250238, Pebble Beach Company (AT&T Mobility), PG&E right-of-way (Coordinates 36.586178 N, -121.922344 W), adjacent to 4035 Sunset Lane, Del Monte Forest Land Use Plan, Coastal Zone (APN: 008-111-018-000)]

The Pebble Beach Company (AT&T Mobility) application (PLN250238) came on for public hearing before the Monterey County Zoning Administrator on October 30, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

   EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
   - 1982 Monterey County General Plan (General Plan);
   - Del Monte Forest Land Use Plan (DMF LUP);
   - Del Monte Forest Coastal Implementation Plan (DMF CIP);
   - Monterey County Code (MCC) Zoning Ordinance (Title 20)

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Allowed Use. The property is located adjacent to 4035 Sunset Lane, Pebble Beach (APN 008-111-018-000), Del Monte Forest Land Use Plan, Coastal Zone. The parcel is zoned Public Quasi Public in the Coastal Zone or [PQP(CZ)]. The General Plan does not specify a land use designation for privately or publicly owned roads; however, the County considers such land use as Public/Quasi Public use, serving the public at large. Wireless communication facilities are a conditional use with a Coastal Development Permit in this zoning district, pursuant to Title 20 section 20.40.050.S. The project proposes to remove an existing 23-8-foot high utility pole and installation of a wireless telecommunication facility (WCF) consisting of a 35-11 foot high pole with one antenna and associated equipment greater than the height allowed for the zoning district. Therefore, the project is consistent with the zoning.

c) Lot Legality. The project is located in the Pacific Gas & Electric (PG&E) right-of-way (Coordinates 36.586178 N, -121.922344 W) and adjacent to 4035 Sunset Lane, Pebble Beach.

d) Design and Visual Resources. The surrounding areas are designated as a Design Control Zoning District ("D" zoning overlay). Pursuant to Title 20, Chapter 20.44, the regulation of the location, size, configuration, materials, and colors of structures and fences is intended to protect the public viewshed and preserve neighborhood character. The proposed WCF will utilize the same material and colors as the existing utility pole, which is wooden dark brown. The development is surrounded by existing vegetation and will blend with the surrounding environment. Additionally, the subject property is not within the public viewshed as identified by DMF LUP Figure 3. Pursuant to Title 20 section 20.64.310.H.1, wireless communication facilities should not be sited to create visual clutter or negatively affect specific views. The proposed development will be installed where an existing utility pole is located and match the existing colors and materials. Although there will be an increase in height, it is still subordinate to the surrounding environment, similar to the existing height of the adjacent vegetation. Therefore, as proposed and designed, the project is consistent with the design control regulations and is subordinate to the surrounding environment.

   Title 20 section 20.62.030.B, towers, poles, water tanks and similar structures may be erected to a greater height than the limit established for the district in which they are to be located, subject to a Coastal Development Permit. Therefore, the project meets regulations for the siting, design, and construction of wireless communication facilities pursuant to Monterey County Code (MCC) Title 20 chapter 20.44 and section 20.64.310.

e) Cultural Resources. According to Monterey County Geographic Information System (GIS) records identifies the subject property to be within a moderate archaeological sensitivity area and is not within a known or potential archaeological resource area. Therefore, an archaeological report is not required under the DMF CIP section

20.147.080.B.1. There is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited. This will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

f) Wireless Telecommunication Facility. As demonstrated in Finding 6 the project is consistent with the regulations for siting and design of WCF contained in Title 20 Section 20.64.310.

g) Public Access. As demonstrated in Finding 7, the development is consistent with public access policies of the DMF LUP

h) Land Use Advisory Committee. The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC, at a noticed public meeting on September 18, 2025, unanimously voted to support the project as proposed.

i) County staff conducted a site inspection on October 7, 2025 to verify that the project on the subject parcel conforms to the applicable plans and policies.

j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD- Planning for the proposed development found in Project File PLN250238.

2. **FINDING:** **SITE SUITABILITY –** The site is physically suitable for the use proposed.

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, Pebble Beach Community Services District, HCD-Public Works, HCD-Environmental Services, and the Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

b) Staff identified no potential impacts to Historical sites, Archaeological Resources, Soil/Slope Stability, Biological Resources or environmental constraints that would make the site unsuitable for the proposed wireless communication facility.

c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN250238.

3. **FINDING:** **HEALTH AND SAFETY -** The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE:

a) The project was reviewed by HCD-Planning, Pebble Beach Community Services District, HCD-Public Works, HCD-Environmental Services, and the Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project

will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities are available. The existing power pole will provide electricity. The proposed project will not require the use of water or sewer as it is an unmanned wireless communication facility.

c) A Radio-Frequency (RF) engineering analysis was prepared by Waterford Consultants, evaluating the proposed WCF. The report finds that the facility will comply with prevailing Federal Communications Commission (FCC) and Occupational Safety and Health Administration (OSHA) standards for limiting public exposure to radio frequency energy. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. The site is adequate for the proposed development of the wireless communication facility, and the applicant has demonstrated that it is the most adequate for the provision of services as required by the FCC.

d) Staff conducted a site inspection on October 7, 2025, to verify that the site is suitable for this use.

e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN250238.

4. **FINDING:** **NO VIOLATIONS -** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE:

a) Staff reviewed Monterey County HCD-Planning and Building Services Department records and is not aware of any violations existing on subject property.

b) Staff conducted a site inspection on October 7th, 2025, and researched County records to assess if any violation exists on the subject property.

c) There are no known violations on the subject parcel (PG&E right-of-way).

d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN250238.

5. **FINDING:** **CEQA (Exempt) –** The project is categorically exempt from environmental review, and no unusual circumstances were identified to exist for the proposed project. California Environmental Quality Act (CEQA) Guidelines §15303 categorically exempts the construction and location of new, small facilities or structures.

EVIDENCE:

a) The development will be removing an existing 23-8 foot high utility pole and installing a WCF consisting of a 35-11 foot high pole, a PG&E Smart Meter, two (2) mounted radios, and a canister antenna. Due to the wireless facility being considered a small facility and the support structures are also small, they qualify for a categorical exemption as described in §15303 of the CEQA Guidelines.

b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, unusual circumstances that would result

in a significant effect, or development that would result in a cumulative significant impact. The project site does not contain environmentally sensitive habitat. Additionally, no scenic resources, such as trees, rock outcroppings, and historical buildings, within the scenic highway will be impacted by the proposed project. The development will neither create nor significantly contribute to geologic instability or geologic hazards. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN250238.

6. **FINDING:** **WIRELESS COMMUNICATION FACILITIES** – The development of the proposed wireless communications facility will not significantly affect any designated public viewing area, scenic corridor, or any identified environmentally sensitive area or resources. The site is adequate for the proposed development of the wireless communications facility, and the applicant has demonstrated that it is the most adequate for the provision of services as required by the Federal Communications Commission (FCC). The proposed wireless communications facility complies with all applicable requirements of Monterey County Code (MCC) Section 20.64.310. The subject property on which the wireless communication facility is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions, and any other applicable provisions of MCC, and that all zoning violation abatement costs, if any, have been paid. The proposed telecommunication facility will not create a hazard for aircraft in flight**.**

EVIDENCE: a) This project consists of the removal of an existing 23-8 foot utility pole owned by Pacific Gas and Electric (PG&E) and installation of a WCF consisting of a 33-11 foot wooden pole, a 2-foot canister antennae, and associated equipment including two (2) power supply units, a PG&E Smart Meter, two (2) mounted radios, two (2) conduits, and an equipment bracket, making the complete development a 35-11 feet in height. The property is located off of the right-of-way within an existing utility easement (Coordinates 36.586178 N, -121.922344 W), adjacent to 4035 Sunset Lane, Pebble Beach.

b) Pursuant to Title 20 section 20.64.310.C, wireless communication facilities are allowed on any lot or parcel in any zoning district subject to the appropriate entitlement including the construction, modification, and placement of any antennas used for multi-channel distributions services and personal wireless service facilities. The proposed AT&T Mobility wireless facility changes the use of the existing PG&E transmission tower and installs a WCF, and therefore requires a Coastal Development Permit as identified in Title 20 section 20.40.050.S as a conditional use for the proposed project site zoning of "PQP" (see evidence "b" in Finding 1).

c) Site Location and Analysis. Photographic simulations and site analysis confirm that the proposed wireless communication facility (WCF), which replaces an existing PG&E 23-8 foot utility pole with a 35-11

County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN250238

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit and Design Approval (PLN250238) allows for 1.) Coastal Development Permit and Design Approval to allow the removal of an existing 23-8 foot high utility pole and installation of a wireless telecommunication facility consist-ing of a 35-11 foot high pole with one antenna and associated equipment; and 2.) Coastal Development Permit to exceed the required height of 30 feet established by the district. The project is located in the PG&E right-of-way, adjacent to the property located at 4035 Sunset Lane, Pebble Beach (Assessor's Parcel Number 008-111-018-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Development Permit and Design Approval (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 008-111-018-000 on October 30th, 2025. The permit was granted subject to 8 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD039(A) - WIRELESS INDEMNIFICATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant agrees as a condition and in consideration of the approval of the permit to enter into an indemnification agreement with the County whereby the applicant agrees to defend, indemnify, and hold harmless the County, its officers, agents and employees from actions or claims of any description brought on account of any injury or damages sustained by any person or property resulting from the issuance of the permit and conduct of the activities authorized under said permit. Applicant shall obtain the permission of the owner on which the wireless communication facility is located to allow the recordation of said indemnification agreement, and the applicant shall cause said indemnification agreement to be recorded by the County Recorder as a prerequisite to the issuance of the building and/or grading permit. The County shall promptly notify the applicant of any such claim, action, or proceeding and the County shall cooperate fully in the defense thereof. The County may, at its sole discretion, participate in the defense of such action, but such participation shall not relieve applicant of its obligations under this condition. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit signed and notarized Indemnification Agreement to the Director of HCD-Planning for review and signature by the County.

Prior to the issuance of grading or building permits, the Owner/Applicant shall submit proof of recordation of the Indemnification Agreement, as outlined, to HCD-Planning.

5. PD039(B) - WIRELESS REDUCE VISUAL IMPACTS

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall agree in writing that if future technological advances allow for reducing the visual impacts of the telecommunication facility, the applicant shall make modifications to the facility accordingly to reduce the visual impact as part of the facility's normal replacement schedule. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit, in writing, a declaration agreeing to comply with the terms of this condition HCD - Planning for review and approval.

6. PD039(C) - WIRELESS CO-LOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant and/or successors assigns shall encourage co-location by other wireless carriers on this tower assuming appropriate permits are approved for co-location. Any expansion or additions of microwave dishes, antennas and/or similar appurtenances located on the monopole, which are not approved pursuant to this permit, are not allowed unless the appropriate authority approves additional permits or waivers. In any case, the overall height of the pole shall not exceed the specified height. (HCD - Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall encourage co-location by other wireless carriers on this tower assuming appropriate permits are approved for co-location. The overall height of the pole shall not exceed ___ feet.

7. PD039(D) - WIRELESS REMOVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If the applicant abandons the facility or terminates the use, the applicant shall remove the monopole, panel antennas, and equipment shelter. Upon such termination or abandonment, the applicant shall enter into a site restoration agreement subject to the approval of the Director of HCD - Planning and County Counsel. The site shall be restored to its natural state within six (6) months of the termination of use or abandonment of the site.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to abandoning the facility or terminating the use, the Owner/Applicant shall submit a site restoration agreement to HCD - Planning subject to the approval of the HCD - Director of Planning and County Counsel.

Within 6 months of termination of use or abandonment of the site, the Owner Applicant shall restore the site to its natural state.

8. PD039(E) - WIRELESS EMISSION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The facility must comply with Federal Communications Commission (FCC) emission standards. If the facility is in violation of FCC emission standards, the Director of HCD - Planning shall set a public hearing before the Appropriate Authority whereupon the appropriate authority may, upon a finding based on substantial evidence that the facility is in violation of the then existing FCC emission standards, revoke the permit or modify the conditions of the permit. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of use and on an on-going basis, the Owner/Applicant shall submit documentation demonstrating compliance with the FCC emission standards to the Director of HCD-Planning for review and approval.

On an on-going basis, if the facility is in violation of FCC emission standards, the Director of HCD-Planning shall set a public hearing before the Appropriate Authority to consider revocation or modification of the permit.

foot pole, will not substantially alter the visual impact when viewed from Huckleberry Hill or nearby scenic viewpoints. The WCF will match the existing pole's dark brown wooden finish and blend with its surroundings, consistent with DMF LUP Policy 48.

d) Co-Location. Although no existing WCFs met the coverage objectives for co-location, the project utilizes the same location as the PG&E pole, minimizing new infrastructure and visual clutter. Title 20 section 20.64.310 encourages co-location, and Condition No. 6 has been added to support future co-location by other carriers. Additionally, the proposed 6-foot-1-inch height increase is allowable under Title 20 section 20.62.030.B with a Coastal Development Permit, which is justified here due to the limited visual change and compliance with siting and design standards. See Finding 1, Evidence d for further detail.

e) The project is consistent with MCC Chapter 20.92, Airport Approach Zoning, and does not require review by the Monterey County Airport Land Use Commission. This project does not affect any aircraft zones identified in MCC §20.92.050, and therefore need not comply with the heights outlined in MCC §20.92.060. The proposed telecommunication facility will not create a hazard for airport approaches or departures.

f) The project does not penetrate Federal Aviation Regulation (FAR) Part 77 Imaginary Surface. The project site is located approximately 4.3 miles from Monterey Regional Airport, the nearest public use airport. If deemed necessary by the FCC, warning lights would be located on top of the structure to prevent conflict with any aircraft when visibility is limited. The proposed telecommunication facility will not create a hazard for aircraft in flight.

g) The project planner reviewed the project application materials and plans and the County GIS database to verify that the project on the subject parcel conforms to the plans listed above and that the site is suitable for this use. The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN250238.

7. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE:

a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in DMF CIP Section 20.147.130.

b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

c) The subject property is described as an area where Major Public Access & Recreational Facilities requires visual or physical public access (Figure 8, DMF LUP).

d) As proposed, the development project will not interfere with visual access from or to 17-Mile Drive and nearby designated vista points. The proposed development is consistent with DMF LUP Policies 123

and 137 and will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. The design and siting of the proposed WCF does not significantly increase the height of the existing structure and would not significantly increase the visual impacts over the existing baseline. As proposed, the project is consistent with the applicable visual resource and public access policies of the DMF LUP.

e) The project planner completed a site inspection on October 7, 2025, to verify that the proposed project would not impact public access. The project planner also reviewed plans and visual simulations to verify that the proposed development will not impact public access or visual resources/access. See evidence "d" above. See also Finding No. 1 and supporting evidence.

f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250238.

8. **FINDING:** **APPEALABILITY -** The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

EVIDENCE: a) Board of Supervisors. Pursuant to Title 20 sections 20.44.070 and 20.86.030 of the Monterey County Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

b) Coastal Commission. The proposed project is subject to appeal by/to the California Coastal Commission because it is a project involving development that is permitted in the underlying zone as a conditional use, pursuant to Title 20 section 20.86.080.3 of the Monterey County Zoning Ordinance (Title 20).

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Find the project the project Categorically Exempt per Section 15303 of the CEQA Guidelines and does not meet any of the exceptions under Section 15300.2;
2. Approve a Combined Development Permit consisting of a 1.) Coastal Development Permit and Design Approval to allow the removal of an existing 23-8-foot high utility pole and installation of a wireless telecommunication facility consisting of a 35-11 foot high pole with one antenna and associated equipment; and 2.) Coastal Development Permit to exceed the required height of 30 feet established by the district.

PASSED AND ADOPTED this 30th day of October, 2025.

_____

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE DATE.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

   Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

   Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services offices in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

CRAN_RSFR_PEBBL_001

(NEAR) 4035 SUNSET LN
PEBBLE BEACH, CA 93953

SITE ID:	CRAN_RSFR_PEBBL_001
IWM:	WSSFR0048240
FA CODE:	16364873
SITE TYPE:	WOODEN PG&E UTILITY POLE
POLE #:	TBD
COUNTY:	MONTEREY

PROJECT TEAM

APPLICANT:
AT&T MOBILITY
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583
CONTACT: MARC GRABISCH
EMAIL: MG387K@ATT.COM

AT&T MOBILITY PROJECT MANAGER:
AT&T MOBILITY
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583
CONTACT: SEAN RANDALL
EMAIL: SR9530@ATT.COM

AT&T MOBILITY RF MANAGER:
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583
CONTACT: HENRY PINEDA
EMAIL: HP088P@ATT.COM

PROJECT MANAGER:
NEXT EDGE
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GA 30005
PHONE: (707) 225-2865
EMAIL: JUSTIN.GIARRITTA@NEXTEDGENETWORKS.COM

A&E PROJECT MANAGER:
NEXT EDGE
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GA 30005
PHONE: (530) 305-6898
EMAIL: TODD.LAWRENCE@NEXTEDGENETWORKS.COM

CONSTRUCTION MANAGER:
NEXT EDGE
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GA 30005
PHONE: (415) 989.1102
EMAIL: ATTPROJECTTEAM@MODUSLLC.COM

PROJECT DESCRIPTION

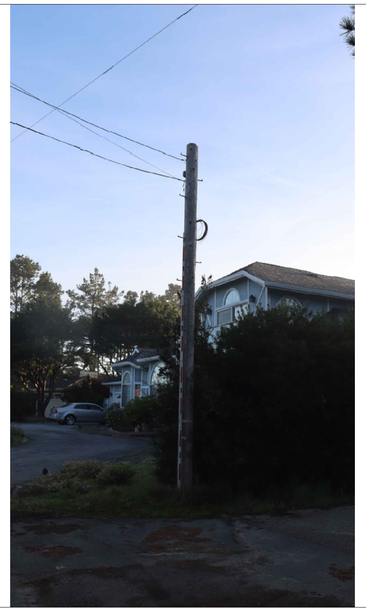
AT&T PROPOSES TO INSTALL A NEW WIRELESS COMMUNICATION SITE ON A WOODEN UTILITY POLE

SCOPE:
- REMOVE AND REPLACE EXISTING WOODEN UTILITY POLE WITH NEW WOODEN UTILITY POLE
- INSTALL (1) NEW 2' CANISTER ANTENNA ON TOP OF WOODEN UTILITY POLE
- INSTALL (1) NEW RADIO 4490, (1) RADIO 4890 ON WOODEN UTILITY POLE
- INSTALL (2) NEW PSU AC08 ON WOODEN UTILITY POLE
- INSTALL (1) NEW COAX CONDUIT FROM EQUIPMENT TO NEW CANISTER ANTENNA
- INSTALL (1) NEW POWER CONDUIT FROM P.O.C. TO EQUIPMENT
- INSTALL (1) NEW FIBER CONDUIT FROM P.O.C. TO EQUIPMENT
- INSTALL (1) NEW EQUIPMENT BRACKET
- INSTALL (1) NEW SMART METER / DISCONNECT
- CABLING TO BE INSTALLED IN A TIGHT NEAT MANNER WITHOUT EXCESS CABLE LOOPS
- ALL AT&T ADDED APPURTENANCES SHALL BE PAINTED TO MATCH POLE COLOR (NON-GLOSSY "SABLE" BY SHERWIN WILLIAMS, OR EQUIVALENT)

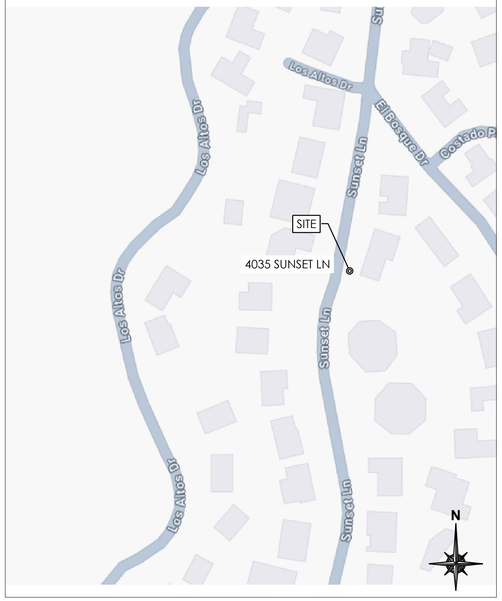
DRAWING INDEX

SHEET NO.	SHEET TITLE
T-1	TITLE SHEET
T-2	GENERAL NOTES
C-1	SURVEY
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN & PROPOSED EQUIPMENT LAYOUT PLANS
A-3	ELEVATIONS
A-4	ELEVATIONS
D-1	DETAILS
D-2	DETAILS
E-1	ELECTRICAL GENERAL NOTES
E-2	ONE-LINE DIAGRAM & GROUNDING SCHEMATIC
E-3	ELECTRICAL DETAILS
TCP-1	TRAFFIC CONTROL PLAN

POLE PHOTO



VICINITY MAP



SITE INFORMATION

SITE ADDRESS:	(NEAR) 4035 SUNSET LN PEBBLE BEACH, CA 93953
OWNER:	PG&E 1 MARKET STREET, SPEAR TOWER SAN FRANCISCO, CA 94105-1126
APPLICANT:	AT&T MOBILITY 5005 EXECUTIVE PARKWAY SAN RAMON, CA 94583
LATITUDE:	36.586178 NAD83
LONGITUDE:	-121.922344 NAD83
COUNTY:	MONTEREY
JURISDICTION:	PEBBLE BEACH
ASSESSORS PARCEL NUMBER:	NEAR 008-111-018
ZONING:	MDR/4-D(CZ)
ELEVATION:	814.234' AMSL

CALL 811 BEFORE YOU DIG
IT'S THE LAW

THE UTILITIES SHOWN HEREIN ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER/SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL THE UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO THE (E) UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- 2022 CALIFORNIA BUILDING CODE (CBC), BASED ON THE 2021 IBC
- 2022 CALIFORNIA ELECTRICAL CODE (CEC), BASED ON THE 2020 NEC
- 2022 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2021 UMC
- 2022 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2021 UPC
- 2022 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CALGREEN)
- 2022 CALIFORNIA FIRE CODES WITH ALL LOCAL AMENDMENTS, BASED ON THE 2021 IFC
- ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
- CALIFORNIA GENERAL ORDER 95 (G.O. 95, 2020)
- NCJPA OPERATIONS/ ROUTINE HANDBOOK (2019)
- NATIONAL ELECTRICAL CODE (NEC) (2023 EDITION)
- NATIONAL ELECTRICAL SAFETY CODE IEEE C2 2023 (NESC)
- CITY / COUNTY ORDINANCES

ACCESSIBILITY REQUIREMENTS FOR PERSONS WITH DISABILITIES:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY IS NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA ADMINISTRATIVE STATE CODE PART 2, TITLE 24, CHAPTER 11B, SECTION 11038.

AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA
94583

NextEdge
1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JLV
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	04/23/24	90% CD
0	06/17/24	100% CD

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. WALK
No. 85117
Exp. 09/30/25
CIVIL
STATE OF CALIFORNIA

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

CRAN_RSFR_PEBBL_001

(NEAR) 4035 SUNSET LN
PEBBLE BEACH, CA 93953

TITLE SHEET

T-1

GENERAL NOTES

GENERAL CONSTRUCTION NOTES

1. PLANS ARE INTENDED TO BE DIAGRAMMATIC ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.

2. THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.

3. CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600, FOR UTILITY LOCATIONS, 2 WORKING DAYS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.

4. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.

5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CBC'S REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE, FOR, BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.

6. REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT / ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT / ENGINEER.

7. THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.

8. DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE AREA LINES, UNLESS OTHERWISE NOTED.

9. ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT / ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS, OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.

10. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT / ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT / ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.

11. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.

12. ANY EXISTING COMPONENTS DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO IT'S ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.

13. ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.

GENERAL NOTES FOR EXISTING CELL SITES

1. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR.

2. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS MUST BE VERIFIED. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.

3. THE EXISTING CELL SITE IS IN FULL COMMERCIAL OPERATION. ANY CONSTRUCTION WORK BY CONTRACTOR SHALL NOT DISRUPT THE EXISTING NORMAL OPERATION. ANY WORK ON EXISTING EQUIPMENT MUST BE COORDINATED WITH CONTRACTOR. ALSO, WORK SHOULD BE SCHEDULED FOR AN APPROPRIATE MAINTENANCE WINDOW USUALLY IN LOW TRAFFIC PERIODS AFTER MIDNIGHT.

4. SINCE THE CELL SITE IS ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE ADVISED TO BE WORN TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS.

5. CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. CONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD (N) TRAYS AS NECESSARY. CONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONTRACTOR.

6. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.

APPLICABLE CODES, REGULATIONS AND STANDARDS:

1. CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION.

2. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE TIME OF PERMITTING AWARD SHALL GOVERN THE DESIGN.

3. CONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
   - 3.1. - AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
   - 3.2. - AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
   - 3.3. - TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-F, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES
   - 3.4. - INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRICAL EQUIPMENT.
   - 3.5. -IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")

4. TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS
   - 4.1. TELCORDIA GR-63 NETWORK EQUIPMENT-BUILDING SYSTEM (NEBS): PHYSICAL PROTECTION
   - 4.2. TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING
   - 4.3. TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS
   - 4.4. TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS

5. ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS

6. FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

GENERAL TRENCHING NOTES

1. MAINTAIN 24" MINIMUM COVER FOR ALL ELECTRICAL CONDUITS, U.O.N.
2. MAINTAIN 30" MINIMUM COVER FOR ALL TELECOMMUNICATIONS CONDUITS.
3. MINIMUM 1" SAND SHADING BELOW CONDUITS, AND 6" COVERING ON TOP OF CONDUITS REQUIRED.
4. REFER TO SHEET E-1 FOR ADDITIONAL REQUIREMENTS

GENERAL GROUNDING NOTES

1. GROUNDING SHALL BE TESTED AT 5 OHMS OR LESS.
2. WOOD MOLDING, STAPLED EVERY 3'-0" AND AT EACH END.

GENERAL CONDUIT NOTES

1. ALL CONDUITS WILL BE MANDRELED AND EQUIPPED WITH 3/8" PULL ROPE.
2. SCHEDULE 40 CONDUIT FOR UNDERGROUND USE.
3. SCHEDULE 80 CONDUIT FOR RISER USE AND ELSEWHERE AS NOTES. TRANSITION FROM SCHEDULE 40 PVC OR RIGID STEEL CONDUIT TO SCHEDULE 80 USING APPROVED FITTINGS DESIGNED TO PROVIDE A SMOOTH INTERIOR WALL TRANSITION TO THE REDUCED INTERIOR DIAMETER OF SCHEDULE 80. ADJUST CONDUIT SIZE IF NECESSARY TO MAINTAIN THE INTERIOR AREA REQUIRED FOR THE WIRING SPECIFIED.
4. GALVANIZED STEEL CONDUIT FOR ANY CONDUIT UNDER 3", STUB UP 10" THEN CONVERT TO SCHEDULE 80.
5. CONTRACTOR TO STUB UP POLE 10" w/ 3" POWER CONDUIT. POWER COMPANY TO CONVERT FROM 3" STUB SCHEDULE 80 TO 2" SCHEDULE 80 FROM TOP OF STUB UP.
6. ZRC COLD GALVANIZING COMPOUND OR EQUIVALENT IS REQUIRED ON EXPOSED THREADS IN RIGID STEEL CONDUIT AND THE CUT ENDS OF SUPPORT STRUTS, ETC. TO PREVENT RUSTING.

TYPICAL R.O.W. POLE CONSTRUCTION NOTES

1. CABLE NOT TO IMPEDE 15" CLEAR SPACE OFF POLE FACE.
2. ALL CLIMB STEPS NEXT TO CONDUIT SHALL HAVE EXTENDED STEPS.
3. NO BOLT THREADS TO PROTRUDE MORE THAN 1-1/2"
4. ALL HOLES IN POLE LEFT FROM REARRANGEMENT OF CLIMB STEPS TO BE FILLED.
5. 90° SHORT SWEEPS UNDER ANTENNA ARM, ALL CABLES MUST TRANSITION ON THE INSIDE OR BOTTOM OF THE ARM (NO CABLE ON TOP OF ARM).
6. USE 90° CONNECTOR AT CABLE CONNECTION FOR OMNI DOWN ANTENNAS.
7. USE CABLE CLAMPS TO SECURE CABLE TO ARMS, PLACE 2" AT&T WIRELESS CABLE I.D. TAGS ON BOTH SIDES OF ARMS.
8. USE 1/2" DIA. CABLE ON ANTENNAS UNLESS OTHERWISE SPECIFIED.
9. PLACE GPS ON ARM OF SOUTHERN SKY EXPOSURE AT MINIMUM 6' FROM TRANSMIT ANTENNA WHICH IS 24" AWAY FROM CENTER OF POLE.
10. FILL VOID AROUND CABLES AT CONDUIT OPENING WITH FOAM SEALANT TO PREVENT WATER INTRUSION.

CONTRACTOR REQUIREMENTS

DO NOT SCALE OFF DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK

ABBREVIATIONS

A.B.	ANCHOR BOLT	GLB. (GLU-LAM)	GLUE LAMINATED BEAM
ABV.	ABOVE	GPS	GLOBAL POSITIONING SYSTEM
ACCA	ANTENNA CABLE COVER ASSEMBLY	GRND.	GROUND
ADD'L	ADDITIONAL	HDR.	HEADER
A.F.F.	ABOVE FINISHED FLOOR	HGR.	HANGER
A.F.G.	ABOVE FINISHED GRADE	HT.	HEIGHT
AGL	ABOVE GROUND LEVEL	ICGB.	ISOLATED COPPER GROUND BUS
ALUM	ALUMINUM	IN.(")	INCH(ES)
ALT.	ALTERNATE	INT.	INTERIOR
AMSL	ABOVE SEA LEVEL	LB.(#)	POUND(S)
ANT.	ANTENNA	L.B.	LAG BOLTS
APPRX.	APPROXIMATE(LY)	L.F.	LINEAR FEET(FOOT)
ARCH.	ARCHITECT(URAL)	L.	LONGITUDINAL
AWG.	AMERICAN WIRE GAUGE	MAS.	MASONRY
BLDG.	BUILDING	MAX.	MAXIMUM
BLK.	BLOCK	M.B.	MACHINE BOLT
BLKG	BLOCKING	MECH.	MECHANICAL
BM.	BEAM	MFR.	MANUFACTURER
B.N.	BOUNDARY NAILING	MIN.	MINIMUM
BN	BACK-UP CABINET	MISC.	MISCELLANEOUS
BTCW.	BARE TINNED COPPER WIRE	MTL.	METAL
B.O.	BOTTOM	NO.(#)	NUMBER
B.O.F.	BOTTOM OF FOOTING	N.T.S.	NOT TO SCALE
CAB.	CABINET	(N)	NEW
CANT.	CANTILEVER(ED)	O.C.	ON CENTER
C.I.P.	CAST IN PLACE	OPNG.	OPENING
CLG.	CEILING	P/C	PRE CAST CONCRETE
℄	CENTERLINE	PCS	PERSONAL COMMUNICATION SERVICES
CLR.	CLEAR	ℙ	PLATE
COL.	COLUMN	PLY.	PLYWOOD
CONC.	CONCRETE	PPC.	POWER PROTECTION CABINET
CONN.	CONNECTION(OR)	PRC.	PRIMARY FLEXING CABINET
CONST.	CONSTRUCTION	P.S.F.	POUNDS PER SQUARE FOOT
CONT.	CONTINUOUS	P.S.I.	POUNDS PER SQUARE INCH
ⅆ	PENNY (NAILS)	P.T.	PRESSURE TREATED
DBL.	DOUBLE	PWR.	POWER (CABINET)
DEPT.	DEPARTMENT	QTY.	QUANTITY
D.F.	DOUGLAS FIR	RAD.(R)	RADIUS
DIA.	DIAMETER	REF.	REFERENCE
DIAG.	DIAGONAL	REINF.	REINFORCING
DIM.	DIMENSION	REQ'D.	REQUIRED
DWG.	DRAWING(S)	RGS.	RIGID GALVANIZED STEEL
DWL.	DOWEL(S)	R.O.W.	RIGHT OF WAY
EA.	EACH	SCH.	SCHEDULE
EL.	ELEVATION	SHT.	SHEET
ELEC.	ELECTRICAL	SIM.	SIMILAR
ELEV.	ELEVATOR	SPEC.	SPECIFICATION(S)
EMT.	ELECTRICAL METALLIC TUBING	SQ.	SQUARE
E.N.	EDGE NAIL	S.S.	STAINLESS STEEL
ENG.	ENGINEER	STD.	STANDARD
EQ.	EQUAL	STL.	STEEL
EXP.	EXPANSION	STRUC.	STRUCTURAL
EXST.(E)	EXISTING	TEMP.	TEMPORARY
EXT.	EXTERIOR	THK.	THICKNESS
FAB.	FABRICATION(OR)	T.N.	TOE NAIL
F.F.	FINISH FLOOR	T.O.A.	TOP OF ANTENNA
F.G.	FINISH GRADE	T.O.C.	TOP OF CURB
FIN.	FINISH(ED)	T.O.F.	TOP OF FOUNDATION
FLR.	FLOOR	T.O.P.	TOP OF PLATE(PARAPET)
FDN.	FOUNDATION	T.O.S.	TOP OF STEEL
F.O.C.	FACE OF CONCRETE	T.O.W.	TOP OF WALL
F.O.M.	FACE OF MASONRY	TYP.	TYPICAL
F.O.S.	FACE OF STUD	U.G.	UNDER GROUND
F.O.W.	FACE OF WALL	U.L.	UNDERWRITES LABORATORY
F.S.	FINISH SURFACE	U.N.O.	UNLESS NOTED OTHERWISE
FT.(')	FOOT(FEET)	V.I.F.	VERIFY IN FIELD
FTG.	FOOTING	W	WIDE(WIDTH)
G.	GROWTH(CABINET)	W/	WITH
GA.	GAUGE	WD.	WOOD
GI.	GALVANIZE(D)	W.P.	WEATHERPROOF
G.F.I.	GROUND FAULT CIRCUIT INTERRUPTER	WT.	WEIGHT

LEGEND

- SPOT ELEVATION
- REVISION
- GRID REFERENCE
- DETAIL REFERENCE
- ELEVATION REFERENCE
- SECTION REFERENCE
- MATCH LINE
- WORK POINT
- STEEL
- GROUT OR PLASTER
- (E) BRICK
- (E) MASONRY
- CONCRETE
- EARTH
- GRAVEL
- PLYWOOD
- SAND
- CENTERLINE
- PROPERTY/LEASE LINE
- GROUND CONDUCTOR
- T — TELEPHONE CONDUIT
- E — ELECTRICAL CONDUIT
- E/T — ELECTRICAL & TELCO CONDUITS
- A — COAXIAL CABLE
- O/H — OVERHEAD LINES
- X — CHAIN LINK FENCING
- WOOD FENCING
- OHT/OHP — OVERHEAD COMM/ OVERHEAD POWER

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NextEdge

1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JLV
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	04/23/24	90% CD
0	06/17/24	100% CD

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. WARD
No. 65117
Exp. 09/30/25
CIVIL
STATE OF CALIFORNIA

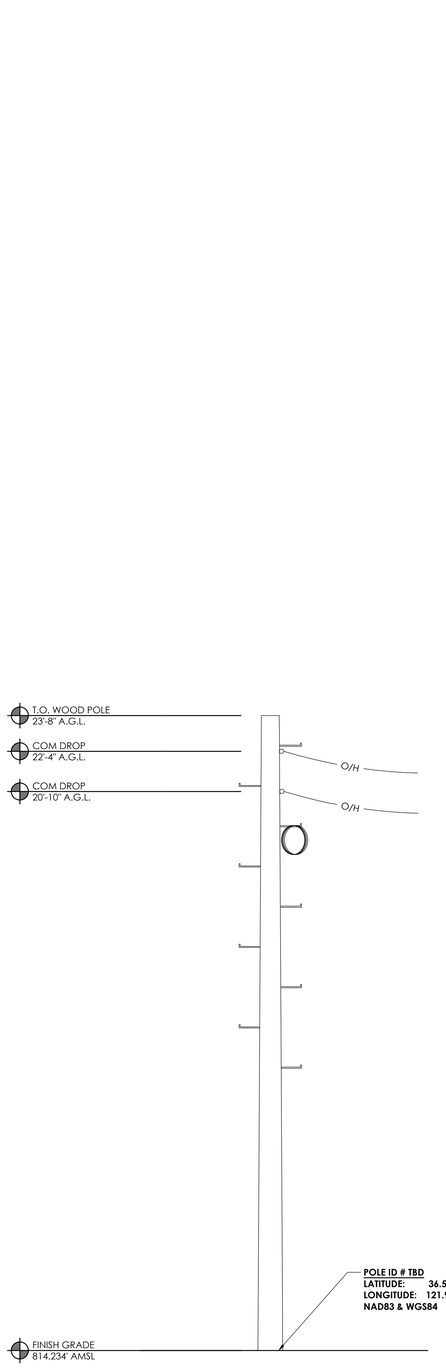
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GENERAL NOTES

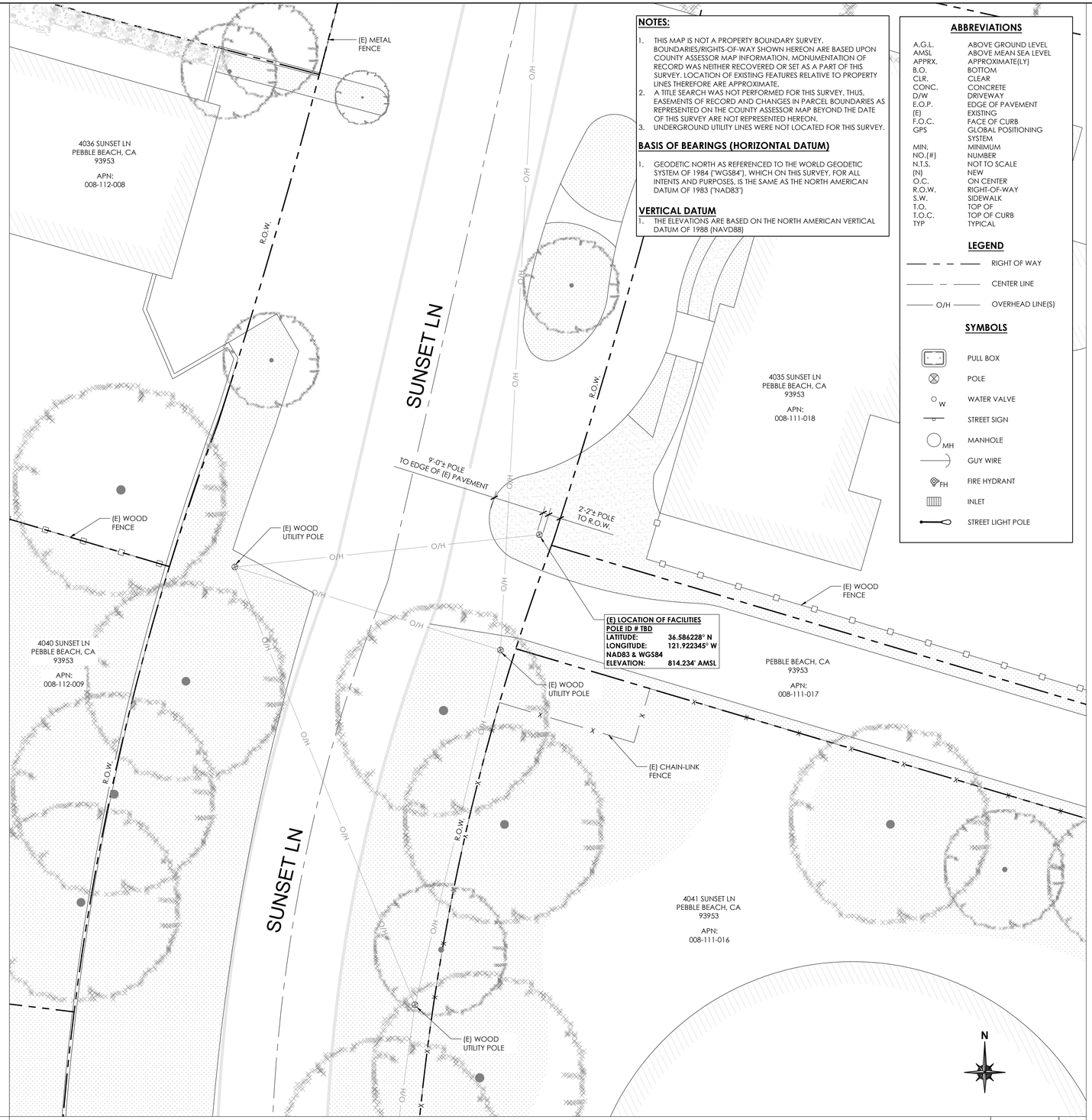
T-2



ELEVATION

SCALE 3/8"=1'-0"

2



SITE PLAN

24"x36" SCALE: 1" = 10'
11"x17" SCALE: 1" = 20'
10' 5' 0' 10'

SCALE 1"=10'-0"

1

NOTES:

1. THIS MAP IS NOT A PROPERTY BOUNDARY SURVEY. BOUNDARIES/RIGHTS-OF-WAY SHOWN HEREON ARE BASED UPON COUNTY ASSESSOR MAP INFORMATION. MONUMENTATION OF RECORD WAS NEITHER RECOVERED OR SET AS A PART OF THIS SURVEY. LOCATION OF EXISTING FEATURES RELATIVE TO PROPERTY LINES THEREFORE ARE APPROXIMATE.
2. A TITLE SEARCH WAS NOT PERFORMED FOR THIS SURVEY, THUS, EASEMENTS OF RECORD AND CHANGES IN PARCEL BOUNDARIES AS REPRESENTED ON THE COUNTY ASSESSOR MAP BEYOND THE DATE OF THIS SURVEY ARE NOT REPRESENTED HEREON.
3. UNDERGROUND UTILITY LINES WERE NOT LOCATED FOR THIS SURVEY.

BASIS OF BEARINGS (HORIZONTAL DATUM)

1. GEODETIC NORTH AS REFERENCED TO THE WORLD GEODETIC SYSTEM OF 1984 ("WGS84"), WHICH ON THIS SURVEY, FOR ALL INTENTS AND PURPOSES, IS THE SAME AS THE NORTH AMERICAN DATUM OF 1983 ("NAD83")

VERTICAL DATUM

1. THE ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

ABBREVIATIONS

A.G.L.	ABOVE GROUND LEVEL
AMSL	ABOVE MEAN SEA LEVEL
APPRX.	APPROXIMATE(LY)
B.O.	BOTTOM
CLR.	CLEAR
CONC.	CONCRETE
D/W	DRIVEWAY
E.O.P.	EDGE OF PAVEMENT
(E)	EXISTING
F.O.C.	FACE OF CURB
GPS	GLOBAL POSITIONING SYSTEM
MIN.	MINIMUM
NO.(#)	NUMBER
N.T.S.	NOT TO SCALE
(N)	NEW
O.C.	ON CENTER
R.O.W.	RIGHT-OF-WAY
S.W.	SIDEWALK
T.O.	TOP OF
T.O.C.	TOP OF CURB
TYP	TYPICAL

LEGEND

- RIGHT OF WAY
- CENTER LINE
- O/H — OVERHEAD LINE(S)

SYMBOLS

- PULL BOX
- POLE
- W — WATER VALVE
- STREET SIGN
- MH — MANHOLE
- GUY WIRE
- FH — FIRE HYDRANT
- INLET
- STREET LIGHT POLE

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94583

NextEdge
1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	FZA
CHECKED BY:	RM
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	03/26/24	100% SURVEY

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. WINER
No.65117
Exp. 09/30/25
CIVIL
STATE OF CALIFORNIA

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4035 SUNSET LN
PEBBLE BEACH, CA 93953

SURVEY

C-1



SITE PLAN

24"x36" SCALE: 1" = 10'-0"
11"x17" SCALE: 1" = 20'-0"
10' 5' 0' 10'

1

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SAN RAMON, CA
94583

NextEdge
1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JLV
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	04/23/24	90% CD
0	06/17/24	100% CD

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. WALK
No. 65117
Exp. 09/30/25
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STATE OF CALIFORNIA

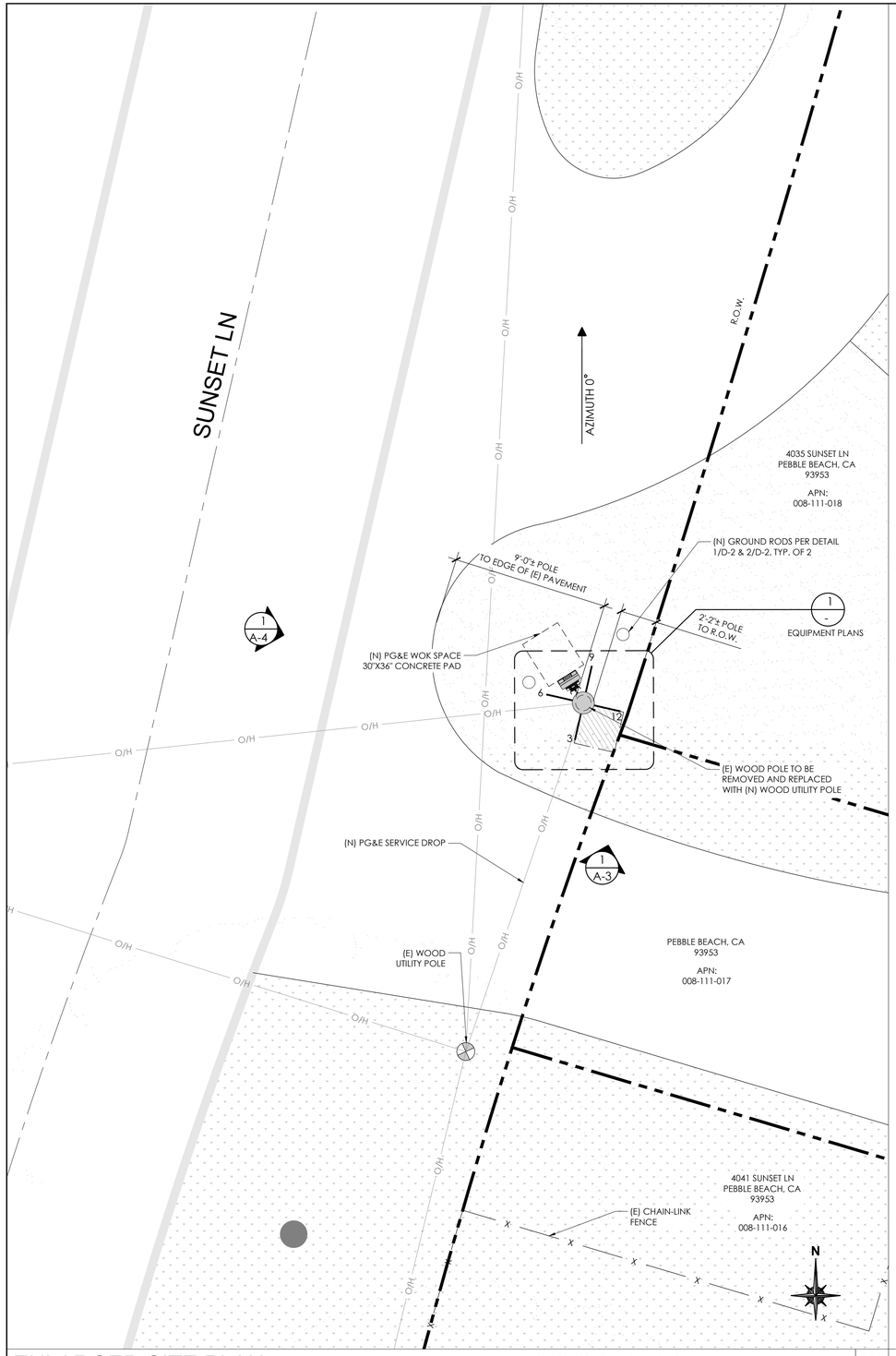
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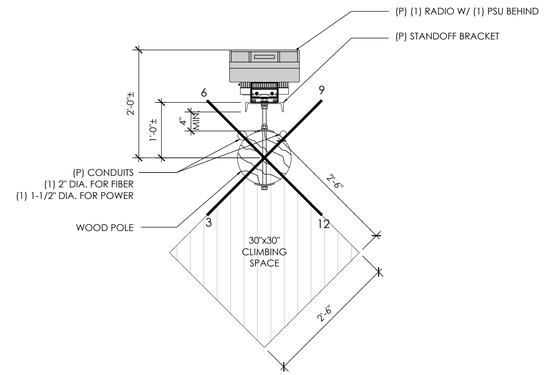
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SITE PLAN

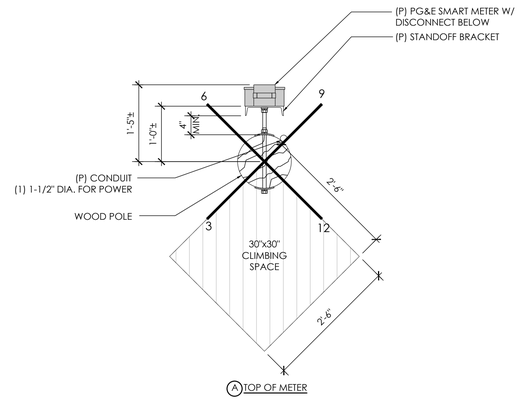
A-1



NOTES:
1. ALL EQUIPMENT SHALL BE PLACED (VERTICALLY) AS CLOSE AS ALLOWED BY POLE OWNER, WHILE MAINTAINING MINIMUM CLEARANCE REQUIREMENTS.
2. MAINTAIN 4" MIN. OFFSET BETWEEN THE MOUNTING BRACKET FLANGE AND THE POLE
3. ALL ANTENNAS, BRACKETS, CABLING, CONDUIT, AND OTHER EQUIPMENT WILL BE PAINTED NON-GLOSSY SABLE BY SHERWIN WILLIAMS (OR EQUIVALENT)
4. SWEEP CONDUIT RUNS AROUND (E) CROSS ARMS WHERE THEY OCCUR, SEE DETAIL 6/D-2
5. CABLING TO BE INSTALLED IN A TIGHT NEAT MANNER WITHOUT EXCESS CABLE LOOPS



(B) TOP OF RRUS



(A) TOP OF METER

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ENLARGED SITE PLAN & PROPOSED ELEVATION / EQUIPMENT PLANS

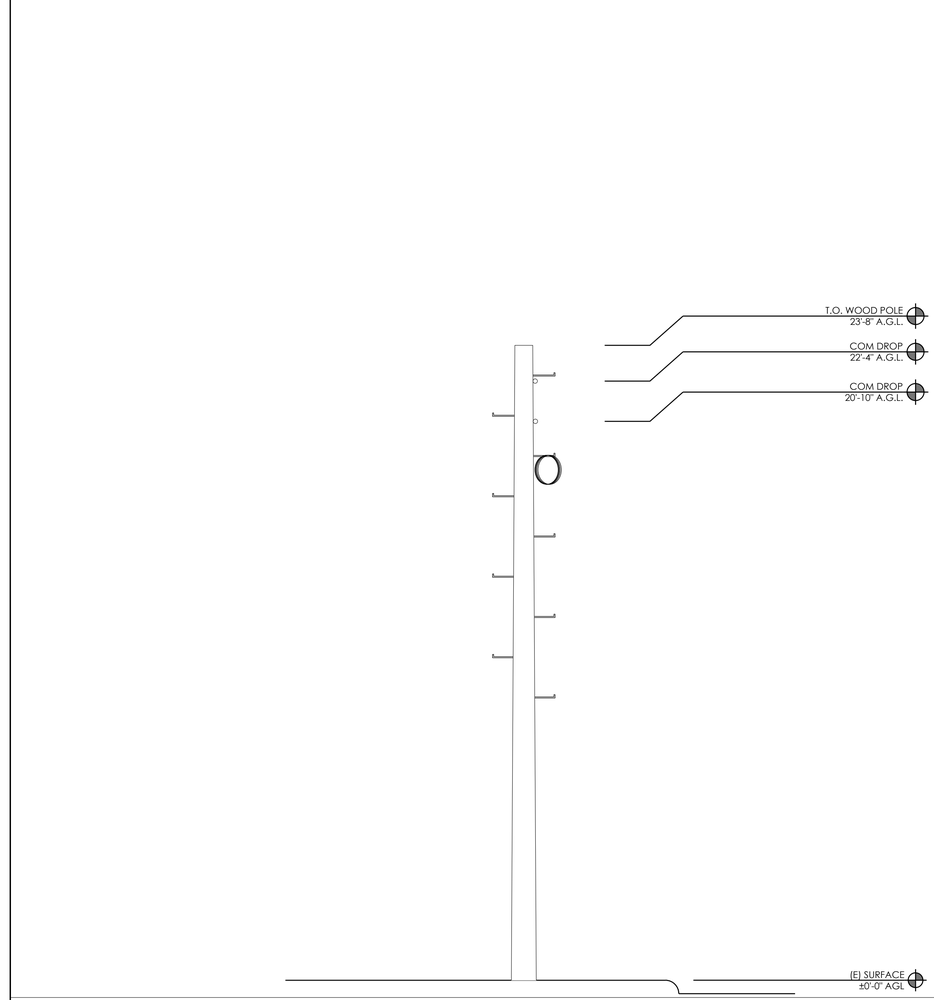
A-2

ENLARGED SITE PLAN — 24"x36" SCALE: 1/4" = 1'-0" — 11"x17" SCALE: 1/8" = 1'-0" — 4' 3' 2' 1' 0" 4' — 3

(P) ELEVATION — 24"x36" SCALE: NTS — 11"x17" SCALE: NTS — 2

(P) EQUIPMENT PLANS — 24"x36" SCALE: 3/4" = 1'-0" — 11"x17" SCALE: 3/8" = 1'-0" — 1' 6" 0" 1' — 1

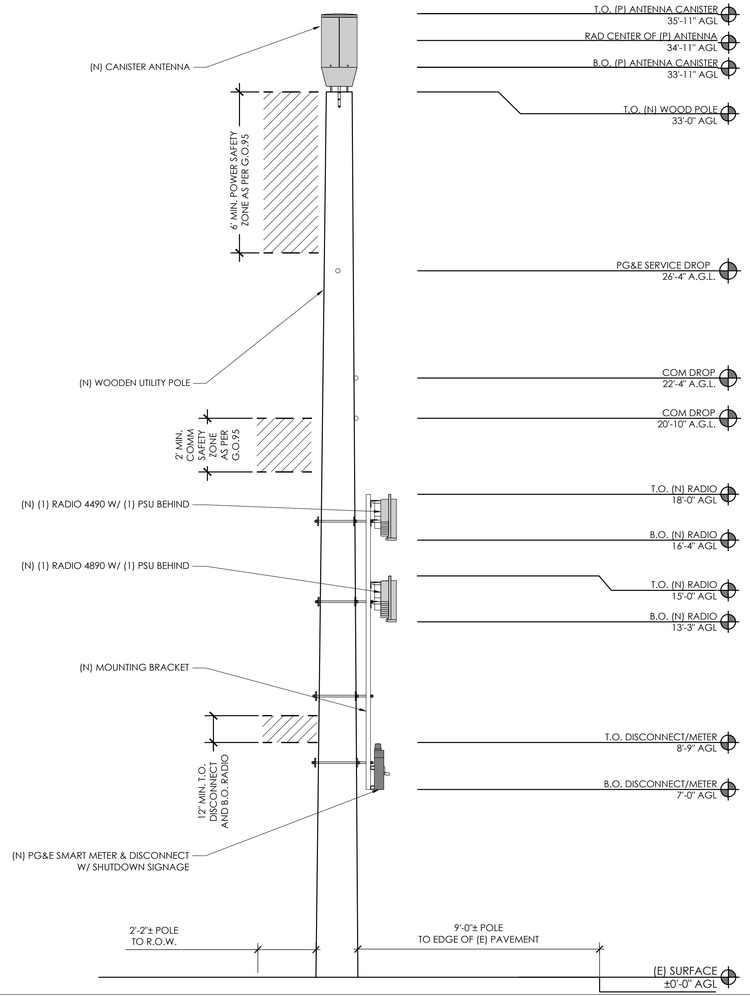
NOTES:
1. ALL EQUIPMENT SHALL BE PLACED (VERTICALLY) AS CLOSE AS ALLOWED BY POLE OWNER, WHILE MAINTAINING MINIMUM CLEARANCE REQUIREMENTS.
2. MAINTAIN 12" MIN. CLEARANCE TO GUY WIRE FROM PROPOSED EQUIPMENT.
3. MAINTAIN 4" MIN. OFFSET BETWEEN THE MOUNTING BRACKET FLANGE AND THE POLE
4. ALL ANTENNAS, BRACKETS, CABLING, CONDUIT, AND OTHER EQUIPMENT WILL BE PAINTED NON-GLOSSY SABLE BY SHERWIN WILLIAMS (OR EQUIVALENT)
5. CABLING TO BE INSTALLED IN A TIGHT NEAT MANNER WITHOUT EXCESS CABLE LOOPS



EXISTING SIDE ELEVATION

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"
2' 1' 0" 2'

2



PROPOSED SIDE ELEVATION

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"
2' 1' 0" 2'

1

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NextEdge
1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JLV
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
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0	06/17/24	100% CD

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No.65117
Exp. 09/30/25
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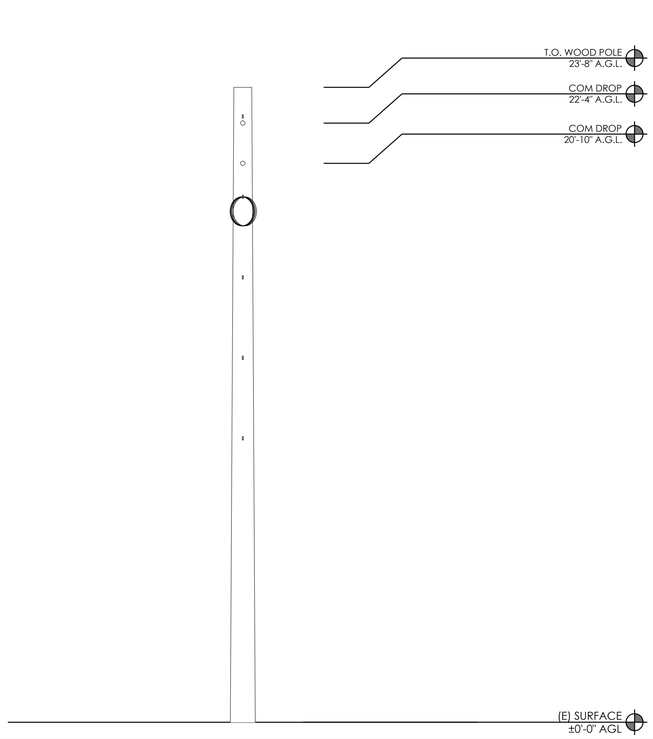
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ELEVATIONS

A-3

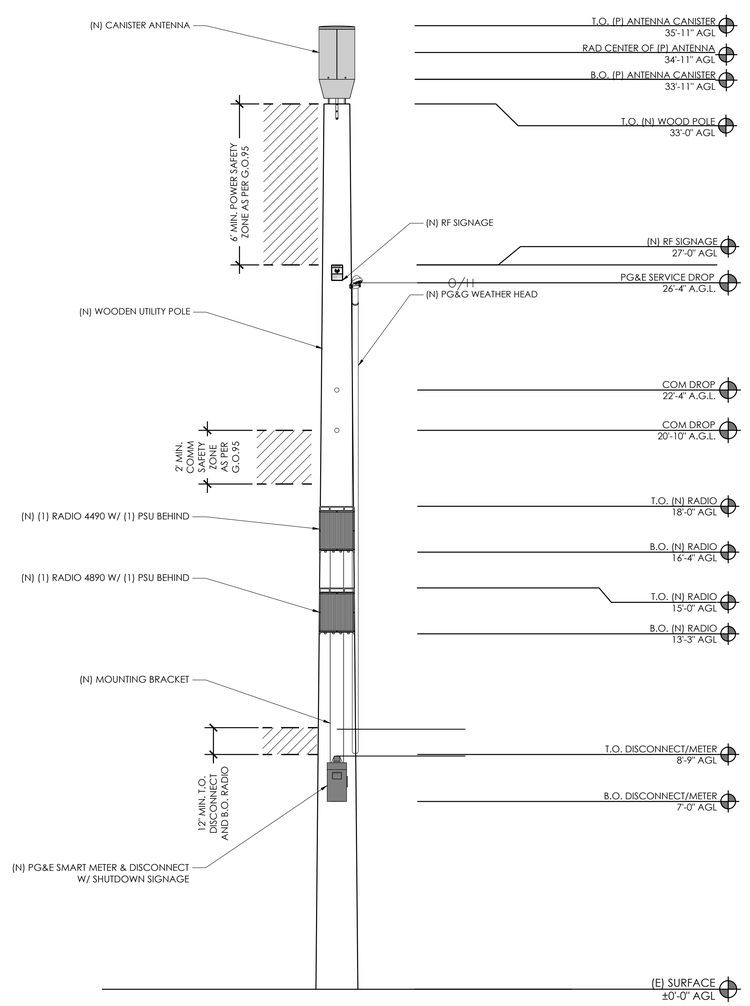


EXISTIING FRONT ELEVATION

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"

2

NOTES:
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2. MAINTAIN 12" MIN. CLEARANCE TO GUY WIRE FROM PROPOSED EQUIPMENT.
3. MAINTAIN 4" MIN. OFFSET BETWEEN THE MOUNTING BRACKET FLANGE AND THE POLE
4. ALL ANTENNAS, BRACKETS, CABLING, CONDUIT, AND OTHER EQUIPMENT WILL BE PAINTED NON-GLOSSY SABLE BY SHERWIN WILLIAMS (OR EQUIVALENT)
5. CABLING TO BE INSTALLED IN A TIGHT NEAT MANNER WITHOUT EXCESS CABLE LOOPS



PROPOSED FRONT ELEVATION

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"

1

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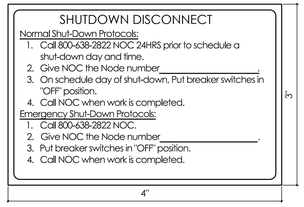
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ELEVATIONS

A-4



NOTES:

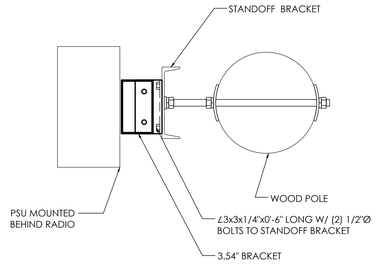
1. SIGN PROVIDED BY GC MOUNTED TO OUTSIDE OF DISCONNECT COVER
2. CONTRACTOR TO NOTE MARKET ID, SITE ID, SITE NAME

SHUTDOWN SIGNAGE

SCALE: NTS | 12

NOT USED

SCALE: NTS | 9



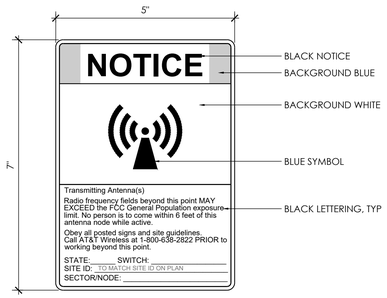
PLAN VIEW

RADIO MOUNT

SCALE: NTS | 6

NOT USED

SCALE: NTS | 3



NOTES:

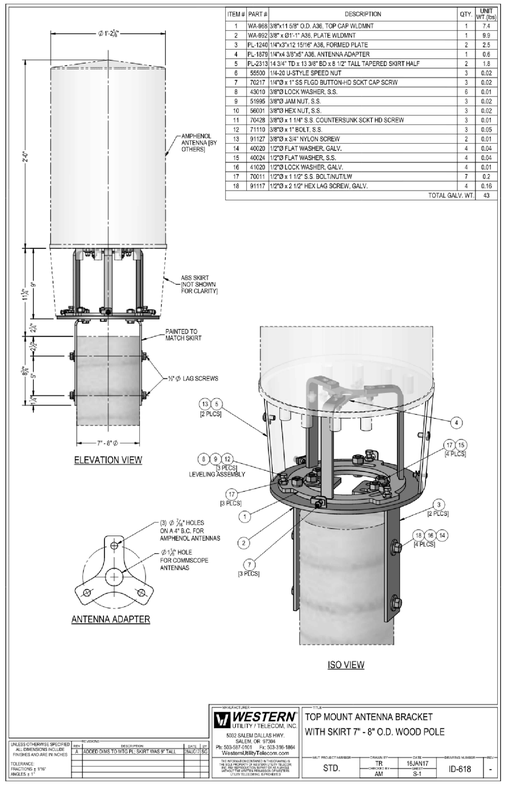
1. OUTDOOR RATED SELF ADHESIVE VINYL DECAL WITH UV PROTECTION.
2. POST SIGN 3'-0" BELOW PROPOSED ANTENNA.
3. CONTRACTOR TO CONFIRM SPECIFIC SIGN REQUIREMENTS WITH AT&T WIRELESS, AND PUBLIC UTILITIES COMMISSION AND AUTHORITIES HAVING JURISDICTION PRIOR TO FABRICATION.
4. DECAL SHALL FACE OUT THE STREET AND WHEN FEASIBLE AWAY FROM THE STREET, IF NO BUILDING WINDOW IS PRESENT WITHIN 25 FEET FACING THE EXISTING POLE.

RF SIGNAGE

SCALE: NTS | 11

NOT USED

SCALE: NTS | 10



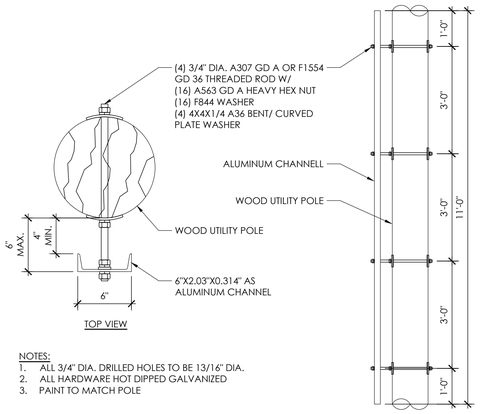
ITEM #	PART #	DESCRIPTION	QTY.	UNIT WT. (lbs)
1	WA-968	3/8"x11 5/8" O.D. A36, TOP CAP W/DMNT	1	7.4
2	WA-992	3/8" x Ø1-1" A36, PLATE W/DMNT	1	9.9
3	PL-1240	1/4"x3"x12 15/16" A36, FORMED PLATE	2	2.5
4	PL-1670	1/4"x4 3/5"x5" A36, ANTENNA ADAPTER	1	0.6
5	PL-2313	14 3/4" TD x 13 3/8" BD x 8 1/2" TALL TAPERED SKIRT HALF	2	1.8
6	56530	1/4-20 U-STYLE SPEED NUT	3	0.02
7	70217	1/4"Ø x 1" SS FLGD BUTTON-HD SCKT CAP SCRW	3	0.02
8	43010	3/8"Ø LOCK WASHER, S.S.	6	0.01
9	51995	3/8"Ø JAM NUT, S.S.	3	0.02
10	56031	3/8"Ø HEX NUT, S.S.	3	0.02
11	70428	3/8"Ø x 1 1/4" S.S. COUNTERSUNK SCKT HD SCREW	3	0.01
12	71119	3/8"Ø x 1" BOLT, S.S.	3	0.05
13	91127	3/8"Ø x 3/4" NYLON SCREW	2	0.01
14	40020	1/2"Ø FLAT WASHER, GALV.	4	0.04
15	40024	1/2"Ø FLAT WASHER, S.S.	4	0.04
16	41020	1/2"Ø LOCK WASHER, GALV.	4	0.01
17	70011	1/2"Ø x 1 1/2" S.S. BOLT,NUT,W	7	0.2
18	91117	1/2"Ø x 2 1/2" HEX LAG SCREW, GALV.	4	0.16
		TOTAL GALV. WT.		43

UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS INCLUDE CHORDS AND ARE IN INCHES	ITEM #	DESCRIPTION	QTY.	WT. (lbs)
TOLERANCE: FRACTIONS ± 1/16" ANGLES ± 1°	3	COVER TUBE TO STD PL, SKIRT SHAT 9" TALL	1	TBD

WESTERN UTILITY / TELECOM, INC.	9202 SALEM DALLAS HWY SALEM, OR. 97303 Ph. 503-587-1958 Fx. 503-390-1884 WesternUtilityTelecom.com
TOP MOUNT ANTENNA BRACKET WITH SKIRT 7" - 8" O.D. WOOD POLE	
STD.	DWN: TW; CHKD: AM; 15JAN17; S-1; ID-618; -

ANTENNA BRACKET

SCALE: NTS | 7

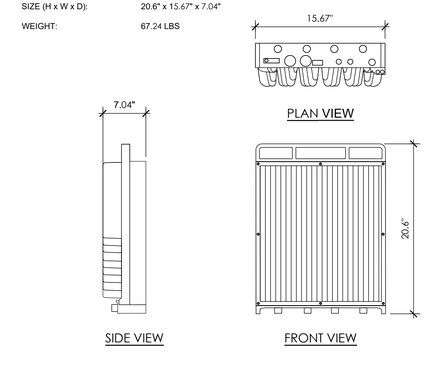


NOTES:

1. ALL 3/4" DIA. DRILLED HOLES TO BE 13/16" DIA.
2. ALL HARDWARE HOT DIPPED GALVANIZED
3. PAINT TO MATCH POLE

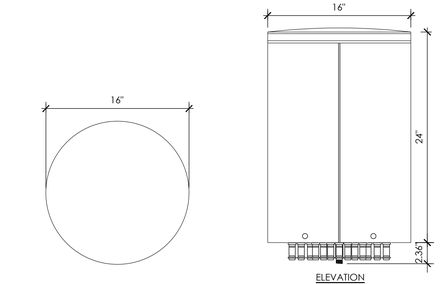
STANDOFF BRACKET

SCALE: NTS | 5



RADIO 4890

SCALE: NTS | 2

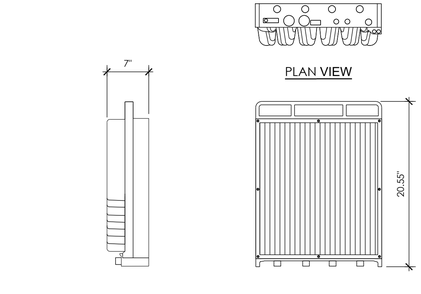


ANTENNA

SCALE: NTS | 4

GAMMA NU DOY9X360F16T4

ANTENNA COLOR:	GRAY,BROWN, AND BLACK
DIMENSIONS:	24" TALL X Ø16"
NET WEIGHT:	29.1 LBS



RADIO 4490

SCALE: NTS | 1

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SAN RAMON, CA
94583

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SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JLV
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	04/23/24	90% CD
0	06/17/24	100% CD



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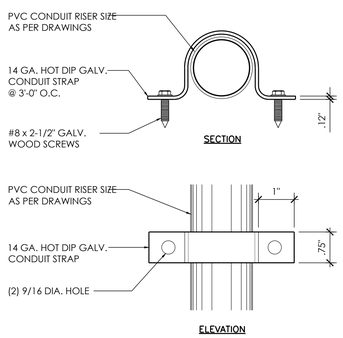
DETAILS

D-1

NOT USED 12

NOT USED 11

NOT USED 10

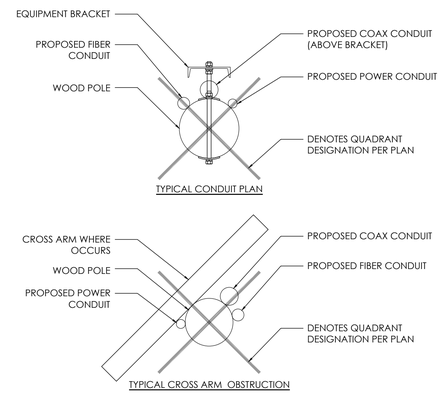


CONDUIT BRACKET 9

NOT USED 8

NOT USED 7

NOTE:
CONDUITS SHALL IN NO CASE, CROSS OVER INTO THE CLIMB SPACE QUADRANT, OR OTHER QUADRANTS



TYP CROSS ARM OBSTRUCTION 6

NOT USED 5

NOT USED 4

ERICSSON PSU AC 08

DIMENSIONS: 2.72" TALL x 10.79" WIDE x 7.09" DEEP

WEIGHT: 11.46 lbs

THE PSU IS REQUIRED TO OPERATE THE RADIO ON AC. IF THE RADIO IS INSTALLED OUTDOORS, THE ACCU IS ALSO REQUIRED, OTHERWISE THE ACCU IS OPTIONAL. THE EQUIPMENT FOR AC POWER SUPPLY IS SHOWN FIGURE 1

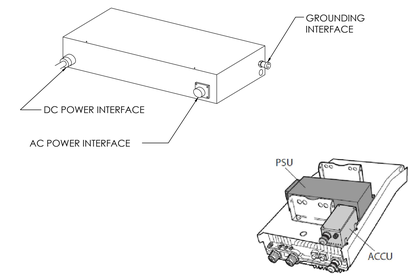
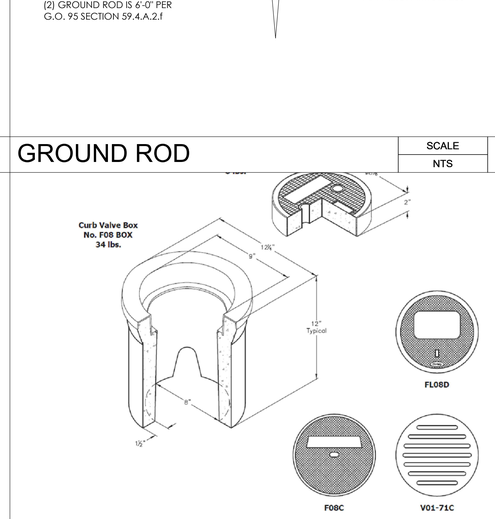


FIGURE 1

PSU 3



NOTE:
MAINTAIN 18" MIN. CLEARANCE FROM POLE MINIMUM SPACING BETWEEN (2) GROUND ROD IS 6'-0" PER G.O. 95 SECTION 59.4.A.2.f

GROUND ROD 2

NOT USED 1

A high density reinforced concrete box with non-settling shoulders positioned to maintain grade and facilitate back filling. Approximate dimensions and weight shown.

Oldcastle Ordering Code	Item	Approx. Shipping Weight	Description
F08BOX	BOX	34 lbs.	F08 Curb Valve Box (8" I.D. x 12" High) – 48 per pallet
F08R	LID	8 lbs.	Reinforced Concrete Lid with Plastic Ring
F08C	LID	8 lbs.	Cast Iron Lid
FL08D	LID	2 lbs.	Fibrelyte Lid, Non-Concrete
V01-71C	LID	12 lbs.	Cast Iron Grate ADA Compliant

GROUND ROD ENCLOSURE 1

SCALE NTS

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No.65117
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STATE OF CALIFORNIA

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PEBBLE BEACH, CA 93953

DETAILS

D-2

ELECTRICAL NOTES

1. GENERAL REQUIREMENTS

A. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE AND ALL STATE AND LOCAL CODES. NOTHING IN THESE PLANS OR SPECIFICATIONS SHALL BE CONSTRUED AS TO PERMIT WORK NOT CONFORMING TO THE MOST STRINGENT OF THESE CODES. SHOULD CHANGES BE NECESSARY IN THE DRAWINGS OR SPECIFICATIONS TO MAKE THE WORK COMPLY WITH THESE REQUIREMENTS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING AND CEASE WORK ON PARTS OF THE CONTRACT

B. THE CONTRACTOR SHALL MAKE A SITE VISIT PRIOR TO BIDDING AND CONSTRUCTION TO VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES. THE CONTRACTOR ASSUMES ALL LIABILITY FOR FAILURE TO COMPLY WITH THIS PROVISION.

C. THE EXTENT OF THE WORK IS INDICATED BY THE DRAWINGS, SCHEDULES, AND SPECIFICATIONS AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT. THE WORK SHALL CONSIST OF FURNISHING ALL LABOR, EQUIPMENT, MATERIALS AND SUPPLIES NECESSARY FOR A COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM. THE WORK SHALL ALSO INCLUDE THE COMPLETION OF ALL ELECTRICAL WORK NOT MENTIONED OR SHOWN WHICH ARE NECESSARY FOR SUCCESSFUL OPERATION OF ALL SYSTEMS.

D. THE CONTRACTOR SHALL PREPARE A BID FOR A COMPLETE AND OPERATIONAL SYSTEM, WHICH INCLUDES THE COST FOR MATERIAL AND LABOR.

E. WORKMANSHIP AND NEAT APPEARANCE SHALL BE AS IMPORTANT AS THE OPERATION. DEFECTIVE OR DAMAGED MATERIALS SHALL BE REPLACED OR REPAIRED PRIOR TO FINAL ACCEPTANCE IN A MANNER ACCEPTABLE TO OWNER AND ENGINEER.

F. COMPLETE THE ENTIRE INSTALLATION AS SOON AS THE PROGRESS OF THE WORK WILL PERMIT.

G. ANY ERROR, OMISSION OR DESIGN DISCREPANCY ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION OR CORRECTION BEFORE CONSTRUCTION.

H. "PROVIDE" INDICATES THAT ALL ITEMS ARE TO BE FURNISHED, INSTALLED AND CONNECTED IN PLACE.

I. CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING PERMITS AND PAY ALL REQUIRED FEES.

2. EQUIPMENT LOCATION

A. ALL DRAWINGS INDICATE DIAGRAMMATICALLY THE DESIRED LOCATIONS OR ARRANGEMENTS OF CONDUIT RUNS, OUTLETS, EQUIPMENT, ETC., AND ARE TO BE FOLLOWED AS CLOSELY AS POSSIBLE. PROPER JUDGEMENT MUST BE EXERCISED IN EXECUTING THE WORK SO AS TO SECURE THE BEST POSSIBLE INSTALLATION IN THE AVAILABLE SPACE AND TO OVERCOME LOCAL DIFFICULTIES DUE TO SPACE LIMITATIONS OR INTERFERENCE OF STRUCTURE CONDITIONS ENCOUNTERED.

B. IN THE EVENT CHANGES IN THE INDICATED LOCATIONS OR ARRANGEMENTS ARE NECESSARY, DUE TO FIELD CONDITIONS IN THE BUILDING CONSTRUCTION OR REARRANGEMENT OF EQUIPMENT, SUCH CHANGES SHALL BE MADE WITHOUT COST, PROVIDING THE CHANGE IS ORDERED BEFORE THE CONDUIT RUNS, ETC., AND WORK DIRECTLY CONNECTED TO THE SAME IS INSTALLED AND NO EXTRA MATERIALS ARE REQUIRED.

C. COORDINATE THE WORK OF THE SECTION WITH THAT OF ALL OTHER TRADES. WHERE CONFLICTS OCCUR, CONSULT WITH THE PERSPECTIVE CONTRACTOR AND COME TO AGREEMENT AS TO CHANGES NECESSARY. OBTAIN WRITTEN ACCEPTANCE FROM ENGINEER FOR THE PROPOSED CHANGES BEFORE PROCEEDING.

3. TESTS

A. BEFORE FINAL ACCEPTANCE OF WORK, THE CONTRACTOR SHALL INSURE THAT ALL EQUIPMENT, SYSTEMS, FIXTURES, ETC., ARE WORKING SATISFACTORILY AND TO THE INTENT OF THE DRAWINGS.

4. PERMITS

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING OUT AND PAYING FOR ALL THE REQUIRED PERMITS, INSPECTION AND EXAMINATION WITHOUT ADDITIONAL EXPENSE TO THE OWNER.

5. GROUNDING

A. THE CONTRACTOR SHALL PROVIDE A COMPLETE, AND APPROVED GROUNDING SYSTEM INCLUDING ELECTRODES, ELECTRODE CONDUCTOR, BONDING CONDUCTORS, AND EQUIPMENT CONDUCTORS AS REQUIRED BY ARTICLE 250 OF NATIONAL ELECTRICAL CODE.

B. CONDUITS CONNECTED TO EQUIPMENT AND DEVICES SHALL BE METALLICALLY JOINED TOGETHER TO PROVIDE EFFECTIVE ELECTRICAL CONTINUITY.

C. FEEDERS AND BRANCH CIRCUIT WIRING INSTALLED IN A NONMETALLIC CONDUIT SHALL INCLUDE A CODE SIZED GROUNDING CONDUCTOR HAVING GREEN INSULATION. THE GROUND CONDUCTOR SHALL BE PROPERLY CONNECTED AT BOTH ENDS TO MAINTAIN ELECTRICAL CONTINUITY.

D. REFER TO GROUND BUS DETAILS. PROVIDE NEW GROUND SYSTEM COMPLETE WITH CONDUCTORS, GROUND ROD AND DESCRIBED TERMINATIONS.

E. ALL GROUNDING CONDUCTORS SHALL BE SOLID TINNED COPPER AND ANNEALED #2 UNLESS NOTED OTHERWISE.

F. ALL NON-DIRECT BURIED TELEPHONE EQUIPMENT GROUND CONDUCTORS SHALL BE #2 STRANDED, THHN (GREEN) INSULATION.

G. ALL GROUND CONNECTIONS SHALL BE MADE WITH "HYGROUND" COMPRESSION SYSTEM BURNDY CONNECTORS EXCEPT WHERE NOTED OTHERWISE.

H. PAINT AT ALL GROUND CONNECTIONS SHALL BE REMOVED.

I. GROUNDING SYSTEM RESISTANCE SHALL NOT EXCEED 5 OHMS. IF THE RESISTANCE VALUE IS EXCEEDED, NOTIFY THE OWNER FOR FUTURE INSTRUCTION ON METHODS FOR REDUCING THE RESISTANCE VALUE. SUBMIT TEST REPORTS AND FURNISH TO ATT ONCE COMPLETE SET OF PRINTS SHOWING "INSTALLED WORK".

6. UTILITY SERVICE

A. TELEPHONE AND ELECTRICAL METERING FACILITIES SHALL CONFORM TO THE REQUIREMENTS OF THE SERVING UTILITY COMPANIES. CONTRACTOR SHALL VERIFY SERVICE LOCATIONS AND REQUIREMENTS. SERVICE INFORMATION WILL BE FURNISHED BY THE SERVING UTILITIES.

B. CONFORM TO ALL REQUIREMENTS OF THE SERVING UTILITY COMPANIES.

7. PRODUCTS

A. ALL MATERIALS SHALL BE NEW, CONFORMING WITH THE NEC, ANSI, NEMA, AND THEY SHALL BE U.L. LISTED AND LABELED.

B. CONDUIT:

B.1. RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR. RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAPPED WRAPPED WITH HUNTS WRAP PROCESS NO. 3.

B.2. ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL. FITTINGS SHALL BE COMPRESSION TYPE. EMT SHALL BE USED ONLY FOR INTERIOR RUNS.

B.3. FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR "SQUEEZE" TYPE. SEAL TIGHT FLEXIBLE CONDUIT. ALL CONDUIT IN EXCESS OF SIX FEET IN LENGTH SHALL HAVE FULL SIZE GROUND WIRE.

B.4. ALL UNDERGROUND CONDUITS SHALL BE PVC SCHEDULE 40 (UNLESS NOTED OTHERWISE) AT A MINIMUM DEPTH OF 24" BELOW GRADE.

B.5. ALL CONDUIT ONLY (C.O.) SHALL HAVE PULL ROPE.

C. ALL WIRE AND CABLE SHALL BE COPPER, 600 VOLT, #12 AWG MINIMUM UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. CONDUCTORS #10 AWG AND SMALLER SHALL BE SOLID. CONDUCTORS #8 AWG AND LARGER SHALL BE STRANDED. TYPE THHN INSULATION USED UNLESS CONDUCTORS INSTALLED IN CONDUIT EXPOSED TO WEATHER, IN WHICH CASE TYPE THWN INSULATION SHALL BE USED.

D. PROVIDE GALVANIZED COATED STEEL BOXES AND ACCESSORIES SIZED PER CODE TO ACCOMMODATE ALL DEVICES AND WIRING.

E. TOGGLE SWITCHES SHALL BE 20 AMP, 120 VOLT AC, SPECIFICATION GRADE WHITE (UNLESS NOTED OTHERWISE) FINISH. MOUNT SWITCHES AT +48" ABOVE FINISHED FLOOR.

F. PANELBOARD SHALL BE DEAD FRONT SAFETY TYPE WITH ANTI-BURN SOLDERLESS COMPRESSION APPROVED FOR COPPER CONDUCTORS, COPPER BUS BARS, FULL SIZED NEUTRAL BUS, GROUND BUS AND EQUIPPED WITH QUICK-MAKE QUICK-BREAK BOLT-IN TYPE THERMAL MAGNETIC CIRCUIT BREAKERS. MOUNT TOP OF THE PANELBOARD AT 6'-3" ABOVE FINISHED FLOOR. PROVIDE TYPEWRITTEN CIRCUIT DIRECTORY.

G. ALL CIRCUIT BREAKERS, MAGNETIC STARTERS AND OTHER ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THAN MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED.

H. GROUND RODS SHALL BE COPPER CLAD STEEL, 5/8" ROUND AND 10' LONG. COPPERWELD OR APPROVED EQUAL.

I. CONDUIT REQUIREMENTS (TYP., U.N.O.): UNDERGROUND: PVC (SCHED 40 OR 80). INDOOR: EMT (RGS IN TRAFFIC AREAS, OUTDOOR (ABOVE GRADE): RGS.

J. PLACE "TRUE TAPE" AND PULL ROPE IN THE CONDUITS AS REQUIRED.

8. INSTALLATION

A. PROVIDE SUPPORTING DEVICES FOR ALL ELECTRICAL EQUIPMENT, FIXTURES, BOXES, PANEL, ETC., EQUIPMENT SHALL BE BRACED TO WITHSTAND HORIZONTAL FORCES IN ACCORDANCE WITH STATE AND LOCAL CODE REQUIREMENTS. PROVIDE PRIOR ALIGNMENT AND LEVELING OF ALL DEVICES AND FIXTURES.

9. PROJECT CLOSEOUT

A. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.

B. PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS AND CIRCUITS.

GENERAL ABBREVIATIONS

A	AMPERE
ACCA	ANTENNA CABLE COVER ASSEMBLY
AIC	AMPERE INTERRUPTING CAPACITY
APPROX	APPROXIMATELY
AT	AMPERE TRIP
AWG	AMERICAN WIRE GAGE
BATT	BATTERY
BD	BOARD
BR	BRANCH
BRKR	BREAKER
BTCW	BARE TINNED COPPER WIRE
C	CONDUIT
CAB	CABINET
CB	CIRCUIT BREAKER
CKT	CIRCUIT
CONT	CONTINUOUS
DEM	DEMAND
(E)	EXISTING
EGR	EMERGENCY GEN. RECEPTACLE
ELEC	ELECTRICAL
EMT	ELECTRICAL METALLIC TUBING
ENCL	ENCLOSURE
EXIST	EXISTING
FAC	FACTOR
F/A	FIRE ALARM
FLUOR	FLUORESCENT
FT	FOOT/FEET
FU	FUSE
G	GROUND
GND	GROUNDING
GPS	GLOBAL POSITIONING SYSTEM
HDBC	HARD DRAWN COPPER WIRE
HPS	HIGH PRESSURE SODIUM
LG	LENGTH
LPS	LOW PRESSURE SODIUM
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MLO	MAIN LUGS ONLY
MTD	MOUNTED
MTG	MOUNTING
MTS	MANUAL TRANSFER SWITCH
N	NEUTRAL
(N)	NEW
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOC.
OH	OVERHEAD
P	POLE
PH	PHASE
PNLBD	PANELBOARD
PRI	PRIMARY
PWR	POWER
RCPT	RECEPTACLE
RGS	RIGID GALVANIZED STEEL
SAF	SAFETY
SDBC	SOFT DRAWN BARE COPPER
SEC	SECONDARY
S.N.	SOLID NEUTRAL
SURF	SURFACE
SW	SWITCH
TEL	TELEPHONE
TYP	TYPICAL
U/G	UNDERGROUND
U.L.	UNDERWRITER'S LABORATORY INC.
U.N.O.	UNLESS NOTED OTHERWISE
V	VOLT
VAC	VOLT ALTERNATING CURRENT
W	WATT OR WIRE
W/	WITH
W/O	WITHOUT
XFER	TRANSFER
XFMR	TRANSFORMER
XLPE	CROSS-LINK POLYETHYLENE

ELECTRICAL LEGEND

——OHT/OHP——	OVERHEAD COMM/OVERHEAD POWER
——E——	POWER RUN
——T——	TELCO RUN
——E/T——	POWER/TELCO RUN
——G——	GROUND LINE
	FUSE, SIZE AND TYPE AS INDICATED.
	LIGHTING FIXTURE
	5/8" X 10'-0" ,CU. GND ROD 24" MIN. BELOW GRADE.
	MECHANICAL CONNECTION
	CIRCUIT BREAKER

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REV	DATE	DESCRIPTION
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REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. WALKER
No.65117
Exp. 09/30/25
CIVIL
STATE OF CALIFORNIA

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ELECTRICAL GENERAL NOTES

E-1

NOTES:
1. GROUND ROD: UL LISTED COPPER CLAD STEEL. MINIMUM 5/8" DIAMETER x 10'-0" LONG. ALL GROUND RODS MAY BE INSTALLED WITH INSPECTION SLEEVES. GROUND RODS SHALL BE DRIVEN TO THE DEPTH OF GROUND CONDUCTOR.

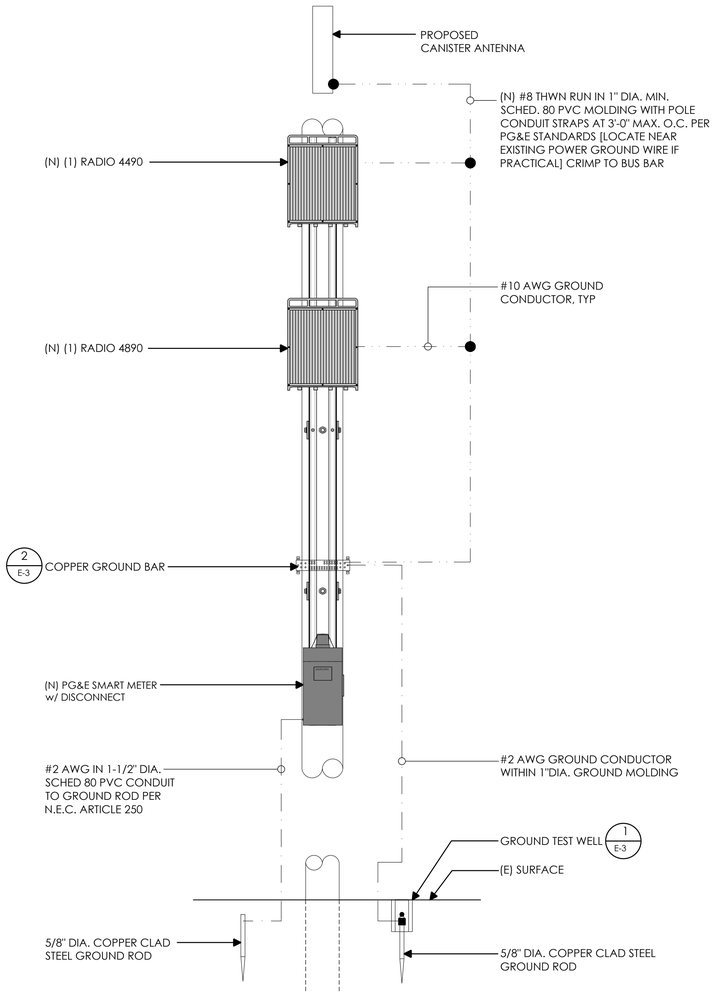
2. CELL REFERENCE GROUND BAR: POINT OF GROUND REFERENCE FOR ALL COMMUNICATIONS EQUIPMENT FRAMES. ALL BONDS ARE MADE WITH STRANDED GREEN INSULATED COPPER CONDUCTORS SIZED AS SHOWN. BOND TO GROUND ROD AS SHOWN IN THE GROUNDING SCHEMATIC.

3. EXTERIOR UNIT BONDS: METALLIC OBJECTS SHALL BE BONDED TO THE EXTERIOR GROUND ROD.

4. PROVIDE ALL ELECTRICAL WORK & MATERIALS AS SHOWN ON THE DWGS, AS CALLED FOR HEREIN, & AS IS NECESSARY TO FURNISH A COMPLETE INSTALLATION.

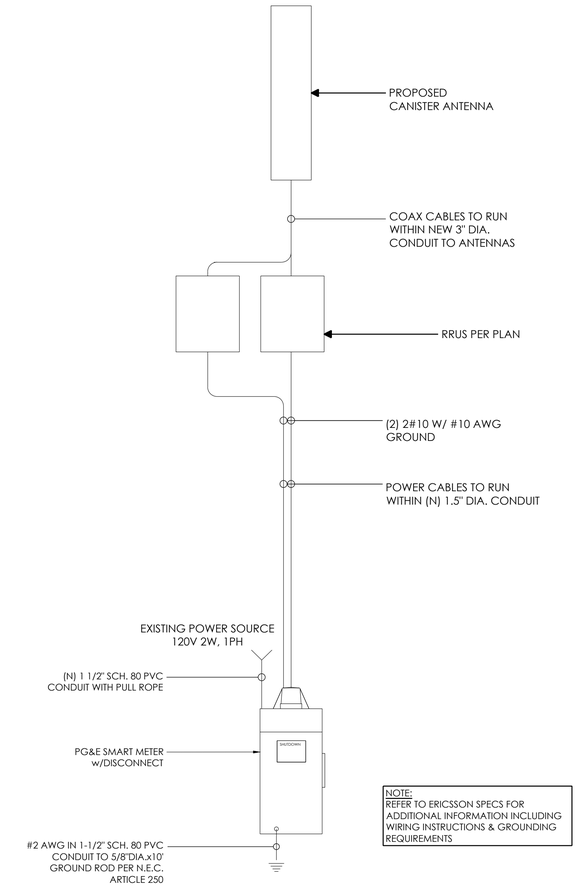
5. OUTDOOR EQUIPMENT SHALL BE RATED NEMA 3R AND/OR UL LISTED FOR WET ENVIRONMENT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING THE GROUNDING SYSTEM AND ENSURING A 5 OHM OR LESS GROUNDING PATH. ADDITIONAL GROUND RODS AND/OR CHEMICAL ROD SYSTEM SHALL BE USED TO ACHIEVE THIS REQUIREMENT IF THE GIVEN DESIGN CANNOT BE MADE TO ACHIEVE THIS REQUIREMENT.



GROUNDING SCHEMATIC

2



ONE-LINE DIAGRAM

1

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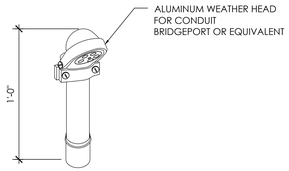
ONE-LINE DIAGRAM &
GROUNDING SCHEMATIC

E-2

NOT USED 12

NOT USED 11

NOT USED 10



WEATHERHEAD 9

NOT USED 8

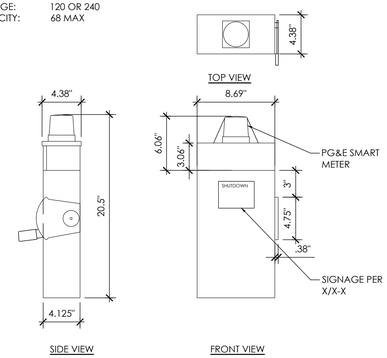
ELECTRICAL LOAD CALCULATIONS 7

Electrical Load Calculations @ 120V

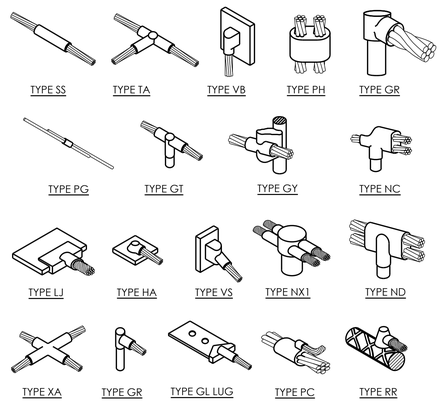
Radio	Wattage	1.25*VA	Amps
4490	989	1236.3	10.3
4890	1109	1386.3	11.6	
		0.0	0.0
		0.0	0.0
		0.0	0.0
Totals		2622.5	21.9
Disconnect / Meter: 68 Amps			
Total Load: 32.1%			

TESCO DISCONNECT BOX WITH CT AND METER SOCKET

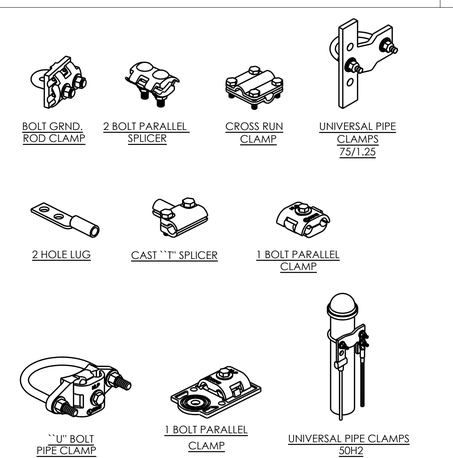
COLOR: GRAY
DIMENSIONS: 20.5" TALL x 8.69" WIDE x 4.38" DEEP
TOTAL WEIGHT:
PHASE.: SINGLE
VOLTAGE: 120 OR 240
AMPACITY: 68 MAX



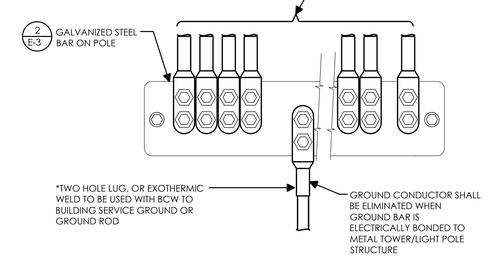
DISCONNECT 6



EXOTHERMIC WELD CONNECTION 5

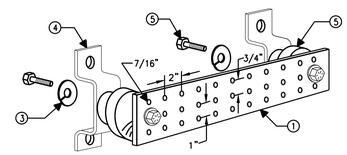


MECHANICAL CONNECTION 4



NOTE:
GROUND BARS AT BOTTOM OF TOWERS/LIGHT POLES SHALL ONLY USE EXOTHERMIC WELDS.

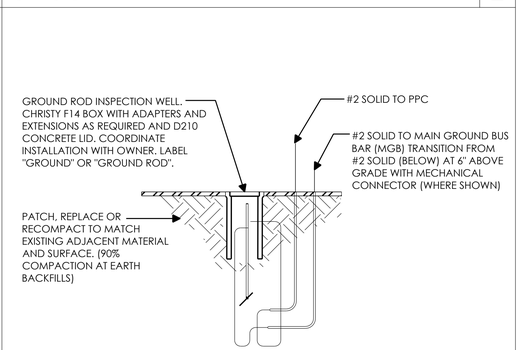
GROUND WIRE TO BAR 3



NOTES:

1. COPPER GROUND BAR, HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION. (ACTUAL GROUND BAR SIZE WILL VARY BASED ON NUMBER OF GROUND CONNECTIONS)
2. INSULATORS, NEWTON INSTRUMENT CAT. NO. 3061-4 OR APPROVED EQUAL
3. 5/8" LOCK WASHERS, NEWTON INSTRUMENT CO., CAT. NO. 3015-8 OR APPROVED EQUAL
4. WALL MOUNTING BRACKET, NEWTON INSTRUMENT CO., CAT NO. A-6056 OR APPROVED EQUAL
5. 5/8-11 X 1" HHCS BOLTS, NEWTON INSTRUMENT CO., CAT NO. 3012-1 OR APPROVED EQUAL
6. INSULATORS SHALL BE ELIMINATED WHEN BONDING DIRECTLY TO TOWER/MONOPINE STRUCTURE. CONNECTION TO TOWER/MONOPINE STRUCTURE SHALL BE PER MANUFACTURERS RECOMMENDATIONS.
7. VALMONT TINMG212U-K (OR EQUIVALENT) 1/4"X2"X12"

GROUND BAR 2



NOTE:
REFER TO 1/D-2 FOR ENCLOSURE

GROUND TEST WELL 1

at&t

AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA
94583

NextEdge

1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JLV
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	04/23/24	90% CD
0	06/17/24	100% CD

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. WARD
No. 65117
Exp. 09/30/25
CIVIL
STATE OF CALIFORNIA

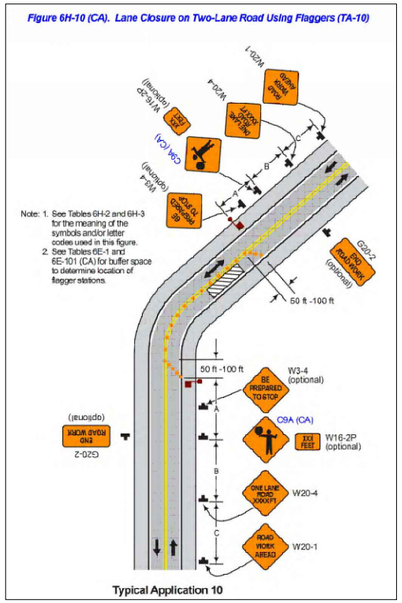
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

CRAN_RSFR_PEBBL_001

(NEAR) 4035 SUNSET LN
PEBBLE BEACH, CA 93953

ELECTRICAL DETAILS

E-3



TA-10 FOR REFERENCE ONLY

PEDESTRIANS SHALL BE ESCORTED THROUGH OR AROUND THE WORK AREA, PER CAMUTCD TA-28 OR TA-29 AS APPLICABLE, THROUGHOUT THE COURSE OF WORK.

SJ MUTCD TABLE					
POSTED SPEED (MPH)	DISTANCE BETWEEN SIGNS			TAPER	BUFFER
	A	B	C	L (SEE NOTE)	
15	200'	200'	200'	45'	55'
20	200'	200'	200'	80'	55'
25	200'	200'	200'	125'	55'
30	350'	350'	350'	180'	85'
35	350'	350'	350'	245'	120'
40	350'	350'	350'	320'	220'
45	350'	350'	350'	540'	360'
50	500'	500'	500'	600'	425'
55	500'	500'	500'	660'	495'
60	500'	500'	500'	720'	570'
65	500'	500'	500'	780'	645'

NOTES:
A. DISTANCE IN FEET UNLESS OTHERWISE NOTED.
B. CONTRACTOR TO VERIFY EXISTING SPEED LIMIT.
C. DISTANCE SHOWN ARE NOT VALID FOR LIMITED ACCESS HIGHWAYS. CONSULT STATE DOT MANUAL FOR DISTANCES.
D. ADJUST DISTANCES TO COMPLY WITH REQUIREMENT OF THE STATE OR LOCAL HIGHWAY AUTHORITY HAVING JURISDICTION.
E. TAPER LENGTHS SHOWN ON 12' LANE WIDTH.

TRAFFIC CONTROL TABLE 2

SPEED LIMIT = 25 MPH



TRAFFIC CONTROL PLAN

24"x36" SCALE: 1" = 50'-0"
11"x17" SCALE: 1" = 100'-0"
50' 25' 0' 50'
SCALE 1"=50'-0"

1

TRAFFIC CONTROL NOTES

1. ALL DELINEATORS SHALL BE EQUIPPED WITH REFLECTORS AT NIGHT TIME.

2. ALL TRAFFIC CONTROL DEVICES, STRIPES, MARKINGS, LEGENDS AND RAISED PAVEMENT MARKERS SHALL CONFORM TO THE LATEST EDITIONS OF THE FOLLOWING: A) CA MUTCD, B) STATE OF CALIFORNIA STANDARD SPECIFICATIONS, C) SPECIAL PROVISIONS, AND D) STANDARD PLANS.

3. THE CONTRACTOR PERFORMING THE WORK ON A PUBLIC STREET SHALL ASSUME RESPONSIBILITY AS FOLLOWS: A) INSTALL AND MAINTAIN THE TRAFFIC CONTROL DEVICES AS SHOWN HEREIN, B) ANY ADDITIONAL TRAFFIC CONTROL DEVICES THAT MAY BE REQUIRED TO INSURE THE SAFE MOVEMENT OF TRAFFIC AND PEDESTRIANS THROUGH OR AROUND THE WORK AREA, AND C) PROVIDE MAXIMUM PROTECTION AND SAFETY TO CONSTRUCTION WORKERS.

4. THE CITY OR COUNTY OF RECORD AS WELL AS CALTRANS RESERVE THE RIGHT TO OBSERVE THESE TRAFFIC CONTROL PLANS IN USE. THEY HAVE THE AUTHORITY TO MAKE ANY NECESSARY CHANGES AS FIELD CONDITIONS WARRANT. ANY CHANGES SHALL SUPERSEDE THESE PLANS. THE EXACT LOCATION OF ALL EQUIPMENT AND TRAFFIC CONTROL DEVICES SHALL BE DETERMINED BY THE ENGINEER.

5. ALL SIGNS, DELINEATORS, BARRICADES, ETC. AND THEIR INSTALLATION SHALL CONFORM TO THE LATEST EDITIONS OF THE: A) CA. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, B) THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS, C) SPECIAL PROVISIONS, AND D) STANDARD PLANS.

6. IN ORDER TO PRESERVE THEIR APPEARANCE AND CONTINUITY, ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN THEIR PROPER POSITION AT ALL TIMES AND SHALL BE REPAIRED, REPLACED OR CLEANED AS NECESSARY, AND AS DIRECTED BY THE ENGINEER

7. ALL TRAFFIC LANES SHALL HAVE A MINIMUM OF 5 FEET CLEARANCE FROM OPEN EXCAVATIONS AND MINIMUM OF 2 FEET FROM VERTICAL OBSTRUCTIONS.

8. THE CONTRACTOR SHALL PROVIDE FLAGGERS AS DEEMED NECESSARY BY THE ENGINEER, COUNTY INSPECTOR, OR CALTRANS PERMIT INSPECTOR.

9. ALL ADVANCED WARNING SIGNS SHALL BE EQUIPPED WITH FLAGS.

10. ALL TRAFFIC CONTROL DEVICES SHALL BE IN PLACE AT ALL TIMES DURING ANY WORK ON SITE.

11. PLACE ADDITIONAL SIGNS AS FOLLOWS: A) "LANE CLOSED", (C30) ON THE TYPE II BARRICADES AT 100 FOOT INTERVALS THROUGHOUT EXTENDED WORK AREAS IN EACH LANE THAT IS CLOSED AND B) "OPEN TRENCH" (C27) WHENEVER AN OPEN EXCAVATION AREA EXISTS ADJACENT TO THE TRAVELED WAY.

12. ALL TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE REMOVED FOLLOWING COMPLETION OF EACH CONSTRUCTION STAGE AND THE PERMANENT TRAFFIC CONTROL DEVICES SHALL BE RESTORED BY THE CONTRACTOR UPON COMPLETION OF WORK.

13. THE CONTRACTOR SHALL REPLACE AND/OR REPAIR ALL DAMAGED STRIPING AT THE END OF EACH WORKING DAY.

14. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICAN DISABILITY ACT AS RELATED TO PEDESTRIAN ACCESS AND SHALL MAINTAIN PEDESTRIAN ACCESS AT ALL TIMES PER ADA REQUIREMENTS. ANY SIDEWALK CLOSURE AND/OR DETOUR SHALL COMPLY WITH THE WATCH STANDARDS AND MUST OBTAIN APPROVAL FROM THE CITY OR COUNTY OF RECORD.

15. THE CONTRACTOR SHALL COVER OR REMOVE ALL CONFLICTING SIGNS.

16. THE CONTRACTOR SHALL POST "SYMBOLS" UNEVEN LANES, "STEEL PLATES AHEAD" OR "BUMP" SIGNS FOR PAVEMENT SURFACE DISRUPTIONS OF ¾" OR GREATER. PAVEMENT DISRUPTIONS FOR 1" OR GREATER SHALL HAVE A BEVELED EDGE OF FOUR (4) HORIZONTAL TO ONE (1) VERTICAL.

17. BEFORE PLATE BRIDGING, THE CONTRACTOR SHALL INSTALL "CAUTION STEEL PLATES ADHEAD" AND/OR "ROUGH ROAD SIGNS.

18. THE RESIDENTS AND BUSINESSES SHALL BE NOTIFIED OF THE DATES & TIMES OF CONSTRUCTION TWO (2) WEEKS PRIOR TO THE WORK START DATE.

TRAFFIC SYMBOL LEGEND

- TRAFFIC CONE (10' MAX SPACING)
- TRAFFIC SIGN
- LANE DIRECTION
- STAGING AREA
- FLAGGER

at&t
AT&T
5001 EXECUTIVE PARKWAY
SAN RAMON, CA
94583

PlannENG
4746 Clayton Rd,
Concord, CA, 94521
☎ (925) 408-2159
e-✉ splanneng@gmail.com
www.planneng.com

DRAWN BY:
CHECKED BY:
APPROVED BY:

REV	DATE	DESCRIPTION
0	14/04/23	100% CD

LICENSED PROFESSIONAL ENGINEER
MANOUCHEHR HAKHAMANESH
C 88083
EXP: 03/31/2024
CIVIL
STATE OF CALIFORNIA

CRAN_RSFR LAFA0_001

4035 SUNSET LN
PEBBLE BEACH, CA 93953

TRAFFIC CONTROL PLAN

TCP-1

PlannENG
4746 Clayton Rd,
Concord, CA, 94521
☎ (925) 408-2159
e-✉ splanneng@gmail.com
www.planneng.com

Date:	
Scale:	SEE DRAWING
Designed:	TDL
Drawn:	BBB
Checked:	
Proj. Engr:	
File:	

	REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

PLAN
FOR THE IMPROVEMENT OF

CRAN_RSFR LAFA0_001

4035 SUNSET LN
PEBBLE BEACH, CA 93953

PEBBLE BEACH CALIFORNIA

PERMIT #
PROJECT #
PROJECT INSPECTOR:
VOICE MAIL:

PROJECT ENGINEER		DEPARTMENT OF TRANSPORTATION - OPS	
NAME	DATE	N/A NAME	DATE
DEPARTMENT OF TRANSPORTATION		STREETLIGHT LAYOUT	
N/A NAME	DATE	N/A NAME	DATE
MUNICIPAL WATER		ELECTRICAL CIRCUITS	
N/A NAME	DATE	MARLON DE LEON	DATE

DEPARTMENT OF PUBLIC WORKS
PEBBLE BEACH, CALIFORNIA

APPROVED BY MATTHEW CANO
DIRECTOR OF PUBLIC WORKS
N/A

REV. DATE MAY 08, 2018

view from Sunset Lane looking east at site

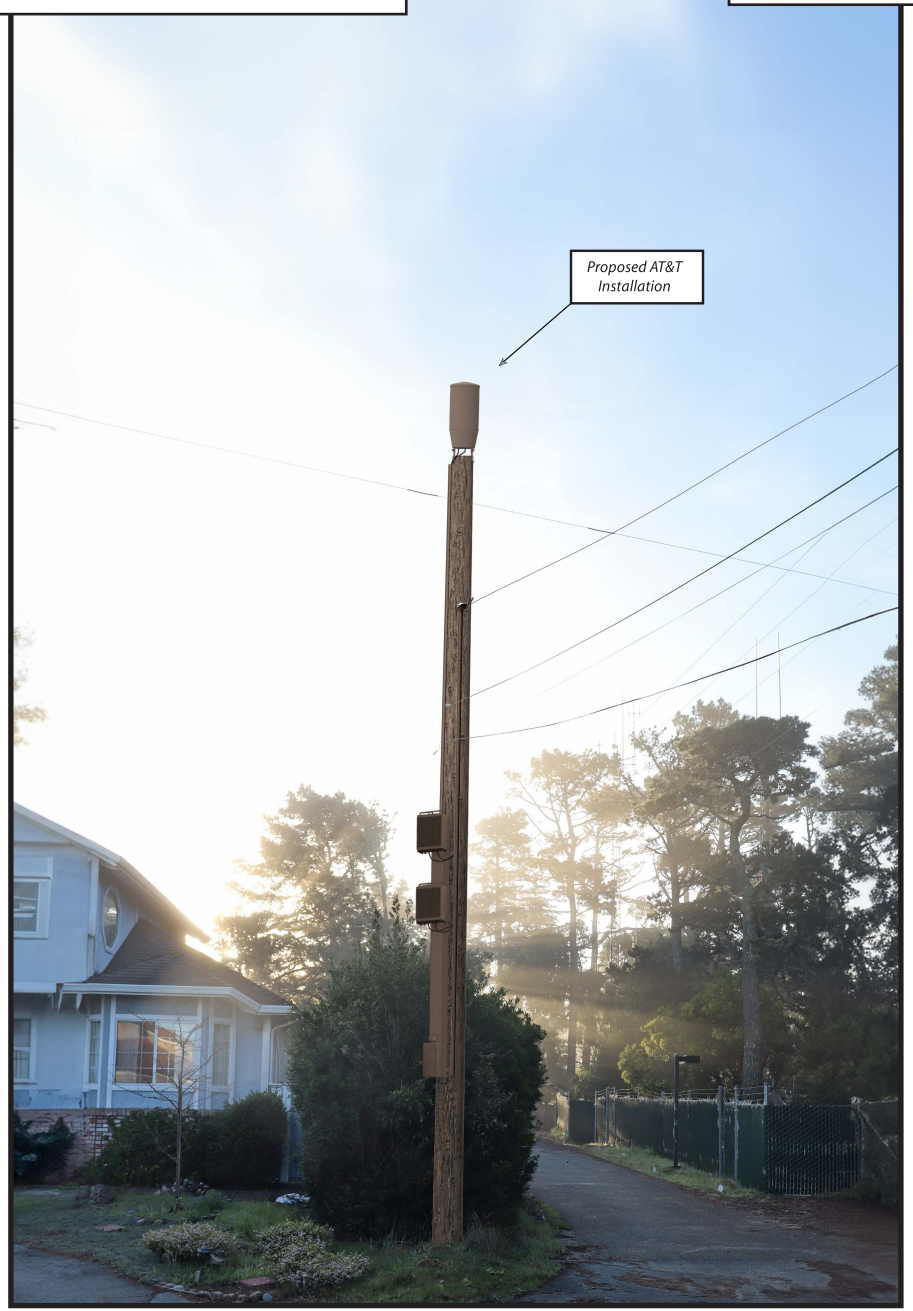
AT&T Wireless

CRAN_RSFR_PEBBL_001
Near 4035 Sunset Lane, Pebble Beach, CA
Photosims Produced on 4-18-2025

Existing



Proposed



AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

view from Sunset Lane looking northeast at site

AT&T Wireless

CRAN_RSFR_PEBBL_001
Near 4035 Sunset Lane, Pebble Beach, CA
Photosims Produced on 4-18-2025

Existing



Proposed



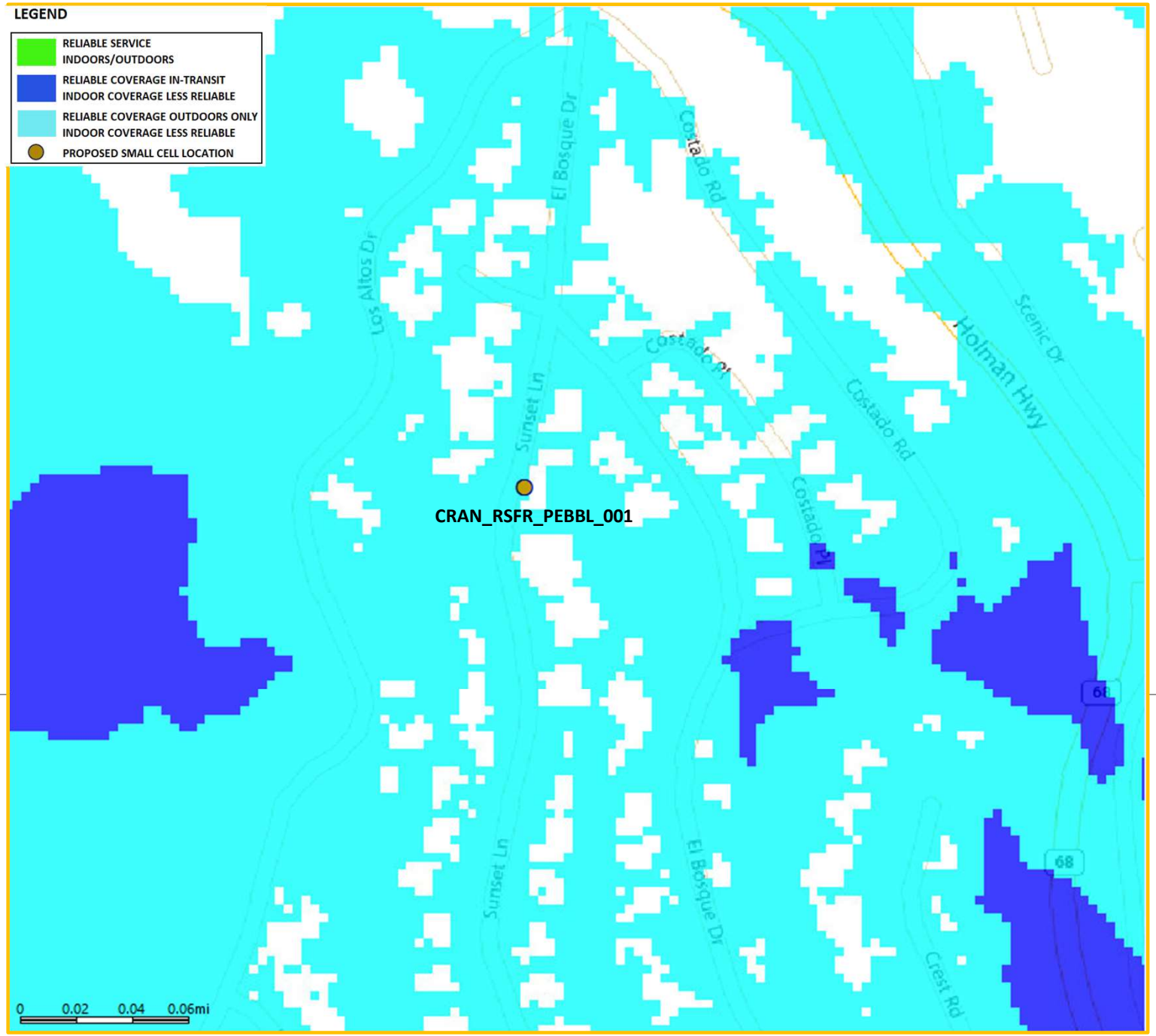
AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507



CRAN_RSFR_PEBBL_001
SERVICE MAP

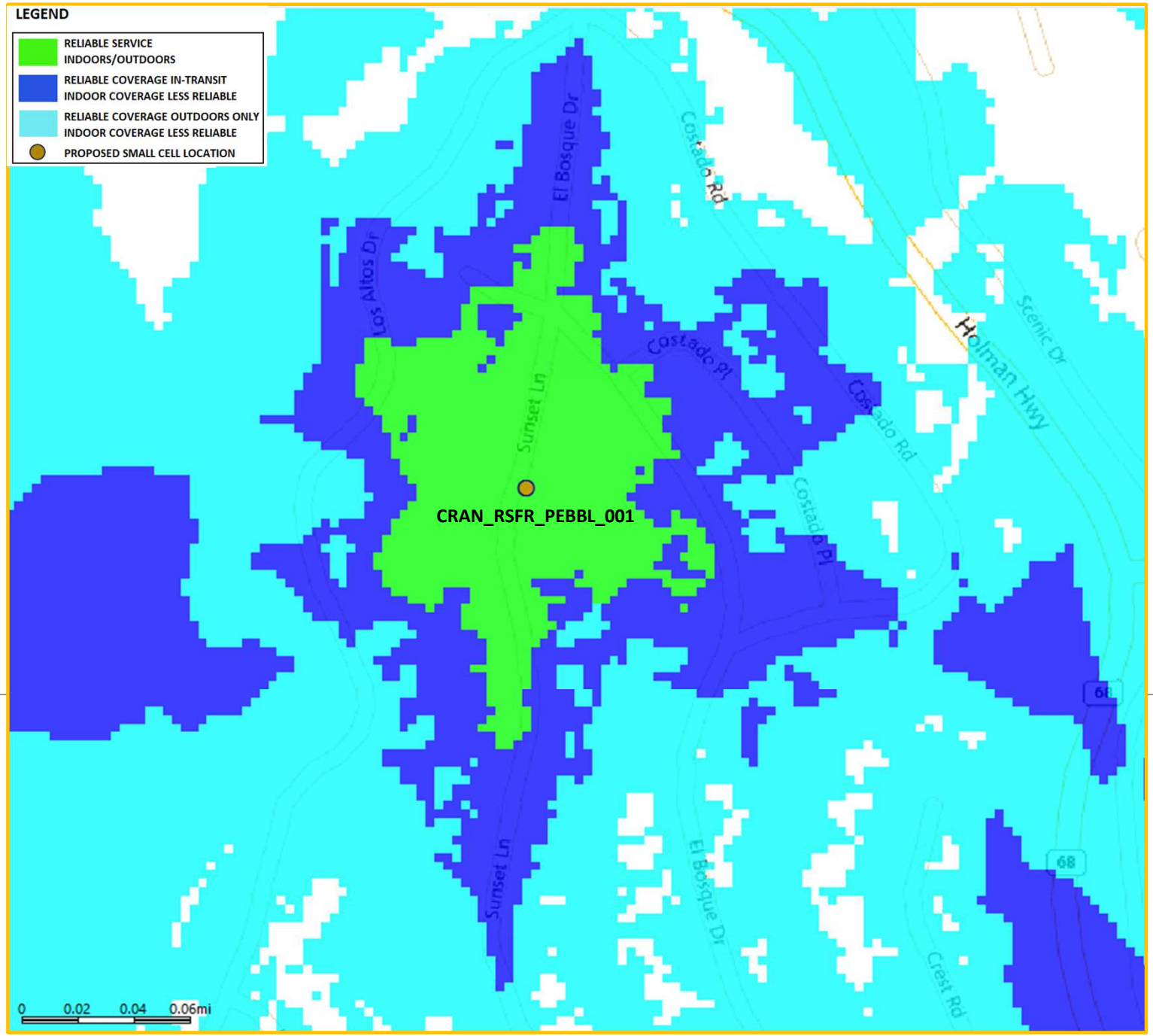
"AT&T PROPRIETARY -- THIS INFORMATION CONSTITUTES CONFIDENTIAL TRADE SECRETS AND COMMERCIAL OR FINANCIAL INFORMATION OWNED BY AT&T AND IS SHARED FOR CRITICAL INFRASTRUCTURE PROTECTION PURPOSES ONLY. IT IS EXEMPT FROM DISCLOSURE UNDER THE FREEDOM OF INFORMATION ACT (5 U.S.C. 552), EXEMPTIONS (B)(3)&(4), AND ITS DISCLOSURE IS PROHIBITED UNDER THE TRADE SECRETS ACT (18 U.S.C. 1905), THE CRITICAL INFRASTRUCTURE INFORMATION ACT OF 2002, 6 U.S.C. § 133, AND ANY STATE OR LOCAL LAW REQUIRING DISCLOSURE OF INFORMATION OR RECORDS. THIS INFORMATION MUST NOT BE COPIED OR DISTRIBUTED TO OTHERS NOT AGREED UPON BY AT&T, BUT IN ALL EVENTS DO NOT COPY OR DISTRIBUTE TO SUCH OTHERS WITHOUT NOTIFICATION PURSUANT TO EXECUTIVE ORDER 12600."

EXISTING LTE 700 COVERAGE PLOT



"AT&T PROPRIETARY -- THIS INFORMATION CONSTITUTES CONFIDENTIAL TRADE SECRETS AND COMMERCIAL OR FINANCIAL INFORMATION OWNED BY AT&T AND IS SHARED FOR CRITICAL INFRASTRUCTURE PROTECTION PURPOSES ONLY. IT IS EXEMPT FROM DISCLOSURE UNDER THE FREEDOM OF INFORMATION ACT (5 U.S.C. 552), EXEMPTIONS (B)(3)&(4), AND ITS DISCLOSURE IS PROHIBITED UNDER THE TRADE SECRETS ACT (18 U.S.C. 1905), THE CRITICAL INFRASTRUCTURE INFORMATION ACT OF 2002, 6 U.S.C. § 133, AND ANY STATE OR LOCAL LAW REQUIRING DISCLOSURE OF INFORMATION OR RECORDS. THIS INFORMATION MUST NOT BE COPIED OR DISTRIBUTED TO OTHERS NOT AGREED UPON BY AT&T, BUT IN ALL EVENTS DO NOT COPY OR DISTRIBUTE TO SUCH OTHERS WITHOUT NOTIFICATION PURSUANT TO EXECUTIVE ORDER 12600."

PROPOSED LTE 700 COVERAGE PLOT



"AT&T PROPRIETARY -- THIS INFORMATION CONSTITUTES CONFIDENTIAL TRADE SECRETS AND COMMERCIAL OR FINANCIAL INFORMATION OWNED BY AT&T AND IS SHARED FOR CRITICAL INFRASTRUCTURE PROTECTION PURPOSES ONLY. IT IS EXEMPT FROM DISCLOSURE UNDER THE FREEDOM OF INFORMATION ACT (5 U.S.C. 552), EXEMPTIONS (B)(3)&(4), AND ITS DISCLOSURE IS PROHIBITED UNDER THE TRADE SECRETS ACT (18 U.S.C. 1905), THE CRITICAL INFRASTRUCTURE INFORMATION ACT OF 2002, 6 U.S.C. § 133, AND ANY STATE OR LOCAL LAW REQUIRING DISCLOSURE OF INFORMATION OR RECORDS. THIS INFORMATION MUST NOT BE COPIED OR DISTRIBUTED TO OTHERS NOT AGREED UPON BY AT&T, BUT IN ALL EVENTS DO NOT COPY OR DISTRIBUTE TO SUCH OTHERS WITHOUT NOTIFICATION PURSUANT TO EXECUTIVE ORDER 12600."

Exhibit C

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MINUTES
Del Monte Land Use Advisory Committee
Thursday, September 18, 2025

1. Meeting called to order by Lori Lietzke **at** 3:01 pm

2. Roll Call

Members Present:
Lori Lietzke, Maureen Lyon, Carol Church, Rick Verbanec, Bart Bruno

Members Absent:
Ned Van Roekel, Kamlesh Parikh

3. Approval of Minutes:

A. **September 4, 2025** minutes

Motion: Bart Bruno (LUAC Member's Name)

Second: Rick Verbanec (LUAC Member's Name)

Ayes: Lori Lietzke, Maureen Lyon, Carol Church, Rick Verbanec, Bart Bruno

Noes:

Absent: Ned Van Roekel, Kamlesh Parikh

Abstain:

4. Public Comments: The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. Meeting Adjourned: 4:42 pm

Minutes taken by: Maureen Lyon

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

1.

Project Name: FELICITY LLC (AT&T MOBILITY)
File Number: PLN250237
Project Location: 3252 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-462-006-000
Project Planner: Jordan Evans-Polockow
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** _____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jordan Evans **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	X		Concern over height of pole – can it blend better with the surrounding forest? AT&T reps. Would explore that possibility. Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.

Dan Neault	**X**		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	**Policy/Ordinance Reference (If Known)**	**Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)**
Are poles on private property?	Poles are located on PB property/easements	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest	Yes, three already exist as well as Cypress Club project	

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Lori Lietzke, Maureen Lyon, Rick Verbanec

Noes: _____

Absent: _____

Abstain: Bart Bruno; Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

2.

Project Name: HARDCASTLE MICHAEL L TR (AT&T MOBILITY)
File Number: PLN250238
Project Location: 4035 Sunset Ln, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-111-018-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** _____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Dan Neault	X		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements AT&T and PG&E owners. Pole	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest	Yes, three already exist as well as Cypress Club project	

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: Maureen Lyon, Rick Verbanec, Lori Lietzke

Noes:

Absent:

Abstain: Bart Bruno; Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

3.

Project Name: PERACCHI DONALD J & JUDITH E TRS (AT&T MOBILITY)
File Number: PLN250239
Project Location: 1063 Wranglers Trail, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 007-232-016-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Dean Flippo - resident

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements AT&T and PG&E owners. Pole	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Rick Verbanec, Lori Lietzke

Noes: _____

Absent: _____

Abstain: Bart Bruno; Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

4.

Project Name: KINSEY EDWARD P & LISA J TRS (AT&T MOBILITY)
File Number: PLN250240
Project Location: 3201 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-481-006-000
Project Planner: Jordan Evans-Polockow
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jordan Evans **(Name)**

PUBLIC COMMENT:

NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	X		Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.
DanNeault	X		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen LYon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Rick Verbanec, Lori Lietzke

Noes: _____

Absent: _____

Abstain: Bart Bruno, Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

5.

Project Name: FORAKER AUDREY DORMER ET AL (AT&T MOBILITY)
File Number: PLN250241
Project Location: 3195 Cortez Rd, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-341-031-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** _____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	**Policy/Ordinance Reference (If Known)**	**Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)**
Are poles on private property?	Poles are located on PB property/easements AT&T and PG&E owners. Pole	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

x Support Project with changes

___ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: Lori Lietzke, Rick Verbanec, Carol Church

Noes:

Absent:

Abstain: Carol Church, Bart Bruno

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

6.

Project Name: CEDROS 2017 LLC (AT&T MOBILITY)
File Number: PLN250242
Project Location: 3426 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-381-007-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:
NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	X		Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.
Dan Neault	X		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements	.
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Lori Lietzke, Rick Verbanec

Noes: _____

Absent: _____

Abstain: Bart Bruno, Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

7.

Project Name: ARNAIZ HOWARD D & LACEY M TRS (AT&T MOBILITY)
File Number: PLN250243
Project Location: 3173 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-481-013-000
Project Planner: Jordan Evans-Polockow
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jordan Evans **(Name)**

PUBLIC COMMENT:

NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	**X**		Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.
Dan Neault	**X**		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Lori Lietzke, Rick verbanec

Noes: _____

Absent: _____

Abstain: Carol Church, Bart Bruno

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

8.

Project Name: HARKER DENNIS T & SANDRA E TRS (AT&T MOBILITY)
File Number: PLN250244
Project Location: 3399 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-392-005-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:
NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	X		Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.
Dan Neault	X		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements .	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Lori Lietzke, Maureen Lyon, Rick Verbanec

Noes: _____

Absent: _____

Abstain: Bart Bruno, Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

9.

Project Name: KIM TONG P & SOON Y TRS (AT&T MOBILITY)
File Number: PLN250245
Project Location: 3213 Ballantrae Ln, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-471-023-000
Project Planner: Jordan Evans-Polockow
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jordan Evans **(Name)**

PUBLIC COMMENT:
NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	**Policy/Ordinance Reference (If Known)**	**Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)**
Are poles on private property?	Poles are located on PB property/easements .	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: Maureen Lyon, Lori Lietzke, Rick Verbanec

Noes:

Absent:

Abstain: Bart Bruno, Carol Church

Exhibit D

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Radio Frequency Emissions Compliance Report For AT&T Mobility

Site Name:	**CRAN_RSFR_PEBBL_001**	**Site Structure Type:**	**Utility – Power Line**
Address:	**(Near) 4035 Sunset Lane**	**Latitude:**	**36.586178**
	Pebble Beach, CA 93953	**Longitude:**	**-121.922344**
Report Date:	**July 18, 2025**	**Project:**	**New Build**

Compliance Statement

Based on information provided by AT&T Mobility and predictive modeling, the CRAN_RSFR_PEBBL_001 installation proposed by AT&T Mobility will be compliant with Radiofrequency Radiation Exposure Limits of 47 C.F.R. §§ 1.1307(b)(3) and 1.1310. RF alerting signage and restricting access to the antenna to authorized personnel that have completed RF safety training is required for Occupational environment compliance. The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings.

Certification

I, Tim Alexander, am the reviewer and approver of this report and am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation, specifically in accordance with FCC's OET Bulletin 65. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.



SIGNED, 18 JUL 2025

General Summary

The compliance framework is derived from the Federal Communications Commission (FCC) Rules and Regulations for preventing human exposure in excess of the applicable Maximum Permissible Exposure ("MPE") limits. At any location at this site, the power density resulting from each transmitter may be expressed as a percentage of the frequency-specific limits and added to determine if 100% of the exposure limit has been exceeded. The FCC Rules define two tiers of permissible exposure differentiated by the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure. General Population / Uncontrolled exposure limits apply to those situations in which persons may not be aware of the presence of electromagnetic energy, where exposure is not employment-related, or where persons cannot exercise control over their exposure. Occupational / Controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment, have been made fully aware of the potential for exposure, and can exercise control over their exposure. Based on the criteria for these classifications, the FCC General Population limit is considered to be a level that is safe for continuous exposure time. The FCC General Population limit is 5 times more restrictive than the Occupational limits.

7430 New Technology Way, Suite 150 Frederick, Maryland 21703 (703) 596-1022 Phone www.waterfordconsultants.com

Table 1: FCC Limits

Frequency (MHz)	*Limits for General Population/ Uncontrolled Exposure*		*Limits for Occupational/ Controlled Exposure*	
	Power Density (mW/cm^2)	**Averaging Time (minutes)**	**Power Density (mW/cm^2)**	**Averaging Time (minutes)**
30-300	0.2	30	1	6
300-1500	f/1500	30	f/300	6
1500-100,000	1.0	30	5.0	6

f=Frequency (MHz)

In situations where the predicted MPE exceeds the General Population threshold in an accessible area as a result of emissions from multiple transmitters, FCC licensees that contribute greater than 5% of the aggregate MPE share responsibility for mitigation.

Based on the computational guidelines set forth in FCC OET Bulletin 65, Waterford Consultants, LLC has developed software to predict the overall Maximum Permissible Exposure possible at any location given the spatial orientation and operating parameters of multiple RF sources. The power density in the Far Field of an RF source is specified by OET-65 Equation 5 as follows:

$$S = \frac{EIRP}{4 \cdot \pi \cdot R^2} \ (\mathrm{mW/cm^2})$$

Where EIRP is the Effective Radiated Power relative to an isotropic antenna and R is the distance between the antenna and point of study. Additionally, consideration is given to the manufacturers' horizontal and vertical antenna patterns as well as radiation reflection. At any location, the predicted power density in the Far Field is the spatial average of points within a 0 to 6-foot vertical profile that a person would occupy. Near field power density is based on OET-65 Equation 20 stated as

$$S = \left(\frac{180}{\theta_{BW}}\right) \cdot \frac{100 \cdot P_{in}}{\pi \cdot R \cdot h} \ (\mathrm{mW/cm^2})$$

Where P_{in} is the power input to the antenna, θ_{BW} is the horizontal pattern beamwidth and h is the aperture length.

Some antennas employ beamforming technology where RF energy allocated to each customer device is dynamically directed toward their location. In the analysis presented herein, predicted exposure levels are based on all beams at full utilization (i.e. full power) simultaneously focused in any direction. As this condition is unlikely to occur, the actual power density levels at ground and at adjacent structures are expected to be less that the levels reported below. These theoretical results represent maximum-case predictions as all RF emitters are assumed to be operating at 100% duty cycle.

For any area in excess of 100% General Population MPE, access controls with appropriate RF alerting signage must be put in place and maintained to restrict access to authorized personnel. Signage must be posted to be visible upon approach from any direction to provide notification of potential conditions within these areas. Subject to other site security requirements, occupational personnel should be trained in RF safety and equipped with personal protective equipment (e.g. RF personal monitor) designed for safe work in the vicinity of RF emitters. Controls such as physical barriers to entry imposed by locked doors, hatches and ladders or other access control mechanisms may be supplemented by alarms that alert the individual and notify site management of a breach in access control. Waterford Consultants, LLC recommends that any work activity in these designated areas or in front of any transmitting antennas be coordinated with all wireless tenants.

Analysis

AT&T Mobility proposes the following installation at this location:

- INSTALL (1) NEW 2’ CANISTER ANTENNA ON TOP OF WOODEN UTILITY POLE
- INSTALL (1) NEW RADIO 4490, (1) RADIO 4890 ON WOODEN UTILITY POLE

The antenna will be mounted on a 33-foot utility pole with a centerline 34.91-foot above ground level. Proposed antenna operating parameters are listed in Appendix A. Other appurtenances such as GPS antennas, RRUs and hybrid cable below the antennas are not sources of RF emissions. No other antennas are known to be operating in the vicinity of this site.



Figure 1: Antenna Locations

Power density decreases significantly with distance from any antenna. The panel-type antennas to be employed at this site are highly directional by design and the orientation in azimuth and mounting elevation, as documented, serves to reduce the potential to exceed MPE limits at any location other than directly in front of the antennas. For accessible areas at ground level, the maximum predicted power density level resulting from all AT&T Mobility operations is 3.95% of the FCC General Population limits. Incident at adjacent structure depicted in Figures, the maximum predicted power density level resulting from all AT&T Mobility operations is 26.71% of the FCC General Population limits (Figure 1.1 - 1.3. The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings

On the pole in front of the antenna, predicted MPE levels will exceed the FCC General Population limits within 22 feet in front of the antennas and within 7 feet below the antenna. The maximum predicted power density level resulting from all AT&T Mobility operations directly in front of the antennas is 4190.37% of the FCC General Population limits (838.07% of the FCC Occupational limits). Waterford Consultants, LLC recommends posting RF alerting signage (ACP Caution) on the pole visible upon approach that informs personnel accessing this area of basic precautions to be followed when working around antennas. This recommendation is depicted in Figure 2. Any work activity in front of transmitting antennas should be coordinated with AT&T Mobility.

The following plots show the cumulative spatial average predicted power density levels in the reference plane indicated as a percentage of the General Public Limits. Please note that 100% of the General Public Limits corresponds to 20% of the Occupational Limits.

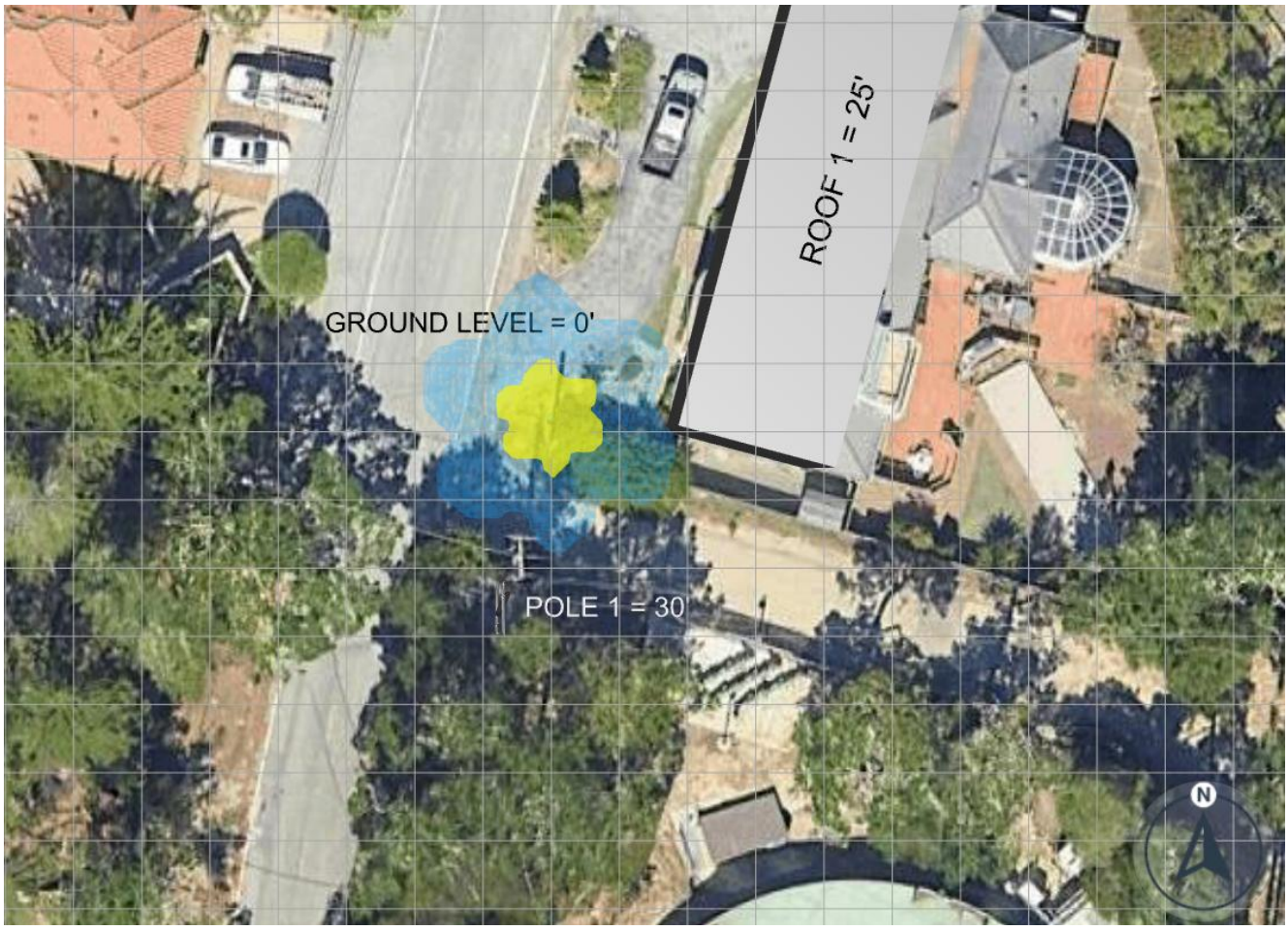


Figure1.1: Antenna Level (Horizontal View)

Legend

Study Zone	Elev. (ft)	Type	Exposure Profile	Max MPE	Att	Carriers
ANTENNA LEVEL	25.0 - 55.0	3D Area	3D Sula9 GP 1.0 res	4190.37%	0.00	AT&T

100%-500% | 500%-5000% | 5000%-99999%

Exposure Profile Name	Model	Exposure Area	Standard	Resolution	RCF
3D Sula9 GP 1.0 res	Sula 9	Spatial Avg. (6 ft)	FCC General Public	1.0 ft3	1.0

AT&T

Mitigation — Existing — Proposed — Installed — To Remove — Max MPE

Grid Size: 10.00 feet

Floor = Elevation +6' | Mid-Level = Elevation +/- 3'

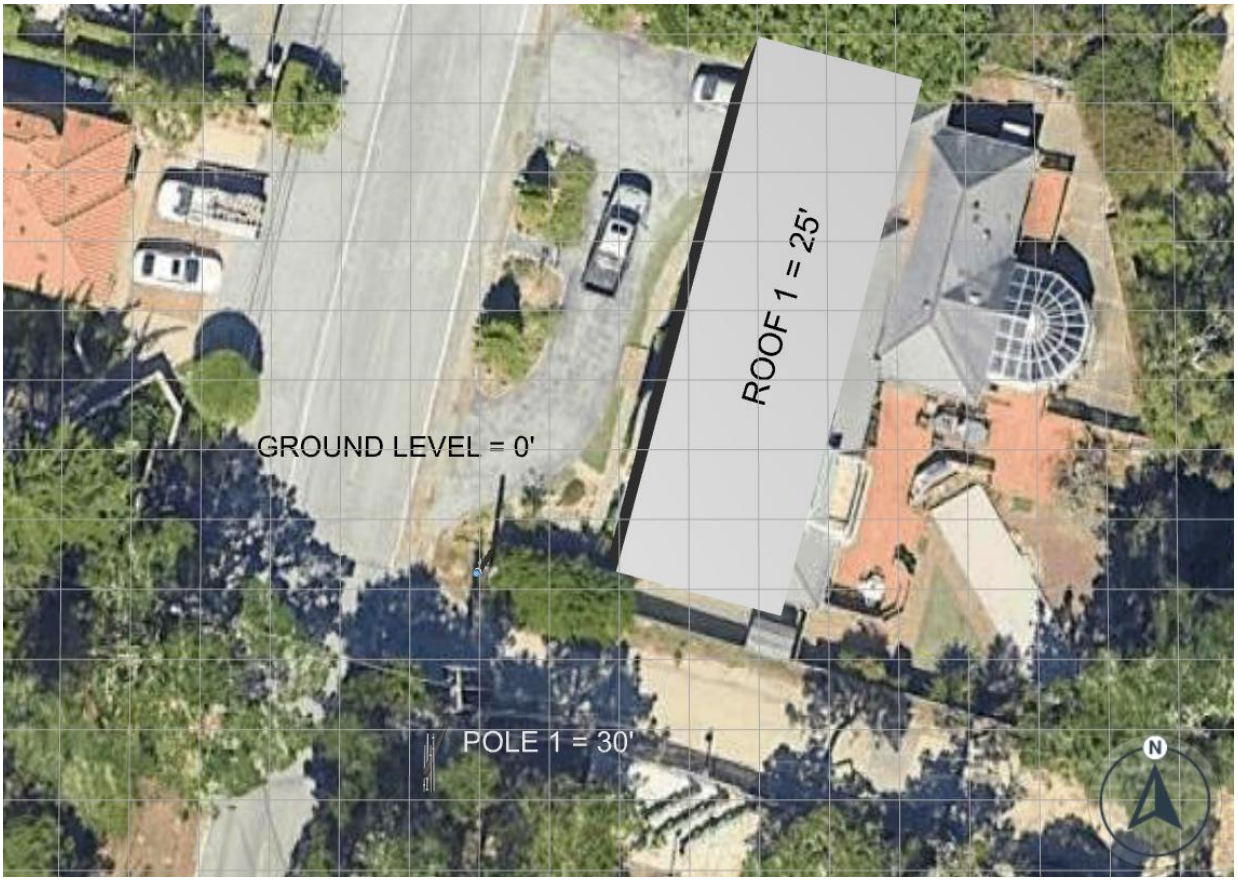


Figure1.2: Ground Level

Legend

Study Zone	Elev. (ft)	Type	Exposure Profile	Max MPE	Att	Carriers
GROUND LEVEL = 0'	0.1	Floor	2D FFw/RC GP 1.0 res	3.95%	0.00	AT&T

5%-100%	100%-500%	500%-5000%	5000%-99999%

Exposure Profile Name	Model	Exposure Area	Standard	Resolution	RCF
2D FFw/RC GP 1.0 res	OET-65 Far Field	Spatial Avg. (6 ft)	FCC General Public	1.0 ft3	1.6

AT&T

Mitigation — Existing — Proposed — Installed — To Remove — Max MPE

Grid Size: 10.00 feet

Floor = Elevation +6' | Mid-Level = Elevation +/- 3'

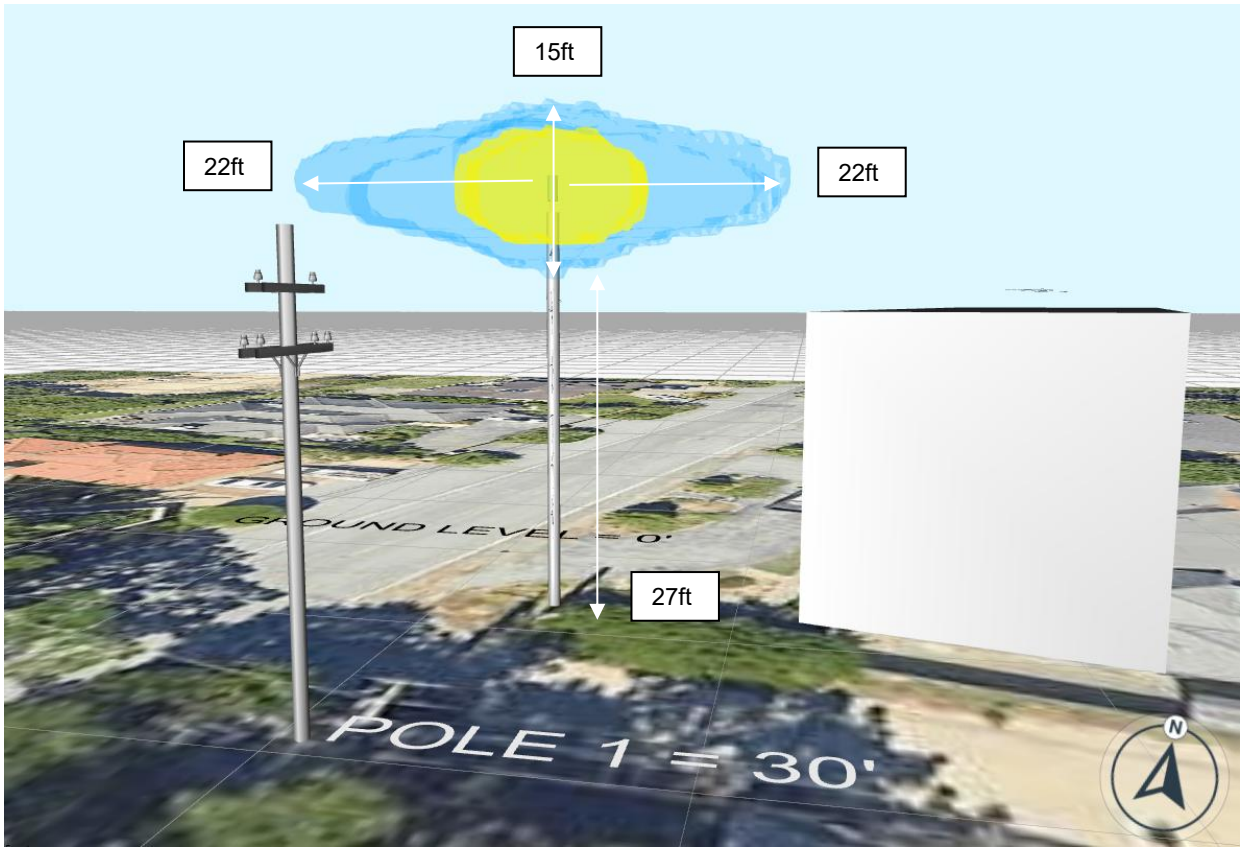


Figure1.3: Antenna Level (Vertical View)

Legend

Study Zone	Elev. (ft)	Type	Exposure Profile	Max MPE	Att	Carriers
ANTENNA LEVEL	25.0 - 55.0	3D Area	3D Sula9 GP 1.0 res	4190.37%	0.00	AT&T

100%-500%	500%-5000%	5000%-99999%

Exposure Profile Name	Model	Exposure Area	Standard	Resolution	RCF
3D Sula9 GP 1.0 res	Sula 9	Spatial Avg. (6 ft)	FCC General Public	1.0 ft3	1.0

AT&T

Mitigation Existing Proposed Installed To Remove Max MPE

Grid Size: 10.00 feet **Floor = Elevation +6' | Mid-Level = Elevation +/- 3'**

Compliance Requirement Diagram (Access Location)



Recommendations

AT&T Mobility Access Location
Install ACP Caution "Above" signs 7ft below the antenna or 27ft AGL.

Materials
[2] ACP Caution "Above" signs sized 7"x7"

Safe Distance = 22ft
Bottom Distance = 7ft

Proposed Signs/Barriers | Existing Signs/Barriers

Figure 2: Mitigation Recommendations

Appendix A: Operating Parameters Considered in this Analysis

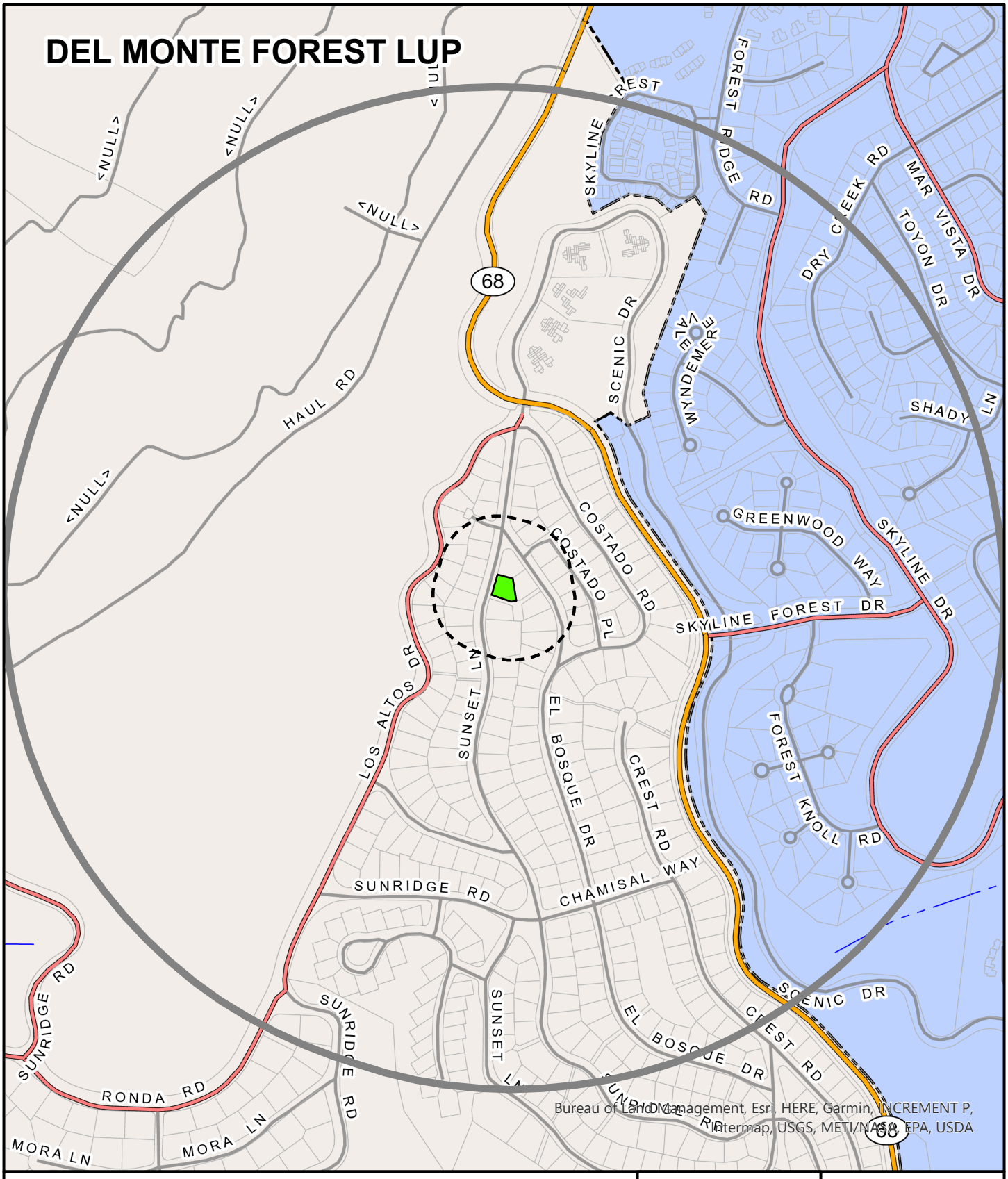
Ant #	Operator	Antenna Make	Antenna Model	Type	Frequency (MHz)	Block	Mech/elec Az (Deg)	Mech downtilt (Deg)	Horizontal Beam Width (Deg)	Antenna Length/Aperture (ft)	Antenna Gain (dBd)	Paths	TPO (W)	Power in (W)	Total ERP (Watts)	Total EiRP (Watts)	Antenna Centerline Ground Level (0ft)
1	AT&T	GAMMANU	DOY9X360F16T4	Omni	700	B12	350	0	197.0	2.0	3.2	4	60	240	495.7	813.2	34.91
1	AT&T	GAMMANU	DOY9X360F16T4	Omni	850	B5	350	0	224.0	2.0	4.0	4	60	240	604.2	991.3	34.91
1	AT&T	GAMMANU	DOY9X360F16T4	Omni	1900	B25	350	0	257.0	2.0	5.2	4	60	240	785.6	1288.9	34.91
1	AT&T	GAMMANU	DOY9X360F16T4	Omni	2100	B66	350	0	251.0	2.0	6.0	4	60	240	946.7	1553.1	34.91

Notes: Table depicts recommended operating parameters for AT&T Mobility proposed operations

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Exhibit E

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APPLICANT: PEBBLE BEACH COMPANY (AT&T MOBILITY)

APN: 008111018000 **FILE #** PLN250238

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: JADE MASOI

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Exhibit F

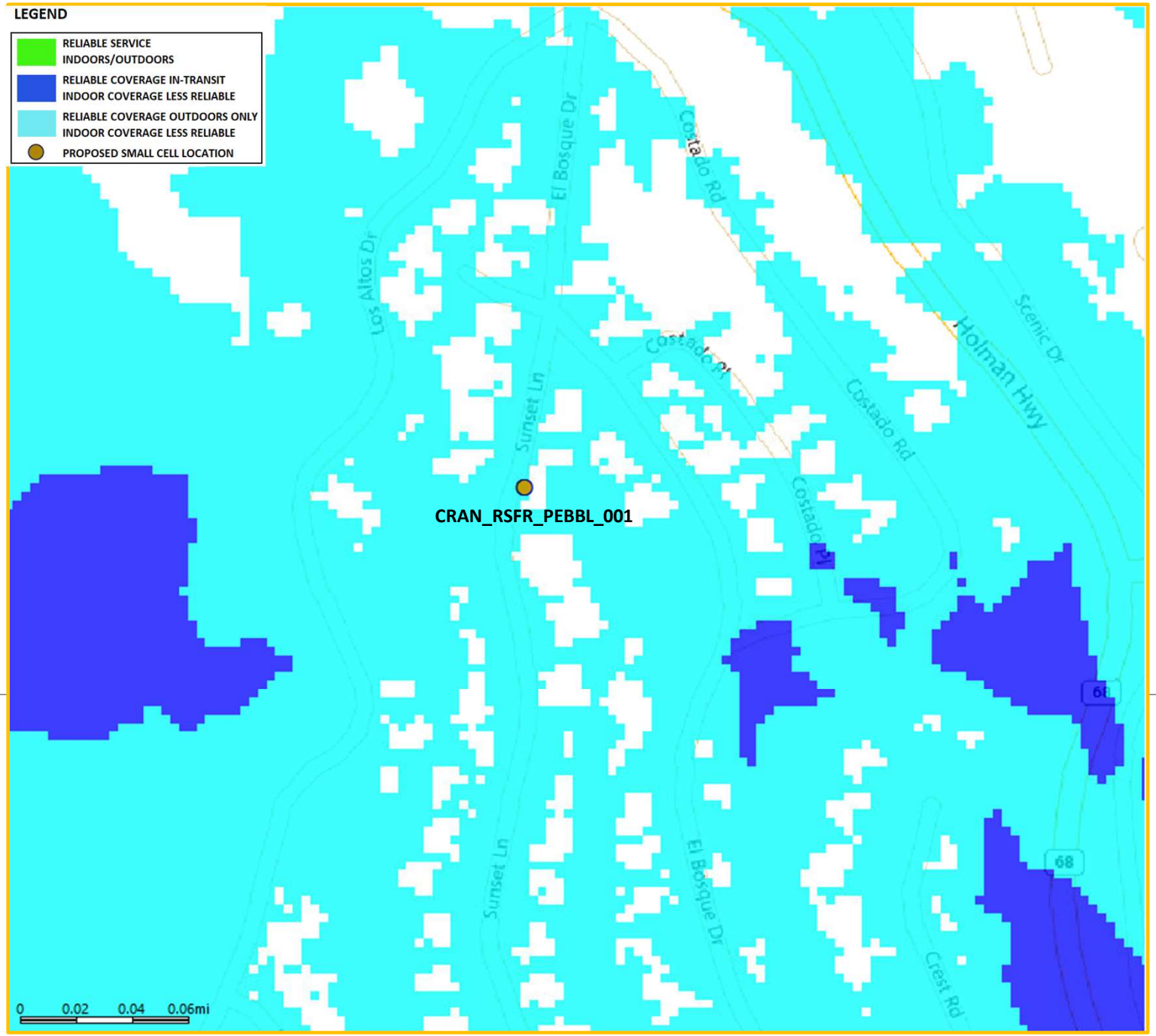
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CRAN_RSFR_PEBBL_001
SERVICE MAP

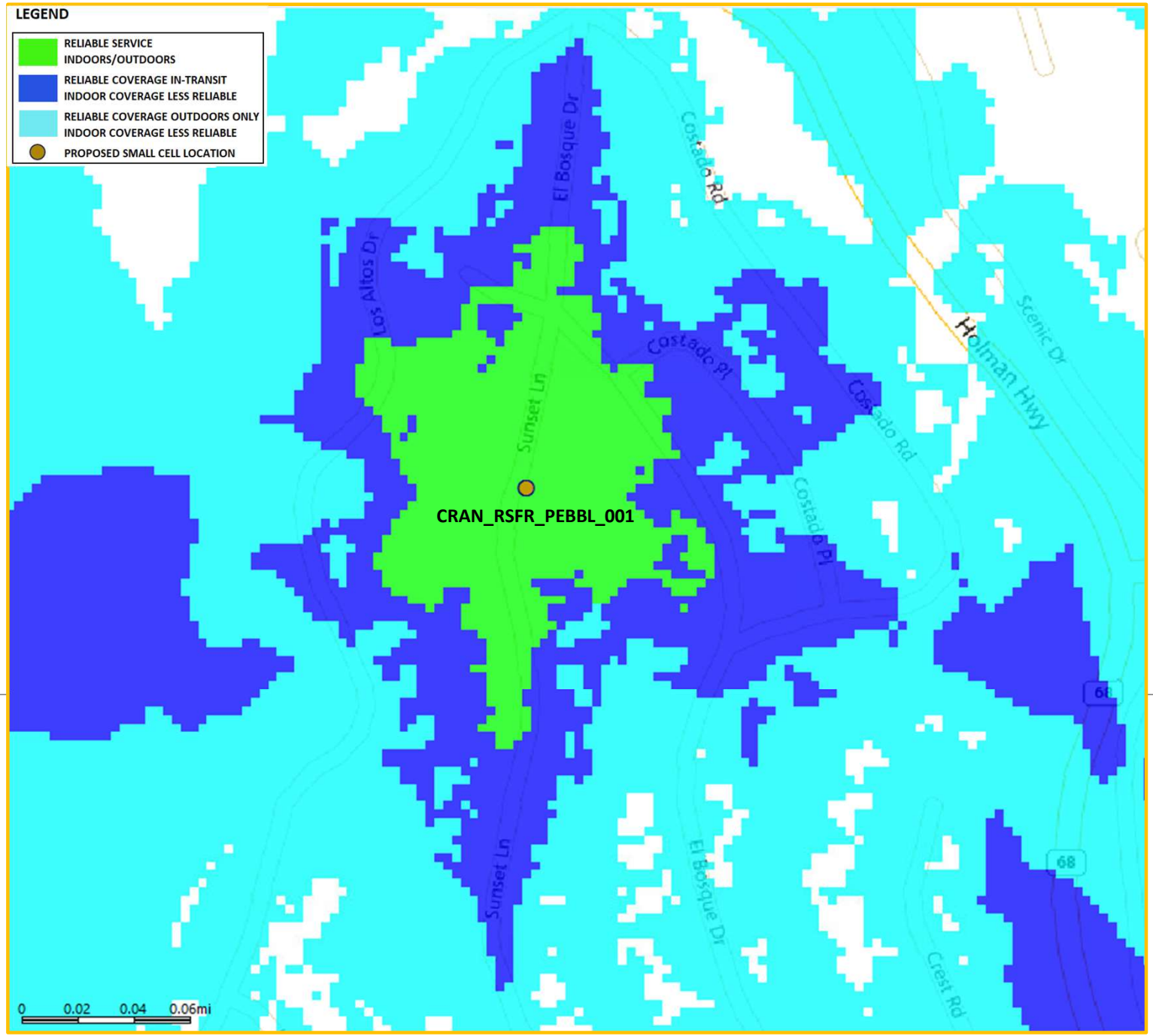
"AT&T PROPRIETARY -- THIS INFORMATION CONSTITUTES CONFIDENTIAL TRADE SECRETS AND COMMERCIAL OR FINANCIAL INFORMATION OWNED BY AT&T AND IS SHARED FOR CRITICAL INFRASTRUCTURE PROTECTION PURPOSES ONLY. IT IS EXEMPT FROM DISCLOSURE UNDER THE FREEDOM OF INFORMATION ACT (5 U.S.C. 552), EXEMPTIONS (B)(3)&(4), AND ITS DISCLOSURE IS PROHIBITED UNDER THE TRADE SECRETS ACT (18 U.S.C. 1905), THE CRITICAL INFRASTRUCTURE INFORMATION ACT OF 2002, 6 U.S.C. § 133, AND ANY STATE OR LOCAL LAW REQUIRING DISCLOSURE OF INFORMATION OR RECORDS. THIS INFORMATION MUST NOT BE COPIED OR DISTRIBUTED TO OTHERS NOT AGREED UPON BY AT&T, BUT IN ALL EVENTS DO NOT COPY OR DISTRIBUTE TO SUCH OTHERS WITHOUT NOTIFICATION PURSUANT TO EXECUTIVE ORDER 12600."

EXISTING LTE 700 COVERAGE PLOT



"AT&T PROPRIETARY -- THIS INFORMATION CONSTITUTES CONFIDENTIAL TRADE SECRETS AND COMMERCIAL OR FINANCIAL INFORMATION OWNED BY AT&T AND IS SHARED FOR CRITICAL INFRASTRUCTURE PROTECTION PURPOSES ONLY. IT IS EXEMPT FROM DISCLOSURE UNDER THE FREEDOM OF INFORMATION ACT (5 U.S.C. 552), EXEMPTIONS (B)(3)&(4), AND ITS DISCLOSURE IS PROHIBITED UNDER THE TRADE SECRETS ACT (18 U.S.C. 1905), THE CRITICAL INFRASTRUCTURE INFORMATION ACT OF 2002, 6 U.S.C. § 133, AND ANY STATE OR LOCAL LAW REQUIRING DISCLOSURE OF INFORMATION OR RECORDS. THIS INFORMATION MUST NOT BE COPIED OR DISTRIBUTED TO OTHERS NOT AGREED UPON BY AT&T, BUT IN ALL EVENTS DO NOT COPY OR DISTRIBUTE TO SUCH OTHERS WITHOUT NOTIFICATION PURSUANT TO EXECUTIVE ORDER 12600."

PROPOSED LTE 700 COVERAGE PLOT



"AT&T PROPRIETARY -- THIS INFORMATION CONSTITUTES CONFIDENTIAL TRADE SECRETS AND COMMERCIAL OR FINANCIAL INFORMATION OWNED BY AT&T AND IS SHARED FOR CRITICAL INFRASTRUCTURE PROTECTION PURPOSES ONLY. IT IS EXEMPT FROM DISCLOSURE UNDER THE FREEDOM OF INFORMATION ACT (5 U.S.C. 552), EXEMPTIONS (B)(3)&(4), AND ITS DISCLOSURE IS PROHIBITED UNDER THE TRADE SECRETS ACT (18 U.S.C. 1905), THE CRITICAL INFRASTRUCTURE INFORMATION ACT OF 2002, 6 U.S.C. § 133, AND ANY STATE OR LOCAL LAW REQUIRING DISCLOSURE OF INFORMATION OR RECORDS. THIS INFORMATION MUST NOT BE COPIED OR DISTRIBUTED TO OTHERS NOT AGREED UPON BY AT&T, BUT IN ALL EVENTS DO NOT COPY OR DISTRIBUTE TO SUCH OTHERS WITHOUT NOTIFICATION PURSUANT TO EXECUTIVE ORDER 12600."

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Exhibit G

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view from Sunset Lane looking east at site

AT&T Wireless

CRAN_RSFR_PEBBL_001
Near 4035 Sunset Lane, Pebble Beach, CA
Photosims Produced on 4-18-2025

Existing



Proposed



AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

view from Sunset Lane looking northeast at site

AT&T Wireless

CRAN_RSFR_PEBBL_001
Near 4035 Sunset Lane, Pebble Beach, CA
Photosims Produced on 4-18-2025

Existing



Proposed



AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Introduced: 10/24/2025 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Zoning Administrator

PLN250239 - PEBBLE BEACH COMPANY (AT&T MOBILITY)

Public hearing to consider the removal of an existing 27-9 foot high utility pole and installation of a wireless telecommunication facility consisting of a 40-5 foot high pole with one antenna and associated equipment greater than the height allowed for the zoning district.

Project Location: PG&E Right-of-Way, Adjacent to the property located at 1063 Wrangers Trail Road, Pebble Beach, CA 93953 (Coordinates 36.602223 N, -121.947405 W)

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution to:

a. Find the project qualifies for a Class 3 Categorical Exemption from CEQA Guidelines Section 15303, and that none of the exceptions from Section 15300.2 apply to the project; and
b. Approve a Combined Development Permit consisting of a 1.) Use Permit and Design Approval to allow the removal of an existing 27-9 foot high utility pole and installation of a wireless telecommunication facility consisting of a 40-5 foot high pole with one antenna and associated equipment; and 2.) Use Permit to exceed the required height of 30 feet established by the district.

The attached draft resolution includes findings and evidence for consideration (Exhibit B). Staff recommends approval subject to 8 conditions of approval.

PROJECT INFORMATION

Agent: Justin Giarritta
Property Owner: PEBBLE BEACH COMPANY (AT&T MOBILITY)
APN: 007-232-016-000
Parcel Size: N/A
Zoning: N/A
Plan Area: Greater Monterey Peninsula Area Plan
Flagged and Staked: N/A
Project Planner: Jade Mason, Assistant Planner
MasonJ@countyofmonterey.gov, (831)755-3759

SUMMARY/DISCUSSION

The subject property is located within a utility easement (Coordinates 36.602223 N, -121.947405 W) adjacent to 1063 Wranglers Trail Road, Pebble Beach, within the Del Monte Forest Inland Area.

The applicant (AT&T Mobility) proposes the installation of a small cell wireless telecommunication facility (WCF) on a replacement wood pole. The existing utility pole is within an easement, owned and managed by Pacific Gas & Electric (PG&E). PG&E submitted a letter to the County authorizing AT&T Mobility for the proposed development. This project does not include an increase in wastewater generation or installation, upgrade, or repairs to any onsite wastewater treatment system components.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 2010 Monterey County General Plan (General Plan), Greater Monterey Peninsula Area Plan (GMPAP), and applicable sections of the Monterey County Coastal zoning ordinance (Title 21).

Site Location and Analysis

The development is proposed to be located within an existing utility easement owned by PG&E on Wrangler Trail Road, which is a private road, owned and maintained by Pebble Beach Company. The General Plan does not specify a land use designation for privately or publicly owned roads; however, the County considers such land use as Public/Quasi Public use, serving the public at large. Accordingly, Title 21, section 21.40.050.O allows for WCF subject to a Use Permit in each case. Staff analyzed the proposed development for the best siting and location for the WCF. There is an existing utility pole, and the proposed development would replace this pole to allow AT&T to provide maximum coverage to its customers. The Applicant provided Service Coverage Maps illustrating this area to have poor coverage, and the proposed WCF would provide a clear and consistent mobile service within the area (Exhibit F). According to these Service Coverage Maps, the proposed facility is necessary to close significant service coverage gap area within Del Monte Forest.

Co-Location

Title 21 section 21.64.310 encourages co-location of wireless facilities when possible. Co-location opportunities were analyzed for the proposed project. There are no existing WCF that could be used for co-location and meet the coverage objectives identified in the plan provided. However, the proposed development would be installed in the same location where an existing PG&E utility pole is located. The project includes the removal of the existing 27-9 foot utility pole and install a 40-5 foot WCF which includes two antennas, two radios and associated equipment. The project includes a condition to encourage future co-location by other wireless carriers (Condition No. 6).

Design and Visual Resources

The project site is located within a Design Control Zoning District ("D" zoning overlay) as designated by Title 21, Chapter 21.44 of the Monterey County Code. This overlay is intended to preserve neighborhood character and protect public viewsheds by regulating the location, size, configuration, materials, and colors of structures and fences. The proposed WCF will utilize the same dark brown wooden material as the existing utility pole, ensuring visual consistency with surrounding infrastructure and minimizing contrast with the natural environment. The site is surrounded by mature vegetation, which provides a natural screen and helps the facility blend into the landscape.

Title 21 section 21.64.310.H requires wireless communication facilities including towers, monopoles, and support structures to be constructed of metal or other non-flammable materials and painted in approved colors, the proposed design has been tailored to mitigate potential visual impacts through material and color selection consistent with existing conditions.

The proposed pole height exceeds the standard zoning limit; however, Title 21 section 21.62.030.B allows for structures such as poles and towers to be erected beyond the district's height restrictions with approval of a Use Permit. The surrounding tree canopy, which meets or exceeds the proposed height, further reduces potential visual prominence (Exhibit G). The is identified as Sensitive for Visual Sensitivity in Figure 14 of the Greater Monterey Peninsula Area Plan (GMPAP), due to its proximity to the Monterey Peninsula Country Club. In accordance with Title 21 section 21.64.310.H.1, the facility has been sited and designed to avoid visual clutter and preserve key view corridors. The project will not obstruct significant public views or degrade the scenic character of the area, and its design reflects a thoughtful approach to minimizing adverse visual impacts. As proposed, the WCF is consistent with applicable visual resource policies and regulations under MCC Title 21 section 21.64.310 and chapter 21.44.

Radio Frequency

The applicant has submitted a report prepared by Waterford Consultants (Exhibit D), evaluating the proposed facility. The report finds that the facility will comply with prevailing Federal Communications Commission (FCC) and Occupational Safety and Health Administration (OSHA) standards for limiting public exposure to radio frequency energy. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. The site is adequate for the proposed development of the wireless communication facility and the applicant has demonstrated that it is the most adequate for the provision of services as required by the FCC.

Cultural Resources

Monterey County Geographic Information System (GIS) records identify the subject property to be within a high archaeological sensitivity area and is within 250 feet of a known or potential archaeological resource area. An Archaeological Report (LIB070089) was previously conducted on the adjacent parcel and concluded the site to not have evidence of potential significant archaeological resources. The proposed project would be adjacent to this parcel in an area previously disturbed by the existing utility pole. The WCF would be in the same location and depth of the existing pole. An archaeological waiver was submitted to and approved by a designee of the Chief of Planning given that the proposed development does not involve land clearing and land disturbance of previously disturbed land due to the replacement pole going in the exact same location as the existing pole, and no cultural resources were discovered in the initial installation of the original existing pole. Staff has deemed that an archaeological report is not required under the Title 21 section 21.66.050. There is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural re-sources is limited due to the development being located on previous minimal ground disturbance to replace a pre-existing wood pole. This will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

CEQA:

California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the installation of small new equipment and facilities on small structures. The proposed project is to install a small cell wireless telecommunication facility on a replacement wood pole. The project does not involve the removal of trees or major vegetation. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects was identified during staff review of the development application. There is no cumulative impact without any prior successive projects of the same type in the same place, over time. There is no significant effect on the environment due to unusual circumstances. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. No evidence of known historical resources was identified that may cause a substantial adverse change. The project site will not impact scenic resources within the scenic highway, such as trees, rock outcroppings, and historical buildings.

LAND USE ADVISORY COMMITTEE:

The proposed project was reviewed by the Del Monte Forest Advisory Committee on September 18th, 2025. The LUAC voted unanimously 3-0 to recommend approval of the project (Exhibit C).

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Pebble Beach Community Services District

Prepared by: Jade Mason, Assistant Planner
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Project Data Sheet
Exhibit B - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans
Exhibit C - LUAC Minutes
Exhibit D - Radio Frequency Report
Exhibit E - Vicinity Map
Exhibit F - Coverage Maps
Exhibit G - Photo Simulations

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jade Mason, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Pebble Beach Company (AT&T Mobility), Property Owner; Justin Giarritta, Agent; The Open Monterey Project (Molly Erickson); Landwatch: Planning File PLN250239

County of Monterey
Zoning Administrator

Item No.4

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

October 30, 2025

Legistar File Number: ZA 25-064

Introduced: 10/24/2025 **Current Status:** Agenda Ready
Version: 1 **Matter Type:** Zoning Administrator

PLN250239 - PEBBLE BEACH COMPANY (AT&T MOBILITY)
Public hearing to consider the removal of an existing 27-9 foot high utility pole and installation of a wireless telecommunication facility consisting of a 40-5 foot high pole with one antenna and associated equipment greater than the height allowed for the zoning district.
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Agent: Justin Giarritta
Property Owner: PEBBLE BEACH COMPANY (AT&T MOBILITY)
APN: 007-232-016-000
Parcel Size: N/A
Zoning: N/A
Plan Area: Greater Monterey Peninsula Area Plan
Flagged and Staked: N/A
Project Planner: Jade Mason, Assistant Planner
MasonJ@countyofmonterey.gov, (831)755-3759

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LAND USE ADVISORY COMMITTEE:

The proposed project was reviewed by the Del Monte Forest Advisory Committee on September 18th, 2025. The LUAC voted unanimously 3-0 to recommend approval of the project (Exhibit C).

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Environmental Health Bureau
HCD-Environmental Services
Pebble Beach Community Services District

Prepared by: Jade Mason, Assistant Planner
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

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cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jade Mason, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Pebble Beach Company (AT&T Mobility), Property Owner; Justin Giarritta, Agent; The Open Monterey Project (Molly Erickson); Landwatch: Planning File PLN250239

Exhibit A

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EXHIBIT A

Project Information for PLN250239

Application Name:	Pebble Beach Company (At&T Mobility)		
Location:	1063 Wranglers Trail, Pebble Beach		
Applicable Plan:		**Primary APN:**	000-000-000-000
Advisory Committee:		**Coastal Zone:**	
Permit Type:	Use Permit	**Final Action Deadline (884):**	
Environmental Status:			
Zoning:		**Land Use Designation:**	

Project Site Data:

Lot Size:		**Coverage Allowed:**	
		Coverage Proposed:	
Existing Structures (sf):			
Proposed Structures (sf):		**Height Allowed:**	N/A
Total Sq. Ft.:		**Height Proposed:**	40.4 ft
		FAR Allowed:	
Special Setbacks on Parcel:		**FAR Proposed:**	

Resource Zones and Reports:

Seismic Hazard Zone:		**Soils Report #:**	
Erosion Hazard Zone:		**Biological Report #:**	
Fire Hazard Zone:		**Forest Management Rpt. #:**	
Flood Hazard Zone:		**Geologic Report #:**	
Archaeological Sensitivity:		**Archaeological Report #:**	
Visual Sensitivity:		**Traffic Report #:**	
		Historic Report #:	

Other Information:

Water Source:		**Grading (cubic yds.):**	
Water Purveyor:		**Sewage Disposal (method):**	
Fire District:		**Sewer District Name:**	
Tree Removal:			

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Exhibit B

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EXHIBIT A
DRAFT RESOLUTION

Before the Zoning Administrator in and for the County of Monterey, State of California

In the matter of the application of:
PEBBLE BEACH COMPANY (AT&T Mobility) (PLN250239)
RESOLUTION NO. --
Resolution by the Monterey County Zoning Administrator:

1) Finding the project categorically exempt per section 15303 of the CEQA Guidelines; and
2) Approving a Combined Development Permit consisting of a 1.) Use Permit and Design Approval to allow the removal of an existing 27-9 foot high utility pole and installation of a wireless telecommunication facility consisting of a 40-5 foot high pole with one antenna and associated equipment; and 2.) Use Permit to exceed the required height of 30 feet established by the district.

[PLN250239, Pebble Beach Company (AT&T Mobility), 1063 Wranglers Trail Road, Greater Monterey Peninsula Area Plan (APN: 007-232-016-000)]

The Pebble Beach Company (AT&T Mobility) application (PLN250239) came on for public hearing before the Monterey County Zoning Administrator on October 30, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE:

a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- 2010 Monterey County General Plan;
- Greater Monterey Peninsula Area Plan (GMPAP);
- Monterey County Code (MCC) Zoning Ordinance Title 21

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Allowed Use. The property is located adjacent to 1063 Wranglers Trail Road, Pebble Beach (APN 007-232-016-000), Greater Monterey Peninsula

Area Plan. The parcel is zoned Public Quasi Public in the Coastal Zone or [PQP]. The General Plan does not specify a land use designation for privately or publicly owned roads; however, the County considers such land use as Public/Quasi Public use, serving the public at large. Wireless communication facilities are a conditional use with a Use Permit in this zoning district, pursuant to Title 21 section 21.40.050.O. The project proposes to remove an existing 27-9 foot high utility pole and installation of a wireless telecommunication facility (WCF) consisting of a 40-5 foot high pole with one antenna and associated equipment greater than the height allowed for the zoning district. Therefore, the project is consistent with the zoning.

c) Lot Legality. The project is located in the Pacific Gas & Electric (PG&E) right-of-way (Coordinates 36.602223 N, -121.947405 W) and adjacent to 1063 Wranglers Trail, Pebble Beach.

d) Design and Visual Resources. Pursuant to Title 21, Chapter 21.44, the surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which is intended to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The proposed WCF will utilize the same material and colors as the existing utility pole, which is wooden dark brown. The development is surrounded by existing vegetation and will blend with the surrounding environment. Title 21 section 21.64.310.H sets design review criteria specific to wireless communication facilities including towers, monopoles, and support facilities shall be constructed of metal or other non-flammable material, shall be of a color approved by the appropriate authority, and special design of the telecommunication facilities may be required to mitigate potentially significant adverse visual impacts. The height of the pole is exempt through Title 21 section 21.62.030.B as the pole may be erected to a greater height than the limit established for the district in which they are to be located, subject a Use Permit. The project meets regulations for the siting, design, and construction of wireless communication facilities pursuant to Monterey County Code (MCC) Title 21 section 21.64.310.

   The parcel is designated Sensitive for Visual Sensitivity in Figure 14 (Scenic Highway Corridors & Visual Sensitivity, in the GMPAP). This designation is due to the project being sited near adjacent to Monterey Peninsula Country Club. Pursuant to Title 21 section 21.64.310.H.1, wireless communication facilities should not be sited to create visual clutter or negatively affect specific views.

   Title 21 section 21.62.030.B, towers, poles, water tanks and similar structures may be erected to a greater height than the limit established for the district in which they are to be located, subject to a Coastal Development Permit. Therefore, the project meets regulations for the siting, design, and construction of wireless communication facilities pursuant to Monterey County Code Title 21 section 21.64.310 and chapter 21.44.

e) Cultural Resources. According to Monterey County Geographic

Information System (GIS) records identifies the subject property to be within a high archaeological sensitivity area and is not within a known or potential archaeological resource area. An Archaeological Report (LIB070089) was previously conducted on the adjacent parcel and concluded the site to not have evidence of potential significant archaeological resources. A reconnaissance field study was conducted throughout the parcel and found the parcel did not contain materials frequently associated with prehistoric cultural resources in the Del Monte Forest area. The proposed project would be adjacent to this parcel in an area previously disturbed by the existing utility pole. The WCF would be in the same location and depth of the existing pole. An archaeological waiver was submitted to and approved by a designee of the Chief of Planning given that the proposed development does not involve land clearing and land disturbance of previously disturbed land due to the replacement pole going in the exact same location as the existing pole, and no cultural resources were discovered in the initial installation of the original existing pole. Staff has deemed that an archaeological report is not required under the Title 21 section 21.66.050. There is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited due to the development being located on previous minimal ground disturbance to replace a pre-existing wood pole. This will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

f) Wireless Telecommunication Facility. As demonstrated in Finding 6 the Zoning Administrator is the Appropriate Authority to decide on new wireless communications facilities proposed on existing structures as it is interpreted that the proposed wireless facility will change the existing use of the PG&E transmission tower pursuant to MCC §21.64.310.I.

g) Land Use Advisory Committee. The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC, at a noticed public meeting on September 18, 2025, unanimously voted to support the project as proposed.

h) County staff conducted a site visit to verify that the project location and height did not cause any adverse or visual impacts.

i) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD- Planning for the proposed development found in Project File PLN250239.

2. **FINDING:** **SITE SUITABILITY –** The site is physically suitable for the use proposed.

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, Pebble Beach Community Services District, HCD-Public Works, HCD-Environmental Services, and the Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

b) Staff identified potential impacts to resources. The following reports have been prepared:

- "Radio Frequency Emissions Compliance Report for AT&T Mobility" prepared by Waterford Consultants, Fredrick, MA, January 16th, 2025.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. All development shall be in accordance with these reports.

c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN250239.

3. **FINDING:** **HEALTH AND SAFETY -** The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE: a) The project was reviewed by HCD-Planning, Pebble Beach Community Services District, HCD-Public Works, HCD-Environmental Services, and the Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities are available. The existing power pole will provide electricity. The proposed project will not require the use of water or sewer as it is an unmanned wireless communication facility.

c) A Radio-Frequency (RF) engineering analysis was prepared by Waterford Consultants, evaluating the proposed WCF. The report finds that the facility will comply with prevailing Federal Communications Commission (FCC) and Occupational Safety and Health Administration (OSHA) standards for limiting public exposure to radio frequency energy. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. The site is adequate for the proposed development of the wireless communication facility, and the applicant has demonstrated that it is the most adequate for the provision of services as required by the FCC.

d) Staff conducted a site inspection on October 7, 2025, to verify that the site is suitable for this use.

e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN250239.

4. **FINDING:** **NO VIOLATIONS -** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE: a) Staff reviewed Monterey County HCD-Planning and Building Services Department records and is not aware of any violations existing on subject property.

b) Staff conducted a site inspection on October 7th, 2025, and researched County records to assess if any violation exists on the subject property.
c) There are no known violations on the subject parcel (PG&E right-of-way).

d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN250239.

5. **FINDING:** **CEQA (Exempt) –** The project is categorically exempt from environmental review, and no unusual circumstances were identified to exist for the proposed project. California Environmental Quality Act (CEQA) Guidelines §15303 categorically exempts the construction and location of new, small facilities or structures.

EVIDENCE: a) The development will be removal of an existing 27-9 foot high utility pole and installation of a Wireless Telecommunications Facility consisting of 40-5 foot high pole, inclusive of a 2-foor canister antenna, a PG&E Smart Meter, and two (2) mounted radios. Due to the wireless facility is considered a small facility and the support structures are also small, they qualify for a categorical exemption as described in §15303 of the CEQA Guidelines.
b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, unusual circumstances that would result in a significant effect, or development that would result in a cumulative significant impact. The project site does not contain environmentally sensitive habitat. Additionally, no scenic resources, such as trees, rock outcroppings, and historical buildings, within the scenic highway will be impacted by the proposed project. The development will neither create nor significantly contribute to geologic instability or geologic hazards. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.
c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN250239.

6. **FINDING:** **WIRELESS COMMUNICATION FACILITIES** – The development of the proposed co-located wireless communications facility will not significantly affect any designated public viewing area, scenic corridor, or any identified environmentally sensitive area or resources. The site is adequate for the proposed development of the co-located wireless communications facility, and the applicant has demonstrated that it is the most adequate for the provision of services as required by the FCC. The proposed telecommunication facility will not create a hazard for aircraft in flight. The proposed co-located wireless communication facility complies with all applicable requirements of MCC §21.64.310. The subject property on which the wireless communication facility is to be built is in compliance with all rules and regulations pertaining to zoning

uses, subdivisions, and any other applicable provisions of MCC, and all zoning violation abatement costs, if any, have been paid.

EVIDENCE: a) This project consists of the removal of an existing 27-9 foot utility pole owned by Pacific Gas and Electric (PG&E) and installation of a Wireless Telecommunications Facility consisting of a 40-5- foot wooden pole and a 2-foot canister antenna. The development includes a PG&E Smart Meter, two (2) mounted radios, and a canister antenna, and new wooden pole. The property is located adjacent to 1063 Wranglers Trail, Pebble Beach.

b) Pursuant to the requirements in MCC §21.64.310(C), wireless communication facilities are allowed on any lot or parcel in any zoning district subject to the appropriate entitlement including the construction, modification, and placement of any antennas used for multi-channel distributions services and personal wireless service facilities. The proposed AT&T Mobility wireless facility changes the use of the existing PG&E transmission tower and therefore requires a Use Permit.

c) Site location and Analysis. The development is proposed to be located within an existing utility easement owned by PG&E on Wrangler Trail Road, which is a private road, owned and maintained by Pebble Beach Company. The General Plan does not specify a land use designation for privately or publicly owned roads; however, the County considers such land use as Public/Quasi Public use, serving the public at large. Accordingly, Title 21, section 21.40.050.O allows for WCF subject to a Use Permit in each case. Staff analyzed the proposed development for the best siting and location for the WCF. There is an existing utility pole, and the proposed development would replace this pole to allow AT&T to provide maximum coverage to its customers. The Applicant provided Service Coverage Maps illustrating this area to have poor coverage, and the proposed WCF would provide a clear and consistent mobile service within the area. According to Service Coverage Maps, the proposed facility is necessary to close significant service coverage gap area within Del Monte Forest. The proposed development is 40-5 feet tall and the zoning district of PQP has a maximum height of 30 feet for main structures. Title 21 section 21.62.030.B, towers, poles, water tanks and similar structures may be erected to a greater height than the limit established for the district in which they are to be located, subject to a Use Permit

Co-location. Title 21 section 21.64.310 encourages co-location of wireless facilities when possible. Co-location opportunities were analyzed for the proposed project. There are no existing WCF that could be used for co-location and meet the coverage objectives identified in the plan provided. However, the proposed development would be installed in the same location where an existing PG&E utility pole is located. The project includes the removal of the existing 27-9 foot utility pole and install a 40-5 foot WCF which includes two antennas, two radios and associated equipment. The project includes a condition to encourage future co-location by other wireless carriers (Condition No. 6).

c) Monterey County Code section 21.64.310(H)(b) encourages co-location of facilities and the Del Monte Forest Land Use Plan Visual Resources Chapter 2 within its Resource Management Element that protects the integrity of visual resources. As the tower will be raised 12.65-feet with minor additions, staff has found that this new facility will not substantially alter the visual impact of the existing pole.

d) The subject property of the existing lattice tower is in compliance with MCC rules and regulations pertaining to zoning uses, subdivisions, and any other applicable provisions, and all zoning violation abatement costs, if any, have been paid.

e) The project is consistent with MCC Chapter 21.86, Airport Approach Zoning, and does not require review by the Monterey County Airport Land Use Commission. This project does not affect any aircraft zones identified in MCC §21.86.050, and therefore need not comply with the heights outlined in MCC §21.86.060. The proposed telecommunication facility will not create a hazard for airport approaches or departures.

f) The project does not penetrate a FAR Part 77 Imaginary Surface. The project site is located approximately 5.7 miles from the Monterey Regional Airport, the nearest public use airport. If deemed necessary by the FCC, warning lights would be located on top of the structure to prevent conflict with any aircraft when visibility is limited. The proposed telecommunication facility will not create a hazard for aircraft in flight.

g) The project planner reviewed the project application materials and plans and the County GIS database to verify that the project on the subject parcel conforms to the plans listed above and that the site is suitable for this use. The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN250239.

7. **FINDING:** **APPEALABILITY -** The decision on this project may be appealed to the Planning Commission.

EVIDENCE: a) Planning Commission. Pursuant to §21.80.040 of the Monterey County Zoning Ordinance (Title 21), an appeal may be made to the Planning Commission by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Find the project the project Categorically Exempt per Section 15303 of the CEQA Guidelines and does not meet any of the exceptions under Section 15300.2;
2. Approve a Combined Development Permit consisting of a 1.) Use Permit and Design Approval to allow the removal of an existing 27-9 foot high utility pole and installation of a wireless telecommunication facility consisting of a 40-5 foot high pole with one antenna and associated equipment; and 2.) Use Permit to exceed the required height of 30 feet established by the district.

PASSED AND ADOPTED this 30th day of October, 2025.

_____
Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

   Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

   Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services offices in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN250239

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN250239) allows for 1.) Use Permit and Design Approval to allow the removal of an existing 27-9 foot high utility pole and installation of a wireless telecommunication facility consisting of a 40-5 foot high pole with one antenna and associated equipment; and 2.) Use Permit to exceed the required height of 30 feet established by the district. The project is located in the PG&E right-of-way, adjacent to the property located at 1063 Wranglers Trail Road, Pebble Beach (Assessor's Parcel Number 007-232-016-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Use Permit (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 007-232-016-000 on October 30th, 2025. The permit was granted subject to 8 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD039(A) - WIRELESS INDEMNIFICATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant agrees as a condition and in consideration of the approval of the permit to enter into an indemnification agreement with the County whereby the applicant agrees to defend, indemnify, and hold harmless the County, its officers, agents and employees from actions or claims of any description brought on account of any injury or damages sustained by any person or property resulting from the issuance of the permit and conduct of the activities authorized under said permit. Applicant shall obtain the permission of the owner on which the wireless communication facility is located to allow the recordation of said indemnification agreement, and the applicant shall cause said indemnification agreement to be recorded by the County Recorder as a prerequisite to the issuance of the building and/or grading permit. The County shall promptly notify the applicant of any such claim, action, or proceeding and the County shall cooperate fully in the defense thereof. The County may, at its sole discretion, participate in the defense of such action, but such participation shall not relieve applicant of its obligations under this condition. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit signed and notarized Indemnification Agreement to the Director of HCD-Planning for review and signature by the County.

Prior to the issuance of grading or building permits, the Owner/Applicant shall submit proof of recordation of the Indemnification Agreement, as outlined, to HCD-Planning.

5. PD039(B) - WIRELESS REDUCE VISUAL IMPACTS

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall agree in writing that if future technological advances allow for reducing the visual impacts of the telecommunication facility, the applicant shall make modifications to the facility accordingly to reduce the visual impact as part of the facility's normal replacement schedule. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit, in writing, a declaration agreeing to comply with the terms of this condition HCD - Planning for review and approval.

6. PD039(C) - WIRELESS CO-LOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant and/or successors assigns shall encourage co-location by other wireless carriers on this tower assuming appropriate permits are approved for co-location. Any expansion or additions of microwave dishes, antennas and/or similar appurtenances located on the monopole, which are not approved pursuant to this permit, are not allowed unless the appropriate authority approves additional permits or waivers. In any case, the overall height of the pole shall not exceed the specified height. (HCD - Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall encourage co-location by other wireless carriers on this tower assuming appropriate permits are approved for co-location. The overall height of the pole shall not exceed ___ feet.

7. PD039(D) - WIRELESS REMOVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If the applicant abandons the facility or terminates the use, the applicant shall remove the monopole, panel antennas, and equipment shelter. Upon such termination or abandonment, the applicant shall enter into a site restoration agreement subject to the approval of the Director of HCD - Planning and County Counsel. The site shall be restored to its natural state within six (6) months of the termination of use or abandonment of the site.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to abandoning the facility or terminating the use, the Owner/Applicant shall submit a site restoration agreement to HCD - Planning subject to the approval of the HCD - Director of Planning and County Counsel.

Within 6 months of termination of use or abandonment of the site, the Owner Applicant shall restore the site to its natural state.

8. PD039(E) - WIRELESS EMISSION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The facility must comply with Federal Communications Commission (FCC) emission standards. If the facility is in violation of FCC emission standards, the Director of HCD - Planning shall set a public hearing before the Appropriate Authority whereupon the appropriate authority may, upon a finding based on substantial evidence that the facility is in violation of the then existing FCC emission standards, revoke the permit or modify the conditions of the permit. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of use and on an on-going basis, the Owner/Applicant shall submit documentation demonstrating compliance with the FCC emission standards to the Director of HCD-Planning for review and approval.

On an on-going basis, if the facility is in violation of FCC emission standards, the Director of HCD-Planning shall set a public hearing before the Appropriate Authority to consider revocation or modification of the permit.

CRAN_RSFR_PEBBL_002

(NEAR) 1063 WRANGLERS TRAIL ROAD PEBBLE BEACH, CA 93953

SITE ID:	CRAN_RSFR_PEBBL_002
IWM:	WSSFR0048239
FA CODE:	16364871
SITE TYPE:	WOODEN PG&E UTILITY POLE
POLE #:	121378735
COUNTY:	MONTEREY

PROJECT TEAM

APPLICANT:
AT&T MOBILITY
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583
CONTACT: MARC GRABISCH
EMAIL: MG387K@ATT.COM

AT&T MOBILITY PROJECT MANAGER:
AT&T MOBILITY
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583
CONTACT: SEAN RANDALL
EMAIL: SR9530@ATT.COM

AT&T MOBILITY RF MANAGER:
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583
CONTACT: HENRY PINEDA
EMAIL: HP088P@ATT.COM

PROJECT MANAGER:
NEXT EDGE
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GA 30005
PHONE: (707) 225-2865
EMAIL: JUSTIN.GIARRITTA@NEXTEDGENETWORKS.COM

A&E PROJECT MANAGER:
NEXT EDGE
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GA 30005
PHONE: (530) 305-6898
EMAIL: TODD.LAWRENCE@NEXTEDGENETWORKS.COM

CONSTRUCTION MANAGER:
NEXT EDGE
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GA 30005
PHONE: (415) 989.1102
EMAIL: ATTPROJECTTEAM@MODUSLLC.COM

PROJECT DESCRIPTION

AT&T PROPOSES TO INSTALL A NEW WIRELESS COMMUNICATION SITE ON A WOODEN PG&E UTILITY POLE

SCOPE:

- INSTALL (1) NEW 2' CANISTER ANTENNA ON TOP OF WOODEN PG&E UTILITY POLE
- INSTALL (1) NEW RADIO 4490 AND (1) RADIO 4890 ON WOODEN PG&E UTILITY POLE
- INSTALL (2) NEW PSU AC08 ON WOODEN PG&E UTILITY POLE
- INSTALL (1) NEW COAX CONDUIT FROM EQUIPMENT TO NEW CANISTER ANTENNA
- INSTALL (1) NEW POWER CONDUIT FROM P.O.C. TO EQUIPMENT
- INSTALL (1) NEW FIBER CONDUIT FROM P.O.C. TO EQUIPMENT
- INSTALL (1) NEW EQUIPMENT BRACKET
- INSTALL (1) NEW SMART METER / DISCONNECT
- CABLING TO BE INSTALLED IN A TIGHT NEAT MANNER WITHOUT EXCESS CABLE LOOPS
- ALL AT&T ADDED APPURTENANCES SHALL BE PAINTED TO MATCH POLE COLOR (NON-GLOSSY "SABLE" BY SHERWIN WILLIAMS, OR EQUIVALENT)
- EXISTING WOOD UTILITY POLE TO BE REPLACED WITH NEW WOOD UTILITY POLE BY PG&E

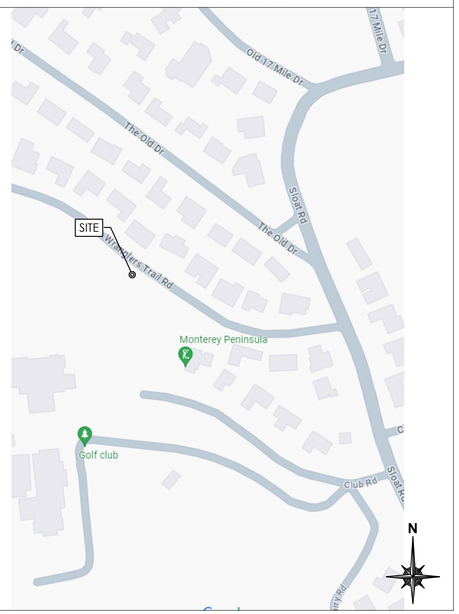
DRAWING INDEX

SHEET NO.	SHEET TITLE
T-1	TITLE SHEET
T-2	GENERAL NOTES
C-1	SURVEY
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN & PROPOSED EQUIPMENT LAYOUT PLANS
A-3	ELEVATIONS
A-4	ELEVATIONS
D-1	DETAILS
D-2	DETAILS
E-1	ELECTRICAL GENERAL NOTES
E-2	ONE-LINE DIAGRAM & GROUNDING SCHEMATIC
E-3	ELECTRICAL DETAILS
TCP-1	TRAFFIC CONTROL PLAN

POLE PHOTO



VICINITY MAP



SITE INFORMATION

SITE ADDRESS:	(NEAR) 1063 WRANGLERS TRAIL ROAD PEBBLE BEACH, CA 93953
OWNER:	PG&E 1 MARKET STREET, SPEAR TOWER SAN FRANCISCO, CA 94105-1126
APPLICANT:	AT&T MOBILITY 5005 EXECUTIVE PARKWAY SAN RAMON, CA 94583
LATITUDE:	36.602223° N NAD83
LONGITUDE:	-121.947405° W NAD83
COUNTY:	MONTEREY
JURISDICTION:	PEBBLE BEACH
ASSESSORS PARCEL NUMBER:	NEAR 007-232-016-000
ZONING:	MDR/B-6-D-RES
ELEVATION:	109.964' AMSL

CALL 811 BEFORE YOU DIG
IT'S THE LAW

THE UTILITIES SHOWN HEREIN ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER/SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL THE UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO THE (E) UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- 2022 CALIFORNIA BUILDING CODE (CBC), BASED ON THE 2021 IBC
- 2022 CALIFORNIA ELECTRICAL CODE (CEC), BASED ON THE 2020 NEC
- 2022 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2021 UMC
- 2022 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2021 UPC
- 2022 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CALGREEN)
- 2022 CALIFORNIA FIRE CODES WITH ALL LOCAL AMENDMENTS, BASED ON THE 2021 IFC
- ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
- CALIFORNIA GENERAL ORDER 95 (G.O. 95, 2020)
- NCJPA OPERATIONS/ ROUTINE HANDBOOK (2019)
- NATIONAL ELECTRICAL CODE (NEC) (2023 EDITION)
- NATIONAL ELECTRICAL SAFETY CODE IEEE C2 2023 (NESC)
- CITY / COUNTY ORDINANCES

ACCESSIBILITY REQUIREMENTS FOR PERSONS WITH DISABILITIES:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY IS NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA ADMINISTRATIVE STATE CODE PART 2, TITLE 24, CHAPTER 11B, SECTION 11038.

AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA
94583

NextEdge
1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JLV
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	01/14/25	90% CD
0	01/27/25	100% CD

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. WINER
No.65117
Exp. 09/30/25
CIVIL
STATE OF CALIFORNIA

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

CRAN_RSFR_PEBBL_002
(NEAR) 1063 WRANGLERS TRAIL ROAD
PEBBLE BEACH, CA 93953

TITLE SHEET

T-1

GENERAL NOTES

GENERAL CONSTRUCTION NOTES

1. PLANS ARE INTENDED TO BE DIAGRAMMATIC ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.

2. THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.

3. CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600, FOR UTILITY LOCATIONS, 2 WORKING DAYS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.

4. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.

5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CBC'S REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE, FOR, BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.

6. REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT / ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT / ENGINEER.

7. THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.

8. DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE AREA LINES, UNLESS OTHERWISE NOTED.

9. ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT / ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS, OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.

10. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT / ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT / ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.

11. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.

12. ANY EXISTING COMPONENTS DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO IT'S ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.

13. ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.

GENERAL NOTES FOR EXISTING CELL SITES

1. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR.

2. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS MUST BE VERIFIED. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.

3. THE EXISTING CELL SITE IS IN FULL COMMERCIAL OPERATION. ANY CONSTRUCTION WORK BY CONTRACTOR SHALL NOT DISRUPT THE EXISTING NORMAL OPERATION. ANY WORK ON EXISTING EQUIPMENT MUST BE COORDINATED WITH CONTRACTOR. ALSO, WORK SHOULD BE SCHEDULED FOR AN APPROPRIATE MAINTENANCE WINDOW USUALLY IN LOW TRAFFIC PERIODS AFTER MIDNIGHT.

4. SINCE THE CELL SITE IS ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE ADVISED TO BE WORN TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS.

5. CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. CONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD (N) TRAYS AS NECESSARY. CONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONTRACTOR.

6. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.

APPLICABLE CODES, REGULATIONS AND STANDARDS:

1. CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION.

2. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE TIME OF PERMITTING AWARD SHALL GOVERN THE DESIGN.

3. CONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
   - 3.1. - AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
   - 3.2. - AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
   - 3.3. - TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-F, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES
   - 3.4. - INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRICAL EQUIPMENT.
   - 3.5. -IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")

4. TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS
   - 4.1. TELCORDIA GR-63 NETWORK EQUIPMENT-BUILDING SYSTEM (NEBS): PHYSICAL PROTECTION
   - 4.2. TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING
   - 4.3. TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS
   - 4.4. TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS

5. ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS

6. FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

GENERAL TRENCHING NOTES

1. MAINTAIN 24" MINIMUM COVER FOR ALL ELECTRICAL CONDUITS, U.O.N.
2. MAINTAIN 30" MINIMUM COVER FOR ALL TELECOMMUNICATIONS CONDUITS.
3. MINIMUM 1" SAND SHADING BELOW CONDUITS, AND 6" COVERING ON TOP OF CONDUITS REQUIRED.
4. REFER TO SHEET E-1 FOR ADDITIONAL REQUIREMENTS

GENERAL GROUNDING NOTES

1. GROUNDING SHALL BE TESTED AT 5 OHMS OR LESS.
2. WOOD MOLDING, STAPLED EVERY 3'-0" AND AT EACH END.

GENERAL CONDUIT NOTES

1. ALL CONDUITS WILL BE MANDRELED AND EQUIPPED WITH 3/8" PULL ROPE.
2. SCHEDULE 40 CONDUIT FOR UNDERGROUND USE.
3. SCHEDULE 80 CONDUIT FOR RISER USE AND ELSEWHERE AS NOTES. TRANSITION FROM SCHEDULE 40 PVC OR RIGID STEEL CONDUIT TO SCHEDULE 80 USING APPROVED FITTINGS DESIGNED TO PROVIDE A SMOOTH INTERIOR WALL TRANSITION TO THE REDUCED INTERIOR DIAMETER OF SCHEDULE 80. ADJUST CONDUIT SIZE IF NECESSARY TO MAINTAIN THE INTERIOR AREA REQUIRED FOR THE WIRING SPECIFIED.
4. GALVANIZED STEEL CONDUIT FOR ANY CONDUIT UNDER 3", STUB UP 10" THEN CONVERT TO SCHEDULE 80.
5. CONTRACTOR TO STUB UP POLE 10" w/ 3" POWER CONDUIT. POWER COMPANY TO CONVERT FROM 3" STUB SCHEDULE 80 TO 2" SCHEDULE 80 FROM TOP OF STUB UP.
6. ZRC COLD GALVANIZING COMPOUND OR EQUIVALENT IS REQUIRED ON EXPOSED THREADS IN RIGID STEEL CONDUIT AND THE CUT ENDS OF SUPPORT STRUTS, ETC. TO PREVENT RUSTING.

TYPICAL R.O.W. POLE CONSTRUCTION NOTES

1. CABLE NOT TO IMPEDE 15" CLEAR SPACE OFF POLE FACE.
2. ALL CLIMB STEPS NEXT TO CONDUIT SHALL HAVE EXTENDED STEPS.
3. NO BOLT THREADS TO PROTRUDE MORE THAN 1-1/2"
4. ALL HOLES IN POLE LEFT FROM REARRANGEMENT OF CLIMB STEPS TO BE FILLED.
5. 90° SHORT SWEEPS UNDER ANTENNA ARM, ALL CABLES MUST TRANSITION ON THE INSIDE OR BOTTOM OF THE ARM (NO CABLE ON TOP OF ARM).
6. USE 90° CONNECTOR AT CABLE CONNECTION FOR OMNI DOWN ANTENNAS.
7. USE CABLE CLAMPS TO SECURE CABLE TO ARMS, PLACE 2" AT&T WIRELESS CABLE I.D. TAGS ON BOTH SIDES OF ARMS.
8. USE 1/2" DIA. CABLE ON ANTENNAS UNLESS OTHERWISE SPECIFIED.
9. PLACE GPS ON ARM OF SOUTHERN SKY EXPOSURE AT MINIMUM 6' FROM TRANSMIT ANTENNA WHICH IS 24" AWAY FROM CENTER OF POLE.
10. FILL VOID AROUND CABLES AT CONDUIT OPENING WITH FOAM SEALANT TO PREVENT WATER INTRUSION.

CONTRACTOR REQUIREMENTS

DO NOT SCALE OFF DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK

ABBREVIATIONS

A.B.	ANCHOR BOLT	GLB. (GLU-LAM)	GLUE LAMINATED BEAM
ABV.	ABOVE	GPS	GLOBAL POSITIONING SYSTEM
ACCA	ANTENNA CABLE COVER ASSEMBLY	GRND.	GROUND
ADD'L	ADDITIONAL	HDR.	HEADER
A.F.F.	ABOVE FINISHED FLOOR	HGR.	HANGER
A.F.G.	ABOVE FINISHED GRADE	HT.	HEIGHT
AGL	ABOVE GROUND LEVEL	ICGB.	ISOLATED COPPER GROUND BUS
ALUM	ALUMINUM	IN.(")	INCH(ES)
ALT.	ALTERNATE	INT.	INTERIOR
AMSL	ABOVE SEA LEVEL	LB.(#)	POUND(S)
ANT.	ANTENNA	L.B.	LAG BOLTS
APPRX.	APPROXIMATE(LY)	L.F.	LINEAR FEET(FOOT)
ARCH.	ARCHITECT(URAL)	L.	LONGITUDINAL
AWG.	AMERICAN WIRE GAUGE	MAS.	MASONRY
BLDG.	BUILDING	MAX.	MAXIMUM
BLK.	BLOCK	M.B.	MACHINE BOLT
BLKG	BLOCKING	MECH.	MECHANICAL
BM.	BEAM	MFR.	MANUFACTURER
B.N.	BOUNDARY NAILING	MIN.	MINIMUM
BN	BACK-UP CABINET	MISC.	MISCELLANEOUS
BTCW.	BARE TINNED COPPER WIRE	MTL.	METAL
B.O.	BOTTOM	NO.(#)	NUMBER
B.O.F.	BOTTOM OF FOOTING	N.T.S.	NOT TO SCALE
CAB.	CABINET	(N)	NEW
CANT.	CANTILEVER(ED)	O.C.	ON CENTER
C.I.P.	CAST IN PLACE	OPNG.	OPENING
CLG.	CEILING	P/C	PRE CAST CONCRETE
℄	CENTERLINE	PCS	PERSONAL COMMUNICATION SERVICES
CLR.	CLEAR	ℙ	PLATE
COL.	COLUMN	PLY.	PLYWOOD
CONC.	CONCRETE	PPC.	POWER PROTECTION CABINET
CONN.	CONNECTION(OR)	PRC.	PRIMARY FLEXING CABINET
CONST.	CONSTRUCTION	P.S.F.	POUNDS PER SQUARE FOOT
CONT.	CONTINUOUS	P.S.I.	POUNDS PER SQUARE INCH
⌀	PENNY (NAILS)	P.T.	PRESSURE TREATED
DBL.	DOUBLE	PWR.	POWER (CABINET)
DEPT.	DEPARTMENT	QTY.	QUANTITY
D.F.	DOUGLAS FIR	RAD.(R)	RADIUS
DIA.	DIAMETER	REF.	REFERENCE
DIAG.	DIAGONAL	REINF.	REINFORCING
DIM.	DIMENSION	REQ'D.	REQUIRED
DWG.	DRAWING(S)	RGS.	RIGID GALVANIZED STEEL
DWL.	DOWEL(S)	R.O.W.	RIGHT OF WAY
EA.	EACH	SCH.	SCHEDULE
EL.	ELEVATION	SHT.	SHEET
ELEC.	ELECTRICAL	SIM.	SIMILAR
ELEV.	ELEVATOR	SPEC.	SPECIFICATION(S)
EMT.	ELECTRICAL METALLIC TUBING	SQ.	SQUARE
E.N.	EDGE NAIL	S.S.	STAINLESS STEEL
ENG.	ENGINEER	STD.	STANDARD
EQ.	EQUAL	STL.	STEEL
EXP.	EXPANSION	STRUC.	STRUCTURAL
EXST.(E)	EXISTING	TEMP.	TEMPORARY
EXT.	EXTERIOR	THK.	THICKNESS
FAB.	FABRICATION(OR)	T.N.	TOE NAIL
F.F.	FINISH FLOOR	T.O.A.	TOP OF ANTENNA
F.G.	FINISH GRADE	T.O.C.	TOP OF CURB
FIN.	FINISH(ED)	T.O.F.	TOP OF FOUNDATION
FLR.	FLOOR	T.O.P.	TOP OF PLATE(PARAPET)
FDN.	FOUNDATION	T.O.S.	TOP OF STEEL
F.O.C.	FACE OF CONCRETE	T.O.W.	TOP OF WALL
F.O.M.	FACE OF MASONRY	TYP.	TYPICAL
F.O.S.	FACE OF STUD	U.G.	UNDER GROUND
F.O.W.	FACE OF WALL	U.L.	UNDERWRITES LABORATORY
F.S.	FINISH SURFACE	U.N.O.	UNLESS NOTED OTHERWISE
FT.(')	FOOT(FEET)	V.I.F.	VERIFY IN FIELD
FTG.	FOOTING	W	WIDE(WIDTH)
G.	GROWTH(CABINET)	W/	WITH
GA.	GAUGE	WD.	WOOD
GI.	GALVANIZE(D)	W.P.	WEATHERPROOF
G.F.I.	GROUND FAULT CIRCUIT INTERRUPTER	WT.	WEIGHT

LEGEND

- SPOT ELEVATION
- REVISION
- GRID REFERENCE
- DETAIL REFERENCE
- ELEVATION REFERENCE
- SECTION REFERENCE
- MATCH LINE
- WORK POINT
- STEEL
- GROUT OR PLASTER
- (E) BRICK
- (E) MASONRY
- CONCRETE
- EARTH
- GRAVEL
- PLYWOOD
- SAND
- CENTERLINE
- PROPERTY/LEASE LINE
- GROUND CONDUCTOR
- T — TELEPHONE CONDUIT
- E — ELECTRICAL CONDUIT
- E/T — ELECTRICAL & TELCO CONDUITS
- A — COAXIAL CABLE
- O/H — OVERHEAD LINES
- X — CHAIN LINK FENCING
- WOOD FENCING
- OHT/OHP — OVERHEAD COMM/ OVERHEAD POWER

at&t

AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA
94583

NextEdge

1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JLV
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	01/14/25	90% CD
0	01/27/25	100% CD

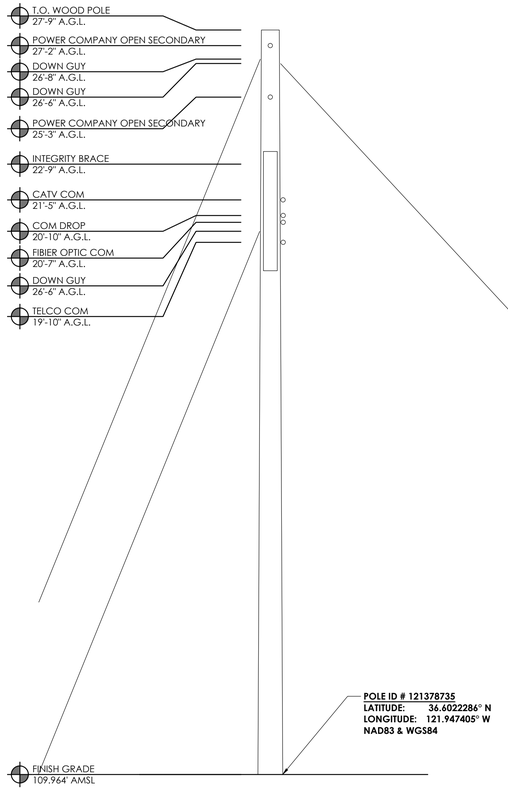
REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. WARD
No. 85117
Exp. 09/30/25
CIVIL
STATE OF CALIFORNIA

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

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(NEAR) 1063 WRANGLERS TRAIL ROAD
PEBBLE BEACH, CA 93953

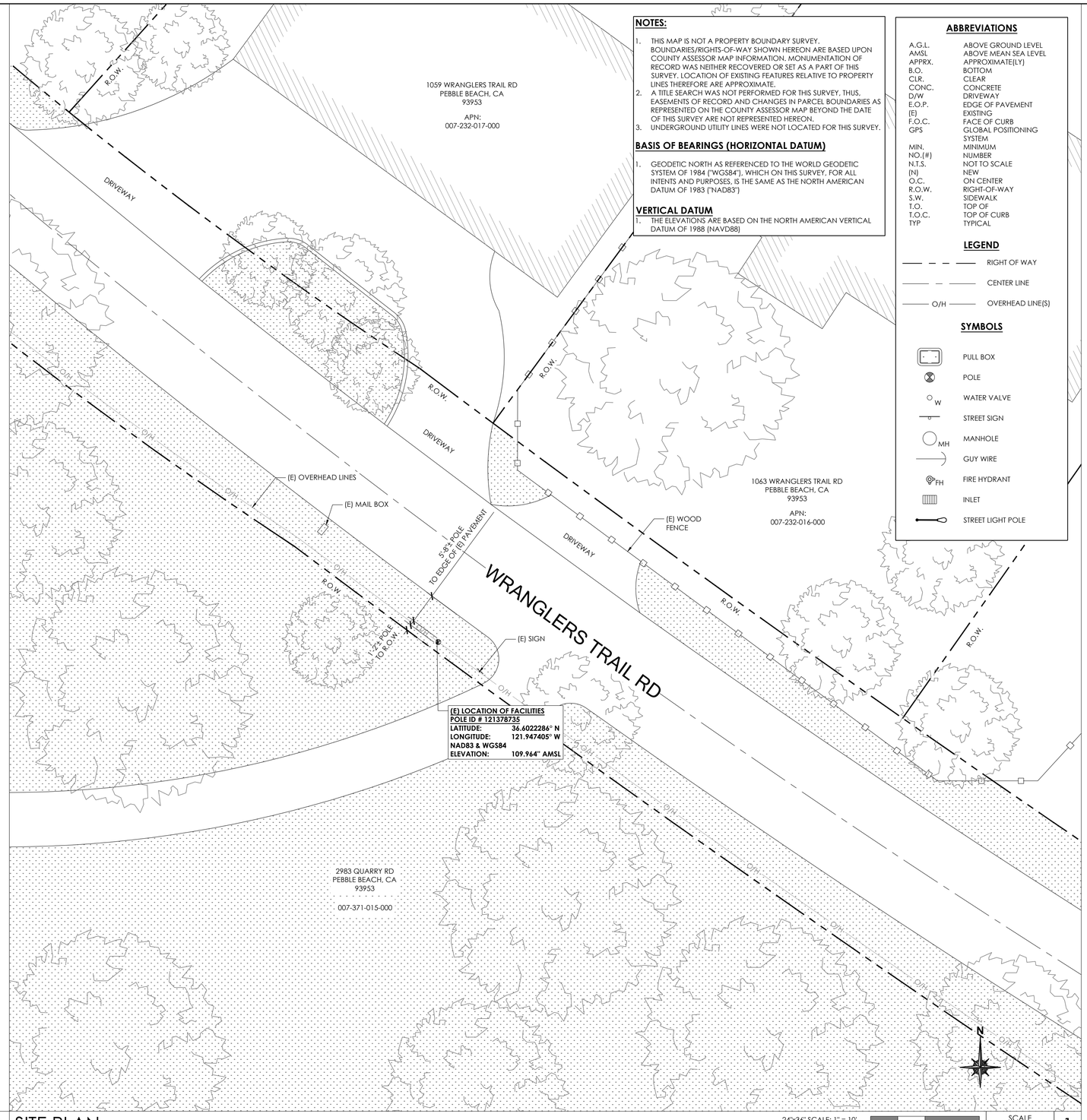
GENERAL NOTES

T-2



ELEVATION

SCALE	
3/8"=1'-0"	2



SITE PLAN

24"x36" SCALE: 1" = 10'
11"x17" SCALE: 1" = 20'

10' 5' 0' 10'

SCALE	
1"=10'-0"	1

NOTES:

1. THIS MAP IS NOT A PROPERTY BOUNDARY SURVEY. BOUNDARIES/RIGHTS-OF-WAY SHOWN HEREON ARE BASED UPON COUNTY ASSESSOR MAP INFORMATION. MONUMENTATION OF RECORD WAS NEITHER RECOVERED OR SET AS A PART OF THIS SURVEY. LOCATION OF EXISTING FEATURES RELATIVE TO PROPERTY LINES THEREFORE ARE APPROXIMATE.
2. A TITLE SEARCH WAS NOT PERFORMED FOR THIS SURVEY, THUS, EASEMENTS OF RECORD AND CHANGES IN PARCEL BOUNDARIES AS REPRESENTED ON THE COUNTY ASSESSOR MAP BEYOND THE DATE OF THIS SURVEY ARE NOT REPRESENTED HEREON.
3. UNDERGROUND UTILITY LINES WERE NOT LOCATED FOR THIS SURVEY.

BASIS OF BEARINGS (HORIZONTAL DATUM)

1. GEODETIC NORTH AS REFERENCED TO THE WORLD GEODETIC SYSTEM OF 1984 ("WGS84"), WHICH ON THIS SURVEY, FOR ALL INTENTS AND PURPOSES, IS THE SAME AS THE NORTH AMERICAN DATUM OF 1983 ("NAD83")

VERTICAL DATUM

1. THE ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

ABBREVIATIONS

A.G.L.	ABOVE GROUND LEVEL
AMSL	ABOVE MEAN SEA LEVEL
APPRX.	APPROXIMATE(LY)
B.O.	BOTTOM
CLR.	CLEAR
CONC.	CONCRETE
D/W	DRIVEWAY
E.O.P.	EDGE OF PAVEMENT
(E)	EXISTING
F.O.C.	FACE OF CURB
GPS	GLOBAL POSITIONING SYSTEM
MIN.	MINIMUM
NO.(#)	NUMBER
N.T.S.	NOT TO SCALE
(N)	NEW
O.C.	ON CENTER
R.O.W.	RIGHT-OF-WAY
S.W.	SIDEWALK
T.O.	TOP OF
T.O.C.	TOP OF CURB
TYP	TYPICAL

LEGEND

- RIGHT OF WAY
- CENTER LINE
- O/H — OVERHEAD LINE(S)

SYMBOLS

- PULL BOX
- POLE
- W — WATER VALVE
- STREET SIGN
- MH — MANHOLE
- GUY WIRE
- FH — FIRE HYDRANT
- INLET
- STREET LIGHT POLE

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94583

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ALPHARETTA, GA
30005

DRAWN BY:	JLV
CHECKED BY:	RM
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	03/27/24	100% SURVEY

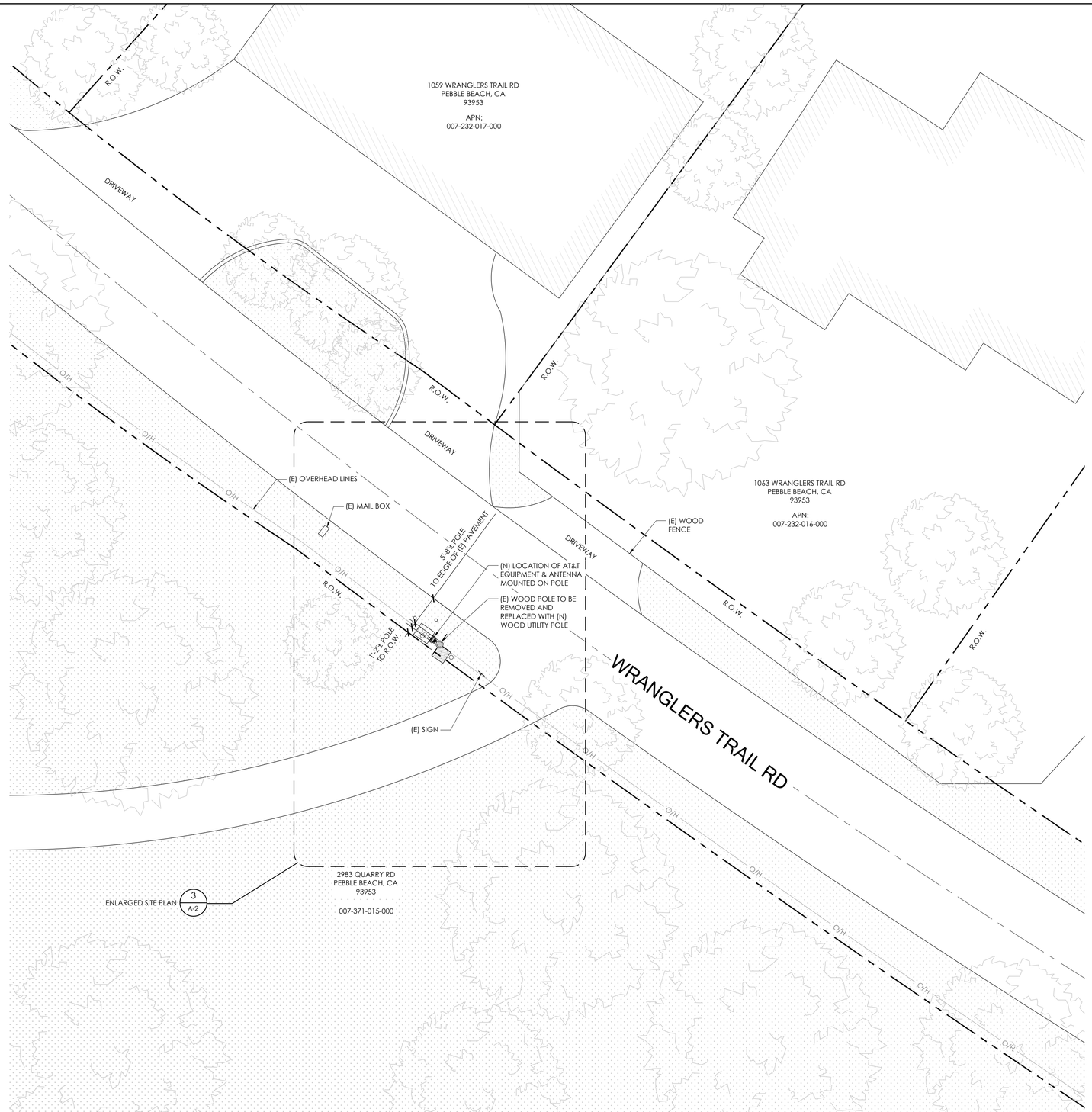
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1063 WRANGLERS TRAIL ROAD
PEBBLE BEACH, CA 93953

SURVEY

C-1



SITE PLAN

24"x36" SCALE: 1" = 10'-0"
11"x17" SCALE: 1" = 20'-0"
10' 5' 0" 10'

1

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5005 EXECUTIVE PARKWAY
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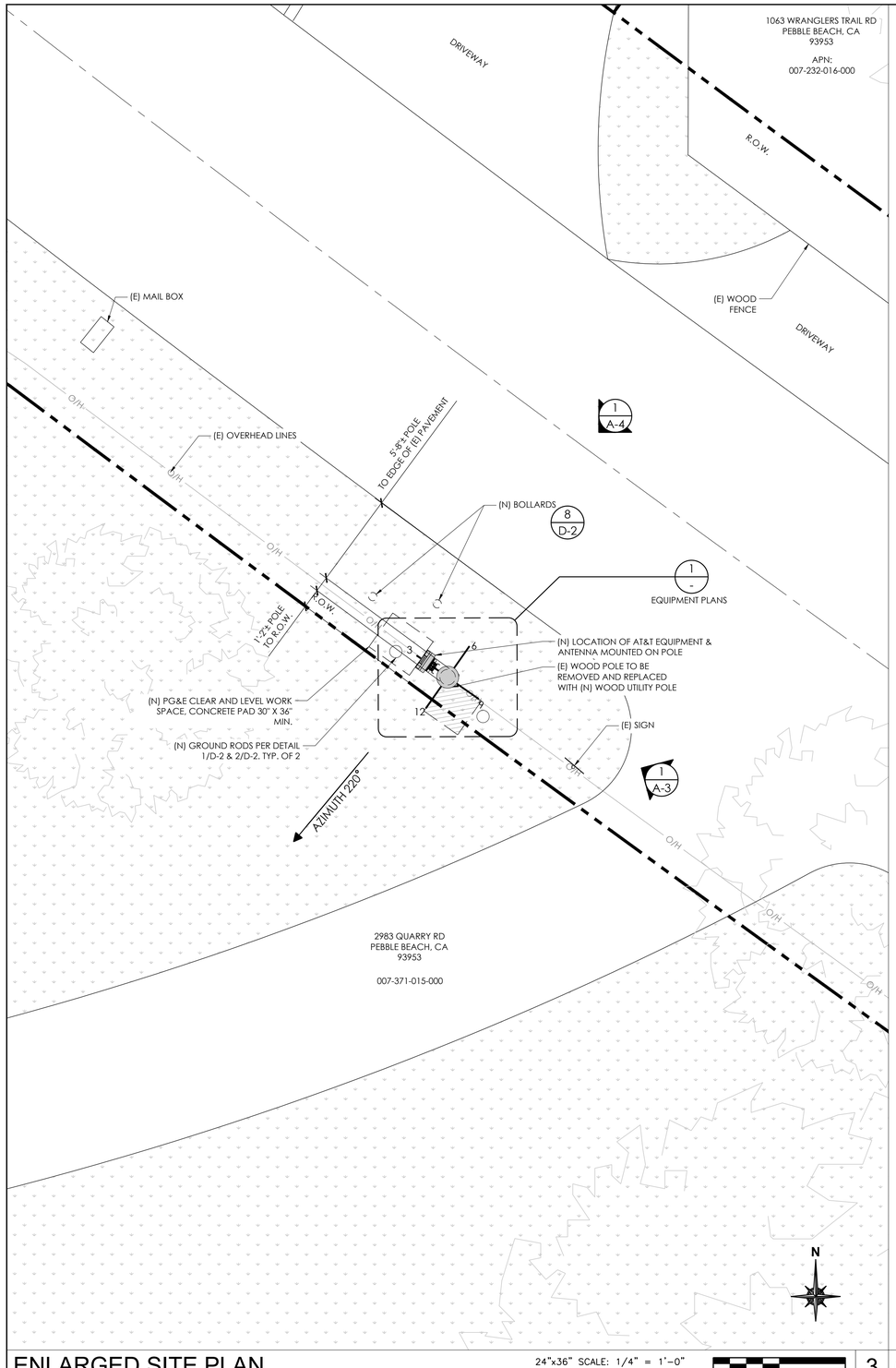
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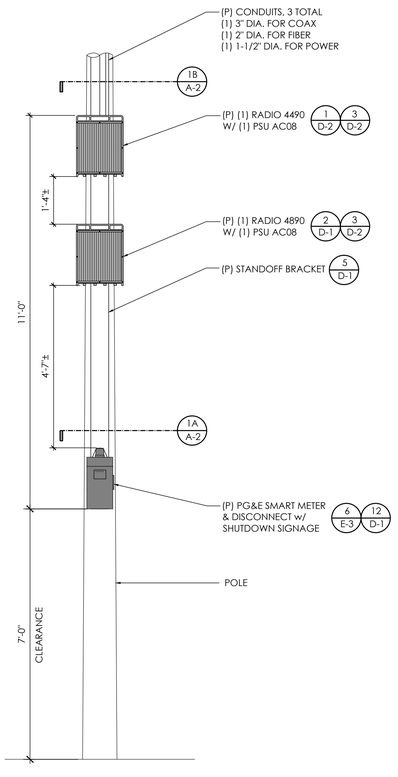
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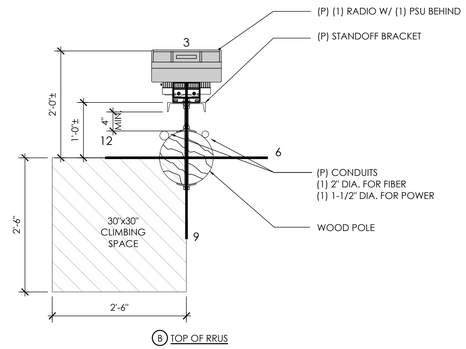
SITE PLAN

A-1

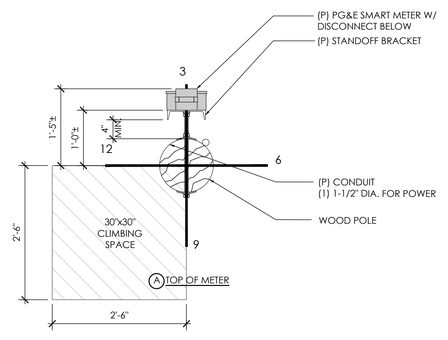


NOTES:
1. ALL EQUIPMENT SHALL BE PLACED (VERTICALLY) AS CLOSE AS ALLOWED BY POLE OWNER, WHILE MAINTAINING MINIMUM CLEARANCE REQUIREMENTS.
2. MAINTAIN 4" MIN. OFFSET BETWEEN THE MOUNTING BRACKET FLANGE AND THE POLE
3. ALL ANTENNAS, BRACKETS, CABLING, CONDUIT, AND OTHER EQUIPMENT WILL BE PAINTED NON-GLOSSY SABLE BY SHERWIN WILLIAMS (OR EQUIVALENT)
4. SWEEP CONDUIT RUNS AROUND (E) CROSS ARMS WHERE THEY OCCUR, SEE DETAIL 6/D-2
5. CABLING TO BE INSTALLED IN A TIGHT NEAT MANNER WITHOUT EXCESS CABLE LOOPS





B TOP OF RRUS



A TOP OF METER

AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA
94583

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ALPHARETTA, GA
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DRAWN BY:	JLV
CHECKED BY:	TDL
APPROVED BY:	CW

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0	01/27/25	100% CD

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. WARR
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Exp. 09/30/25
CIVIL
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IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

CRAN_RSFR_PEBBL_002
(NEAR) 1063 WRANGLERS TRAIL ROAD
PEBBLE BEACH, CA 93953

ENLARGED SITE PLAN & PROPOSED ELEVATION / EQUIPMENT PLANS

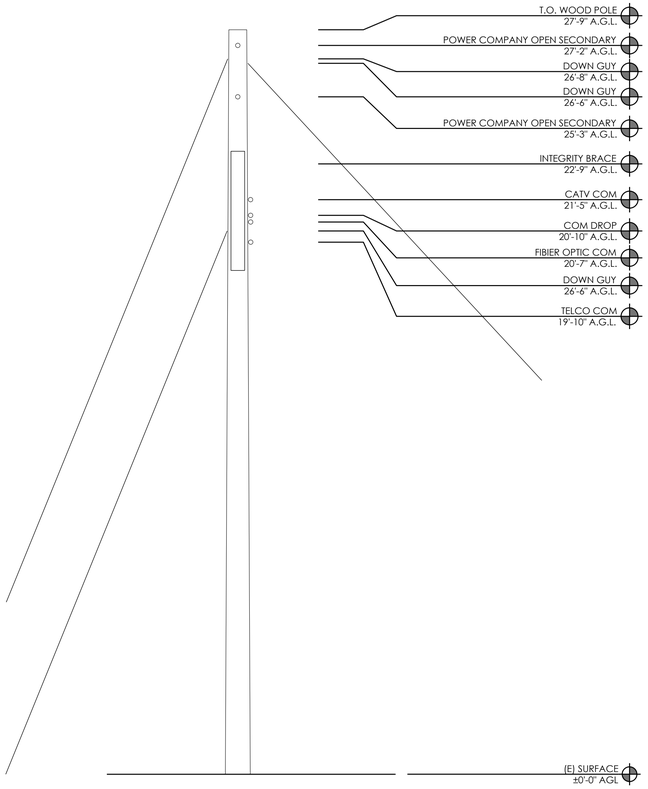
A-2

ENLARGED SITE PLAN — 24"x36" SCALE: 1/4" = 1'-0" — 11"x17" SCALE: 1/8" = 1'-0" — 4' 3' 2' 1' 0" 4' — 3

(P) ELEVATION — 24"x36" SCALE: NTS — 11"x17" SCALE: NTS — 2

(P) EQUIPMENT PLANS — 24"x36" SCALE: 3/4" = 1'-0" — 11"x17" SCALE: 3/8" = 1'-0" — 1' 6" 0" 1' — 1

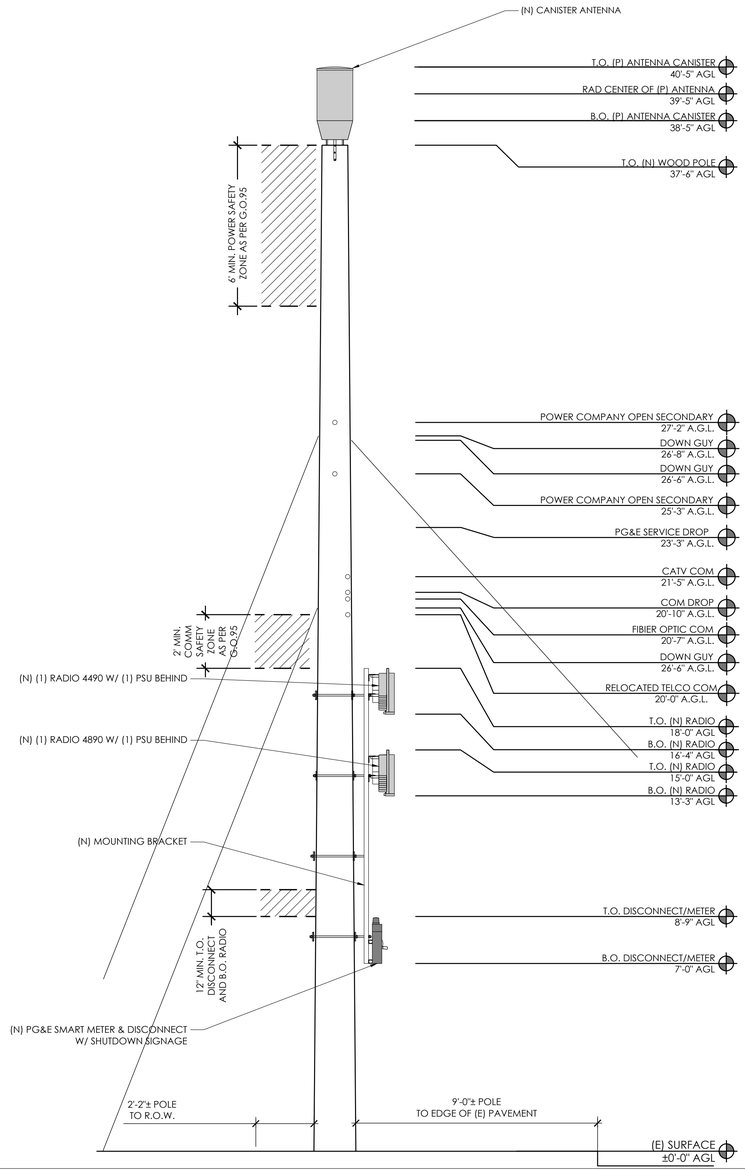
NOTES:
1. ALL EQUIPMENT SHALL BE PLACED (VERTICALLY) AS CLOSE AS ALLOWED BY POLE OWNER, WHILE MAINTAINING MINIMUM CLEARANCE REQUIREMENTS.
2. MAINTAIN 12" MIN. CLEARANCE TO GUY WIRE FROM PROPOSED EQUIPMENT.
3. MAINTAIN 4" MIN. OFFSET BETWEEN THE MOUNTING BRACKET FLANGE AND THE POLE
4. ALL ANTENNAS, BRACKETS, CABLING, CONDUIT, AND OTHER EQUIPMENT WILL BE PAINTED NON-GLOSSY SABLE BY SHERWIN WILLIAMS (OR EQUIVALENT)
5. CABLING TO BE INSTALLED IN A TIGHT NEAT MANNER WITHOUT EXCESS CABLE LOOPS



EXISTING SIDE ELEVATION

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"
2' 1' 0" 2'

2



PROPOSED SIDE ELEVATION

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"
2' 1' 0" 2'

1

AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA
94583

NextEdge
1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JLV
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	01/14/25	90% CD
0	01/27/25	100% CD

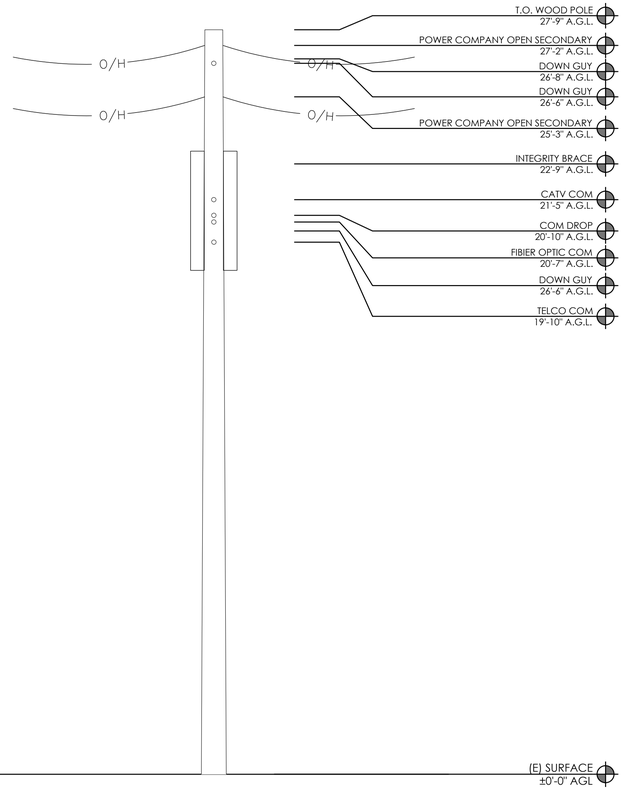
REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. WALK
No. 65117
Exp. 09/30/25
CIVIL
STATE OF CALIFORNIA

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ELEVATIONS

A-3

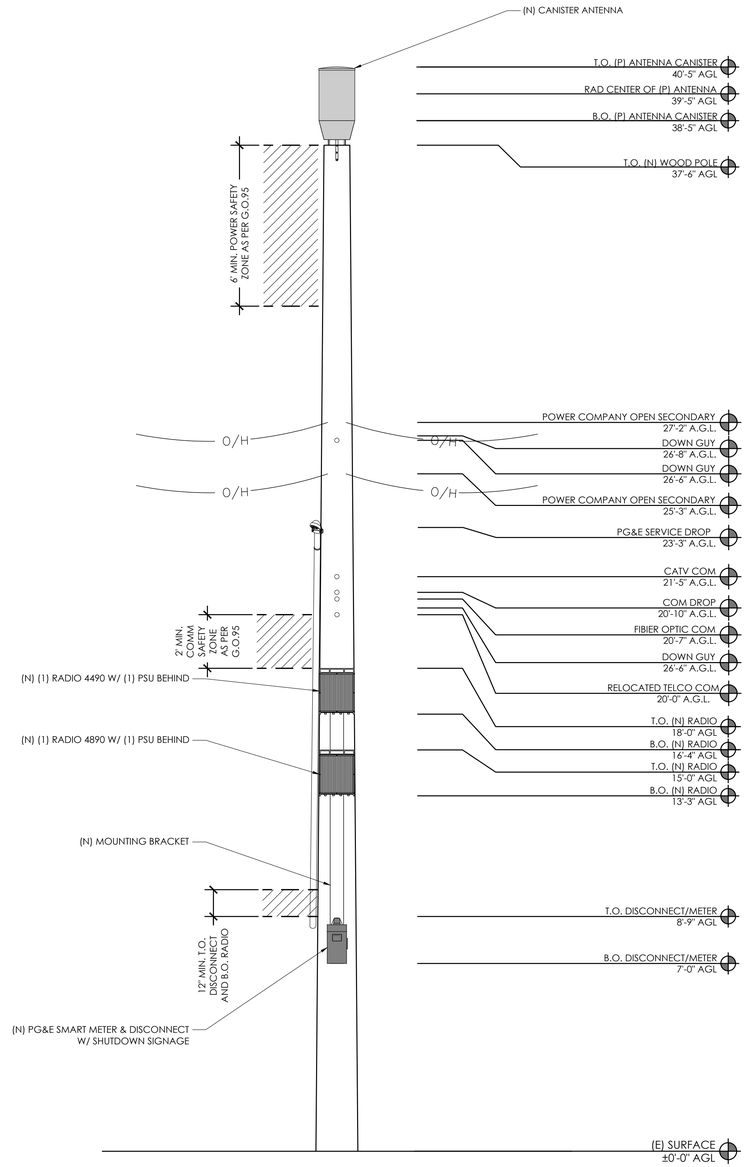


EXISTING FRONT ELEVATION

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"
2' 1' 0" 2'

2

NOTES:
1. ALL EQUIPMENT SHALL BE PLACED (VERTICALLY) AS CLOSE AS ALLOWED BY POLE OWNER, WHILE MAINTAINING MINIMUM CLEARANCE REQUIREMENTS.
2. MAINTAIN 12" MIN. CLEARANCE TO GUY WIRE FROM PROPOSED EQUIPMENT.
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PROPOSED FRONT ELEVATION

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"
2' 1' 0" 2'

1

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5005 EXECUTIVE PARKWAY
SAN RAMON, CA
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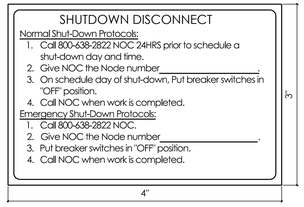
REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. WALKER
No. 85117
Exp. 09/30/25
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PEBBLE BEACH, CA 93953

ELEVATIONS

A-4



NOTES:

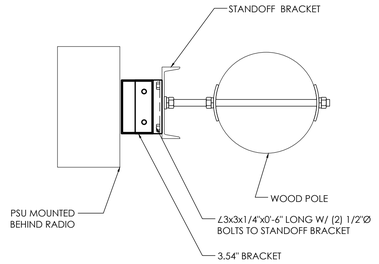
1. SIGN PROVIDED BY GC MOUNTED TO OUTSIDE OF DISCONNECT COVER
2. CONTRACTOR TO NOTE MARKET ID, SITE ID, SITE NAME

SHUTDOWN SIGNAGE

SCALE: NTS | 12

NOT USED

SCALE: NTS | 9



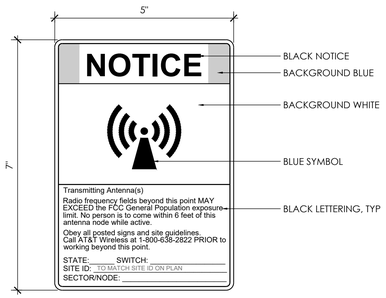
PLAN VIEW

RADIO MOUNT

SCALE: NTS | 6

NOT USED

SCALE: NTS | 3

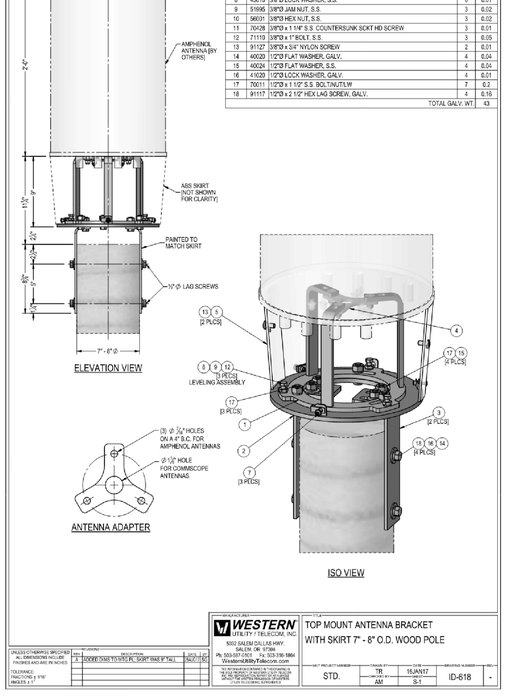


NOTES:

1. OUTDOOR RATED SELF ADHESIVE VINYL DECAL WITH UV PROTECTION.
2. POST SIGN 3'-0" BELOW PROPOSED ANTENNA.
3. CONTRACTOR TO CONFIRM SPECIFIC SIGN REQUIREMENTS WITH AT&T WIRELESS, AND PUBLIC UTILITIES COMMISSION AND AUTHORITIES HAVING JURISDICTION PRIOR TO FABRICATION.
4. DECAL SHALL FACE OUT THE STREET AND WHEN FEASIBLE AWAY FROM THE STREET, IF NO BUILDING WINDOW IS PRESENT WITHIN 25 FEET FACING THE EXISTING POLE.

RF SIGNAGE

SCALE: NTS | 11



ITEM #	PART #	DESCRIPTION	QTY.	UNIT WT. (lbs)
1	WA-968	3/8"x11 5/8" O.D. A36, TOP CAP W/DMNT	1	7.4
2	WA-992	3/8" x Ø1-1" A36, PLATE W/DMNT	1	9.9
3	PL-1240	1/4"x3"x12 15/16" A36, FORMED PLATE	2	2.5
4	PL-1670	1/4"x4 3/5"x5" A36, ANTENNA ADAPTER	1	6.6
5	PL-2313	14 3/4" TD x 13 3/8" BD x 8 1/2" TALL TAPERED SKIRT HALF	2	1.8
6	58530	1/4-20 U-STYLE SPEED NUT	3	0.02
7	70217	1/4"Ø x 1" SS FLGD BUTTON-HD SCKT CAP SCRW	3	0.02
8	43010	3/8"Ø LOCK WASHER, S.S.	6	0.01
9	51995	3/8"Ø JAM NUT, S.S.	3	0.02
10	56031	3/8"Ø HEX NUT, S.S.	3	0.02
11	70428	3/8"Ø x 1 1/4" S.S. COUNTERSUNK SCKT HD SCREW	3	0.01
12	71119	3/8"Ø x 1" BOLT, S.S.	3	0.05
13	91127	3/8"Ø x 3/4" NYLON SCREW	2	0.01
14	40020	1/2"Ø FLAT WASHER, GALV.	4	0.04
15	40024	1"Ø FLAT WASHER, S.S.	4	0.04
16	41020	1/2"Ø LOCK WASHER, GALV.	4	0.01
17	70011	1/2"Ø x 1 1/2" S.S. BOLT/NUT/LW	7	0.2
18	91117	1/2"Ø x 2 1/2" HEX LAG SCREW, GALV.	4	0.16
		TOTAL GALV. WT.		43

(UNLESS OTHERWISE SPECIFIED) ALL DIMENSIONS INCLUDE CHAMFERS AND ARE IN INCHES	TOLERANCE: FRACTIONS ± 1/16" ANGLES ± 2°	REV.	DESCRIPTION	DATE	BY
		A	COVER TUBE TO STD PL, SKIRT WAS 9" TALL	15JAN17	AM

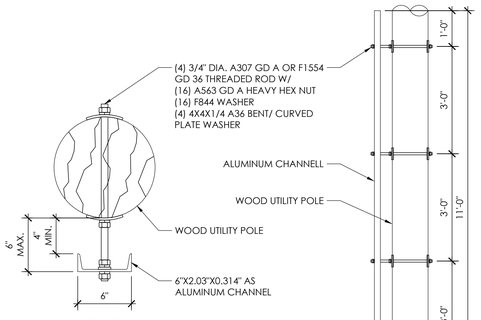
WESTERN UTILITY / TELECOM, INC.
9202 DALLAS TOLLS WAY
SALEM, OR. 97317
Ph. 503.587.1958 Fx. 503.785.1884
WesternUtilityTelecom.com

TOP MOUNT ANTENNA BRACKET WITH SKIRT 7" - 8" O.D. WOOD POLE

PROJECT NUMBER	DRAWN BY	DATE	DRAWING NUMBER	REV.
STD.	TW	15JAN17	ID-618	-
	AM	S-1		

ANTENNA BRACKET

SCALE: NTS | 7



NOTES:
1. ALL 3/4" DIA. DRILLED HOLES TO BE 13/16" DIA.
2. ALL HARDWARE HOT DIPPED GALVANIZED
3. PAINT TO MATCH POLE

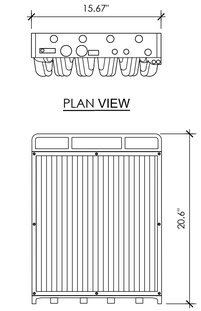
TOP VIEW

ELEVATION

STANDOFF BRACKET

SCALE: NTS | 5

MANUFACTURER: ERICSSON
MODEL: RRHS-4890 B25/B66
SIZE (H x W x D): 20.6" x 15.67" x 7.04"
WEIGHT: 67.24 LBS



PLAN VIEW

SIDE VIEW

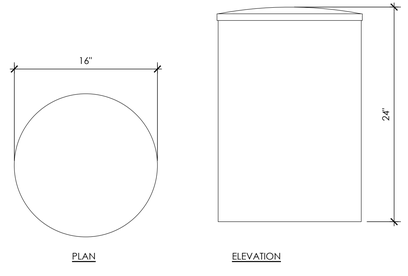
FRONT VIEW

RADIO 4890

SCALE: NTS | 2

GAMMANU-DOY9X360F16T0

ANTENNA COLOR: ASA GRAY
DIMENSIONS: 24" TALL x Ø16"
NET WEIGHT: 29.1 LBS



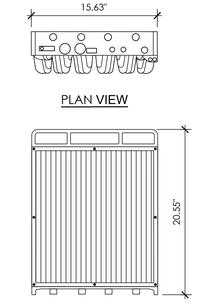
PLAN

ELEVATION

ANTENNA

SCALE: NTS | 4

MANUFACTURER: ERICSSON
MODEL: RRHS-4490 B5/B12
SIZE (H x W x D): 20.55" x 15.63" x 7.0"
WEIGHT: 69.5 LBS



PLAN VIEW

SIDE VIEW

FRONT VIEW

RADIO 4490

SCALE: NTS | 1

NOT USED

SCALE: NTS | 10

ANTENNA

SCALE: NTS | 8

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DRAWN BY:	JLV
CHECKED BY:	TDL
APPROVED BY:	CW

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DETAILS

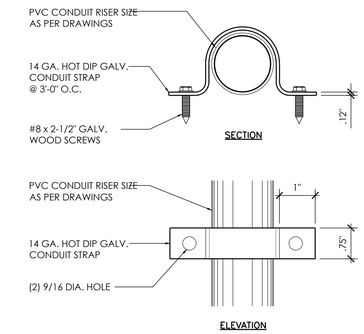
D-1

NOT USED

NOT USED

NOT USED

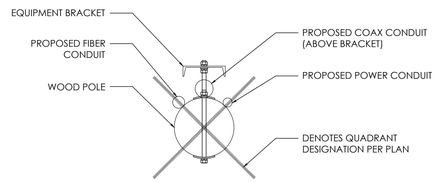
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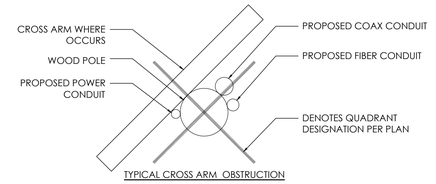


CONDUIT BRACKET

BOLLARD

NOTE:
CONDUITS SHALL IN NO CASE, CROSS OVER INTO THE CLIMB SPACE QUADRANT, OR OTHER QUADRANTS





TYP CROSS ARM OBSTRUCTION

PSU

ERICSSON PSU AC 08

DIMENSIONS: 2.72" TALL x 10.79" WIDE x 7.09" DEEP

WEIGHT: 11.46 lbs

THE PSU IS REQUIRED TO OPERATE THE RADIO ON AC. IF THE RADIO IS INSTALLED OUTDOORS, THE ACCU IS ALSO REQUIRED, OTHERWISE THE ACCU IS OPTIONAL. THE EQUIPMENT FOR AC POWER SUPPLY IS SHOWN FIGURE 1

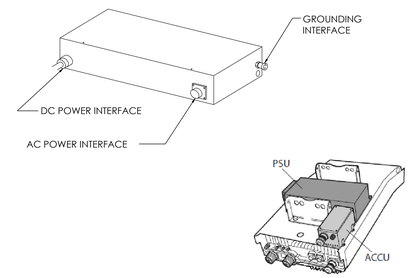


FIGURE 1

SCALE	
NTS	3

NOT USED

NOT USED

NOT USED

NOT USED



NOTE:
MAINTAIN 18" MIN. CLEARANCE FROM POLE
MINIMUM SPACING BETWEEN (2) GROUND ROD IS 6'-0" PER G.O. 95 SECTION 59.4.A.2.f

GROUND ROD

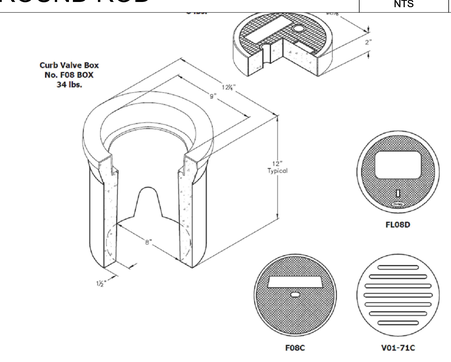
SCALE	
NTS	2

NOT USED

NOT USED

NOT USED

NOT USED



GROUND ROD ENCLOSURE

SCALE	
NTS	1

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PEBBLE BEACH, CA 93953

DETAILS

D-2

ELECTRICAL NOTES

1. GENERAL REQUIREMENTS

A. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE AND ALL STATE AND LOCAL CODES. NOTHING IN THESE PLANS OR SPECIFICATIONS SHALL BE CONSTRUED AS TO PERMIT WORK NOT CONFORMING TO THE MOST STRINGENT OF THESE CODES. SHOULD CHANGES BE NECESSARY IN THE DRAWINGS OR SPECIFICATIONS TO MAKE THE WORK COMPLY WITH THESE REQUIREMENTS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING AND CEASE WORK ON PARTS OF THE CONTRACT

B. THE CONTRACTOR SHALL MAKE A SITE VISIT PRIOR TO BIDDING AND CONSTRUCTION TO VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES. THE CONTRACTOR ASSUMES ALL LIABILITY FOR FAILURE TO COMPLY WITH THIS PROVISION.

C. THE EXTENT OF THE WORK IS INDICATED BY THE DRAWINGS, SCHEDULES, AND SPECIFICATIONS AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT. THE WORK SHALL CONSIST OF FURNISHING ALL LABOR, EQUIPMENT, MATERIALS AND SUPPLIES NECESSARY FOR A COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM. THE WORK SHALL ALSO INCLUDE THE COMPLETION OF ALL ELECTRICAL WORK NOT MENTIONED OR SHOWN WHICH ARE NECESSARY FOR SUCCESSFUL OPERATION OF ALL SYSTEMS.

D. THE CONTRACTOR SHALL PREPARE A BID FOR A COMPLETE AND OPERATIONAL SYSTEM, WHICH INCLUDES THE COST FOR MATERIAL AND LABOR.

E. WORKMANSHIP AND NEAT APPEARANCE SHALL BE AS IMPORTANT AS THE OPERATION. DEFECTIVE OR DAMAGED MATERIALS SHALL BE REPLACED OR REPAIRED PRIOR TO FINAL ACCEPTANCE IN A MANNER ACCEPTABLE TO OWNER AND ENGINEER.

F. COMPLETE THE ENTIRE INSTALLATION AS SOON AS THE PROGRESS OF THE WORK WILL PERMIT.

G. ANY ERROR, OMISSION OR DESIGN DISCREPANCY ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION OR CORRECTION BEFORE CONSTRUCTION.

H. "PROVIDE" INDICATES THAT ALL ITEMS ARE TO BE FURNISHED, INSTALLED AND CONNECTED IN PLACE.

I. CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING PERMITS AND PAY ALL REQUIRED FEES.

2. EQUIPMENT LOCATION

A. ALL DRAWINGS INDICATE DIAGRAMMATICALLY THE DESIRED LOCATIONS OR ARRANGEMENTS OF CONDUIT RUNS, OUTLETS, EQUIPMENT, ETC., AND ARE TO BE FOLLOWED AS CLOSELY AS POSSIBLE. PROPER JUDGEMENT MUST BE EXERCISED IN EXECUTING THE WORK SO AS TO SECURE THE BEST POSSIBLE INSTALLATION IN THE AVAILABLE SPACE AND TO OVERCOME LOCAL DIFFICULTIES DUE TO SPACE LIMITATIONS OR INTERFERENCE OF STRUCTURE CONDITIONS ENCOUNTERED.

B. IN THE EVENT CHANGES IN THE INDICATED LOCATIONS OR ARRANGEMENTS ARE NECESSARY, DUE TO FIELD CONDITIONS IN THE BUILDING CONSTRUCTION OR REARRANGEMENT OF EQUIPMENT, SUCH CHANGES SHALL BE MADE WITHOUT COST, PROVIDING THE CHANGE IS ORDERED BEFORE THE CONDUIT RUNS, ETC., AND WORK DIRECTLY CONNECTED TO THE SAME IS INSTALLED AND NO EXTRA MATERIALS ARE REQUIRED.

C. COORDINATE THE WORK OF THE SECTION WITH THAT OF ALL OTHER TRADES. WHERE CONFLICTS OCCUR, CONSULT WITH THE PERSPECTIVE CONTRACTOR AND COME TO AGREEMENT AS TO CHANGES NECESSARY. OBTAIN WRITTEN ACCEPTANCE FROM ENGINEER FOR THE PROPOSED CHANGES BEFORE PROCEEDING.

3. TESTS

A. BEFORE FINAL ACCEPTANCE OF WORK, THE CONTRACTOR SHALL INSURE THAT ALL EQUIPMENT, SYSTEMS, FIXTURES, ETC., ARE WORKING SATISFACTORILY AND TO THE INTENT OF THE DRAWINGS.

4. PERMITS

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING OUT AND PAYING FOR ALL THE REQUIRED PERMITS, INSPECTION AND EXAMINATION WITHOUT ADDITIONAL EXPENSE TO THE OWNER.

5. GROUNDING

A. THE CONTRACTOR SHALL PROVIDE A COMPLETE, AND APPROVED GROUNDING SYSTEM INCLUDING ELECTRODES, ELECTRODE CONDUCTOR, BONDING CONDUCTORS, AND EQUIPMENT CONDUCTORS AS REQUIRED BY ARTICLE 250 OF NATIONAL ELECTRICAL CODE.

B. CONDUITS CONNECTED TO EQUIPMENT AND DEVICES SHALL BE METALLICALLY JOINED TOGETHER TO PROVIDE EFFECTIVE ELECTRICAL CONTINUITY.

C. FEEDERS AND BRANCH CIRCUIT WIRING INSTALLED IN A NONMETALLIC CONDUIT SHALL INCLUDE A CODE SIZED GROUNDING CONDUCTOR HAVING GREEN INSULATION. THE GROUND CONDUCTOR SHALL BE PROPERLY CONNECTED AT BOTH ENDS TO MAINTAIN ELECTRICAL CONTINUITY.

D. REFER TO GROUND BUS DETAILS. PROVIDE NEW GROUND SYSTEM COMPLETE WITH CONDUCTORS, GROUND ROD AND DESCRIBED TERMINATIONS.

E. ALL GROUNDING CONDUCTORS SHALL BE SOLID TINNED COPPER AND ANNEALED #2 UNLESS NOTED OTHERWISE.

F. ALL NON-DIRECT BURIED TELEPHONE EQUIPMENT GROUND CONDUCTORS SHALL BE #2 STRANDED, THHN (GREEN) INSULATION.

G. ALL GROUND CONNECTIONS SHALL BE MADE WITH "HYGROUND" COMPRESSION SYSTEM BURNDY CONNECTORS EXCEPT WHERE NOTED OTHERWISE.

H. PAINT AT ALL GROUND CONNECTIONS SHALL BE REMOVED.

I. GROUNDING SYSTEM RESISTANCE SHALL NOT EXCEED 5 OHMS. IF THE RESISTANCE VALUE IS EXCEEDED, NOTIFY THE OWNER FOR FUTURE INSTRUCTION ON METHODS FOR REDUCING THE RESISTANCE VALUE. SUBMIT TEST REPORTS AND FURNISH TO ATT ONCE COMPLETE SET OF PRINTS SHOWING "INSTALLED WORK".

6. UTILITY SERVICE

A. TELEPHONE AND ELECTRICAL METERING FACILITIES SHALL CONFORM TO THE REQUIREMENTS OF THE SERVING UTILITY COMPANIES. CONTRACTOR SHALL VERIFY SERVICE LOCATIONS AND REQUIREMENTS. SERVICE INFORMATION WILL BE FURNISHED BY THE SERVING UTILITIES.

B. CONFORM TO ALL REQUIREMENTS OF THE SERVING UTILITY COMPANIES.

7. PRODUCTS

A. ALL MATERIALS SHALL BE NEW, CONFORMING WITH THE NEC, ANSI, NEMA, AND THEY SHALL BE U.L. LISTED AND LABELED.

B. CONDUIT:

B.1. RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR. RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAPPED WRAPPED WITH HUNTS WRAP PROCESS NO. 3.

B.2. ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL, FITTINGS SHALL BE COMPRESSION TYPE. EMT SHALL BE USED ONLY FOR INTERIOR RUNS.

B.3. FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR "SQUEEZE" TYPE. SEAL TIGHT FLEXIBLE CONDUIT. ALL CONDUIT IN EXCESS OF SIX FEET IN LENGTH SHALL HAVE FULL SIZE GROUND WIRE.

B.4. ALL UNDERGROUND CONDUITS SHALL BE PVC SCHEDULE 40 (UNLESS NOTED OTHERWISE) AT A MINIMUM DEPTH OF 24" BELOW GRADE.

B.5. ALL CONDUIT ONLY (C.O.) SHALL HAVE PULL ROPE.

C. ALL WIRE AND CABLE SHALL BE COPPER, 600 VOLT, #12 AWG MINIMUM UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. CONDUCTORS #10 AWG AND SMALLER SHALL BE SOLID. CONDUCTORS #8 AWG AND LARGER SHALL BE STRANDED. TYPE THHN INSULATION USED UNLESS CONDUCTORS INSTALLED IN CONDUIT EXPOSED TO WEATHER, IN WHICH CASE TYPE THWN INSULATION SHALL BE USED.

D. PROVIDE GALVANIZED COATED STEEL BOXES AND ACCESSORIES SIZED PER CODE TO ACCOMMODATE ALL DEVICES AND WIRING.

E. TOGGLE SWITCHES SHALL BE 20 AMP, 120 VOLT AC, SPECIFICATION GRADE WHITE (UNLESS NOTED OTHERWISE) FINISH. MOUNT SWITCHES AT +48" ABOVE FINISHED FLOOR.

F. PANELBOARD SHALL BE DEAD FRONT SAFETY TYPE WITH ANTI-BURN SOLDERLESS COMPRESSION APPROVED FOR COPPER CONDUCTORS, COPPER BUS BARS, FULL SIZED NEUTRAL BUS, GROUND BUS AND EQUIPPED WITH QUICK-MAKE QUICK-BREAK BOLT-IN TYPE THERMAL MAGNETIC CIRCUIT BREAKERS. MOUNT TOP OF THE PANELBOARD AT 6'-3" ABOVE FINISHED FLOOR. PROVIDE TYPEWRITTEN CIRCUIT DIRECTORY.

G. ALL CIRCUIT BREAKERS, MAGNETIC STARTERS AND OTHER ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THAN MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED.

H. GROUND RODS SHALL BE COPPER CLAD STEEL, 5/8" ROUND AND 10' LONG. COPPERWELD OR APPROVED EQUAL.

I. CONDUIT REQUIREMENTS (TYP., U.N.O.): UNDERGROUND: PVC (SCHED 40 OR 80). INDOOR: EMT (RGS IN TRAFFIC AREAS, OUTDOOR (ABOVE GRADE): RGS.

J. PLACE "TRUE TAPE" AND PULL ROPE IN THE CONDUITS AS REQUIRED.

8. INSTALLATION

A. PROVIDE SUPPORTING DEVICES FOR ALL ELECTRICAL EQUIPMENT, FIXTURES, BOXES, PANEL, ETC., EQUIPMENT SHALL BE BRACED TO WITHSTAND HORIZONTAL FORCES IN ACCORDANCE WITH STATE AND LOCAL CODE REQUIREMENTS. PROVIDE PRIOR ALIGNMENT AND LEVELING OF ALL DEVICES AND FIXTURES.

9. PROJECT CLOSEOUT

A. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.

B. PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS AND CIRCUITS.

GENERAL ABBREVIATIONS

A	AMPERE
ACCA	ANTENNA CABLE COVER ASSEMBLY
AIC	AMPERE INTERRUPTING CAPACITY
APPROX	APPROXIMATELY
AT	AMPERE TRIP
AWG	AMERICAN WIRE GAGE
BATT	BATTERY
BD	BOARD
BR	BRANCH
BRKR	BREAKER
BTCW	BARE TINNED COPPER WIRE
C	CONDUIT
CAB	CABINET
CB	CIRCUIT BREAKER
CKT	CIRCUIT
CONT	CONTINUOUS
DEM	DEMAND
(E)	EXISTING
EGR	EMERGENCY GEN. RECEPTACLE
ELEC	ELECTRICAL
EMT	ELECTRICAL METALLIC TUBING
ENCL	ENCLOSURE
EXIST	EXISTING
FAC	FACTOR
F/A	FIRE ALARM
FLUOR	FLUORESCENT
FT	FOOT/FEET
FU	FUSE
G	GROUND
GND	GROUNDING
GPS	GLOBAL POSITIONING SYSTEM
HDBC	HARD DRAWN COPPER WIRE
HPS	HIGH PRESSURE SODIUM
LG	LENGTH
LPS	LOW PRESSURE SODIUM
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MLO	MAIN LUGS ONLY
MTD	MOUNTED
MTG	MOUNTING
MTS	MANUAL TRANSFER SWITCH
N	NEUTRAL
(N)	NEW
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOC.
OH	OVERHEAD
P	POLE
PH	PHASE
PNLBD	PANELBOARD
PRI	PRIMARY
PWR	POWER
RCPT	RECEPTACLE
RGS	RIGID GALVANIZED STEEL
SAF	SAFETY
SDBC	SOFT DRAWN BARE COPPER
SEC	SECONDARY
S.N.	SOLID NEUTRAL
SURF	SURFACE
SW	SWITCH
TEL	TELEPHONE
TYP	TYPICAL
U/G	UNDERGROUND
U.L.	UNDERWRITER'S LABORATORY INC.
U.N.O.	UNLESS NOTED OTHERWISE
V	VOLT
VAC	VOLT ALTERNATING CURRENT
W	WATT OR WIRE
W/	WITH
W/O	WITHOUT
XFER	TRANSFER
XFMR	TRANSFORMER
XLPE	CROSS-LINK POLYETHYLENE

ELECTRICAL LEGEND

——OHT/OHP——	OVERHEAD COMM/OVERHEAD POWER
—— E ——	POWER RUN
—— T ——	TELCO RUN
—— E/T ——	POWER/TELCO RUN
—— G ——	GROUND LINE
	FUSE, SIZE AND TYPE AS INDICATED.
	LIGHTING FIXTURE
	5/8" X 10'-0" ,CU. GND ROD 24" MIN. BELOW GRADE.
	MECHANICAL CONNECTION
	CIRCUIT BREAKER

at&t
AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA
94583

NextEdge
1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JLV
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	01/14/25	90% CD
0	01/27/25	100% CD

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. WALKER
No.65117
Exp. 09/30/25
CIVIL
STATE OF CALIFORNIA

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PEBBLE BEACH, CA 93953

ELECTRICAL GENERAL NOTES

E-1

NOTES:
1. GROUND ROD: UL LISTED COPPER CLAD STEEL. MINIMUM 5/8" DIAMETER x 10'-0" LONG. ALL GROUND RODS MAY BE INSTALLED WITH INSPECTION SLEEVES. GROUND RODS SHALL BE DRIVEN TO THE DEPTH OF GROUND CONDUCTOR.

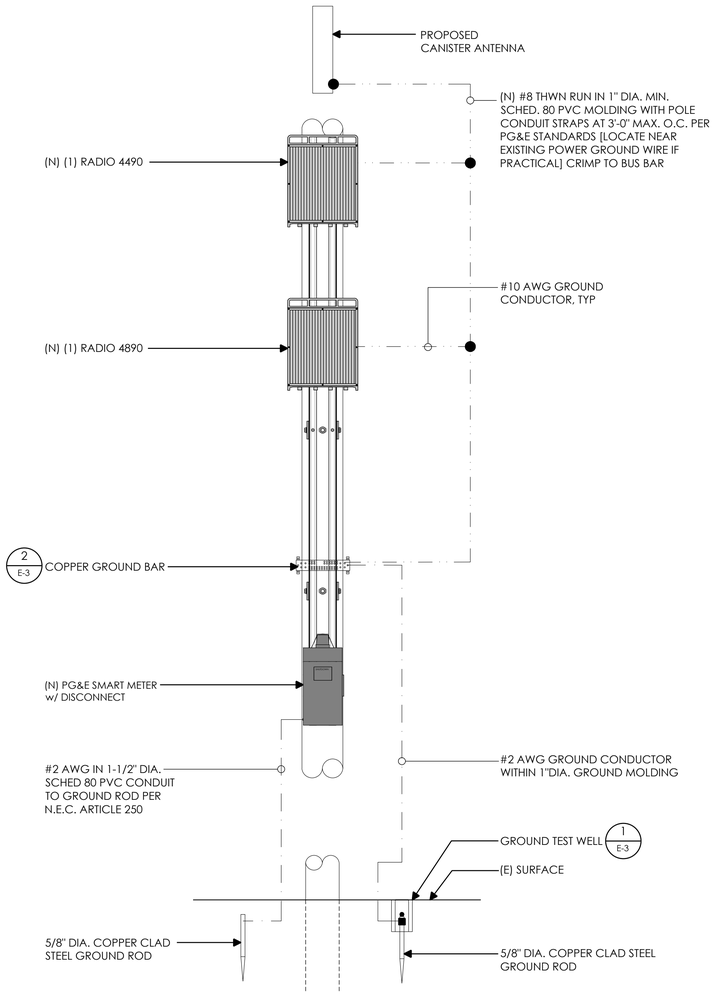
2. CELL REFERENCE GROUND BAR: POINT OF GROUND REFERENCE FOR ALL COMMUNICATIONS EQUIPMENT FRAMES. ALL BONDS ARE MADE WITH STRANDED GREEN INSULATED COPPER CONDUCTORS SIZED AS SHOWN. BOND TO GROUND ROD AS SHOWN IN THE GROUNDING SCHEMATIC.

3. EXTERIOR UNIT BONDS: METALLIC OBJECTS SHALL BE BONDED TO THE EXTERIOR GROUND ROD.

4. PROVIDE ALL ELECTRICAL WORK & MATERIALS AS SHOWN ON THE DWGS, AS CALLED FOR HEREIN, & AS IS NECESSARY TO FURNISH A COMPLETE INSTALLATION.

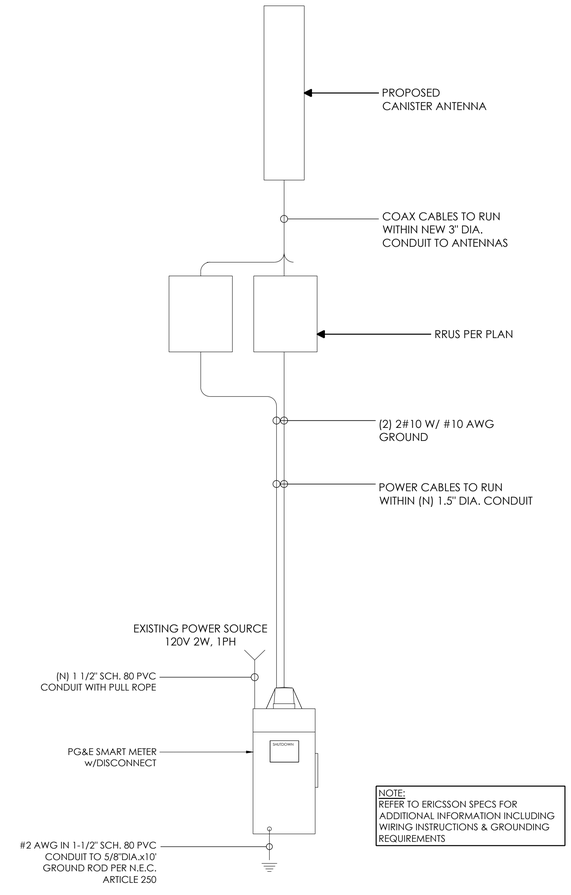
5. OUTDOOR EQUIPMENT SHALL BE RATED NEMA 3R AND/OR UL LISTED FOR WET ENVIRONMENT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING THE GROUNDING SYSTEM AND ENSURING A 5 OHM OR LESS GROUNDING PATH. ADDITIONAL GROUND RODS AND/OR CHEMICAL ROD SYSTEM SHALL BE USED TO ACHIEVE THIS REQUIREMENT IF THE GIVEN DESIGN CANNOT BE MADE TO ACHIEVE THIS REQUIREMENT.



GROUNDING SCHEMATIC

2



ONE-LINE DIAGRAM

1

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SAN RAMON, CA
94583

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ALPHARETTA, GA
30005

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CHECKED BY:	TDL
APPROVED BY:	CW

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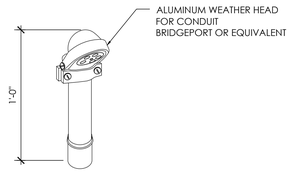
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ONE-LINE DIAGRAM & GROUNDING SCHEMATIC

E-2

NOT USED 12

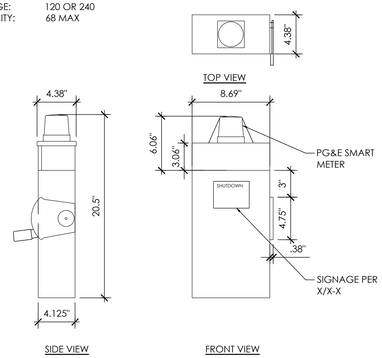
WEATHERHEAD 9



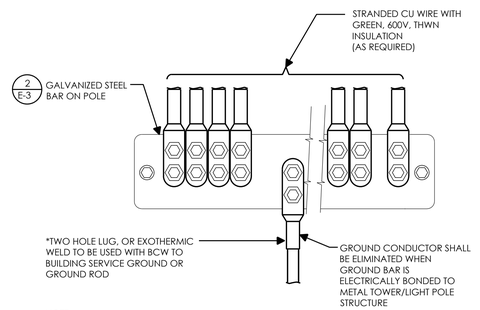
DISCONNECT 6

TESCO DISCONNECT BOX WITH CT AND METER SOCKET

COLOR: GRAY
DIMENSIONS: 20.5" TALL x 8.69" WIDE x 4.38" DEEP
TOTAL WEIGHT:
PHASE.: SINGLE
VOLTAGE: 120 OR 240
AMPACITY: 68 MAX



GROUND WIRE TO BAR 3

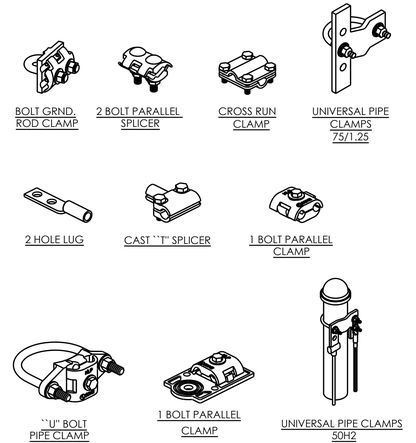


NOTE:
GROUND BARS AT BOTTOM OF TOWERS/LIGHT POLES SHALL ONLY USE EXOTHERMIC WELDS.

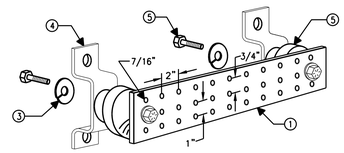
NOT USED 11

NOT USED 8

EXOTHERMIC WELD CONNECTION 5



GROUND BAR 2



NOTES:

1. COPPER GROUND BAR, HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION. (ACTUAL GROUND BAR SIZE WILL VARY BASED ON NUMBER OF GROUND CONNECTIONS)
2. INSULATORS, NEWTON INSTRUMENT CAT. NO. 3061-4 OR APPROVED EQUAL
3. 5/8" LOCK WASHERS, NEWTON INSTRUMENT CO., CAT. NO. 3015-8 OR APPROVED EQUAL
4. WALL MOUNTING BRACKET, NEWTON INSTRUMENT CO., CAT NO. A-6056 OR APPROVED EQUAL
5. 5/8-11 X 1" HHCS BOLTS, NEWTON INSTRUMENT CO., CAT NO. 3012-1 OR APPROVED EQUAL
6. INSULATORS SHALL BE ELIMINATED WHEN BONDING DIRECTLY TO TOWER/MONOPINE STRUCTURE. CONNECTION TO TOWER/MONOPINE STRUCTURE SHALL BE PER MANUFACTURERS RECOMMENDATIONS.
7. VALMONT TINMG212U-K (OR EQUIVALENT) 1/4"X2"X12"

NOT USED 10

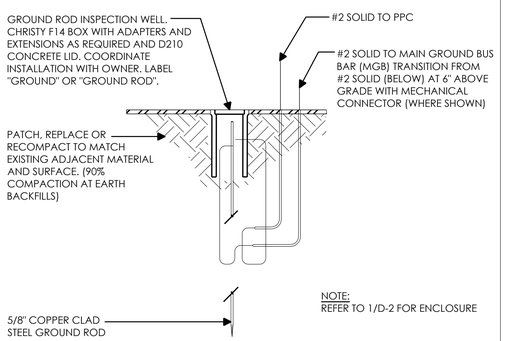
ELECTRICAL LOAD CALCULATIONS 7

Electrical Load Calculations @ 120V

Radio	Wattage	1.25*VA	Amps
4490	480	600.0	5.0
4890	480	600.0	5.0
		0.0	0.0
		0.0	0.0
		0.0	0.0
Totals		1200.0	10.0
Disconnect / Meter: 68 Amps			
Total Load: 14.7%			

MECHANICAL CONNECTION 4

GROUND TEST WELL 1



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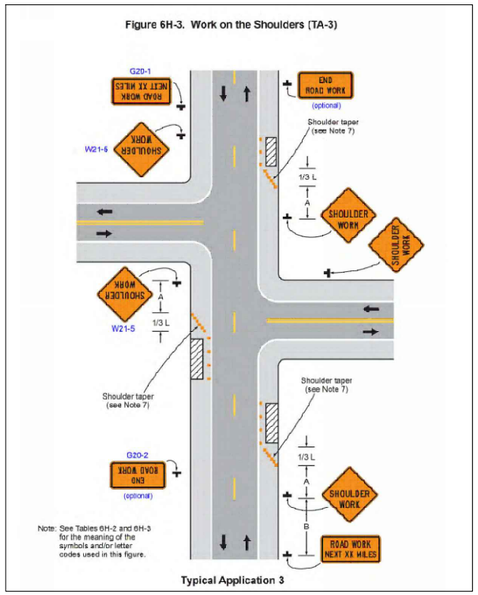
REGISTERED PROFESSIONAL ENGINEER
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PEBBLE BEACH, CA 93953

ELECTRICAL DETAILS

E-3



TA-3 FOR REFERENCE ONLY

PEDESTRIANS SHALL BE ESCORTED THROUGH OR AROUND THE WORK AREA, PER CAMUTCD TA-28 OR TA-29 AS APPLICABLE, THROUGHOUT THE COURSE OF WORK.

SJ MUTCD TABLE					
POSTED SPEED (MPH)	DISTANCE BETWEEN SIGNS			TAPER	BUFFER
	A	B	C	L (SEE NOTE)	
15	200'	200'	200'	45'	55'
20	200'	200'	200'	80'	55'
25	200'	200'	200'	125'	55'
30	350'	350'	350'	180'	85'
35	350'	350'	350'	245'	120'
40	350'	350'	350'	320'	220'
45	350'	350'	350'	540'	360'
50	500'	500'	500'	600'	425'
55	500'	500'	500'	660'	495'
60	500'	500'	500'	720'	570'
65	500'	500'	500'	780'	645'

NOTES:
A. DISTANCE IN FEET UNLESS OTHERWISE NOTED.
B. CONTRACTOR TO VERIFY EXISTING SPEED LIMIT.
C. DISTANCE SHOWN ARE NOT VALID FOR LIMITED ACCESS HIGHWAYS. CONSULT STATE DOT MANUAL FOR DISTANCES.
D. ADJUST DISTANCES TO COMPLY WITH REQUIREMENT OF THE STATE OR LOCAL HIGHWAY AUTHORITY HAVING JURISDICTION.
E. TAPER LENGTHS SHOWN ON 12' LANE WIDTH.

TRAFFIC CONTROL TABLE 2

SPEED LIMIT = 25 MPH



N

TRAFFIC CONTROL PLAN

24"x36" SCALE: 1" = 50'-0"
11"x17" SCALE: 1" = 100'-0"
50' 25' 0' 50'

SCALE 1"=50'-0" | 1

TRAFFIC CONTROL NOTES

1. ALL DELINEATORS SHALL BE EQUIPPED WITH REFLECTORS AT NIGHT TIME.

2. ALL TRAFFIC CONTROL DEVICES, STRIPES, MARKINGS, LEGENDS AND RAISED PAVEMENT MARKERS SHALL CONFORM TO THE LATEST EDITIONS OF THE FOLLOWING: A) CA MUTCD, B) STATE OF CALIFORNIA STANDARD SPECIFICATIONS, C) SPECIAL PROVISIONS, AND D) STANDARD PLANS.

3. THE CONTRACTOR PERFORMING THE WORK ON A PUBLIC STREET SHALL ASSUME RESPONSIBILITY AS FOLLOWS: A) INSTALL AND MAINTAIN THE TRAFFIC CONTROL DEVICES AS SHOWN HEREIN, B) ANY ADDITIONAL TRAFFIC CONTROL DEVICES THAT MAY BE REQUIRED TO INSURE THE SAFE MOVEMENT OF TRAFFIC AND PEDESTRIANS THROUGH OR AROUND THE WORK AREA, AND C) PROVIDE MAXIMUM PROTECTION AND SAFETY TO CONSTRUCTION WORKERS.

4. THE CITY OR COUNTY OF RECORD AS WELL AS CALTRANS RESERVE THE RIGHT TO OBSERVE THESE TRAFFIC CONTROL PLANS IN USE. THEY HAVE THE AUTHORITY TO MAKE ANY NECESSARY CHANGES AS FIELD CONDITIONS WARRANT. ANY CHANGES SHALL SUPERSEDE THESE PLANS. THE EXACT LOCATION OF ALL EQUIPMENT AND TRAFFIC CONTROL DEVICES SHALL BE DETERMINED BY THE ENGINEER.

5. ALL SIGNS, DELINEATORS, BARRICADES, ETC. AND THEIR INSTALLATION SHALL CONFORM TO THE LATEST EDITIONS OF THE: A) CA. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, B) THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS, C) SPECIAL PROVISIONS, AND D) STANDARD PLANS.

6. IN ORDER TO PRESERVE THEIR APPEARANCE AND CONTINUITY, ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN THEIR PROPER POSITION AT ALL TIMES AND SHALL BE REPAIRED, REPLACED OR CLEANED AS NECESSARY, AND AS DIRECTED BY THE ENGINEER

7. ALL TRAFFIC LANES SHALL HAVE A MINIMUM OF 5 FEET CLEARANCE FROM OPEN EXCAVATIONS AND MINIMUM OF 2 FEET FROM VERTICAL OBSTRUCTIONS.

8. THE CONTRACTOR SHALL PROVIDE FLAGGERS AS DEEMED NECESSARY BY THE ENGINEER, COUNTY INSPECTOR, OR CALTRANS PERMIT INSPECTOR.

9. ALL ADVANCED WARNING SIGNS SHALL BE EQUIPPED WITH FLAGS.

10. ALL TRAFFIC CONTROL DEVICES SHALL BE IN PLACE AT ALL TIMES DURING ANY WORK ON SITE.

11. PLACE ADDITIONAL SIGNS AS FOLLOWS: A) "LANE CLOSED", (C30) ON THE TYPE II BARRICADES AT 100 FOOT INTERVALS THROUGHOUT EXTENDED WORK AREAS IN EACH LANE THAT IS CLOSED AND B) "OPEN TRENCH" (C27) WHENEVER AN OPEN EXCAVATION AREA EXISTS ADJACENT TO THE TRAVELED WAY.

12. ALL TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE REMOVED FOLLOWING COMPLETION OF EACH CONSTRUCTION STAGE AND THE PERMANENT TRAFFIC CONTROL DEVICES SHALL BE RESTORED BY THE CONTRACTOR UPON COMPLETION OF WORK.

13. THE CONTRACTOR SHALL REPLACE AND/OR REPAIR ALL DAMAGED STRIPING AT THE END OF EACH WORKING DAY.

14. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICAN DISABILITY ACT AS RELATED TO PEDESTRIAN ACCESS AND SHALL MAINTAIN PEDESTRIAN ACCESS AT ALL TIMES PER ADA REQUIREMENTS. ANY SIDEWALK CLOSURE AND/OR DETOUR SHALL COMPLY WITH THE WATCH STANDARDS AND MUST OBTAIN APPROVAL FROM THE CITY OR COUNTY OF RECORD.

15. THE CONTRACTOR SHALL COVER OR REMOVE ALL CONFLICTING SIGNS.

16. THE CONTRACTOR SHALL POST "SYMBOLS" UNEVEN LANES, "STEEL PLATES AHEAD" OR "BUMP" SIGNS FOR PAVEMENT SURFACE DISRUPTIONS OF $\frac{1}{2}$" OR GREATER. PAVEMENT DISRUPTIONS FOR 1" OR GREATER SHALL HAVE A BEVELED EDGE OF FOUR (4) HORIZONTAL TO ONE (1) VERTICAL.

17. BEFORE PLATE BRIDGING, THE CONTRACTOR SHALL INSTALL "CAUTION STEEL PLATES ADHEAD" AND/OR "ROUGH ROAD SIGNS.

18. THE RESIDENTS AND BUSINESSES SHALL BE NOTIFIED OF THE DATES & TIMES OF CONSTRUCTION TWO (2) WEEKS PRIOR TO THE WORK START DATE.

TRAFFIC SYMBOL LEGEND

- TRAFFIC CONE (10' MAX SPACING)
- TRAFFIC SIGN
- LANE DIRECTION
- STAGING AREA
- FLAGGER

AT&T
5001 EXECUTIVE PARKWAY
SAN RAMON, CA
94583

PlannENG
4746 Clayton Rd,
Concord, CA, 94521
☎ (925) 408-2159
e-✉ splanneng@gmail.com
www.planneng.com

DRAWN BY:	
CHECKED BY:	
APPROVED BY:	

REV	DATE	DESCRIPTION
0	14/04/23	100% CD

LICENSED PROFESSIONAL ENGINEER
MANOUCHEHR HAKHAMANESHI
C 88083
EXP: 03/31/2026
CIVIL
STATE OF CALIFORNIA

CRAN_RSFR_PEBBL_002

1063 WRANGLERS TRAIL ROAD
PEBBLE BEACH, CA 93953

TRAFFIC CONTROL PLAN

TCP-1

PlannENG
4746 Clayton Rd,
Concord, CA, 94521
☎ (925) 408-2159
e-✉ splanneng@gmail.com
www.planneng.com

Date:	
Scale:	SEE DRAWING
Designed:	TDL
Drawn:	BBB
Checked:	
Proj. Engr:	
File:	

	REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE
◇					

PLAN
FOR THE IMPROVEMENT OF

CRAN_RSFR_PEBBL_002

1063 WRANGLERS TRAIL ROAD
PEBBLE BEACH, CA 93953

PEBBLE BEACH CALIFORNIA

PERMIT #
PROJECT #
PROJECT INSPECTOR:
VOICE MAIL:

PROJECT ENGINEER		DEPARTMENT OF TRANSPORTATION - OPS	
NAME	DATE	N/A NAME	DATE
DEPARTMENT OF TRANSPORTATION		STREETLIGHT LAYOUT	
N/A NAME	DATE	N/A NAME	DATE
MUNICIPAL WATER		ELECTRICAL CIRCUITS	
N/A NAME	DATE	MARLON DE LEON	DATE

DEPARTMENT OF PUBLIC WORKS
PEBBLE BEACH, CALIFORNIA

APPROVED BY MATTHEW CANO
DIRECTOR OF PUBLIC WORKS
N/A

REV. DATE MAY 08, 2018

view from Wranglers Trai lRoad looking south at site

AT&T Wireless

CRAN_RSFR_PEBBL_002
1063 Wranglers Trail Road, Pebble Beach, CA
Photosims Produced on 4-11-2025

Existing



Proposed



AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

view from Wranglers Trai lRoad looking vwest at site

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1063 Wranglers Trail Road, Pebble Beach, CA
Photosims Produced on 4-11-2025

Existing



Proposed



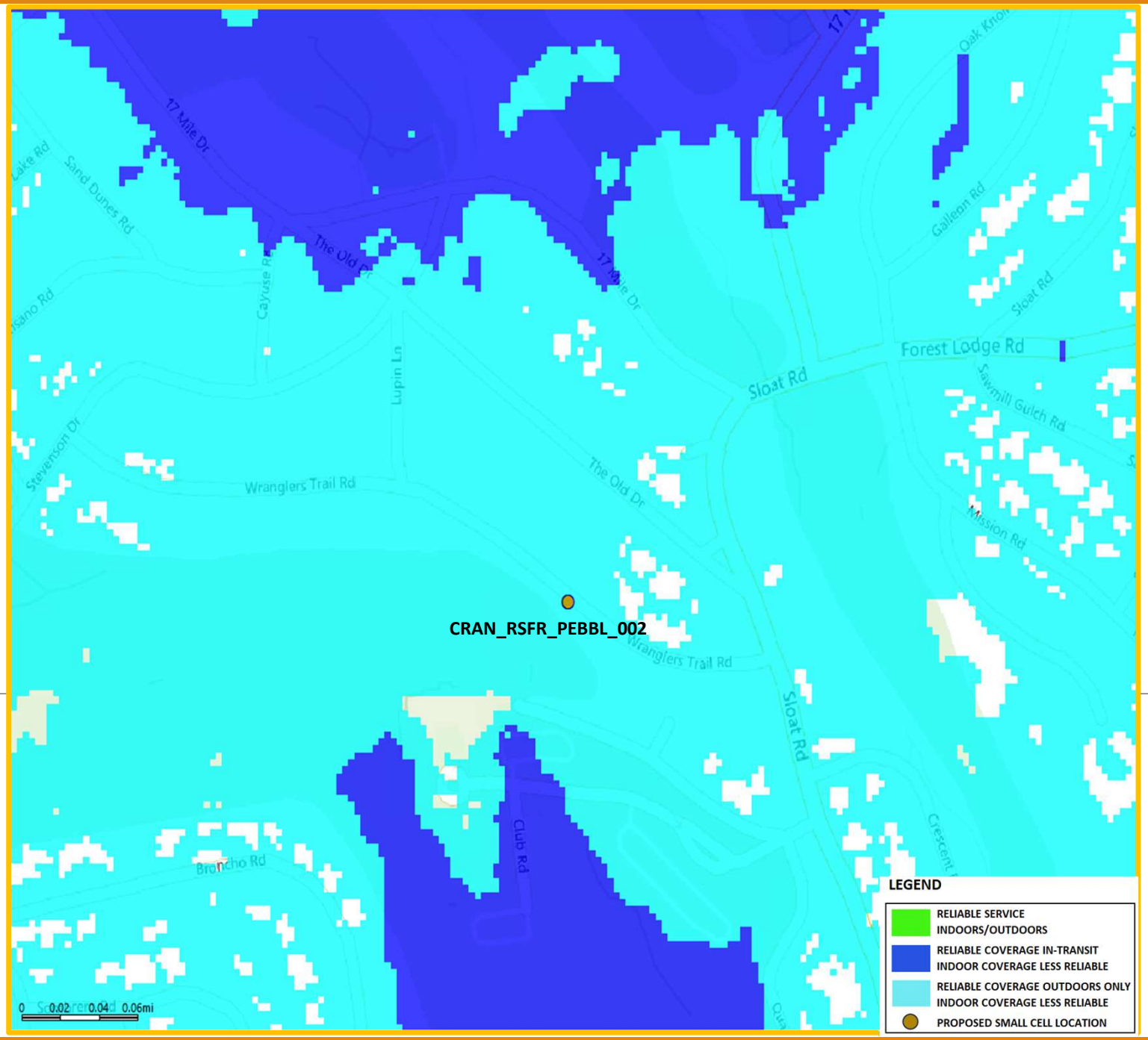
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Photo Simulation Solutions
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SERVICE MAP

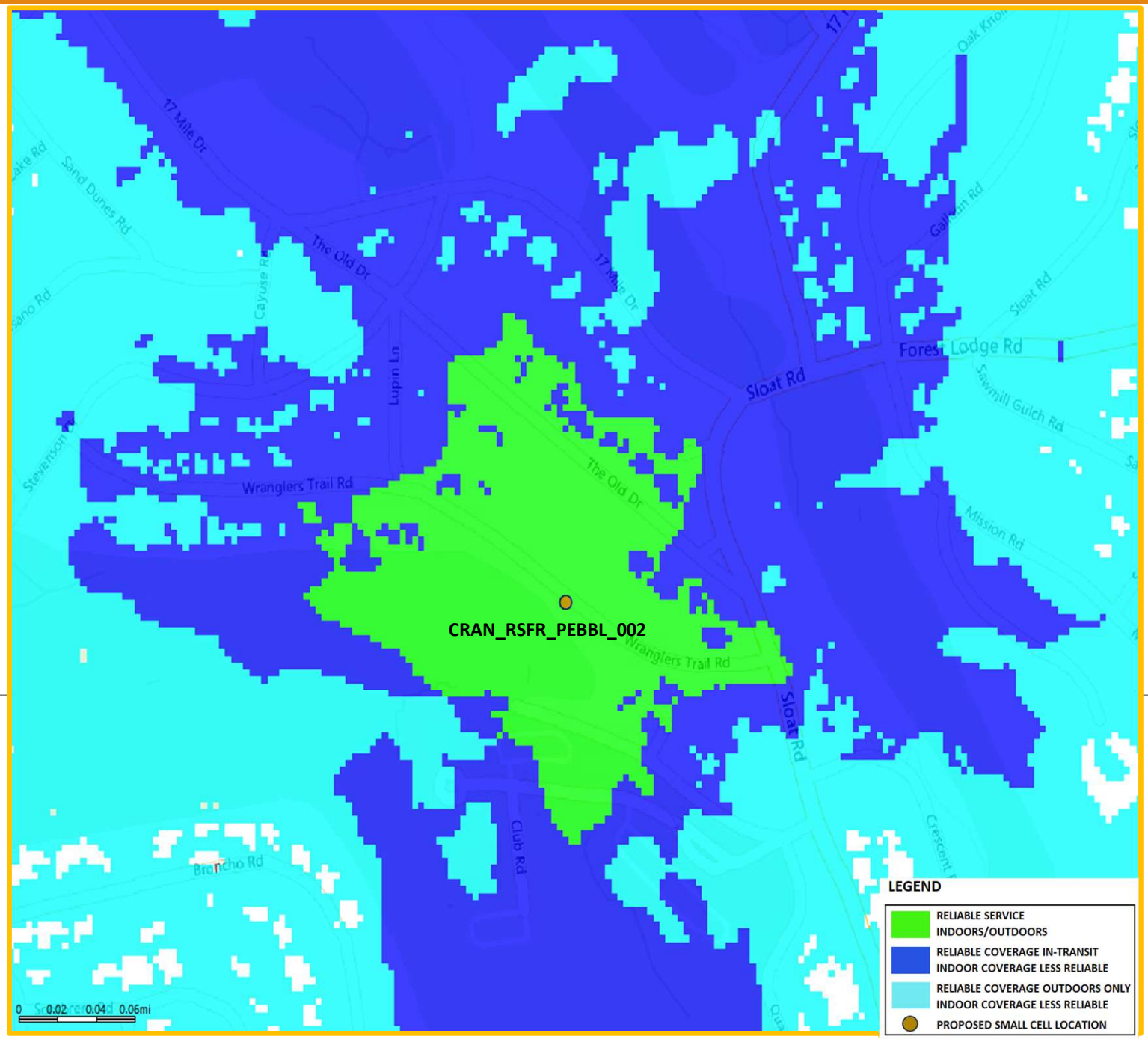
"AT&T PROPRIETARY -- THIS INFORMATION CONSTITUTES CONFIDENTIAL TRADE SECRETS AND COMMERCIAL OR FINANCIAL INFORMATION OWNED BY AT&T AND IS SHARED FOR CRITICAL INFRASTRUCTURE PROTECTION PURPOSES ONLY. IT IS EXEMPT FROM DISCLOSURE UNDER THE FREEDOM OF INFORMATION ACT (5 U.S.C. 552), EXEMPTIONS (B)(3)&(4), AND ITS DISCLOSURE IS PROHIBITED UNDER THE TRADE SECRETS ACT (18 U.S.C. 1905), THE CRITICAL INFRASTRUCTURE INFORMATION ACT OF 2002, 6 U.S.C. § 133, AND ANY STATE OR LOCAL LAW REQUIRING DISCLOSURE OF INFORMATION OR RECORDS. THIS INFORMATION MUST NOT BE COPIED OR DISTRIBUTED TO OTHERS NOT AGREED UPON BY AT&T, BUT IN ALL EVENTS DO NOT COPY OR DISTRIBUTE TO SUCH OTHERS WITHOUT NOTIFICATION PURSUANT TO EXECUTIVE ORDER 12600."

EXISTING LTE 700 COVERAGE PLOT



"AT&T PROPRIETARY -- THIS INFORMATION CONSTITUTES CONFIDENTIAL TRADE SECRETS AND COMMERCIAL OR FINANCIAL INFORMATION OWNED BY AT&T AND IS SHARED FOR CRITICAL INFRASTRUCTURE PROTECTION PURPOSES ONLY. IT IS EXEMPT FROM DISCLOSURE UNDER THE FREEDOM OF INFORMATION ACT (5 U.S.C. 552), EXEMPTIONS (B)(3)&(4), AND ITS DISCLOSURE IS PROHIBITED UNDER THE TRADE SECRETS ACT (18 U.S.C. 1905), THE CRITICAL INFRASTRUCTURE INFORMATION ACT OF 2002, 6 U.S.C. § 133, AND ANY STATE OR LOCAL LAW REQUIRING DISCLOSURE OF INFORMATION OR RECORDS. THIS INFORMATION MUST NOT BE COPIED OR DISTRIBUTED TO OTHERS NOT AGREED UPON BY AT&T, BUT IN ALL EVENTS DO NOT COPY OR DISTRIBUTE TO SUCH OTHERS WITHOUT NOTIFICATION PURSUANT TO EXECUTIVE ORDER 12600."

PROPOSED LTE 700 COVERAGE PLOT



"AT&T PROPRIETARY -- THIS INFORMATION CONSTITUTES CONFIDENTIAL TRADE SECRETS AND COMMERCIAL OR FINANCIAL INFORMATION OWNED BY AT&T AND IS SHARED FOR CRITICAL INFRASTRUCTURE PROTECTION PURPOSES ONLY. IT IS EXEMPT FROM DISCLOSURE UNDER THE FREEDOM OF INFORMATION ACT (5 U.S.C. 552), EXEMPTIONS (B)(3)&(4), AND ITS DISCLOSURE IS PROHIBITED UNDER THE TRADE SECRETS ACT (18 U.S.C. 1905), THE CRITICAL INFRASTRUCTURE INFORMATION ACT OF 2002, 6 U.S.C. § 133, AND ANY STATE OR LOCAL LAW REQUIRING DISCLOSURE OF INFORMATION OR RECORDS. THIS INFORMATION MUST NOT BE COPIED OR DISTRIBUTED TO OTHERS NOT AGREED UPON BY AT&T, BUT IN ALL EVENTS DO NOT COPY OR DISTRIBUTE TO SUCH OTHERS WITHOUT NOTIFICATION PURSUANT TO EXECUTIVE ORDER 12600."

Exhibit C

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MINUTES
Del Monte Land Use Advisory Committee
Thursday, September 18, 2025

1. Meeting called to order by Lori Lietzke **at** 3:01 pm

2. Roll Call

Members Present:
Lori Lietzke, Maureen Lyon, Carol Church, Rick Verbanec, Bart Bruno

Members Absent:
Ned Van Roekel, Kamlesh Parikh

3. Approval of Minutes:

A. **September 4, 2025** minutes

Motion: Bart Bruno (LUAC Member's Name)

Second: Rick Verbanec (LUAC Member's Name)

Ayes: Lori Lietzke, Maureen Lyon, Carol Church, Rick Verbanec, Bart Bruno

Noes:

Absent: Ned Van Roekel, Kamlesh Parikh

Abstain:

4. Public Comments: The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. Meeting Adjourned: 4:42 pm

Minutes taken by: Maureen Lyon

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

1.

Project Name: FELICITY LLC (AT&T MOBILITY)
File Number: PLN250237
Project Location: 3252 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-462-006-000
Project Planner: Jordan Evans-Polockow
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** _____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jordan Evans **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	X		Concern over height of pole – can it blend better with the surrounding forest? AT&T reps. Would explore that possibility. Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.

Dan Neault	**X**		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	**Policy/Ordinance Reference (If Known)**	**Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)**
Are poles on private property?	Poles are located on PB property/easements	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest	Yes, three already exist as well as Cypress Club project	

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Lori Lietzke, Maureen Lyon, Rick Verbanec

Noes: _____

Absent: _____

Abstain: Bart Bruno; Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

2.

Project Name: HARDCASTLE MICHAEL L TR (AT&T MOBILITY)
File Number: PLN250238
Project Location: 4035 Sunset Ln, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-111-018-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** _____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Dan Neault	X		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements AT&T and PG&E owners. Pole	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest	Yes, three already exist as well as Cypress Club project	

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: Maureen Lyon, Rick Verbanec, Lori Lietzke

Noes:

Absent:

Abstain: Bart Bruno; Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

3.

Project Name: PERACCHI DONALD J & JUDITH E TRS (AT&T MOBILITY)
File Number: PLN250239
Project Location: 1063 Wranglers Trail, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 007-232-016-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Dean Flippo - resident

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements AT&T and PG&E owners. Pole	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: Maureen Lyon, Rick Verbanec, Lori Lietzke

Noes:

Absent:

Abstain: Bart Bruno; Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

4.

Project Name: KINSEY EDWARD P & LISA J TRS (AT&T MOBILITY)
File Number: PLN250240
Project Location: 3201 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-481-006-000
Project Planner: Jordan Evans-Polockow
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jordan Evans **(Name)**

PUBLIC COMMENT:

NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	X		Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.
DanNeault	X		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen LYon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Rick Verbanec, Lori Lietzke

Noes: _____

Absent: _____

Abstain: Bart Bruno, Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

5.

Project Name: FORAKER AUDREY DORMER ET AL (AT&T MOBILITY)
File Number: PLN250241
Project Location: 3195 Cortez Rd, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-341-031-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	**Policy/Ordinance Reference (If Known)**	**Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)**
Are poles on private property?	Poles are located on PB property/easements AT&T and PG&E owners. Pole	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

x Support Project with changes

___ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: Lori Lietzke, Rick Verbanec, Carol Church

Noes:

Absent:

Abstain: Carol Church, Bart Bruno

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

6.

Project Name: CEDROS 2017 LLC (AT&T MOBILITY)
File Number: PLN250242
Project Location: 3426 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-381-007-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:
NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	X		Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.
Dan Neault	X		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements	.
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Lori Lietzke, Rick Verbanec

Noes: _____

Absent: _____

Abstain: Bart Bruno, Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

7.

Project Name: ARNAIZ HOWARD D & LACEY M TRS (AT&T MOBILITY)
File Number: PLN250243
Project Location: 3173 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-481-013-000
Project Planner: Jordan Evans-Polockow
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jordan Evans **(Name)**

PUBLIC COMMENT:

NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	**X**		Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.
Dan Neault	**X**		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Lori Lietzke, Rick verbanec

Noes: _____

Absent: _____

Abstain: Carol Church, Bart Bruno

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

8.

Project Name: HARKER DENNIS T & SANDRA E TRS (AT&T MOBILITY)
File Number: PLN250244
Project Location: 3399 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-392-005-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:
NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	X		Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.
Dan Neault	X		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements .	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Lori Lietzke, Maureen Lyon, Rick Verbanec

Noes: _____

Absent: _____

Abstain: Bart Bruno, Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

9.

Project Name: KIM TONG P & SOON Y TRS (AT&T MOBILITY)
File Number: PLN250245
Project Location: 3213 Ballantrae Ln, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-471-023-000
Project Planner: Jordan Evans-Polockow
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jordan Evans **(Name)**

PUBLIC COMMENT:
NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	**Policy/Ordinance Reference (If Known)**	**Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)**
Are poles on private property?	Poles are located on PB property/easements .	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: Maureen Lyon, Lori Lietzke, Rick Verbanec

Noes:

Absent:

Abstain: Bart Bruno, Carol Church

Exhibit D

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Radio Frequency Emissions Compliance Report For AT&T Mobility

Site Name:	**CRAN_RSFR_PEBBL_002**	**Site Structure Type:**	**Wood Pole**
Address:	**1063 WRANGLERS TRAIL ROAD**	**Latitude:**	**36.602223**
	PEBBLE BEACH, CA 93953	**Longitude:**	**-121.947405**
Report Date:	**January 21, 2025**	**Project:**	**Modification**

Compliance Statement

Based on information provided by AT&T Mobility and predictive modeling, the **CRAN_RSFR_PEBBL_002** installation proposed by AT&T Mobility will be compliant with Radiofrequency Radiation Exposure Limits of 47 C.F.R. §§ 1.1307(b)(3) and 1.1310. RF alerting signage and restricting access to the antenna to authorized personnel that have completed RF safety training is required for Occupational environment compliance. The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings.

Certification

I, Tim Alexander, am the reviewer and approver of this report and am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation, specifically in accordance with FCC's OET Bulletin 65. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.



SIGNED, 21 JAN 2025

General Summary

The compliance framework is derived from the Federal Communications Commission (FCC) Rules and Regulations for preventing human exposure in excess of the applicable Maximum Permissible Exposure ("MPE") limits. At any location at this site, the power density resulting from each transmitter may be expressed as a percentage of the frequency-specific limits and added to determine if 100% of the exposure limit has been exceeded. The FCC Rules define two tiers of permissible exposure differentiated by the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure. General Population / Uncontrolled exposure limits apply to those situations in which persons may not be aware of the presence of electromagnetic energy, where exposure is not employment-related, or where persons cannot exercise control over their exposure. Occupational / Controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment, have been made fully aware of the potential for exposure, and can exercise control over their exposure. Based on the criteria for these classifications, the FCC General Population limit is considered to be a level that is safe for continuous exposure time. The FCC General Population limit is 5 times more restrictive than the Occupational limits.

7430 New Technology Way, Suite 150 Frederick, Maryland 21703 (703) 596-1022 Phone www.waterfordconsultants.com

Table 1: FCC Limits

Frequency (MHz)	*Limits for General Population/ Uncontrolled Exposure*		*Limits for Occupational/ Controlled Exposure*	
	Power Density (mW/cm^2)	**Averaging Time (minutes)**	**Power Density (mW/cm^2)**	**Averaging Time (minutes)**
30-300	0.2	30	1	6
300-1500	f/1500	30	f/300	6
1500-100,000	1.0	30	5.0	6

f=Frequency (MHz)

In situations where the predicted MPE exceeds the General Population threshold in an accessible area as a result of emissions from multiple transmitters, FCC licensees that contribute greater than 5% of the aggregate MPE share responsibility for mitigation.

Based on the computational guidelines set forth in FCC OET Bulletin 65, Waterford Consultants, LLC has developed software to predict the overall Maximum Permissible Exposure possible at any location given the spatial orientation and operating parameters of multiple RF sources. The power density in the Far Field of an RF source is specified by OET-65 Equation 5 as follows:

$$S = \frac{EIRP}{4 \cdot \pi \cdot R^2} \ (\mathrm{mW/cm^2})$$

Where EIRP is the Effective Radiated Power relative to an isotropic antenna and R is the distance between the antenna and point of study. Additionally, consideration is given to the manufacturers' horizontal and vertical antenna patterns as well as radiation reflection. At any location, the predicted power density in the Far Field is the spatial average of points within a 0 to 6-foot vertical profile that a person would occupy. Near field power density is based on OET-65 Equation 20 stated as

$$S = \left(\frac{180}{\theta_{BW}}\right) \cdot \frac{100 \cdot P_{in}}{\pi \cdot R \cdot h} \ (\mathrm{mW/cm^2})$$

Where P_{in} is the power input to the antenna, θ_{BW} is the horizontal pattern beamwidth and h is the aperture length.

Some antennas employ beamforming technology where RF energy allocated to each customer device is dynamically directed toward their location. In the analysis presented herein, predicted exposure levels are based on all beams at full utilization (i.e. full power) simultaneously focused in any direction. As this condition is unlikely to occur, the actual power density levels at ground and at adjacent structures are expected to be less that the levels reported below. These theoretical results represent maximum-case predictions as all RF emitters are assumed to be operating at 100% duty cycle.

For any area in excess of 100% General Population MPE, access controls with appropriate RF alerting signage must be put in place and maintained to restrict access to authorized personnel. Signage must be posted to be visible upon approach from any direction to provide notification of potential conditions within these areas. Subject to other site security requirements, occupational personnel should be trained in RF safety and equipped with personal protective equipment (e.g. RF personal monitor) designed for safe work in the vicinity of RF emitters. Controls such as physical barriers to entry imposed by locked doors, hatches and ladders or other access control mechanisms may be supplemented by alarms that alert the individual and notify site management of a breach in access control. Waterford Consultants, LLC recommends that any work activity in these designated areas or in front of any transmitting antennas be coordinated with all wireless tenants.

Analysis

AT&T Mobility proposes the following installation at this location:

- INSTALL (1) NEW 2' CANISTER ANTENNA ON TOP OF WOODEN PG&E UTILITY POLE
- INSTALL (1) NEW RADIO 4490 AND (1) RADIO 4890 ON WOODEN PG&E UTILITY POLE

The antennas will be mounted on a 37.5’ Wood Pole with centerlines 39.4’ above ground level. Proposed antenna operating parameters are listed in Appendix A. Other appurtenances such as GPS antennas, RRUs and hybrid cable below the antennas are not sources of RF emissions. No other antennas are known to be operating in the vicinity of this site.

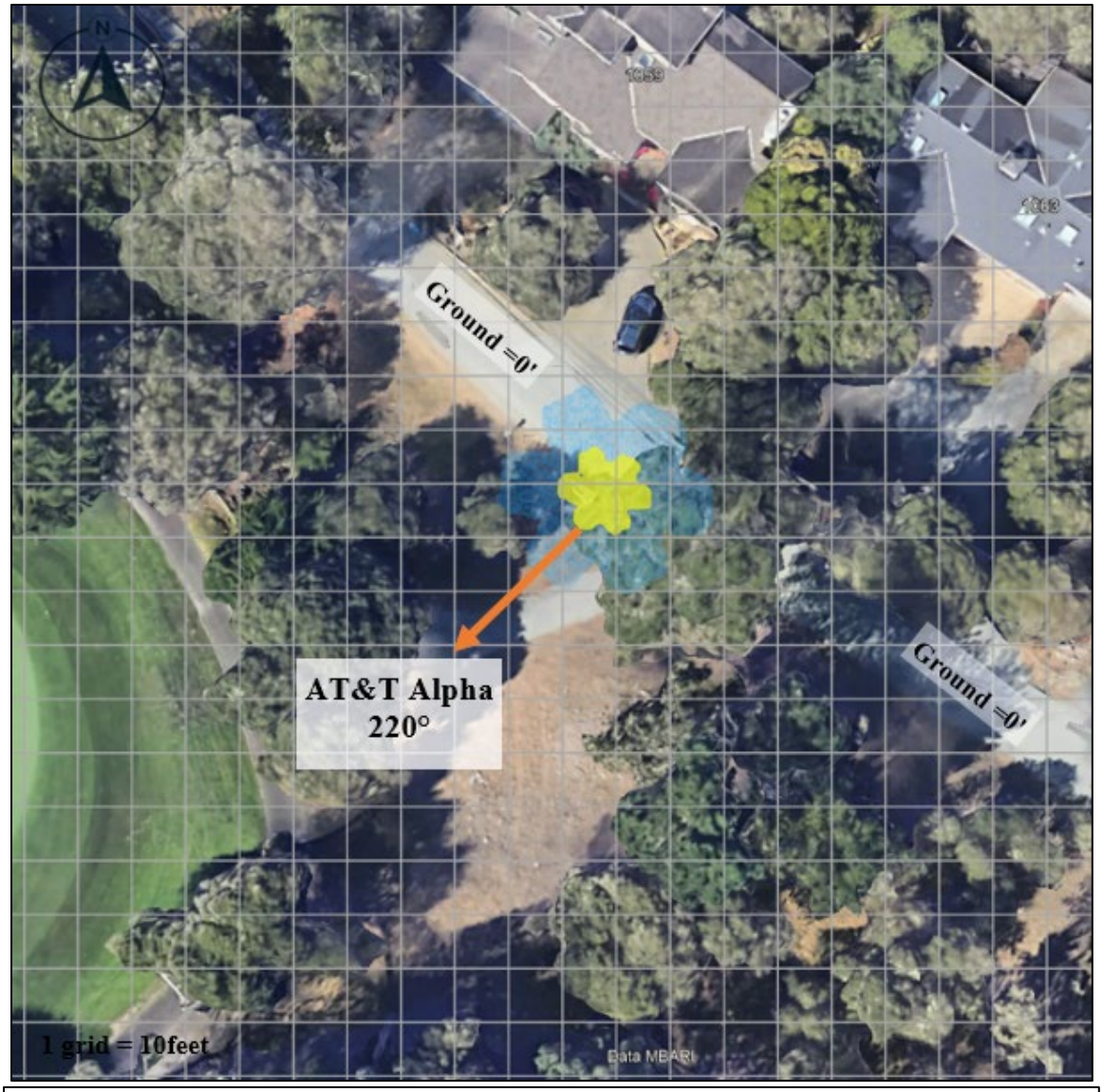


Figure 1: Antenna Locations

Power density decreases significantly with distance from any antenna. The panel-type antennas to be employed at this site are highly directional by design and the orientation in azimuth and mounting elevation, as documented, serves to reduce the potential to exceed MPE limits at any location other than directly in front of the antennas. For accessible areas at ground level, the maximum predicted power density level resulting from all AT&T Mobility operations is 0.89% of the FCC General Population limits. (Figure 1.3). The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings

On the pole in front of the antennas, predicted MPE levels will exceed the FCC General Population limits within 22 feet in front of the antennas and within 7 feet below the Antennas. The maximum predicted power density level resulting from all AT&T Mobility operations directly in front of the antennas is 4190.36% of the FCC General Population limits (838.072% of the FCC Occupational limits). Waterford Consultants, LLC recommends posting RF alerting signage (ACP Caution) on the pole visible upon approach that informs personnel accessing this area of basic precautions to be followed when working around antennas. This recommendation is depicted in Figure 2. Any work activity in front of transmitting antennas should be coordinated with AT&T Mobility.

The following plots show the cumulative spatial average predicted power density levels in the reference plane indicated as a percentage of the General Public Limits. Please note that 100% of the General Public Limits corresponds to 20% of the Occupational Limits.



Legend

Study Zone	Elev. (ft)	Type	Exposure Profile	Max MPE	Att	Carriers
Antenna Level	15.0 - 55.0	3D Area	3D Sula9 GP 1.0 res	4190.36%	0.00	AT&T

100%-500% | 500%-5000% | 5000%+

Exposure Profile Name	Model	Exposure Area	Standard	Resolution	RCF
3D Sula9 GP 1.0 res	Sula 9	Spatial Average (6 ft)	FCC General Population	1.0 ft3	1.0

AT&T

Mitigation — Existing — Proposed — Installed — To Remove — Max MPE

Grid Size: 10.00 feet

Floor = Elevation +6' | Mid-Level = Elevation +/- 3'

Figure1.1: Antenna Level



Legend

Study Zone	Elev. (ft)	Type	Exposure Profile	Max MPE	Att	Carriers
Ground	0.1	Floor	2D Sula9 GP 0.5 res	0.89%	0.00	AT&T

5%-100%	100%-500%	500%-5000%	5000%+

Exposure Profile Name	Model	Exposure Area	Standard	Resolution	RCF
2D Sula9 GP 0.5 res	Sula 9	Spatial Average (6 ft)	FCC General Population	0.5 ft3	1.0

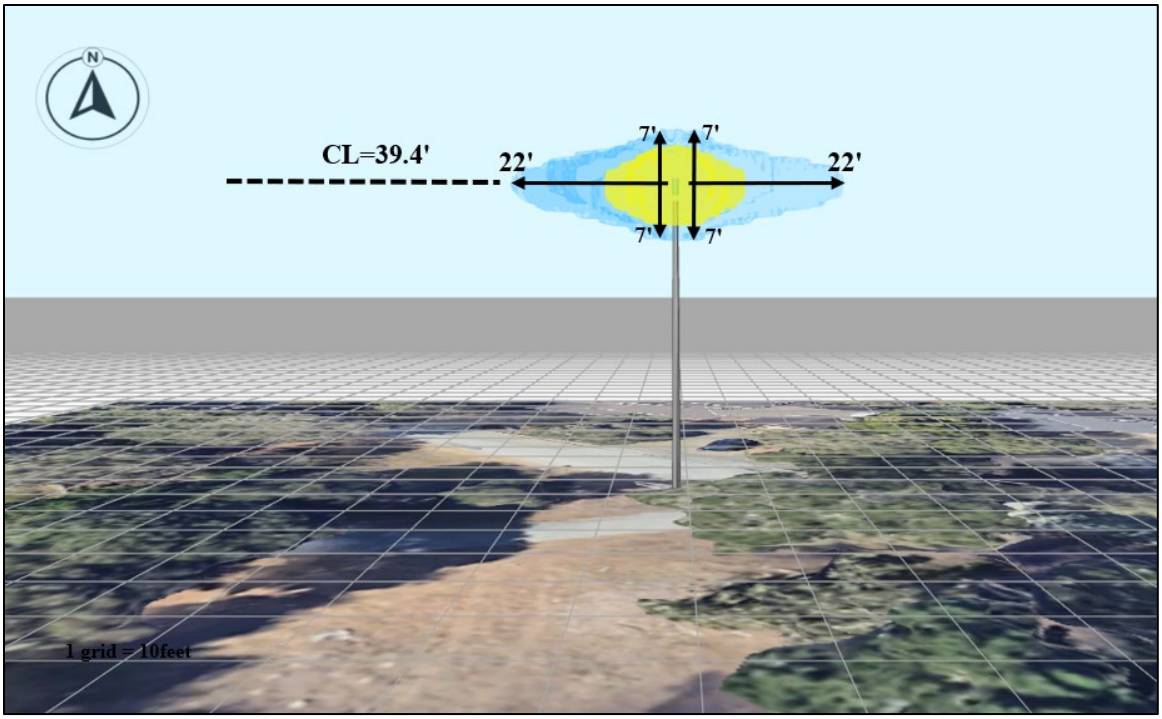
AT&T

Mitigation — Existing — Proposed — Installed — To Remove — Max MPE

Grid Size: 10.00 feet

Floor = Elevation +6' | Mid-Level = Elevation +/- 3'

Figure 1.2: Ground Level.



Legend

Study Zone	Elev. (ft)	Type	Exposure Profile	Max MPE	Att	Carriers
Antenna Level	15.0 - 55.0	3D Area	3D Sula9 GP 1.0 res	4190.36%	0.00	AT&T

100%-500% | 500%-5000% | 5000%+

Exposure Profile Name	Model	Exposure Area	Standard	Resolution	RCF
3D Sula9 GP 1.0 res	Sula 9	Spatial Average (6 ft)	FCC General Population	1.0 ft3	1.0

AT&T

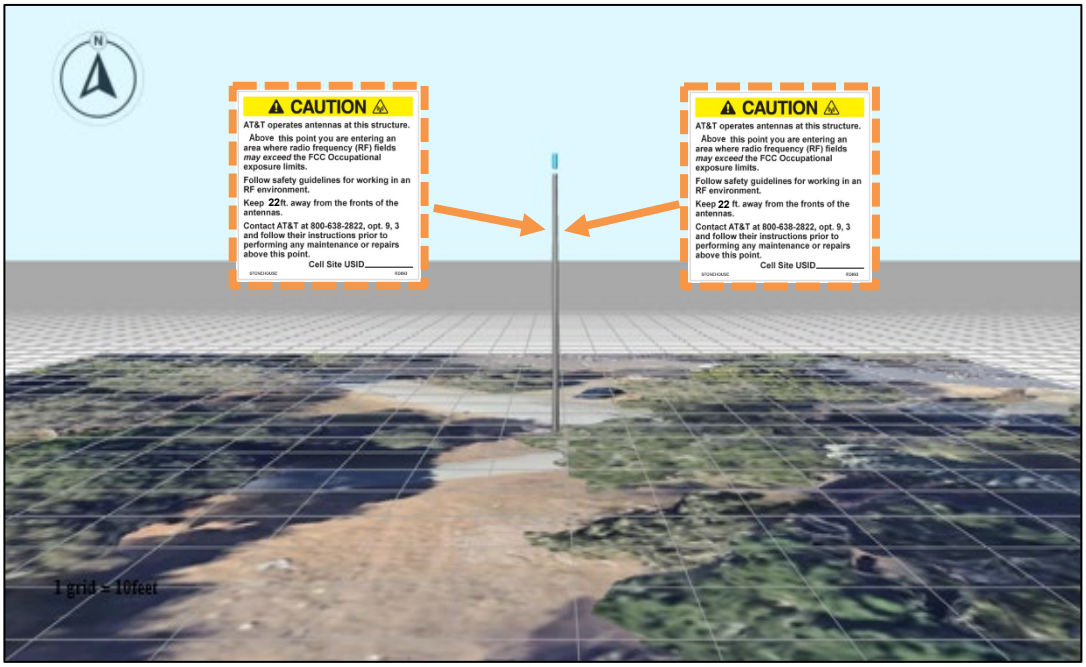
Mitigation — Existing — Proposed — Installed — To Remove — Max MPE

Grid Size: 10.00 feet

Floor = Elevation +6' | Mid-Level = Elevation +/- 3'

Figure1.3: Elevation Level

Compliance Requirement Diagram (Access Location)



Recommendations

AT&T Mobility Access Location
Install (2) ACP Caution "Above" signs at 7ft below the antennas or 32.4ft AGL.

Materials
(2) ACP Caution "Above" signs sized 7"x7"

Safe Distance = 22ft
Bottom Distance = 7ft

Proposed Signs/Barriers ●– – – – – –●

Existing Signs/Barriers ●— — — — — —●

Figure 2: Mitigation Recommendations

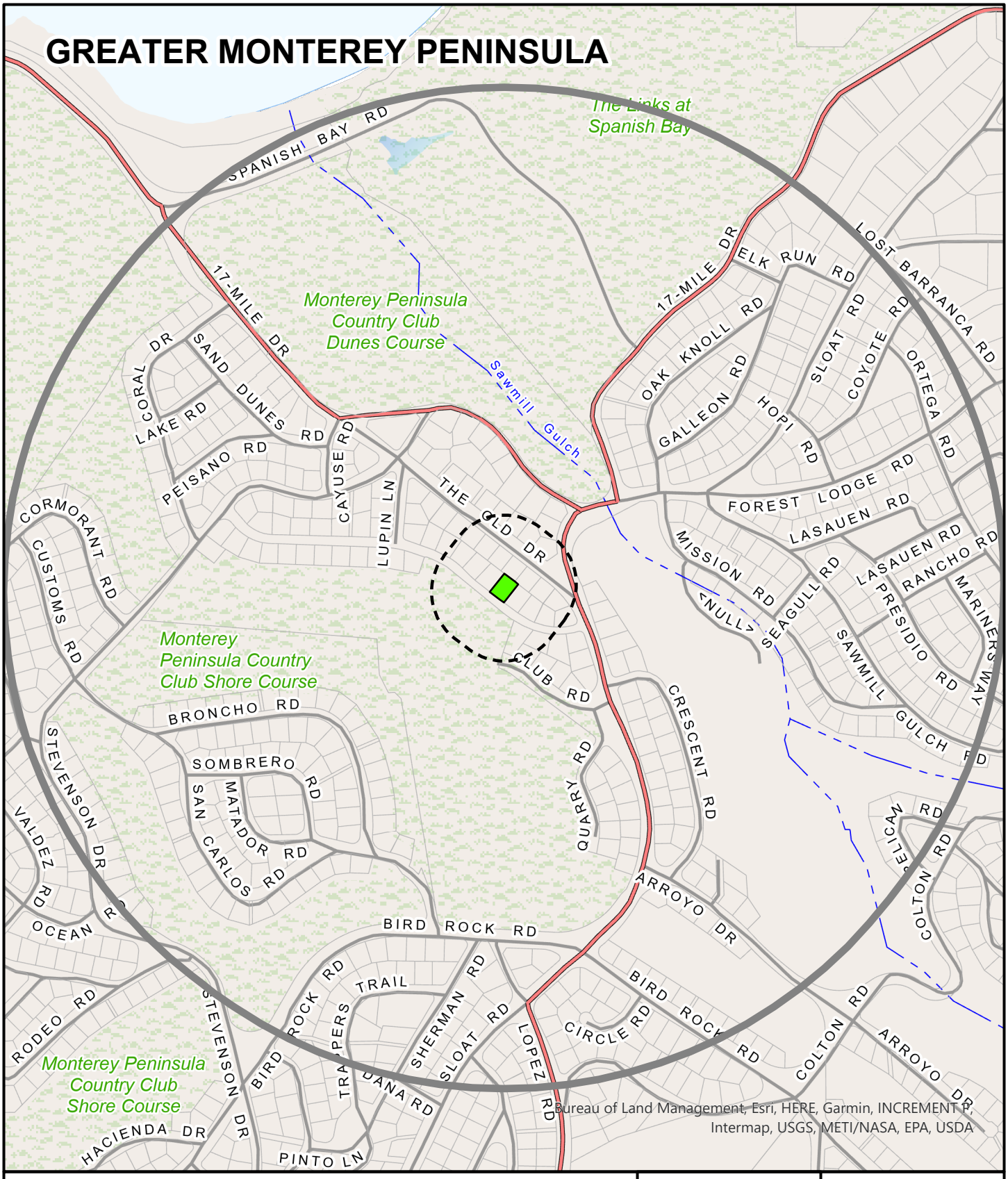
Appendix A: Operating Parameters Considered in this Analysis

Ant #	Operator	Antenna Make	Antenna Model	Type	Frequency (MHz)	Block	mech/elec Az (Deg)	mech downtilt (Deg)	Horizontal Beam Width (Deg)	Antenna Length/Aperture (ft)	Antenna Gain (dBd)	TPO (Watts)	Total ERP (Watts)	Antenna Centerline Ground Level (ft)	Bottom of Antenna Ground Level (ft)
1	AT&T	GAMMANU	DOY9X360F16T4	Omni	700	B12A	220	0	197	2	3.15	240	495.69	39.4	38.4
1	AT&T	GAMMANU	DOY9X360F16T4	Omni	850	B5	220	0	224	2	4.01	240	604.24	39.4	38.4
1	AT&T	GAMMANU	DOY9X360F16T4	Omni	1900	B25	220	0	257	2	5.15	240	785.61	39.4	38.4
1	AT&T	GAMMANU	DOY9X360F16T4	Omni	2100	B66	220	0	251	2	5.96	240	946.69	39.4	38.4

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Exhibit E

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APPLICANT: PEBBLE BEACH COMPANY (AT&T MOBILITY)

APN: 007232016000 **FILE #** PLN250239

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: JADE MASOI

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Exhibit F

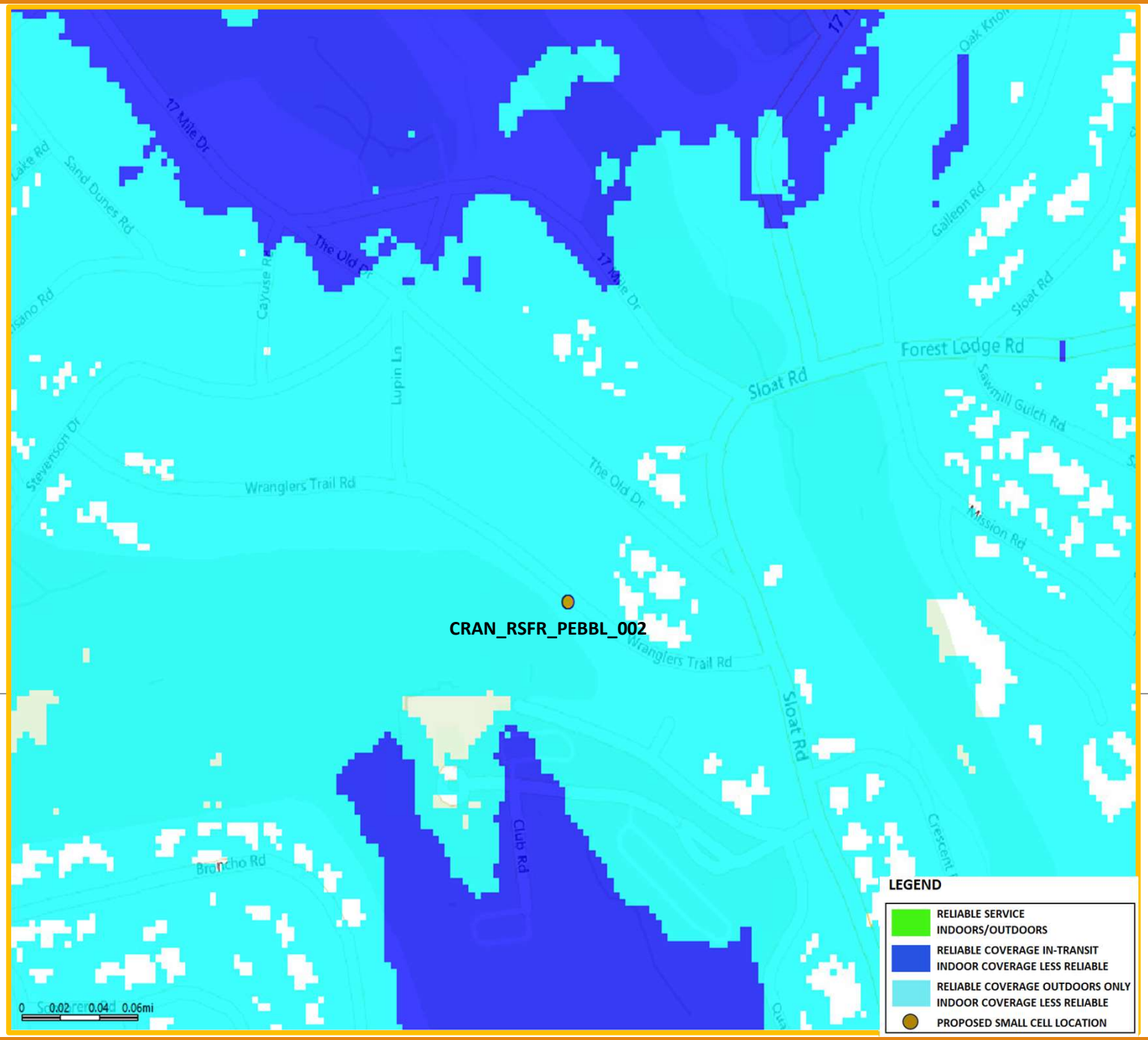
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CRAN_RSFR_PEBBL_002
SERVICE MAP

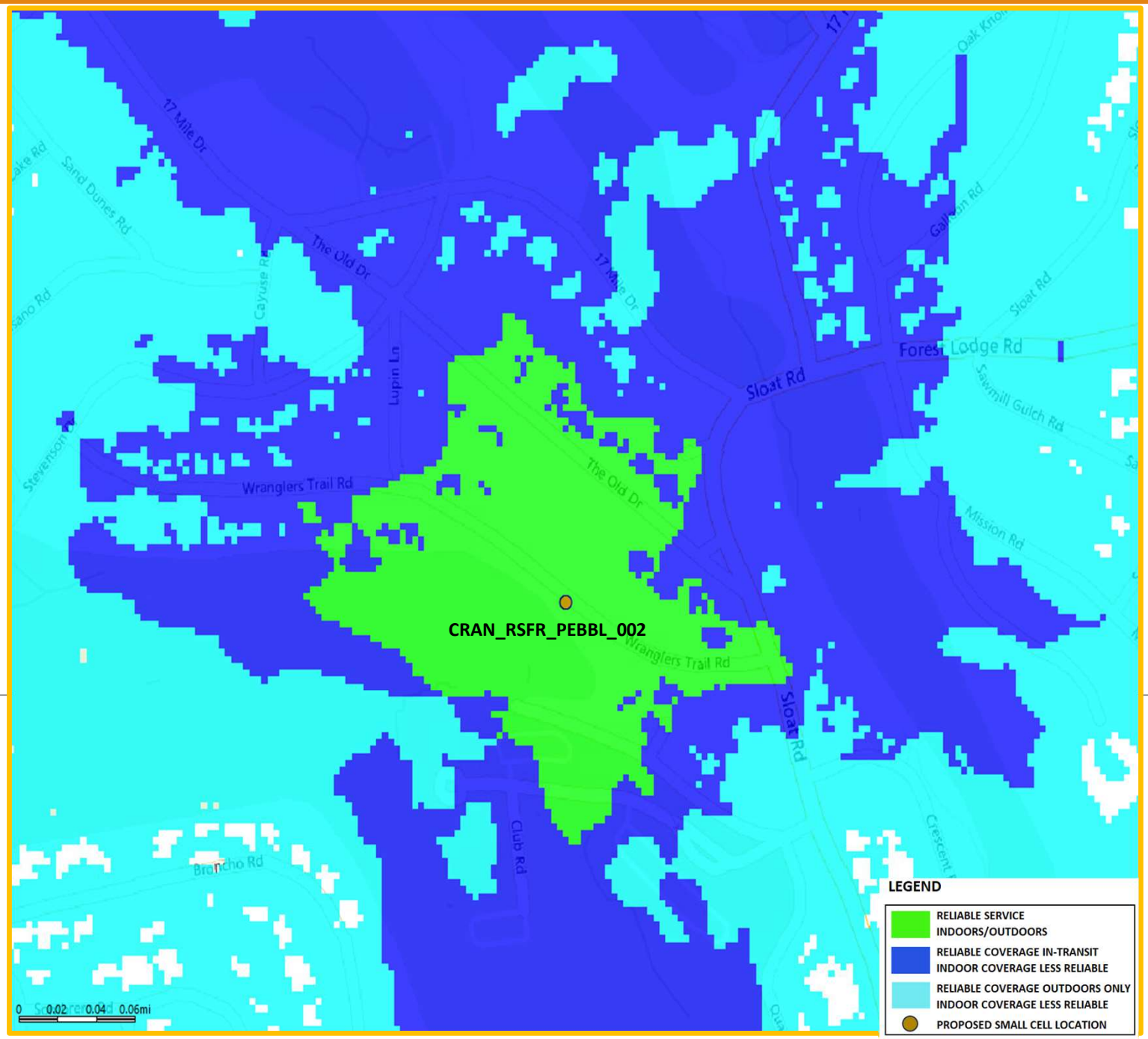
"AT&T PROPRIETARY -- THIS INFORMATION CONSTITUTES CONFIDENTIAL TRADE SECRETS AND COMMERCIAL OR FINANCIAL INFORMATION OWNED BY AT&T AND IS SHARED FOR CRITICAL INFRASTRUCTURE PROTECTION PURPOSES ONLY. IT IS EXEMPT FROM DISCLOSURE UNDER THE FREEDOM OF INFORMATION ACT (5 U.S.C. 552), EXEMPTIONS (B)(3)&(4), AND ITS DISCLOSURE IS PROHIBITED UNDER THE TRADE SECRETS ACT (18 U.S.C. 1905), THE CRITICAL INFRASTRUCTURE INFORMATION ACT OF 2002, 6 U.S.C. § 133, AND ANY STATE OR LOCAL LAW REQUIRING DISCLOSURE OF INFORMATION OR RECORDS. THIS INFORMATION MUST NOT BE COPIED OR DISTRIBUTED TO OTHERS NOT AGREED UPON BY AT&T, BUT IN ALL EVENTS DO NOT COPY OR DISTRIBUTE TO SUCH OTHERS WITHOUT NOTIFICATION PURSUANT TO EXECUTIVE ORDER 12600."

EXISTING LTE 700 COVERAGE PLOT



"AT&T PROPRIETARY -- THIS INFORMATION CONSTITUTES CONFIDENTIAL TRADE SECRETS AND COMMERCIAL OR FINANCIAL INFORMATION OWNED BY AT&T AND IS SHARED FOR CRITICAL INFRASTRUCTURE PROTECTION PURPOSES ONLY. IT IS EXEMPT FROM DISCLOSURE UNDER THE FREEDOM OF INFORMATION ACT (5 U.S.C. 552), EXEMPTIONS (B)(3)&(4), AND ITS DISCLOSURE IS PROHIBITED UNDER THE TRADE SECRETS ACT (18 U.S.C. 1905), THE CRITICAL INFRASTRUCTURE INFORMATION ACT OF 2002, 6 U.S.C. § 133, AND ANY STATE OR LOCAL LAW REQUIRING DISCLOSURE OF INFORMATION OR RECORDS. THIS INFORMATION MUST NOT BE COPIED OR DISTRIBUTED TO OTHERS NOT AGREED UPON BY AT&T, BUT IN ALL EVENTS DO NOT COPY OR DISTRIBUTE TO SUCH OTHERS WITHOUT NOTIFICATION PURSUANT TO EXECUTIVE ORDER 12600."

PROPOSED LTE 700 COVERAGE PLOT



"AT&T PROPRIETARY -- THIS INFORMATION CONSTITUTES CONFIDENTIAL TRADE SECRETS AND COMMERCIAL OR FINANCIAL INFORMATION OWNED BY AT&T AND IS SHARED FOR CRITICAL INFRASTRUCTURE PROTECTION PURPOSES ONLY. IT IS EXEMPT FROM DISCLOSURE UNDER THE FREEDOM OF INFORMATION ACT (5 U.S.C. 552), EXEMPTIONS (B)(3)&(4), AND ITS DISCLOSURE IS PROHIBITED UNDER THE TRADE SECRETS ACT (18 U.S.C. 1905), THE CRITICAL INFRASTRUCTURE INFORMATION ACT OF 2002, 6 U.S.C. § 133, AND ANY STATE OR LOCAL LAW REQUIRING DISCLOSURE OF INFORMATION OR RECORDS. THIS INFORMATION MUST NOT BE COPIED OR DISTRIBUTED TO OTHERS NOT AGREED UPON BY AT&T, BUT IN ALL EVENTS DO NOT COPY OR DISTRIBUTE TO SUCH OTHERS WITHOUT NOTIFICATION PURSUANT TO EXECUTIVE ORDER 12600."

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Exhibit G

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view from Wranglers Trai lRoad looking south at site

AT&T Wireless

CRAN_RSFR_PEBBL_002
1063 Wranglers Trail Road, Pebble Beach, CA
Photosims Produced on 4-11-2025

Existing



Proposed



AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

view from Wranglers Trai lRoad looking vwest at site

AT&T Wireless

CRAN_RSFR_PEBBL_002
1063 Wranglers Trail Road, Pebble Beach, CA
Photosims Produced on 4-11-2025

Existing



Proposed



AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Introduced: 10/24/2025 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Zoning Administrator

PLN250241 - PEBBLE BEACH COMPANY (AT&T MOBILITY)

Public hearing to consider the removal of an existing 29-3 foot high utility pole and installation of a wireless telecommunication facility consisting of a 35-4 foot high pole with one antenna and associated equipment greater than the height allowed for the zoning district.

Project Location: PG&E Right-of-Way, Adjacent to the property located at 3180 Cortez Road, Pebble Beach, CA 93953 (Coordinates 36.57641 N, -121.944605 W)

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution to:

a. Find the project qualifies for a Class 3 Categorical Exemption from CEQA Guidelines Section 15303, and that none of the exceptions from Section 15300.2 apply to the project; and
b. Approve a Combined Development Permit consisting of a 1.) Coastal Development Permit and Design Approval to allow the removal of an existing 29-3 foot high utility pole and installation of a wireless telecommunication facility consisting of a 35-4 foot high pole with one antenna and associated equipment; and 2.) Coastal Development Permit to exceed the required height of 30 feet established by the district.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 8 conditions of approval.

PROJECT INFORMATION

Agent: Justin Giarritta
Property Owner: PEBBLE BEACH COMPANY (AT&T MOBILITY)
APN: 008-233-010-000
Parcel Size: N/A
Zoning: N/A
Plan Area: Del Monte Forest Land Use Plan (Coastal Zone)
Flagged and Staked: N/A
Project Planner: Jade Mason, Assistant Planner
MasonJ@countyofmonterey.gov, (831)755-3759

SUMMARY/DISCUSSION

The subject property is located within a utility easement (Coordinates 36.57641 N, -121.944605 W) adjacent to 3180 Cortez Road, Pebble Beach, within the Del Monte Forest Area. The applicant

(AT&T Mobility) proposes removal of an existing 29-3 foot high utility pole and installation of a wireless telecommunication facility consisting of a 35-4 foot high pole with one antenna and associated equipment. The existing utility pole is within an easement, owned and managed by Pacific Gas & Electric (PG&E). PG&E submitted a letter to the County authorizing AT&T Mobility for the proposed development. This project does not include an increase in wastewater generation or installation, upgrade, or repairs to any onsite wastewater treatment system components.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan (General Plan), Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Coastal Implementation Plan (DMF CIP), and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Site Location and Analysis

The development is proposed to be located within an existing utility easement owned by PG&E on Cortez Road, which is a private road, owned and maintained by Pebble Beach Company. The General Plan does not specify a land use designation for privately or publicly owned roads; however, the County considers such land use as Public/Quasi Public use, serving the public at large. Accordingly, Title 20, section 20.40.050.S allows for WCF subject to a Coastal Development Permit in each case. Staff analyzed the proposed development for the best siting and location for the WCF. There is an existing utility pole, and the proposed development would replace this pole to allow AT&T to provide maximum coverage to its customers. The Applicant provided Service Coverage Maps illustrating this area to have poor coverage, and the proposed WCF would provide a clear and consistent mobile service within the area (**Exhibit F**). According to these Service Coverage Maps, the proposed facility is necessary to close significant service coverage gap area within Del Monte Forest.

Co-Location

Title 20 section 20.64.310 encourages co-location of wireless facilities when possible. Co-location opportunities were analyzed for the proposed project. There are no existing WCF that could be used for co-location and meet the coverage objectives identified in the plan provided. However, the proposed development would be installed in the same location where an existing PG&E utility pole is located. The project includes the removal of the existing 29-3 foot high utility pole and install a 35-4 foot high WCF which includes one antenna, two radios and associated equipment. The project includes a condition to encourage future co-location by other wireless carriers (Condition No. 6).

Design and Visual Resources

The surrounding areas are designated as a Design Control Zoning District ("D" zoning overlay). Pursuant to Title 20, Chapter 20.44, the regulation of the location, size, configuration, materials, and colors of structures and fences is intended to protect the public viewshed and preserve neighborhood character. The proposed WCF will utilize the same material and colors as the existing utility pole, which is wooden dark brown. The development is surrounded by existing vegetation and will blend with the surrounding environment. DMF LUP Forest Visual Resources Map Figure 3 identifies this subject area to not be within the 17-Mile drive public viewshed or near a designated vista point. DMF LUP Policy 48 indicates that new development within visually prominent settings, as illustrated on Figure 3, shall be sited and designed in such a manner that will not take away the scenic value of the

area. The colors and materials of the pole blend with the surrounding environment and match existing nearby poles, minimizing any impact of on scenic views (Exhibit G). The existing utility pole has a height of 29-3 feet and the proposed WCF to be at a height of 35-4 feet. Although this exceeds the maximum height allowed for PQP, Title 20 section 20.62.030 allows for towers, poles, water tanks and similar structures may be erected to a greater height than the limit established by the zoning district subject to the granting of a Coastal Development Permit.

As proposed, the project would be consistent with design and visual resource policies of the DMF LUP and Title 20.

Radio Frequency
The applicant has submitted a report prepared by Waterford Consultants (Exhibit D), evaluating the proposed facility. The report finds that the facility will comply with prevailing Federal Communications Commission (FCC) and Occupational Safety and Health Administration (OSHA) standards for limiting public exposure to radio frequency energy. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. The site is adequate for the proposed development of the wireless communication facility and the applicant has demonstrated that it is the most adequate for the provision of services as required by the FCC.

Cultural Resources
Monterey County Geographic Information System (GIS) records identify the subject property to be within a moderate archaeological sensitivity area and is not within a known or potential archaeological resource area. Therefore, an archaeological report is not required under the DMF CIP section 20.147.080.B.1. There is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited. This will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction

CEQA:
California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the installation of small new equipment and facilities on small structures. The proposed project is to install a small cell wireless telecommunication facility on a replacement wood pole. The project does not involve the removal of trees or major vegetation. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects was identified during staff review of the development application. There is no cumulative impact without any prior successive projects of the same type in the same place, over time. There is no significant effect on the environment due to unusual circumstances. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. No evidence of known historical resources was identified that may cause a substantial adverse change. The project site will not impact scenic resources within the scenic highway, such as trees, rock outcroppings, and historical buildings.

LAND USE ADVISORY COMMITTEE:
The proposed project was reviewed by the Del Monte Forest Advisory Committee on September 18th, 2025. The LUAC voted unanimously 3-0 to recommend approval of the project (Exhibit C).

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Pebble Beach Community Services District
California Coastal Commission

Prepared by: Jade Mason, Assistant Planner
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Project Data Sheet
Exhibit B - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans
Exhibit C - LUAC Minutes
Exhibit D - Radio Frequency Report
Exhibit E - Vicinity Map
Exhibit F - Coverage Map
Exhibit G - Photo Simulations

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jade Mason, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Pebble Beach Company, Property Owner; Justin Giarritta, Agent; The Open Monterey Project (Molly Erickson); Landwatch: Planning File PLN250241

County of Monterey
Zoning Administrator

Item No.5

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

October 30, 2025

Legistar File Number: ZA 25-065

Introduced: 10/24/2025 **Current Status:** Agenda Ready
Version: 1 **Matter Type:** Zoning Administrator

PLN250241 - PEBBLE BEACH COMPANY (AT&T MOBILITY)
Public hearing to consider the removal of an existing 29-3 foot high utility pole and installation of a wireless telecommunication facility consisting of a 35-4 foot high pole with one antenna and associated equipment greater than the height allowed for the zoning district.
Project Location: PG&E Right-of-Way, Adjacent to the property located at 3180 Cortez Road, Pebble Beach, CA 93953 (Coordinates 36.57641 N, -121.944605 W)
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

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a. Find the project qualifies for a Class 3 Categorical Exemption from CEQA Guidelines Section 15303, and that none of the exceptions from Section 15300.2 apply to the project; and
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The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 8 conditions of approval.

PROJECT INFORMATION
Agent: Justin Giarritta
Property Owner: PEBBLE BEACH COMPANY (AT&T MOBILITY)
APN: 008-233-010-000
Parcel Size: N/A
Zoning: N/A
Plan Area: Del Monte Forest Land Use Plan (Coastal Zone)
Flagged and Staked: N/A
Project Planner: Jade Mason, Assistant Planner
MasonJ@countyofmonterey.gov, (831)755-3759

SUMMARY/DISCUSSION
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adjacent to 3180 Cortez Road, Pebble Beach, within the Del Monte Forest Area. The applicant (AT&T Mobility) proposes removal of an existing 29-3 foot high utility pole and installation of a wireless telecommunication facility consisting of a 35-4 foot high pole with one antenna and associated equipment. The existing utility pole is within an easement, owned and managed by Pacific Gas & Electric (PG&E). PG&E submitted a letter to the County authorizing AT&T Mobility for the proposed development. This project does not include an increase in wastewater generation or installation, upgrade, or repairs to any onsite wastewater treatment system components.

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The development is proposed to be located within an existing utility easement owned by PG&E on Cortez Road, which is a private road, owned and maintained by Pebble Beach Company. The General Plan does not specify a land use designation for privately or publicly owned roads; however, the County considers such land use as Public/Quasi Public use, serving the public at large. Accordingly, Title 20, section 20.40.050.S allows for WCF subject to a Coastal Development Permit in each case. Staff analyzed the proposed development for the best siting and location for the WCF. There is an existing utility pole, and the proposed development would replace this pole to allow AT&T to provide maximum coverage to its customers. The Applicant provided Service Coverage Maps illustrating this area to have poor coverage, and the proposed WCF would provide a clear and consistent mobile service within the area (**Exhibit F**). According to these Service Coverage Maps, the proposed facility is necessary to close significant service coverage gap area within Del Monte Forest.

Co-Location

Title 20 section 20.64.310 encourages co-location of wireless facilities when possible. Co-location opportunities were analyzed for the proposed project. There are no existing WCF that could be used for co-location and meet the coverage objectives identified in the plan provided. However, the proposed development would be installed in the same location where an existing PG&E utility pole is located. The project includes the removal of the existing 29-3 foot high utility pole and install a 35-4 foot high WCF which includes one antenna, two radios and associated equipment. The project includes a condition to encourage future co-location by other wireless carriers (Condition No. 6).

Design and Visual Resources

The surrounding areas are designated as a Design Control Zoning District ("D" zoning overlay). Pursuant to Title 20, Chapter 20.44, the regulation of the location, size, configuration, materials, and colors of structures and fences is intended to protect the public viewshed and preserve neighborhood character. The proposed WCF will utilize the same material and colors as the existing utility pole, which is wooden dark brown. The development is surrounded by existing vegetation and will blend with the surrounding environment. DMF LUP Forest Visual Resources Map Figure 3 identifies this subject area to not be within the 17-Mile drive public viewshed or near a designated vista point. DMF LUP Policy 48 indicates that new development within visually prominent settings, as illustrated on

Figure 3, shall be sited and designed in such a manner that will not take away the scenic value of the area. The colors and materials of the pole blend with the surrounding environment and match existing nearby poles, minimizing any impact of on scenic views (Exhibit G). The existing utility pole has a height of 29-3 feet and the proposed WCF to be at a height of 35-4 feet. Although this exceeds the maximum height allowed for PQP, Title 20 section 20.62.030 allows for towers, poles, water tanks and similar structures may be erected to a greater height than the limit established by the zoning district subject to the granting of a Coastal Development Permit.

As proposed, the project would be consistent with design and visual resource policies of the DMF LUP and Title 20.

Radio Frequency
The applicant has submitted a report prepared by Waterford Consultants (Exhibit D), evaluating the proposed facility. The report finds that the facility will comply with prevailing Federal Communications Commission (FCC) and Occupational Safety and Health Administration (OSHA) standards for limiting public exposure to radio frequency energy. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. The site is adequate for the proposed development of the wireless communication facility and the applicant has demonstrated that it is the most adequate for the provision of services as required by the FCC.

Cultural Resources
Monterey County Geographic Information System (GIS) records identify the subject property to be within a moderate archaeological sensitivity area and is not within a known or potential archaeological resource area. Therefore, an archaeological report is not required under the DMF CIP section 20.147.080.B.1. There is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited. This will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction

CEQA:
California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the installation of small new equipment and facilities on small structures. The proposed project is to install a small cell wireless telecommunication facility on a replacement wood pole. The project does not involve the removal of trees or major vegetation. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects was identified during staff review of the development application. There is no cumulative impact without any prior successive projects of the same type in the same place, over time. There is no significant effect on the environment due to unusual circumstances. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. No evidence of known historical resources was identified that may cause a substantial adverse change. The project site will not impact scenic resources within the scenic highway, such as trees, rock outcroppings, and historical buildings.

LAND USE ADVISORY COMMITTEE:
The proposed project was reviewed by the Del Monte Forest Advisory Committee on September

18th, 2025. The LUAC voted unanimously 3-0 to recommend approval of the project (Exhibit C).

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Pebble Beach Community Services District
California Coastal Commission

Prepared by: Jade Mason, Assistant Planner
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Project Data Sheet
Exhibit B - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans
Exhibit C - LUAC Minutes
Exhibit D - Radio Frequency Report
Exhibit E - Vicinity Map
Exhibit F - Coverage Map
Exhibit G - Photo Simulations

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jade Mason, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Pebble Beach Company, Property Owner; Justin Giarritta, Agent; The Open Monterey Project (Molly Erickson); Landwatch: Planning File PLN250241

Exhibit A

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EXHIBIT A

Project Information for PLN250241

Application Name:	Pebble Beach Company (At&T Mobility)		
Location:	3195 Cortez Rd, Pebble Beach		
Applicable Plan:		**Primary APN:**	000-000-000-000
Advisory Committee:		**Coastal Zone:**	
Permit Type:	Coastal Development Permit	**Final Action Deadline (884):**	
Environmental Status:			
Zoning:		**Land Use Designation:**	

Project Site Data:

Lot Size:		**Coverage Allowed:**	
		Coverage Proposed:	
Existing Structures (sf):		**Height Allowed:**	N/A
Proposed Structures (sf):		**Height Proposed:**	35.33 ft
Total Sq. Ft.:			
		FAR Allowed:	
Special Setbacks on Parcel:		**FAR Proposed:**	

Resource Zones and Reports:

Seismic Hazard Zone:		**Soils Report #:**	
Erosion Hazard Zone:		**Biological Report #:**	
Fire Hazard Zone:		**Forest Management Rpt. #:**	
Flood Hazard Zone:		**Geologic Report #:**	
Archaeological Sensitivity:		**Archaeological Report #:**	
Visual Sensitivity:		**Traffic Report #:**	
		Historic Report #:	

Other Information:

Water Source:		**Grading (cubic yds.):**	
Water Purveyor:		**Sewage Disposal (method):**	
Fire District:		**Sewer District Name:**	
Tree Removal:			

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Exhibit B

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EXHIBIT A
DRAFT RESOLUTION

Before the Zoning Administrator in and for the County of Monterey, State of California

In the matter of the application of:
PEBBLE BEACH COMPANY (AT&T Mobility) (PLN250241)
RESOLUTION NO. --
Resolution by the Monterey County Zoning Administrator:

1) Finding the project categorically exempt per CEQA Guidelines section 15303 and that none of the exceptions from Section 15300.2 apply to the project; and
2) Approve a Combined Development Permit consisting of a 1.) Coastal Development Permit and Design Approval to allow the removal of an existing 29-3 foot high utility pole and installation of a wireless telecommunication facility consisting of a 35-4 foot high pole with one antenna and associated equipment; and 2.) Coastal Development Permit to exceed the required height of 30 feet established by the district.

[PLN250241, Pebble Beach Company (AT&T Mobility), PG&E right-of-way (Coordinates 36.57641 N, -121.944605 W), adjacent to 3180 Cortez Road, Del Monte Forest Land Use Plan, Coastal Zone (APN: 008-233-010-000)]

The Pebble Beach Company (AT&T Mobility) application (PLN250241) came on for public hearing before the Monterey County Zoning Administrator on October 30, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- 1982 Monterey County General Plan (General Plan);
- Del Monte Forest Land Use Plan (DMF LUP);
- Del Monte Forest Coastal Implementation Plan (DMF CIP);
- Monterey County Code (MCC) Zoning Ordinance (Title 20)

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Allowed Use. The property is located adjacent to 3180 Cortez Road, Pebble Beach (APN 008-233-010-000), Del Monte Forest Land Use Plan, Coastal Zone. The parcel is zoned Public Quasi Public or [PQP(CZ)]. The General Plan does not specify a land use designation for privately or publicly owned roads; however, the County considers such land use as Public/Quasi Public use, serving the public at large. Wireless communication facilities are a conditional use with a Coastal Development Permit in this zoning district, pursuant to Title 20 section 20.40.050.S. The project proposes to remove an existing 29-3 foot high utility pole and installation of a wireless telecommunication facility (WCF) consisting of a 35-4 foot high pole with one antenna and associated equipment greater than the height allowed for the zoning district. Therefore, the project is consistent with the zoning.

c) Lot Legality. The project is located in the Pacific Gas & Electric (PG&E) right-of-way (36.57641 N, -121.944605 W) and adjacent to 3180 Cortez Road, Pebble Beach.

d) Design and Visual Resources. The surrounding areas are designated as a Design Control Zoning District ("D" zoning overlay). Pursuant to Title 20, Chapter 20.44, the regulation of the location, size, configuration, materials, and colors of structures and fences is intended to protect the public viewshed and preserve neighborhood character. The proposed WCF will utilize the same material and colors as the existing utility pole, which is wooden dark brown. The development is surrounded by existing vegetation and will blend with the surrounding environment. Additionally, DMF LUP Policy 48 indicates that new development within visually prominent settings, as illustrated on the Del Monte Forest Visual Resources Map (Figure 3), shall be sited and designed in such a manner that will not take away the scenic value of the area. Figure 3 also indicates that the project area is within the viewshed from Point Lobos. Pursuant to Title 20 section 20.64.310.H.1, wireless communication facilities should not be sited to create visual clutter or negatively affect specific views. From Point Lobos, the facility cannot be seen due to elevation and vegetation screening.

   Pursuant to Title 20 section 20.62.030.B, towers, poles, water tanks and similar structures may be erected to a greater height than the limit established for the district in which they are to be located, subject to a Coastal Development Permit. Therefore, the project meets regulations for the siting, design, and construction of wireless communication facilities pursuant to Monterey County Code (MCC) Title 20 chapter 20.44 and section 20.64.310.

e) Cultural Resources. According to Monterey County Geographic Information System (GIS) records identifies the subject property to be within a moderate archaeological sensitivity area and is not within a known or potential archaeological resource area. Therefore, an archaeological report is not required under the DMF CIP section 20.147.080.B.1. There is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural

resources is limited. This will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

f) Wireless Telecommunication Facility. As demonstrated in Finding 6 the project is consistent with the regulations for siting and design of WCF contained in Title 20 Section 20.64.310.

g) Public Access. As demonstrated in Finding 7, the development is consistent with public access policies of the DMF LUP

h) Land Use Advisory Committee. The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC, at a noticed public meeting on September 18, 2025, unanimously voted to support the project as proposed.

i) The project planner conducted a site inspection on October 7, 2025, to verify that the proposed project on the subject parcel conforms to the applicable plans and policies.

j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD- Planning for the proposed development found in Project File PLN250241.

2. **FINDING:** **SITE SUITABILITY –** The site is physically suitable for the use proposed.

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, Pebble Beach Community Services District, HCD-Public Works, HCD-Environmental Services, and the Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

b) Staff identified potential impacts to resources. The following reports have been prepared:

- "Radio Frequency Emissions Compliance Report for AT&T Mobility" prepared by Waterford Consultants, Fredrick, MA, January 16th, 2025.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. All development shall be in accordance with these reports.

c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN250241.

3. **FINDING:** **HEALTH AND SAFETY -** The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE: a) The project was reviewed by HCD-Planning, Pebble Beach Community Services District, HCD-Public Works, HCD-Environmental Services, and

the Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities are available. The existing power pole will provide electricity. The proposed project will not require the use of water or sewer as it is an unmanned wireless communication facility.

c) A Radio-Frequency (RF) engineering analysis was prepared by Waterford Consultants, evaluating the proposed WCF. The report finds that the facility will comply with prevailing Federal Communications Commission (FCC) and Occupational Safety and Health Administration (OSHA) standards for limiting public exposure to radio frequency energy. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. The site is adequate for the proposed development of the wireless communication facility, and the applicant has demonstrated that it is the most adequate for the provision of services as required by the FCC.

d) Staff conducted a site inspection on October 7th, 2025, to verify that the site is suitable for this use.

e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN250241.

4. **FINDING:** **NO VIOLATIONS -** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE:

a) Staff reviewed Monterey County HCD-Planning and Building Services Department records and is not aware of any violations existing on subject property.

b) Staff conducted a site inspection on October 7th, 2025, and researched County records to assess if any violation exists on the subject property.

c) There are no known violations on the subject parcel (PG&E right-of-way).

d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN250241.

5. **FINDING:** **CEQA (Exempt) –** The project is categorically exempt from environmental review, and no unusual circumstances were identified to exist for the proposed project. California Environmental Quality Act (CEQA) Guidelines §15303 categorically exempts the construction and location of new, small facilities or structures.

EVIDENCE:

a) The development includes the removal of an existing 29-3 foot high utility pole and installation of a wireless telecommunication facility consisting of a 35-4 foot high pole with one antenna and associated equipment. The project also includes a PG&E Smart Meter, two (2) mounted radios, and a canister antenna. Due to the wireless facility being considered a small facility and the support structures are also small, they

qualify for a categorical exemption as described in §15303 of the CEQA Guidelines.

b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, unusual circumstances that would result in a significant effect, or development that would result in a cumulative significant impact. The project site does not contain environmentally sensitive habitat. Additionally, no scenic resources, such as trees, rock outcroppings, and historical buildings, within the scenic highway will be impacted by the proposed project. The development will neither create nor significantly contribute to geologic instability or geologic hazards. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN250241.

6. **FINDING:** **WIRELESS COMMUNICATION FACILITIES** – The development of the proposed co-located wireless communications facility will not significantly affect any designated public viewing area, scenic corridor, or any identified environmentally sensitive area or resources. The site is adequate for the proposed development of the co-located wireless communications facility, and the applicant has demonstrated that it is the most adequate for the provision of services as required by the FCC. The proposed telecommunication facility will not create a hazard for aircraft in flight. The proposed co-located wireless communication facility complies with all applicable requirements of MCC §20.64.310. The subject property on which the wireless communication facility is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions, and any other applicable provisions of MCC, and all zoning violation abatement costs, if any, have been paid.

EVIDENCE: a) This project consists of the removal of an existing 29-3 foot utility pole owned by Pacific Gas and Electric (PG&E) and installation of a WCF consisting of a 33 foot wooden pole, a 2'-foot canister antennae, and associated equipment including., two (2) power supply units, a PG&E Smart Meter, two (2) mounted radios, two (2) conduits, an equipment bracket, making the complete development a 35-4 feet in height. The property is located off of the right-of-way (Coordinates 36.57641 N, -121.944605 W), adjacent to 3180 Cortez Road, Pebble Beach.

b) Pursuant to Title 20 section 20.64.310.C, wireless communication facilities are allowed on any lot or parcel in any zoning district subject to the appropriate entitlement including the construction, modification, and placement of any antennas used for multi-channel distributions services and personal wireless service facilities. The proposed AT&T Mobility wireless facility proposes to remove the existing utility pole and install a WCF and therefore requires a Coastal Development Permit (see evidence b in Finding 1)

c) <u>Site Location and Analysis.</u> The development is proposed to be located within an existing utility easement owned by PG&E on Cortez Road,

which is a private road, owned and maintained by Pebble Beach Company. The General Plan does not specify a land use designation for privately or publicly owned roads; however, the County considers such land use as Public/Quasi Public use, serving the public at large. Accordingly, Title 20, section 20.40.050.S allows for WCF subject to a Coastal Development Permit in each case. Staff analyzed the proposed development for the best siting and location for the WCF. There is an existing utility pole, and the proposed development would replace this pole to allow AT&T to provide maximum coverage to its customers. The Applicant provided Service Coverage Maps illustrating this area to have poor coverage, and the proposed WCF would provide a clear and consistent mobile service within the area. According to these Service Coverage Maps, the proposed facility is necessary to close significant service coverage gap area within Del Monte Forest.

d) Co-location. Although no existing WCFs met the coverage objectives for co-location, the project utilizes the same location as the PG&E pole, minimizing new infrastructure and visual clutter. Title 20 section 20.64.310 encourages co-location, and Condition No. 6 has been added to support future co-location by other carriers. Additionally, the proposed 6-1 foot height increase is allowable under Title 20 section 20.62.030.B with a Coastal Development Permit, which is justified here due to the limited visual change and compliance with siting and design standards. For further detail, see Finding 1, Evidence D.

e) The project is consistent with MCC Chapter 20.92, Airport Approach Zoning, and does not require review by the Monterey County Airport Land Use Commission. This project does not affect any aircraft zones identified in MCC §20.92.050, and therefore need not comply with the heights outlined in MCC §20.92.060. The proposed telecommunication facility will not create a hazard for airport approaches or departures.

f) The project does not penetrate Federal Aviation Regulation (FAR) Part 77 Imaginary Surface. The project site is located approximately 5.5 miles from Monterey Regional Airport, the nearest public use airport. If deemed necessary by the FCC, warning lights would be located on top of the structure to prevent conflict with any aircraft when visibility is limited. The proposed telecommunication facility will not create a hazard for aircraft in flight.

g) The project planner reviewed the project application materials and plans and the County GIS database to verify that the project on the subject parcel conforms to the plans listed above and that the site is suitable for this use. The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN250241.

7. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public

Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE: a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in DMF CIP Section 20.147.130.

b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

c) The subject property is not described as an area where Major Public Access & Recreational Facilities requires visual or physical public access (Figure 8, DMF LUP).

a As proposed, the development project will not interfere with visual access from or to 17-Mile Drive and nearby designated vista points. The proposed development is consistent with DMF LUP Policies 123 and 137 and will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. The design and siting of the proposed WCF does not significantly increase the height of the existing structure and would not significantly increase the visual impacts over the existing baseline. As proposed, the project is consistent with the applicable visual resource and public access policies of the DMF LUP.

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250241.

8. **FINDING:** **APPEALABILITY -** The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

EVIDENCE: a) Board of Supervisors. Pursuant to §§20.44.070 and 20.86.030 of the Monterey County Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

b) Coastal Commission. The proposed project is subject to appeal by/to the California Coastal Commission because it is a project involving development that is permitted in the underlying zone as a conditional use, pursuant to §20.86.080.3 of the Monterey County Zoning Ordinance (Title 20).

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Find the project the project Categorically Exempt per Section 15303 of the CEQA Guidelines and does not meet any of the exceptions under Section 15300.2;
2. Approve a Combined Development Permit consisting of a 1.) Coastal Development Permit and Design Approval to allow the removal of an existing 29-3 foot high utility pole and installation of a wireless telecommunication facility consisting of a 35-4 foot high pole with one antenna and associated equipment; and 2.) Coastal Development Permit to exceed the required height of 30 feet established by the district.

PASSED AND ADOPTED this 30th day of October, 2025.

_____
Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

   Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

   Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services offices in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN250241

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit and Design Approval (PLN250241) allows 1.) Coastal Development Permit and Design Approval to allow the removal of an existing 29-3 foot high utility pole and installation of a wireless telecommunication facility consisting of a 35-4 foot high pole with one antenna and associated equipment; and 2.) Coastal Development Permit to exceed the required height of 30 feet established by the district. The property is located in the PG&E right-of-way, adjacent to the property located at 3180 Cortez Road, Pebble Beach (Assessor's Parcel Number 008-233-010-000), Del Monte Forest Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Development Permit and Design Approval (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 008-341-031-000 on October 30th, 2025. The permit was granted subject to 8 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD039(A) - WIRELESS INDEMNIFICATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant agrees as a condition and in consideration of the approval of the permit to enter into an indemnification agreement with the County whereby the applicant agrees to defend, indemnify, and hold harmless the County, its officers, agents and employees from actions or claims of any description brought on account of any injury or damages sustained by any person or property resulting from the issuance of the permit and conduct of the activities authorized under said permit. Applicant shall obtain the permission of the owner on which the wireless communication facility is located to allow the recordation of said indemnification agreement, and the applicant shall cause said indemnification agreement to be recorded by the County Recorder as a prerequisite to the issuance of the building and/or grading permit. The County shall promptly notify the applicant of any such claim, action, or proceeding and the County shall cooperate fully in the defense thereof. The County may, at its sole discretion, participate in the defense of such action, but such participation shall not relieve applicant of its obligations under this condition. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit signed and notarized Indemnification Agreement to the Director of HCD-Planning for review and signature by the County.

Prior to the issuance of grading or building permits, the Owner/Applicant shall submit proof of recordation of the Indemnification Agreement, as outlined, to HCD-Planning.

5. PD039(B) - WIRELESS REDUCE VISUAL IMPACTS

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall agree in writing that if future technological advances allow for reducing the visual impacts of the telecommunication facility, the applicant shall make modifications to the facility accordingly to reduce the visual impact as part of the facility's normal replacement schedule. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit, in writing, a declaration agreeing to comply with the terms of this condition HCD - Planning for review and approval.

6. PD039(C) - WIRELESS CO-LOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant and/or successors assigns shall encourage co-location by other wireless carriers on this tower assuming appropriate permits are approved for co-location. Any expansion or additions of microwave dishes, antennas and/or similar appurtenances located on the monopole, which are not approved pursuant to this permit, are not allowed unless the appropriate authority approves additional permits or waivers. In any case, the overall height of the pole shall not exceed the specified height. (HCD - Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall encourage co-location by other wireless carriers on this tower assuming appropriate permits are approved for co-location. The overall height of the pole shall not exceed ___ feet.

7. PD039(D) - WIRELESS REMOVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If the applicant abandons the facility or terminates the use, the applicant shall remove the monopole, panel antennas, and equipment shelter. Upon such termination or abandonment, the applicant shall enter into a site restoration agreement subject to the approval of the Director of HCD - Planning and County Counsel. The site shall be restored to its natural state within six (6) months of the termination of use or abandonment of the site.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to abandoning the facility or terminating the use, the Owner/Applicant shall submit a site restoration agreement to HCD - Planning subject to the approval of the HCD - Director of Planning and County Counsel.

Within 6 months of termination of use or abandonment of the site, the Owner Applicant shall restore the site to its natural state.

8. PD039(E) - WIRELESS EMISSION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The facility must comply with Federal Communications Commission (FCC) emission standards. If the facility is in violation of FCC emission standards, the Director of HCD - Planning shall set a public hearing before the Appropriate Authority whereupon the appropriate authority may, upon a finding based on substantial evidence that the facility is in violation of the then existing FCC emission standards, revoke the permit or modify the conditions of the permit. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of use and on an on-going basis, the Owner/Applicant shall submit documentation demonstrating compliance with the FCC emission standards to the Director of HCD-Planning for review and approval.

On an on-going basis, if the facility is in violation of FCC emission standards, the Director of HCD-Planning shall set a public hearing before the Appropriate Authority to consider revocation or modification of the permit.

CRAN_RSFR_PEBBL_005

(NEAR) 3180 CORTEZ RD
PEBBLE BEACH, CA 93953

SITE ID:	CRAN_RSFR_PEBBL_005
IWM:	WSSFR0048236
FA CODE:	16364869
SITE TYPE:	WOODEN PG&E UTILITY POLE
POLE #:	TBD
COUNTY:	MONTEREY

PROJECT TEAM

APPLICANT:
AT&T MOBILITY
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583
CONTACT: MARC GRABISCH
EMAIL: MG387K@ATT.COM

AT&T MOBILITY PROJECT MANAGER:
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A&E PROJECT MANAGER:
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1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GA 30005
PHONE: (415) 989.1102
EMAIL: ATTPROJECTTEAM@MODUSLLC.COM

PROJECT DESCRIPTION

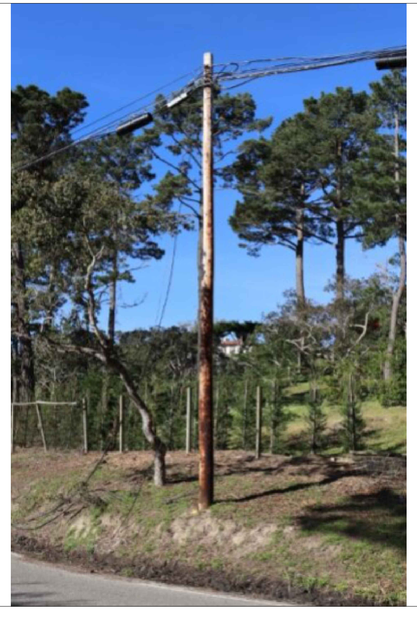
AT&T PROPOSES TO INSTALL A NEW WIRELESS COMMUNICATION SITE ON A WOODEN UTILITY POLE.

SCOPE:
- REMOVE AND REPLACE EXISTING WOODEN UTILITY POLE WITH NEW WOODEN UTILITY POLE
- INSTALL (1) NEW 2' CANISTER ANTENNA ON TOP OF WOODEN UTILITY POLE
- INSTALL (1) NEW RADIO 4490, (1) RADIO 4890 ON WOODEN UTILITY POLE
- INSTALL (2) NEW PSU AC08 ON WOODEN UTILITY POLE
- INSTALL (1) NEW COAX CONDUIT FROM EQUIPMENT TO NEW CANISTER ANTENNA
- INSTALL (1) NEW POWER CONDUIT FROM P.O.C. TO EQUIPMENT
- INSTALL (1) NEW FIBER CONDUIT FROM P.O.C. TO EQUIPMENT
- INSTALL (1) NEW EQUIPMENT BRACKET
- INSTALL (1) NEW SMART METER / DISCONNECT
- CABLING TO BE INSTALLED IN A TIGHT NEAT MANNER WITHOUT EXCESS CABLE LOOPS
- ALL AT&T ADDED APPURTENANCES SHALL BE PAINTED TO MATCH POLE COLOR (NON-GLOSSY "SABLE" BY SHERWIN WILLIAMS, OR EQUIVALENT)

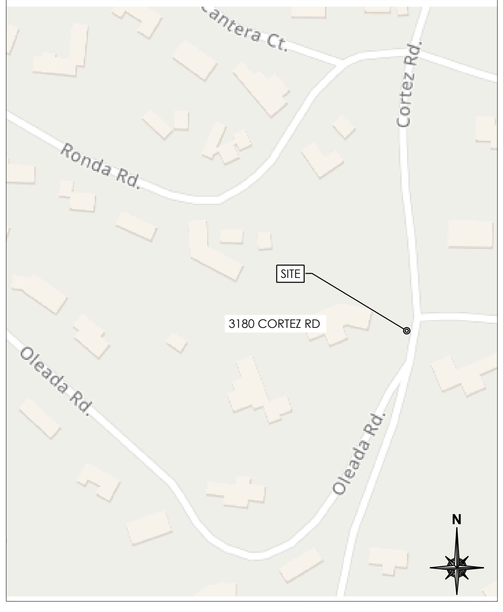
DRAWING INDEX

SHEET NO.	SHEET TITLE
T-1	TITLE SHEET
T-2	GENERAL NOTES
C-1	SURVEY
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN & PROPOSED EQUIPMENT LAYOUT PLANS
A-3	ELEVATIONS
A-4	ELEVATIONS
D-1	DETAILS
D-2	DETAILS
E-1	ELECTRICAL GENERAL NOTES
E-2	ONE-LINE DIAGRAM & GROUNDING SCHEMATIC
E-3	ELECTRICAL DETAILS
TCP-1	TRAFFIC CONTROL PLAN

POLE PHOTO



VICINITY MAP



SITE INFORMATION

SITE ADDRESS:	(NEAR) 3180 CORTEZ RD PEBBLE BEACH, CA 93953
OWNER:	PG&E 1 MARKET STREET, SPEAR TOWER SAN FRANCISCO, CA 94105-1126
APPLICANT:	AT&T MOBILITY 5005 EXECUTIVE PARKWAY SAN RAMON, CA 94583
LATITUDE:	36.575641 NAD83
LONGITUDE:	-121.944605 NAD83
COUNTY:	MONTEREY
JURISDICTION:	PEBBLE BEACH
ASSESSORS PARCEL NUMBER:	NEAR 008-233-010
ZONING:	LDR/1.5-D(CZ)
ELEVATION:	278.222' AMSL

CALL 811 BEFORE YOU DIG
IT'S THE LAW

THE UTILITIES SHOWN HEREIN ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER/SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL THE UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO THE (E) UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- 2022 CALIFORNIA BUILDING CODE (CBC), BASED ON THE 2021 IBC
- 2022 CALIFORNIA ELECTRICAL CODE (CEC), BASED ON THE 2020 NEC
- 2022 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2021 UMC
- 2022 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2021 UPC
- 2022 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CALGREEN)
- 2022 CALIFORNIA FIRE CODES WITH ALL LOCAL AMENDMENTS, BASED ON THE 2021 IFC
- ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
- CALIFORNIA GENERAL ORDER 95 (G.O. 95, 2020)
- NCJPA OPERATIONS/ ROUTINE HANDBOOK (2019)
- NATIONAL ELECTRICAL CODE (NEC) (2023 EDITION)
- NATIONAL ELECTRICAL SAFETY CODE IEEE C2 2023 (NESC)
- CITY / COUNTY ORDINANCES

ACCESSIBILITY REQUIREMENTS FOR PERSONS WITH DISABILITIES:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY IS NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA ADMINISTRATIVE STATE CODE PART 2, TITLE 24, CHAPTER 11B, SECTION 11038.

AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA
94583

NextEdge
1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JC
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	04/23/24	90% CD
0	01/16/25	100% CD

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. WINER
No.65117
Exp. 09/30/25
CIVIL
STATE OF CALIFORNIA

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

CRAN_RSFR_PEBBL_005

(NEAR) 3180 CORTEZ RD
PEBBLE BEACH, CA 93953

TITLE SHEET

T-1

GENERAL NOTES

GENERAL CONSTRUCTION NOTES

1. PLANS ARE INTENDED TO BE DIAGRAMMATIC ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
2. THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
3. CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600, FOR UTILITY LOCATIONS, 2 WORKING DAYS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.
4. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CBC'S REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE, FOR, BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.
6. REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT / ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT / ENGINEER.
7. THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.
8. DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE AREA LINES, UNLESS OTHERWISE NOTED.
9. ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT / ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS, OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.
10. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT / ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT / ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.
11. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.
12. ANY EXISTING COMPONENTS DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO IT'S ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.
13. ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.

GENERAL NOTES FOR EXISTING CELL SITES

1. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR.
2. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS MUST BE VERIFIED. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
3. THE EXISTING CELL SITE IS IN FULL COMMERCIAL OPERATION. ANY CONSTRUCTION WORK BY CONTRACTOR SHALL NOT DISRUPT THE EXISTING NORMAL OPERATION. ANY WORK ON EXISTING EQUIPMENT MUST BE COORDINATED WITH CONTRACTOR. ALSO, WORK SHOULD BE SCHEDULED FOR AN APPROPRIATE MAINTENANCE WINDOW USUALLY IN LOW TRAFFIC PERIODS AFTER MIDNIGHT.
4. SINCE THE CELL SITE IS ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE ADVISED TO BE WORN TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS.
5. CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. CONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD (N) TRAYS AS NECESSARY. CONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONTRACTOR.
6. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.

APPLICABLE CODES, REGULATIONS AND STANDARDS:

1. CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION.
2. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE TIME OF PERMITTING AWARD SHALL GOVERN THE DESIGN.
3. CONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
   - 3.1. - AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
   - 3.2. - AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
   - 3.3. - TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-F, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES
   - 3.4. - INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRICAL EQUIPMENT.
   - 3.5. -IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")
4. TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS
   - 4.1. TELCORDIA GR-63 NETWORK EQUIPMENT-BUILDING SYSTEM (NEBS): PHYSICAL PROTECTION
   - 4.2. TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING
   - 4.3. TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS
   - 4.4. TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS
5. ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS
6. FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

GENERAL TRENCHING NOTES

1. MAINTAIN 24" MINIMUM COVER FOR ALL ELECTRICAL CONDUITS, U.O.N.
2. MAINTAIN 30" MINIMUM COVER FOR ALL TELECOMMUNICATIONS CONDUITS.
3. MINIMUM 1" SAND SHADING BELOW CONDUITS, AND 6" COVERING ON TOP OF CONDUITS REQUIRED.
4. REFER TO SHEET E-1 FOR ADDITIONAL REQUIREMENTS

GENERAL GROUNDING NOTES

1. GROUNDING SHALL BE TESTED AT 5 OHMS OR LESS.
2. WOOD MOLDING, STAPLED EVERY 3'-0" AND AT EACH END.

GENERAL CONDUIT NOTES

1. ALL CONDUITS WILL BE MANDRELED AND EQUIPPED WITH 3/8" PULL ROPE.
2. SCHEDULE 40 CONDUIT FOR UNDERGROUND USE.
3. SCHEDULE 80 CONDUIT FOR RISER USE AND ELSEWHERE AS NOTES. TRANSITION FROM SCHEDULE 40 PVC OR RIGID STEEL CONDUIT TO SCHEDULE 80 USING APPROVED FITTINGS DESIGNED TO PROVIDE A SMOOTH INTERIOR WALL TRANSITION TO THE REDUCED INTERIOR DIAMETER OF SCHEDULE 80. ADJUST CONDUIT SIZE IF NECESSARY TO MAINTAIN THE INTERIOR AREA REQUIRED FOR THE WIRING SPECIFIED.
4. GALVANIZED STEEL CONDUIT FOR ANY CONDUIT UNDER 3", STUB UP 10" THEN CONVERT TO SCHEDULE 80.
5. CONTRACTOR TO STUB UP POLE 10" w/ 3" POWER CONDUIT. POWER COMPANY TO CONVERT FROM 3" STUB SCHEDULE 80 TO 2" SCHEDULE 80 FROM TOP OF STUB UP.
6. ZRC COLD GALVANIZING COMPOUND OR EQUIVALENT IS REQUIRED ON EXPOSED THREADS IN RIGID STEEL CONDUIT AND THE CUT ENDS OF SUPPORT STRUTS, ETC. TO PREVENT RUSTING.

TYPICAL R.O.W. POLE CONSTRUCTION NOTES

1. CABLE NOT TO IMPEDE 15" CLEAR SPACE OFF POLE FACE.
2. ALL CLIMB STEPS NEXT TO CONDUIT SHALL HAVE EXTENDED STEPS.
3. NO BOLT THREADS TO PROTRUDE MORE THAN 1-1/2"
4. ALL HOLES IN POLE LEFT FROM REARRANGEMENT OF CLIMB STEPS TO BE FILLED.
5. 90° SHORT SWEEPS UNDER ANTENNA ARM, ALL CABLES MUST TRANSITION ON THE INSIDE OR BOTTOM OF THE ARM (NO CABLE ON TOP OF ARM).
6. USE 90° CONNECTOR AT CABLE CONNECTION FOR OMNI DOWN ANTENNAS.
7. USE CABLE CLAMPS TO SECURE CABLE TO ARMS, PLACE 2" AT&T WIRELESS CABLE I.D. TAGS ON BOTH SIDES OF ARMS.
8. USE 1/2" DIA. CABLE ON ANTENNAS UNLESS OTHERWISE SPECIFIED.
9. PLACE GPS ON ARM OF SOUTHERN SKY EXPOSURE AT MINIMUM 6' FROM TRANSMIT ANTENNA WHICH IS 24" AWAY FROM CENTER OF POLE.
10. FILL VOID AROUND CABLES AT CONDUIT OPENING WITH FOAM SEALANT TO PREVENT WATER INTRUSION.

CONTRACTOR REQUIREMENTS

DO NOT SCALE OFF DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK

ABBREVIATIONS

A.B.	ANCHOR BOLT	GLB. (GLU-LAM)	GLUE LAMINATED BEAM
ABV.	ABOVE	GPS	GLOBAL POSITIONING SYSTEM
ACCA	ANTENNA CABLE COVER ASSEMBLY	GRND.	GROUND
ADD'L	ADDITIONAL	HDR.	HEADER
A.F.F.	ABOVE FINISHED FLOOR	HGR.	HANGER
A.F.G.	ABOVE FINISHED GRADE	HT.	HEIGHT
AGL	ABOVE GROUND LEVEL	ICGB.	ISOLATED COPPER GROUND BUS
ALUM	ALUMINUM	IN.(")	INCH(ES)
ALT.	ALTERNATE	INT.	INTERIOR
AMSL	ABOVE SEA LEVEL	LB.(#)	POUND(S)
ANT.	ANTENNA	L.B.	LAG BOLTS
APPRX.	APPROXIMATE(LY)	L.F.	LINEAR FEET(FOOT)
ARCH.	ARCHITECT(URAL)	L.	LONGITUDINAL
AWG.	AMERICAN WIRE GAUGE	MAS.	MASONRY
BLDG.	BUILDING	MAX.	MAXIMUM
BLK.	BLOCK	M.B.	MACHINE BOLT
BLKG	BLOCKING	MECH.	MECHANICAL
BM.	BEAM	MFR.	MANUFACTURER
B.N.	BOUNDARY NAILING	MIN.	MINIMUM
BN	BACK-UP CABINET	MISC.	MISCELLANEOUS
BTCW.	BARE TINNED COPPER WIRE	MTL.	METAL
B.O.	BOTTOM	NO.(#)	NUMBER
B.O.F.	BOTTOM OF FOOTING	N.T.S.	NOT TO SCALE
CAB.	CABINET	(N)	NEW
CANT.	CANTILEVER(ED)	O.C.	ON CENTER
C.I.P.	CAST IN PLACE	OPNG.	OPENING
CLG.	CEILING	P/C	PRE CAST CONCRETE
℄	CENTERLINE	PCS	PERSONAL COMMUNICATION SERVICES
CLR.	CLEAR	℗	PLATE
COL.	COLUMN	PLY.	PLYWOOD
CONC.	CONCRETE	PPC.	POWER PROTECTION CABINET
CONN.	CONNECTION(OR)	PRC.	PRIMARY FLEXING CABINET
CONST.	CONSTRUCTION	P.S.F.	POUNDS PER SQUARE FOOT
CONT.	CONTINUOUS	P.S.I.	POUNDS PER SQUARE INCH
ⅆ	PENNY (NAILS)	P.T.	PRESSURE TREATED
DBL.	DOUBLE	PWR.	POWER (CABINET)
DEPT.	DEPARTMENT	QTY.	QUANTITY
D.F.	DOUGLAS FIR	RAD.(R)	RADIUS
DIA.	DIAMETER	REF.	REFERENCE
DIAG.	DIAGONAL	REINF.	REINFORCING
DIM.	DIMENSION	REQ'D.	REQUIRED
DWG.	DRAWING(S)	RGS.	RIGID GALVANIZED STEEL
DWL.	DOWEL(S)	R.O.W.	RIGHT OF WAY
EA.	EACH	SCH.	SCHEDULE
EL.	ELEVATION	SHT.	SHEET
ELEC.	ELECTRICAL	SIM.	SIMILAR
ELEV.	ELEVATOR	SPEC.	SPECIFICATION(S)
EMT.	ELECTRICAL METALLIC TUBING	SQ.	SQUARE
E.N.	EDGE NAIL	S.S.	STAINLESS STEEL
ENG.	ENGINEER	STD.	STANDARD
EQ.	EQUAL	STL.	STEEL
EXP.	EXPANSION	STRUC.	STRUCTURAL
EXST.(E)	EXISTING	TEMP.	TEMPORARY
EXT.	EXTERIOR	THK.	THICKNESS
FAB.	FABRICATION(OR)	T.N.	TOE NAIL
F.F.	FINISH FLOOR	T.O.A.	TOP OF ANTENNA
F.G.	FINISH GRADE	T.O.C.	TOP OF CURB
FIN.	FINISH(ED)	T.O.F.	TOP OF FOUNDATION
FLR.	FLOOR	T.O.P.	TOP OF PLATE(PARAPET)
FDN.	FOUNDATION	T.O.S.	TOP OF STEEL
F.O.C.	FACE OF CONCRETE	T.O.W.	TOP OF WALL
F.O.M.	FACE OF MASONRY	TYP.	TYPICAL
F.O.S.	FACE OF STUD	U.G.	UNDER GROUND
F.O.W.	FACE OF WALL	U.L.	UNDERWRITES LABORATORY
F.S.	FINISH SURFACE	U.N.O.	UNLESS NOTED OTHERWISE
FT.(')	FOOT(FEET)	V.I.F.	VERIFY IN FIELD
FTG.	FOOTING	W	WIDE(WIDTH)
G.	GROWTH(CABINET)	W/	WITH
GA.	GAUGE	WD.	WOOD
GI.	GALVANIZE(D)	W.P.	WEATHERPROOF
G.F.I.	GROUND FAULT CIRCUIT INTERRUPTER	WT.	WEIGHT

LEGEND

- SPOT ELEVATION
- REVISION
- GRID REFERENCE
- DETAIL REFERENCE
- ELEVATION REFERENCE
- SECTION REFERENCE
- MATCH LINE
- WORK POINT
- STEEL
- GROUT OR PLASTER
- (E) BRICK
- (E) MASONRY
- CONCRETE
- EARTH
- GRAVEL
- PLYWOOD
- SAND
- CENTERLINE
- PROPERTY/LEASE LINE
- GROUND CONDUCTOR
- T — TELEPHONE CONDUIT
- E — ELECTRICAL CONDUIT
- E/T — ELECTRICAL & TELCO CONDUITS
- A — COAXIAL CABLE
- O/H — OVERHEAD LINES
- X — CHAIN LINK FENCING
- WOOD FENCING
- OHT/OHP — OVERHEAD COMM/ OVERHEAD POWER

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SAN RAMON, CA
94583

NextEdge

1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JC
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	04/23/24	90% CD
0	01/16/25	100% CD

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. WARD
No. 85117
Exp. 09/30/25
CIVIL
STATE OF CALIFORNIA

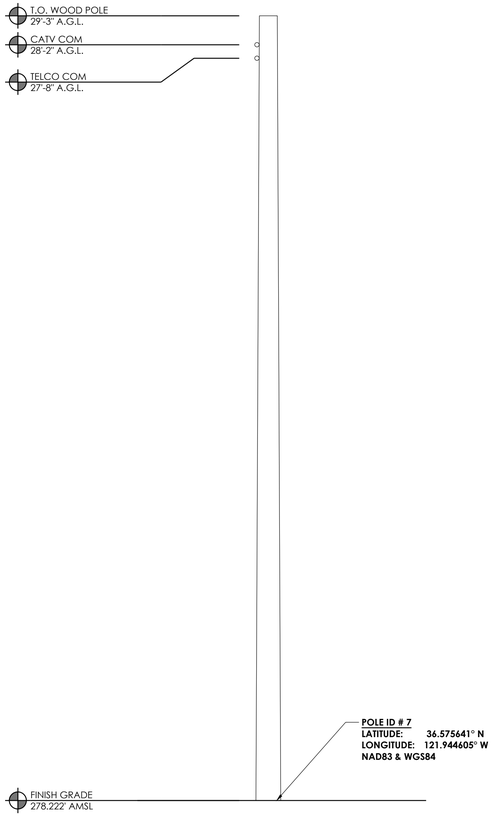
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GENERAL NOTES

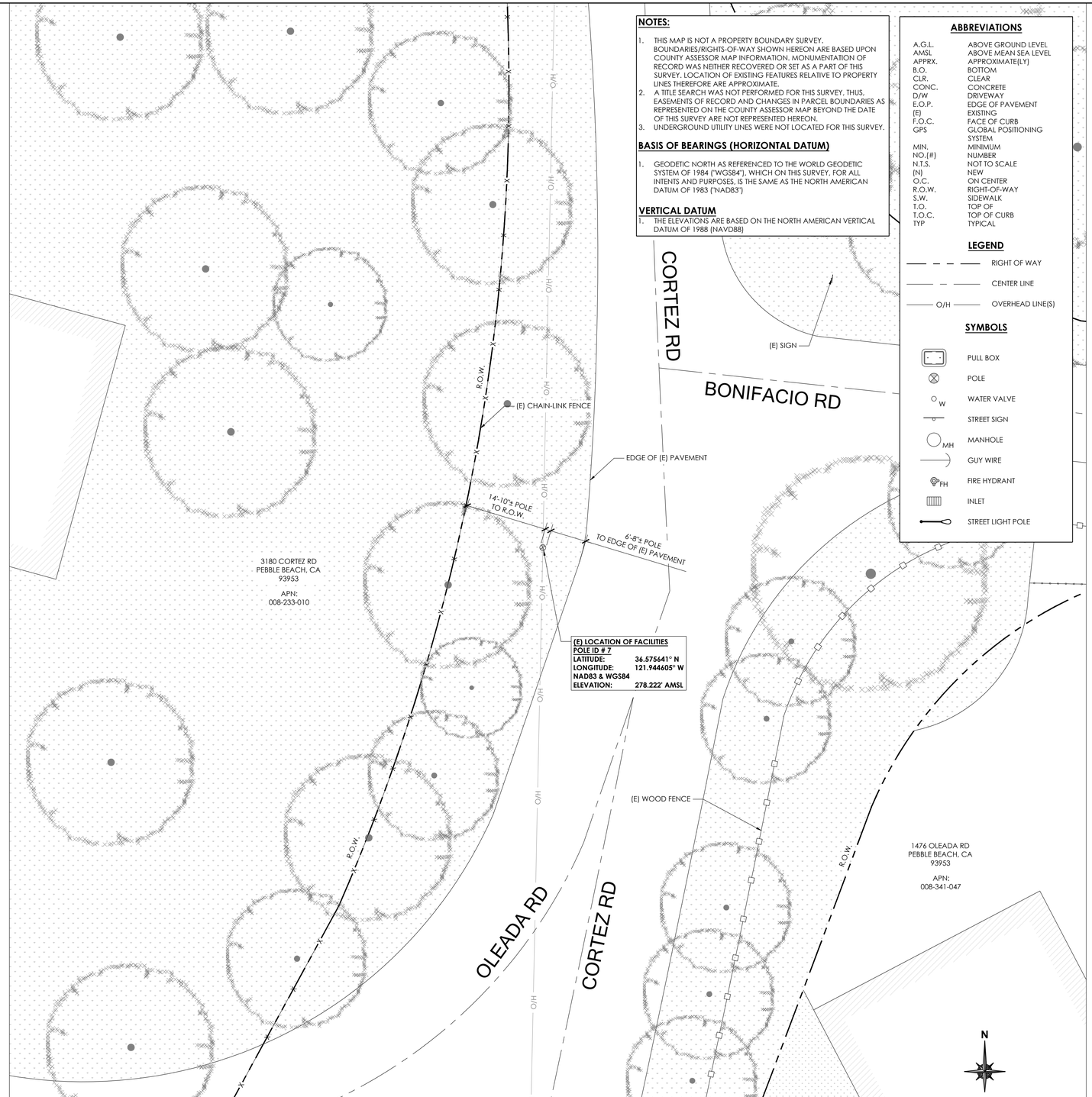
T-2



ELEVATION

SCALE 3/8"=1'-0"

2



SITE PLAN

24"x36" SCALE: 1" = 10'
11"x17" SCALE: 1" = 20'
10' 5' 0' 10'

SCALE 1"=10'-0"

1

NOTES:

1. THIS MAP IS NOT A PROPERTY BOUNDARY SURVEY. BOUNDARIES/RIGHTS-OF-WAY SHOWN HEREON ARE BASED UPON COUNTY ASSESSOR MAP INFORMATION. MONUMENTATION OF RECORD WAS NEITHER RECOVERED OR SET AS A PART OF THIS SURVEY. LOCATION OF EXISTING FEATURES RELATIVE TO PROPERTY LINES THEREFORE ARE APPROXIMATE.
2. A TITLE SEARCH WAS NOT PERFORMED FOR THIS SURVEY, THUS, EASEMENTS OF RECORD AND CHANGES IN PARCEL BOUNDARIES AS REPRESENTED ON THE COUNTY ASSESSOR MAP BEYOND THE DATE OF THIS SURVEY ARE NOT REPRESENTED HEREON.
3. UNDERGROUND UTILITY LINES WERE NOT LOCATED FOR THIS SURVEY.

BASIS OF BEARINGS (HORIZONTAL DATUM)

1. GEODETIC NORTH AS REFERENCED TO THE WORLD GEODETIC SYSTEM OF 1984 ("WGS84"), WHICH ON THIS SURVEY, FOR ALL INTENTS AND PURPOSES, IS THE SAME AS THE NORTH AMERICAN DATUM OF 1983 ("NAD83")

VERTICAL DATUM

1. THE ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

ABBREVIATIONS

A.G.L.	ABOVE GROUND LEVEL
AMSL	ABOVE MEAN SEA LEVEL
APPRX.	APPROXIMATE(LY)
B.O.	BOTTOM
CLR.	CLEAR
CONC.	CONCRETE
D/W	DRIVEWAY
E.O.P.	EDGE OF PAVEMENT
(E)	EXISTING
F.O.C.	FACE OF CURB
GPS	GLOBAL POSITIONING SYSTEM
MIN.	MINIMUM
NO.(#)	NUMBER
N.T.S.	NOT TO SCALE
(N)	NEW
O.C.	ON CENTER
R.O.W.	RIGHT-OF-WAY
S.W.	SIDEWALK
T.O.	TOP OF
T.O.C.	TOP OF CURB
TYP	TYPICAL

LEGEND

- RIGHT OF WAY
- CENTER LINE
- O/H — OVERHEAD LINE(S)

SYMBOLS

- PULL BOX
- POLE
- W — WATER VALVE
- STREET SIGN
- MH — MANHOLE
- GUY WIRE
- FH — FIRE HYDRANT
- INLET
- STREET LIGHT POLE

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NextEdge

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ALPHARETTA, GA
30005

DRAWN BY:	FZA
CHECKED BY:	RM
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	03/28/24	100% SURVEY

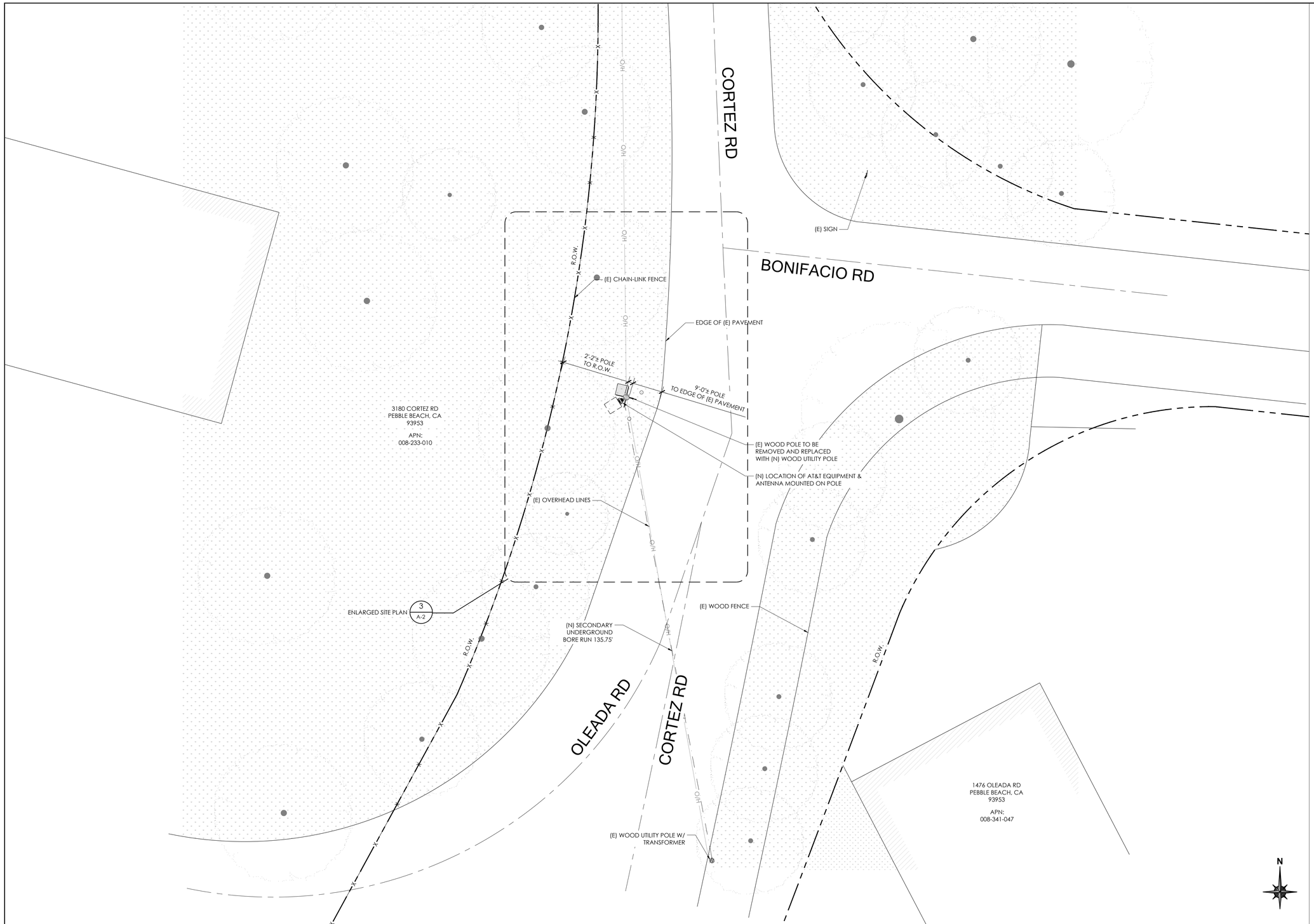
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CHRISTOPHER R. WINER
No.65117
Exp. 09/30/25
CIVIL
STATE OF CALIFORNIA

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3180 CORTEZ RD
PEBBLE BEACH, CA 93953

SURVEY

C-1



SITE PLAN

24"x36" SCALE: 1" = 10'-0"
11"x17" SCALE: 1" = 20'-0"

10' 5' 0' 10'

1

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94583

NextEdge
1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JC
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
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0	01/16/25	100% CD

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CHRISTOPHER R. WALKER
No.65117
Exp. 09/30/25
CIVIL
STATE OF CALIFORNIA

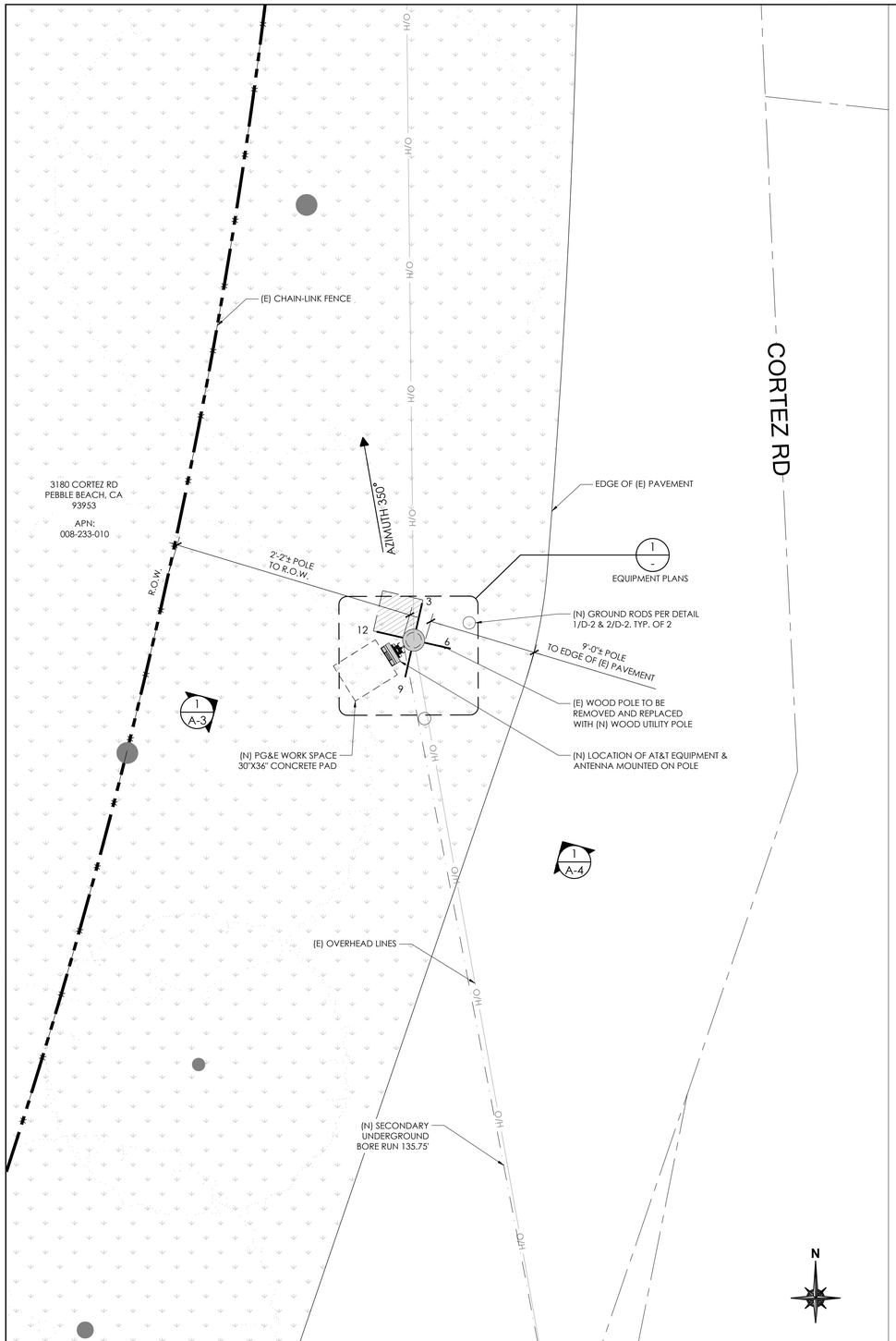
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PEBBLE BEACH, CA 93953

SITE PLAN

A-1



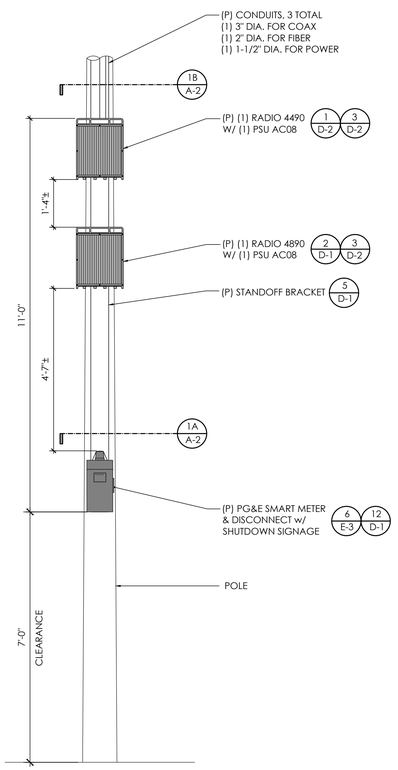
ENLARGED SITE PLAN

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

4' 3' 2' 1' 0" 4'

3

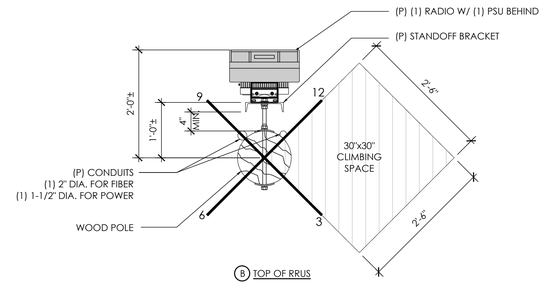
NOTES:
1. ALL EQUIPMENT SHALL BE PLACED (VERTICALLY) AS CLOSE AS ALLOWED BY POLE OWNER, WHILE MAINTAINING MINIMUM CLEARANCE REQUIREMENTS.
2. MAINTAIN 4" MIN. OFFSET BETWEEN THE MOUNTING BRACKET FLANGE AND THE POLE
3. ALL ANTENNAS, BRACKETS, CABLING, CONDUIT, AND OTHER EQUIPMENT WILL BE PAINTED NON-GLOSSY SABLE BY SHERWIN WILLIAMS (OR EQUIVALENT)
4. SWEEP CONDUIT RUNS AROUND (E) CROSS ARMS WHERE THEY OCCUR, SEE DETAIL 6/D-2
5. CABLING TO BE INSTALLED IN A TIGHT NEAT MANNER WITHOUT EXCESS CABLE LOOPS



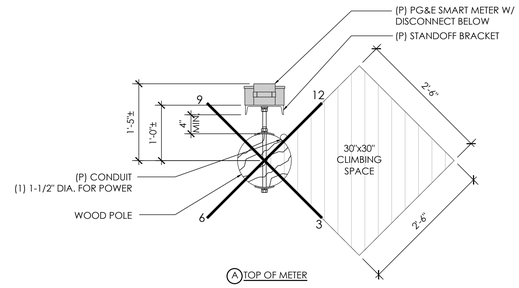
(P) ELEVATION

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

2



B TOP OF RRUS



A TOP OF METER

(P) EQUIPMENT PLANS

24"x36" SCALE: 3/4" = 1'–0"
11"x17" SCALE: 3/8" = 1'–0"

1' 6" 0" 1'

1

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94583

NextEdge

1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

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REGISTERED PROFESSIONAL ENGINEER
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PEBBLE BEACH, CA 93953

ENLARGED SITE PLAN & PROPOSED ELEVATION / EQUIPMENT PLANS

A-2

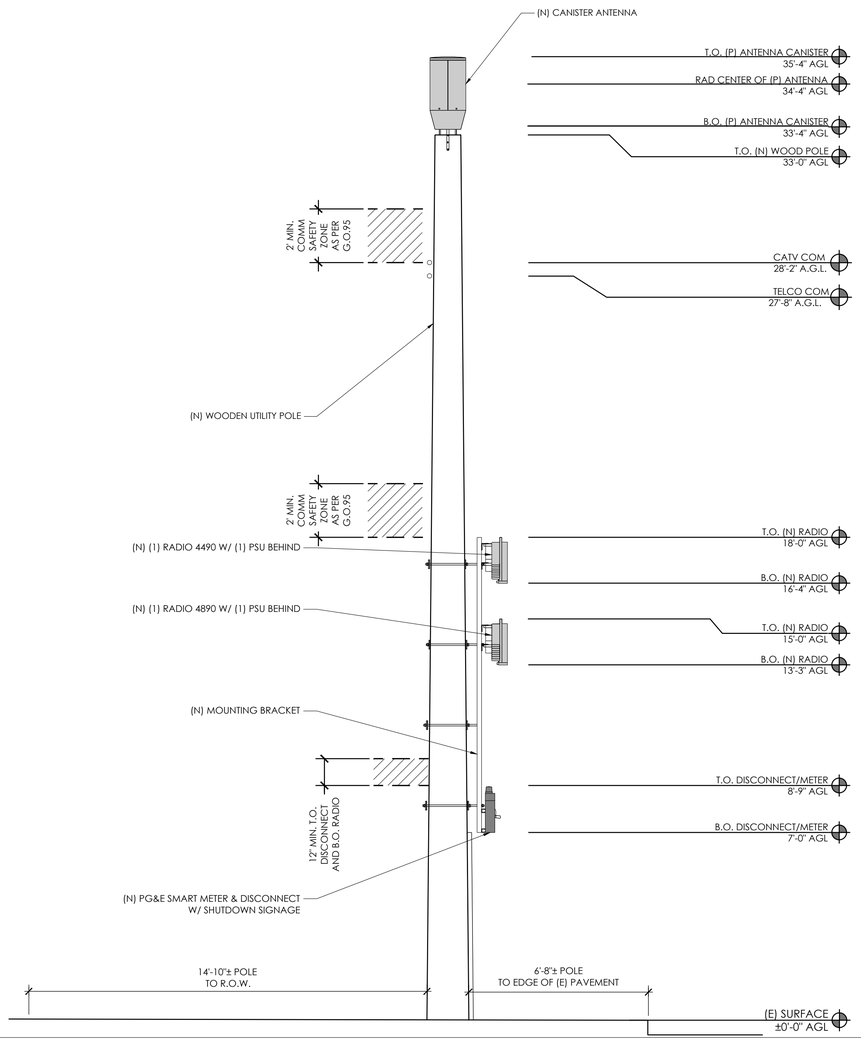
NOTES:
1. ALL EQUIPMENT SHALL BE PLACED (VERTICALLY) AS CLOSE AS ALLOWED BY POLE OWNER, WHILE MAINTAINING MINIMUM CLEARANCE REQUIREMENTS.
2. MAINTAIN 12" MIN. CLEARANCE TO GUY WIRE FROM PROPOSED EQUIPMENT.
3. MAINTAIN 4" MIN. OFFSET BETWEEN THE MOUNTING BRACKET FLANGE AND THE POLE
4. ALL ANTENNAS, BRACKETS, CABLING, CONDUIT, AND OTHER EQUIPMENT WILL BE PAINTED NON-GLOSSY SABLE BY SHERWIN WILLIAMS (OR EQUIVALENT)
5. CABLING TO BE INSTALLED IN A TIGHT NEAT MANNER WITHOUT EXCESS CABLE LOOPS



EXISTING SIDE ELEVATION

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"
2' 1' 0" 2'

2



PROPOSED SIDE ELEVATION

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"
2' 1' 0" 2'

1

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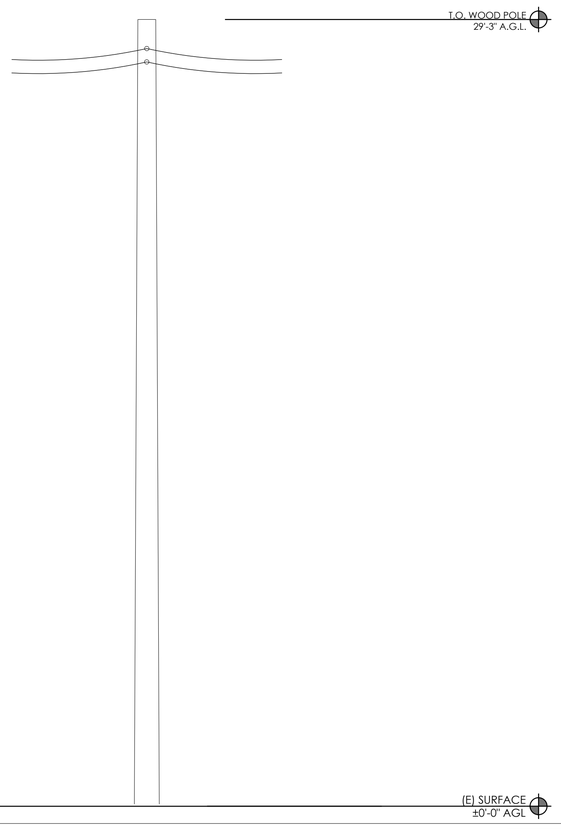
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ELEVATIONS

A-3



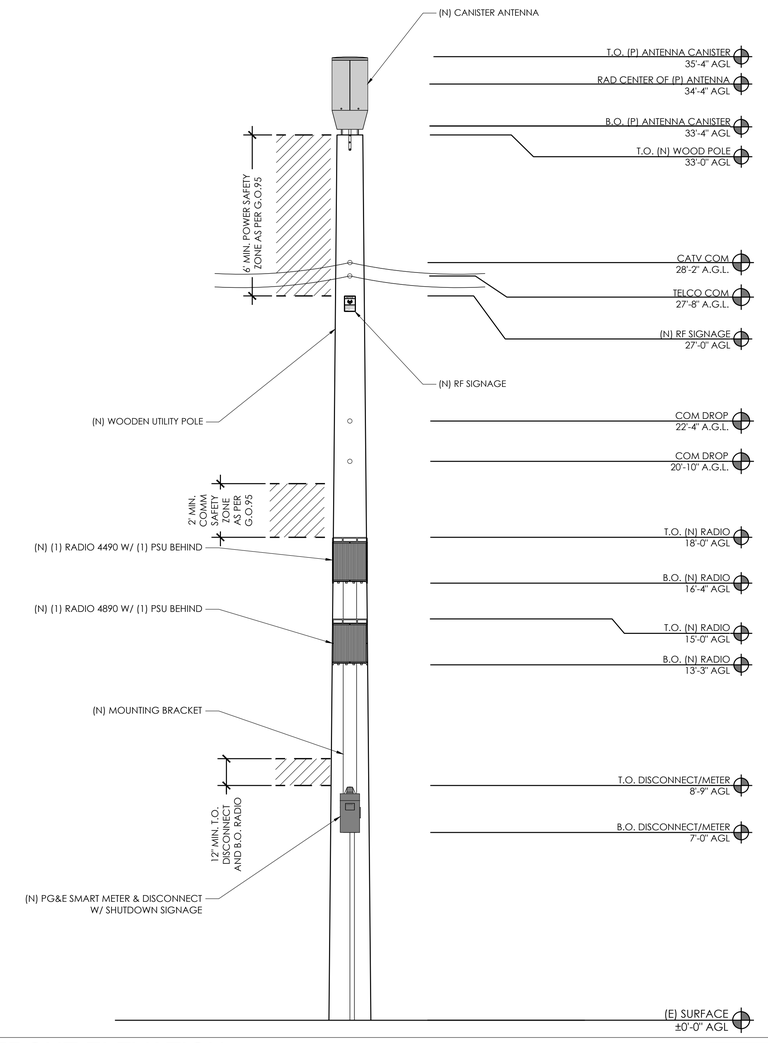
EXISTING FRONT ELEVATION

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"
2' 1' 0" 2'

2

NOTES:

1. ALL EQUIPMENT SHALL BE PLACED (VERTICALLY) AS CLOSE AS ALLOWED BY POLE OWNER, WHILE MAINTAINING MINIMUM CLEARANCE REQUIREMENTS.
2. MAINTAIN 12" MIN. CLEARANCE TO GUY WIRE FROM PROPOSED EQUIPMENT.
3. MAINTAIN 4" MIN. OFFSET BETWEEN THE MOUNTING BRACKET FLANGE AND THE POLE
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5. CABLING TO BE INSTALLED IN A TIGHT NEAT MANNER WITHOUT EXCESS CABLE LOOPS



PROPOSED FRONT ELEVATION

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"
2' 1' 0" 2'

1

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94583

NextEdge
1355 WINDWARD CONCOURSE,
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ALPHARETTA, GA
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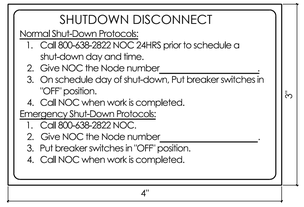
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ELEVATIONS

A-4

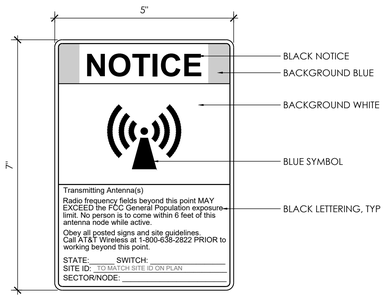


NOTES:

1. SIGN PROVIDED BY GC MOUNTED TO OUTSIDE OF DISCONNECT COVER
2. CONTRACTOR TO NOTE MARKET ID, SITE ID, SITE NAME

SHUTDOWN SIGNAGE

SCALE: NTS | 12



NOTES:

1. OUTDOOR RATED SELF ADHESIVE VINYL DECAL WITH UV PROTECTION.
2. POST SIGN 3'-0" BELOW PROPOSED ANTENNA.
3. CONTRACTOR TO CONFIRM SPECIFIC SIGN REQUIREMENTS WITH AT&T WIRELESS, AND PUBLIC UTILITIES COMMISSION AND AUTHORITIES HAVING JURISDICTION PRIOR TO FABRICATION.
4. DECAL SHALL FACE OUT THE STREET AND WHEN FEASIBLE AWAY FROM THE STREET, IF NO BUILDING WINDOW IS PRESENT WITHIN 25 FEET FACING THE EXISTING POLE.

RF SIGNAGE

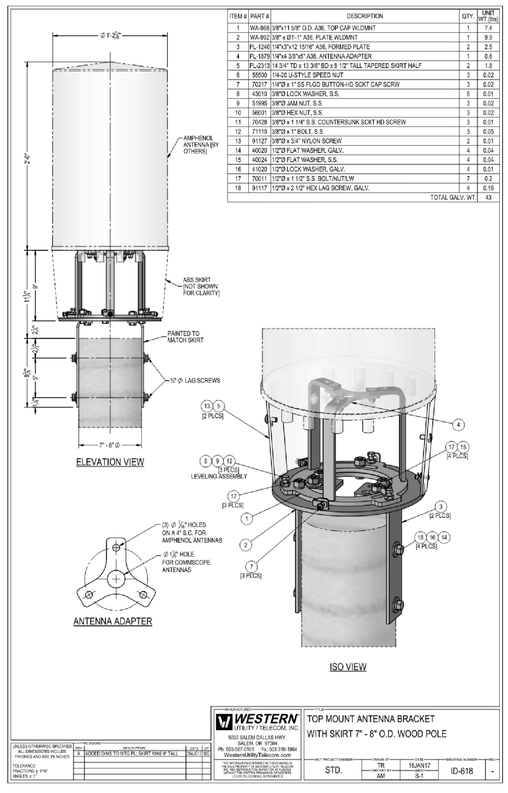
SCALE: NTS | 11

NOT USED

SCALE: NTS | 10

NOT USED

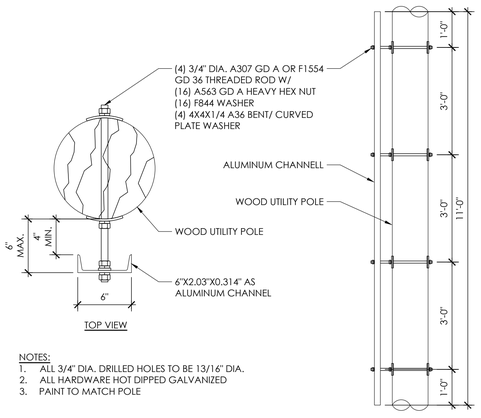
SCALE: NTS | 9



ITEM #	PART #	DESCRIPTION	QTY.	UNIT WT. (lbs)
1	WA-968	3/8"x11 5/8" O.D. A36, TOP CAP W/DMNT	1	7.4
2	WA-992	3/8" x Ø1-1" A36, PLATE W/DMNT	1	9.9
3	PL-1240	1/4"x3"x12 15/16" A36, FORMED PLATE	2	2.5
4	PL-1670	1/4"x4 3/5"x5" A36, ANTENNA ADAPTER	1	0.6
5	PL-2313	14 3/4" TD x 13 3/8" BD x 8 1/2" TALL TAPERED SKIRT HALF	2	1.8
6	58530	1/4-20 U-STYLE SPEED NUT	3	0.02
7	70217	1/4"Ø x 1" SS FLGD BUTTON-HD SCKT CAP SCRW	3	0.02
8	43010	3/8"Ø LOCK WASHER, S.S.	6	0.01
9	51995	3/8"Ø JAM NUT, S.S.	3	0.02
10	56031	3/8"Ø HEX NUT, S.S.	3	0.02
11	70428	3/8"Ø x 1 1/4" S.S. COUNTERSUNK SCKT HD SCREW	3	0.01
12	71119	3/8"Ø x 1" BOLT, S.S.	3	0.05
13	91127	3/8"Ø x 3/4" NYLON SCREW	2	0.01
14	40020	1/2"Ø FLAT WASHER, GALV.	4	0.04
15	40024	1"Ø FLAT WASHER, S.S.	4	0.04
16	41020	1/2"Ø LOCK WASHER, GALV.	4	0.01
17	70011	1/2"Ø x 1 1/2" S.S. BOLT/NUT/LW	7	0.2
18	91117	1/2"Ø x 2 1/2" HEX LAG SCREW, GALV.	4	0.16
		TOTAL GALV. WT.		43

ANTENNA BRACKET

SCALE: NTS | 7

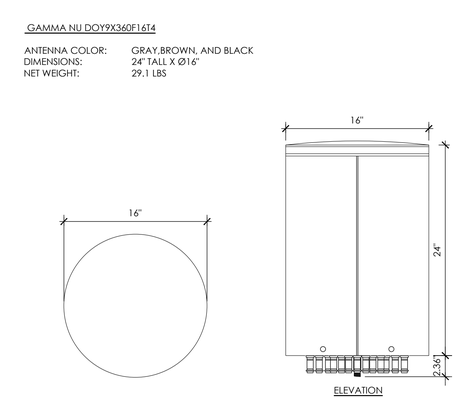


PLAN VIEW

NOTES:
1. ALL 3/4" DIA. DRILLED HOLES TO BE 13/16" DIA.
2. ALL HARDWARE HOT DIPPED GALVANIZED
3. PAINT TO MATCH POLE

RADIO MOUNT

SCALE: NTS | 6



GAMMA NU DOY9X360F16T4

ANTENNA COLOR:	GRAY,BROWN, AND BLACK
DIMENSIONS:	24" TALL X Ø16"
NET WEIGHT:	29.1 LBS

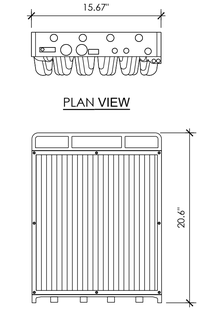
ANTENNA

SCALE: NTS | 4

NOT USED

SCALE: NTS | 3

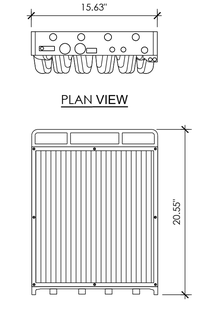
MANUFACTURER:	ERICSSON
MODEL:	RRHS-4890 B25/B66
SIZE (H x W x D):	20.6" x 15.67" x 7.04"
WEIGHT:	67.24 LBS



RADIO 4890

SCALE: NTS | 2

MANUFACTURER:	ERICSSON
MODEL:	RRHS-4490 B5/B12
SIZE (H x W x D):	20.55" x 15.63" X 7.0"
WEIGHT:	69.5 LBS



RADIO 4490

SCALE: NTS | 1

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30005

DRAWN BY:	JC
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
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(NEAR) 3180 CORTEZ RD
PEBBLE BEACH, CA 93953

DETAILS

D-1

NOT USED | 12

NOT USED | 11

NOT USED | 10

PVC CONDUIT RISER SIZE AS PER DRAWINGS

14 GA. HOT DIP GALV. CONDUIT STRAP @ 3'-0" O.C.

#8 x 2-1/2" GALV. WOOD SCREWS

12"

SECTION

PVC CONDUIT RISER SIZE AS PER DRAWINGS

1"

14 GA. HOT DIP GALV. CONDUIT STRAP

.75"

(2) 9/16 DIA. HOLE

ELEVATION

CONDUIT BRACKET | 9

NOT USED | 8

NOT USED | 7

NOTE:
CONDUITS SHALL IN NO CASE, CROSS OVER INTO THE CLIMB SPACE QUADRANT, OR OTHER QUADRANTS

EQUIPMENT BRACKET

PROPOSED FIBER CONDUIT

WOOD POLE

PROPOSED COAX CONDUIT (ABOVE BRACKET)

PROPOSED POWER CONDUIT

DENOTES QUADRANT DESIGNATION PER PLAN

TYPICAL CONDUIT PLAN

CROSS ARM WHERE OCCURS

WOOD POLE

PROPOSED POWER CONDUIT

PROPOSED COAX CONDUIT

PROPOSED FIBER CONDUIT

DENOTES QUADRANT DESIGNATION PER PLAN

TYPICAL CROSS ARM OBSTRUCTION

TYP CROSS ARM OBSTRUCTION | 6

NOT USED | 5

NOT USED | 4

ERICSSON PSU AC 08

DIMENSIONS: 2.72" TALL x 10.79" WIDE x 7.09" DEEP

WEIGHT: 11.46 lbs

THE PSU IS REQUIRED TO OPERATE THE RADIO ON AC. IF THE RADIO IS INSTALLED OUTDOORS, THE ACCU IS ALSO REQUIRED, OTHERWISE THE ACCU IS OPTIONAL. THE EQUIPMENT FOR AC POWER SUPPLY IS SHOWN FIGURE 1

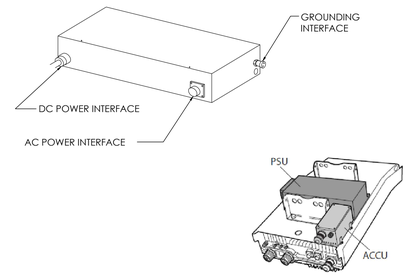


FIGURE 1

PSU | SCALE NTS | 3

TOP OF GRADE OR FINISHED SURFACE

PRECAST CONCRETE GROUND BOX WITH ENGRAVED LIP-CHRISTY OR EQUIVALENT

TEST LOOP, 12" BELOW FINISHED GRADE MAX.

MECHANICAL CONNECTION

SAND

2'-0" MIN.

12" MIN.

#2 AWG IN 1-1/2" SCHED 80 PVC CONDUIT

5/8" DIA. x 10 FT. GROUND ROD PER N.E.C. ARTICLE 250

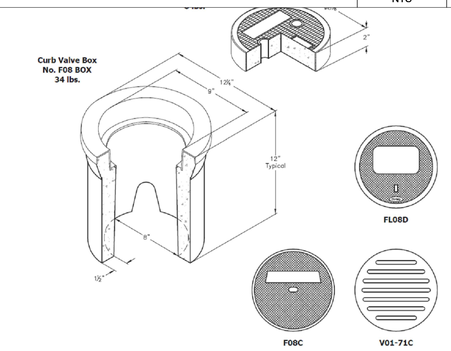
NOTE:
MAINTAIN 18" MIN. CLEARANCE FROM POLE MINIMUM SPACING BETWEEN (2) GROUND ROD IS 6'-0" PER G.O. 95 SECTION 59.4.A.2.f

GROUND ROD | SCALE NTS | 2

NOT USED | 3

NOT USED | 2

NOT USED | 1



A high density reinforced concrete box with non-settling shoulders positioned to maintain grade and facilitate back filling. Approximate dimensions and weight shown.

Oldcastle Ordering Code	Item	Approx. Shipping Weight	Description
F08BOX	BOX	34 lbs.	F08 Curb Valve Box (8" I.D. x 12" High) – 48 per pallet
F08R	LID	8 lbs.	Reinforced Concrete Lid with Plastic Ring
F08C	LID	8 lbs.	Cast Iron Lid
FL08D	LID	2 lbs.	Fibrelyte Lid, Non-Concrete
V01-71C	LID	12 lbs.	Cast Iron Grate ADA Compliant

GROUND ROD ENCLOSURE | SCALE NTS | 1

AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA
94583

NextEdge

1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JC
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	04/23/24	90% CD
0	01/16/25	100% CD

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. WAKER
No.65117
Exp. 09/30/25
CIVIL
STATE OF CALIFORNIA

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CRAN_RSFR_PEBBL_005

(NEAR) 3180 CORTEZ RD
PEBBLE BEACH, CA 93953

DETAILS

D-2

ELECTRICAL NOTES

1. GENERAL REQUIREMENTS

A. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE AND ALL STATE AND LOCAL CODES. NOTHING IN THESE PLANS OR SPECIFICATIONS SHALL BE CONSTRUED AS TO PERMIT WORK NOT CONFORMING TO THE MOST STRINGENT OF THESE CODES. SHOULD CHANGES BE NECESSARY IN THE DRAWINGS OR SPECIFICATIONS TO MAKE THE WORK COMPLY WITH THESE REQUIREMENTS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING AND CEASE WORK ON PARTS OF THE CONTRACT

B. THE CONTRACTOR SHALL MAKE A SITE VISIT PRIOR TO BIDDING AND CONSTRUCTION TO VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES. THE CONTRACTOR ASSUMES ALL LIABILITY FOR FAILURE TO COMPLY WITH THIS PROVISION.

C. THE EXTENT OF THE WORK IS INDICATED BY THE DRAWINGS, SCHEDULES, AND SPECIFICATIONS AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT. THE WORK SHALL CONSIST OF FURNISHING ALL LABOR, EQUIPMENT, MATERIALS AND SUPPLIES NECESSARY FOR A COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM. THE WORK SHALL ALSO INCLUDE THE COMPLETION OF ALL ELECTRICAL WORK NOT MENTIONED OR SHOWN WHICH ARE NECESSARY FOR SUCCESSFUL OPERATION OF ALL SYSTEMS.

D. THE CONTRACTOR SHALL PREPARE A BID FOR A COMPLETE AND OPERATIONAL SYSTEM, WHICH INCLUDES THE COST FOR MATERIAL AND LABOR.

E. WORKMANSHIP AND NEAT APPEARANCE SHALL BE AS IMPORTANT AS THE OPERATION. DEFECTIVE OR DAMAGED MATERIALS SHALL BE REPLACED OR REPAIRED PRIOR TO FINAL ACCEPTANCE IN A MANNER ACCEPTABLE TO OWNER AND ENGINEER.

F. COMPLETE THE ENTIRE INSTALLATION AS SOON AS THE PROGRESS OF THE WORK WILL PERMIT.

G. ANY ERROR, OMISSION OR DESIGN DISCREPANCY ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION OR CORRECTION BEFORE CONSTRUCTION.

H. "PROVIDE" INDICATES THAT ALL ITEMS ARE TO BE FURNISHED, INSTALLED AND CONNECTED IN PLACE.

I. CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING PERMITS AND PAY ALL REQUIRED FEES.

2. EQUIPMENT LOCATION

A. ALL DRAWINGS INDICATE DIAGRAMMATICALLY THE DESIRED LOCATIONS OR ARRANGEMENTS OF CONDUIT RUNS, OUTLETS, EQUIPMENT, ETC., AND ARE TO BE FOLLOWED AS CLOSELY AS POSSIBLE. PROPER JUDGEMENT MUST BE EXERCISED IN EXECUTING THE WORK SO AS TO SECURE THE BEST POSSIBLE INSTALLATION IN THE AVAILABLE SPACE AND TO OVERCOME LOCAL DIFFICULTIES DUE TO SPACE LIMITATIONS OR INTERFERENCE OF STRUCTURE CONDITIONS ENCOUNTERED.

B. IN THE EVENT CHANGES IN THE INDICATED LOCATIONS OR ARRANGEMENTS ARE NECESSARY, DUE TO FIELD CONDITIONS IN THE BUILDING CONSTRUCTION OR REARRANGEMENT OF EQUIPMENT, SUCH CHANGES SHALL BE MADE WITHOUT COST, PROVIDING THE CHANGE IS ORDERED BEFORE THE CONDUIT RUNS, ETC., AND WORK DIRECTLY CONNECTED TO THE SAME IS INSTALLED AND NO EXTRA MATERIALS ARE REQUIRED.

C. COORDINATE THE WORK OF THE SECTION WITH THAT OF ALL OTHER TRADES. WHERE CONFLICTS OCCUR, CONSULT WITH THE PERSPECTIVE CONTRACTOR AND COME TO AGREEMENT AS TO CHANGES NECESSARY. OBTAIN WRITTEN ACCEPTANCE FROM ENGINEER FOR THE PROPOSED CHANGES BEFORE PROCEEDING.

3. TESTS

A. BEFORE FINAL ACCEPTANCE OF WORK, THE CONTRACTOR SHALL INSURE THAT ALL EQUIPMENT, SYSTEMS, FIXTURES, ETC., ARE WORKING SATISFACTORILY AND TO THE INTENT OF THE DRAWINGS.

4. PERMITS

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING OUT AND PAYING FOR ALL THE REQUIRED PERMITS, INSPECTION AND EXAMINATION WITHOUT ADDITIONAL EXPENSE TO THE OWNER.

5. GROUNDING

A. THE CONTRACTOR SHALL PROVIDE A COMPLETE, AND APPROVED GROUNDING SYSTEM INCLUDING ELECTRODES, ELECTRODE CONDUCTOR, BONDING CONDUCTORS, AND EQUIPMENT CONDUCTORS AS REQUIRED BY ARTICLE 250 OF NATIONAL ELECTRICAL CODE.

B. CONDUITS CONNECTED TO EQUIPMENT AND DEVICES SHALL BE METALLICALLY JOINED TOGETHER TO PROVIDE EFFECTIVE ELECTRICAL CONTINUITY.

C. FEEDERS AND BRANCH CIRCUIT WIRING INSTALLED IN A NONMETALLIC CONDUIT SHALL INCLUDE A CODE SIZED GROUNDING CONDUCTOR HAVING GREEN INSULATION. THE GROUND CONDUCTOR SHALL BE PROPERLY CONNECTED AT BOTH ENDS TO MAINTAIN ELECTRICAL CONTINUITY.

D. REFER TO GROUND BUS DETAILS. PROVIDE NEW GROUND SYSTEM COMPLETE WITH CONDUCTORS, GROUND ROD AND DESCRIBED TERMINATIONS.

E. ALL GROUNDING CONDUCTORS SHALL BE SOLID TINNED COPPER AND ANNEALED #2 UNLESS NOTED OTHERWISE.

F. ALL NON-DIRECT BURIED TELEPHONE EQUIPMENT GROUND CONDUCTORS SHALL BE #2 STRANDED, THHN (GREEN) INSULATION.

G. ALL GROUND CONNECTIONS SHALL BE MADE WITH "HYGROUND" COMPRESSION SYSTEM BURNDY CONNECTORS EXCEPT WHERE NOTED OTHERWISE.

H. PAINT AT ALL GROUND CONNECTIONS SHALL BE REMOVED.

I. GROUNDING SYSTEM RESISTANCE SHALL NOT EXCEED 5 OHMS. IF THE RESISTANCE VALUE IS EXCEEDED, NOTIFY THE OWNER FOR FUTURE INSTRUCTION ON METHODS FOR REDUCING THE RESISTANCE VALUE. SUBMIT TEST REPORTS AND FURNISH TO ATT ONCE COMPLETE SET OF PRINTS SHOWING "INSTALLED WORK".

6. UTILITY SERVICE

A. TELEPHONE AND ELECTRICAL METERING FACILITIES SHALL CONFORM TO THE REQUIREMENTS OF THE SERVING UTILITY COMPANIES. CONTRACTOR SHALL VERIFY SERVICE LOCATIONS AND REQUIREMENTS. SERVICE INFORMATION WILL BE FURNISHED BY THE SERVING UTILITIES.

B. CONFORM TO ALL REQUIREMENTS OF THE SERVING UTILITY COMPANIES.

7. PRODUCTS

A. ALL MATERIALS SHALL BE NEW, CONFORMING WITH THE NEC, ANSI, NEMA, AND THEY SHALL BE U.L. LISTED AND LABELED.

B. CONDUIT:

B.1. RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR. RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAPPED WRAPPED WITH HUNTS WRAP PROCESS NO. 3.

B.2. ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL. FITTINGS SHALL BE COMPRESSION TYPE. EMT SHALL BE USED ONLY FOR INTERIOR RUNS.

B.3. FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR "SQUEEZE" TYPE. SEAL TIGHT FLEXIBLE CONDUIT. ALL CONDUIT IN EXCESS OF SIX FEET IN LENGTH SHALL HAVE FULL SIZE GROUND WIRE.

B.4. ALL UNDERGROUND CONDUITS SHALL BE PVC SCHEDULE 40 (UNLESS NOTED OTHERWISE) AT A MINIMUM DEPTH OF 24" BELOW GRADE.

B.5. ALL CONDUIT ONLY (C.O.) SHALL HAVE PULL ROPE.

C. ALL WIRE AND CABLE SHALL BE COPPER, 600 VOLT, #12 AWG MINIMUM UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. CONDUCTORS #10 AWG AND SMALLER SHALL BE SOLID. CONDUCTORS #8 AWG AND LARGER SHALL BE STRANDED. TYPE THHN INSULATION USED UNLESS CONDUCTORS INSTALLED IN CONDUIT EXPOSED TO WEATHER, IN WHICH CASE TYPE THWN INSULATION SHALL BE USED.

D. PROVIDE GALVANIZED COATED STEEL BOXES AND ACCESSORIES SIZED PER CODE TO ACCOMMODATE ALL DEVICES AND WIRING.

E. TOGGLE SWITCHES SHALL BE 20 AMP, 120 VOLT AC, SPECIFICATION GRADE WHITE (UNLESS NOTED OTHERWISE) FINISH. MOUNT SWITCHES AT +48" ABOVE FINISHED FLOOR.

F. PANELBOARD SHALL BE DEAD FRONT SAFETY TYPE WITH ANTI-BURN SOLDERLESS COMPRESSION APPROVED FOR COPPER CONDUCTORS, COPPER BUS BARS, FULL SIZED NEUTRAL BUS, GROUND BUS AND EQUIPPED WITH QUICK-MAKE QUICK-BREAK BOLT-IN TYPE THERMAL MAGNETIC CIRCUIT BREAKERS. MOUNT TOP OF THE PANELBOARD AT 6'-3" ABOVE FINISHED FLOOR. PROVIDE TYPEWRITTEN CIRCUIT DIRECTORY.

G. ALL CIRCUIT BREAKERS, MAGNETIC STARTERS AND OTHER ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THAN MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED.

H. GROUND RODS SHALL BE COPPER CLAD STEEL, 5/8" ROUND AND 10' LONG. COPPERWELD OR APPROVED EQUAL.

I. CONDUIT REQUIREMENTS (TYP., U.N.O.): UNDERGROUND: PVC (SCHED 40 OR 80). INDOOR: EMT (RGS IN TRAFFIC AREAS, OUTDOOR (ABOVE GRADE): RGS.

J. PLACE "TRUE TAPE" AND PULL ROPE IN THE CONDUITS AS REQUIRED.

8. INSTALLATION

A. PROVIDE SUPPORTING DEVICES FOR ALL ELECTRICAL EQUIPMENT, FIXTURES, BOXES, PANEL, ETC., EQUIPMENT SHALL BE BRACED TO WITHSTAND HORIZONTAL FORCES IN ACCORDANCE WITH STATE AND LOCAL CODE REQUIREMENTS. PROVIDE PRIOR ALIGNMENT AND LEVELING OF ALL DEVICES AND FIXTURES.

9. PROJECT CLOSEOUT

A. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.

B. PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS AND CIRCUITS.

GENERAL ABBREVIATIONS

A	AMPERE
ACCA	ANTENNA CABLE COVER ASSEMBLY
AIC	AMPERE INTERRUPTING CAPACITY
APPROX	APPROXIMATELY
AT	AMPERE TRIP
AWG	AMERICAN WIRE GAGE
BATT	BATTERY
BD	BOARD
BR	BRANCH
BRKR	BREAKER
BTCW	BARE TINNED COPPER WIRE
C	CONDUIT
CAB	CABINET
CB	CIRCUIT BREAKER
CKT	CIRCUIT
CONT	CONTINUOUS
DEM	DEMAND
(E)	EXISTING
EGR	EMERGENCY GEN. RECEPTACLE
ELEC	ELECTRICAL
EMT	ELECTRICAL METALLIC TUBING
ENCL	ENCLOSURE
EXIST	EXISTING
FAC	FACTOR
F/A	FIRE ALARM
FLUOR	FLUORESCENT
FT	FOOT/FEET
FU	FUSE
G	GROUND
GND	GROUNDING
GPS	GLOBAL POSITIONING SYSTEM
HDBC	HARD DRAWN COPPER WIRE
HPS	HIGH PRESSURE SODIUM
LG	LENGTH
LPS	LOW PRESSURE SODIUM
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MLO	MAIN LUGS ONLY
MTD	MOUNTED
MTG	MOUNTING
MTS	MANUAL TRANSFER SWITCH
N	NEUTRAL
(N)	NEW
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOC.
OH	OVERHEAD
P	POLE
PH	PHASE
PNLBD	PANELBOARD
PRI	PRIMARY
PWR	POWER
RCPT	RECEPTACLE
RGS	RIGID GALVANIZED STEEL
SAF	SAFETY
SDBC	SOFT DRAWN BARE COPPER
SEC	SECONDARY
S.N.	SOLID NEUTRAL
SURF	SURFACE
SW	SWITCH
TEL	TELEPHONE
TYP	TYPICAL
U/G	UNDERGROUND
U.L.	UNDERWRITER'S LABORATORY INC.
U.N.O.	UNLESS NOTED OTHERWISE
V	VOLT
VAC	VOLT ALTERNATING CURRENT
W	WATT OR WIRE
W/	WITH
W/O	WITHOUT
XFER	TRANSFER
XFMR	TRANSFORMER
XLPE	CROSS-LINK POLYETHYLENE

ELECTRICAL LEGEND

——OHT/OHP——	OVERHEAD COMM/OVERHEAD POWER
—— E ——	POWER RUN
—— T ——	TELCO RUN
—— E/T ——	POWER/TELCO RUN
—— G ——	GROUND LINE
	FUSE, SIZE AND TYPE AS INDICATED.
	LIGHTING FIXTURE
	5/8" X 10'-0" ,CU. GND ROD 24" MIN. BELOW GRADE.
	MECHANICAL CONNECTION
	CIRCUIT BREAKER

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5005 EXECUTIVE PARKWAY
SAN RAMON, CA
94583

NextEdge
1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JC
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	04/23/24	90% CD
0	01/16/25	100% CD

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. WALKER
No.65117
Exp. 09/30/25
CIVIL
STATE OF CALIFORNIA

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(NEAR) 3180 CORTEZ RD
PEBBLE BEACH, CA 93953

ELECTRICAL GENERAL NOTES

E-1

NOTES:
1. GROUND ROD: UL LISTED COPPER CLAD STEEL. MINIMUM 5/8" DIAMETER x 10'-0" LONG. ALL GROUND RODS MAY BE INSTALLED WITH INSPECTION SLEEVES. GROUND RODS SHALL BE DRIVEN TO THE DEPTH OF GROUND CONDUCTOR.

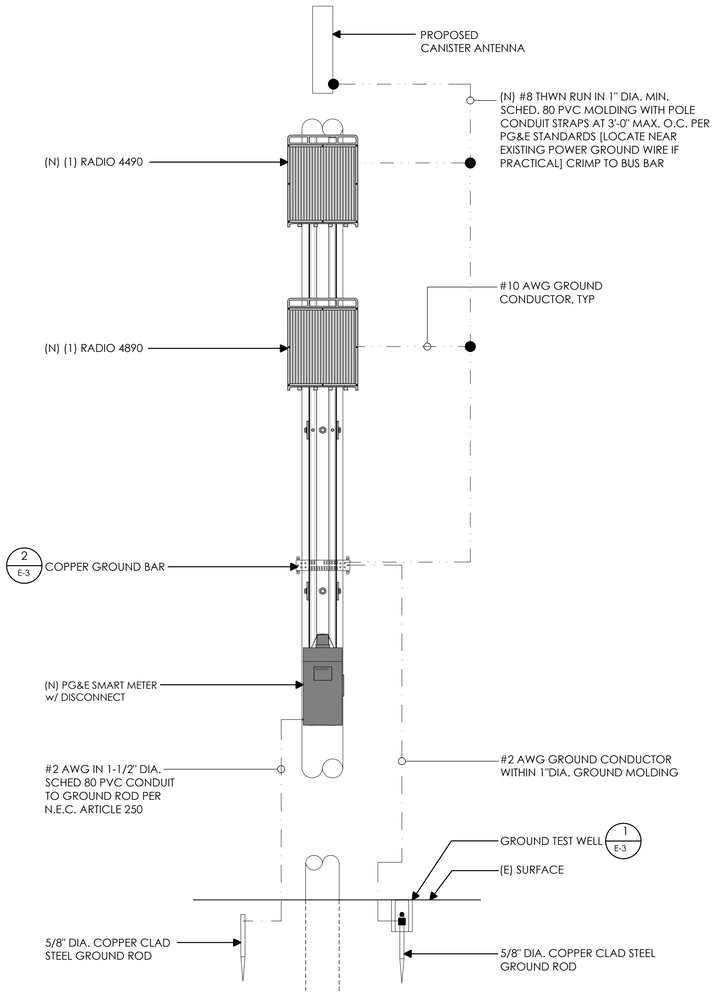
2. CELL REFERENCE GROUND BAR: POINT OF GROUND REFERENCE FOR ALL COMMUNICATIONS EQUIPMENT FRAMES. ALL BONDS ARE MADE WITH STRANDED GREEN INSULATED COPPER CONDUCTORS SIZED AS SHOWN. BOND TO GROUND ROD AS SHOWN IN THE GROUNDING SCHEMATIC.

3. EXTERIOR UNIT BONDS: METALLIC OBJECTS SHALL BE BONDED TO THE EXTERIOR GROUND ROD.

4. PROVIDE ALL ELECTRICAL WORK & MATERIALS AS SHOWN ON THE DWGS, AS CALLED FOR HEREIN, & AS IS NECESSARY TO FURNISH A COMPLETE INSTALLATION.

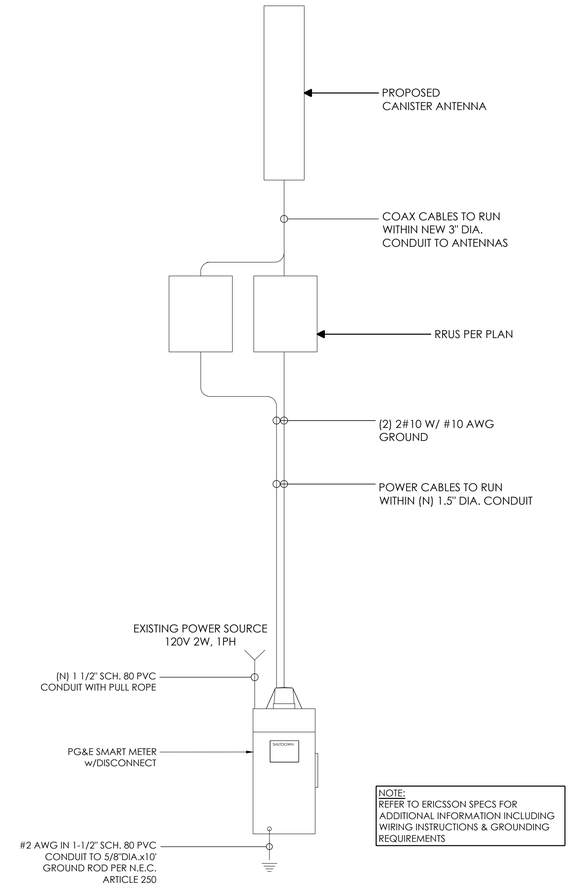
5. OUTDOOR EQUIPMENT SHALL BE RATED NEMA 3R AND/OR UL LISTED FOR WET ENVIRONMENT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING THE GROUNDING SYSTEM AND ENSURING A 5 OHM OR LESS GROUNDING PATH. ADDITIONAL GROUND RODS AND/OR CHEMICAL ROD SYSTEM SHALL BE USED TO ACHIEVE THIS REQUIREMENT IF THE GIVEN DESIGN CANNOT BE MADE TO ACHIEVE THIS REQUIREMENT.



GROUNDING SCHEMATIC

2



ONE-LINE DIAGRAM

1

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5005 EXECUTIVE PARKWAY
SAN RAMON, CA
94583

NextEdge
1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

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CHECKED BY:	TDL
APPROVED BY:	CW

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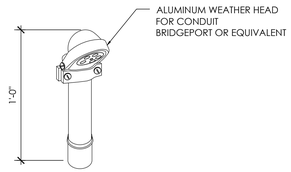
(NEAR) 3180 CORTEZ RD
PEBBLE BEACH, CA 93953

ONE-LINE DIAGRAM &
GROUNDING SCHEMATIC

E-2

NOT USED 12

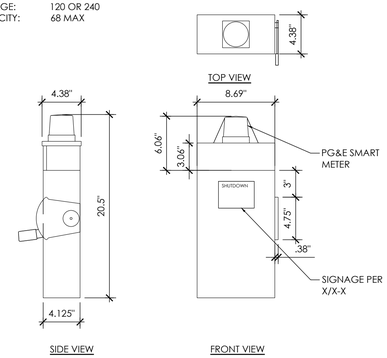
WEATHERHEAD 9



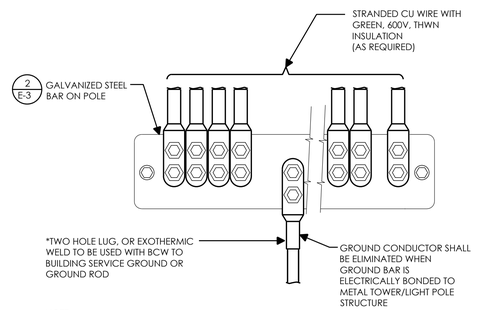
DISCONNECT 6

TESCO DISCONNECT BOX WITH CT AND METER SOCKET

COLOR: GRAY
DIMENSIONS: 20.5" TALL x 8.69" WIDE x 4.38" DEEP
TOTAL WEIGHT:
PHASE.: SINGLE
VOLTAGE: 120 OR 240
AMPACITY: 68 MAX



GROUND WIRE TO BAR 3

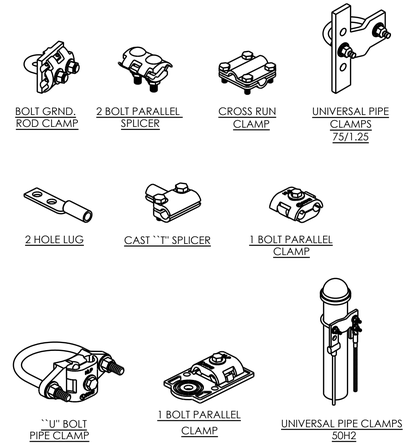


NOTE:
GROUND BARS AT BOTTOM OF TOWERS/LIGHT POLES SHALL ONLY USE EXOTHERMIC WELDS.

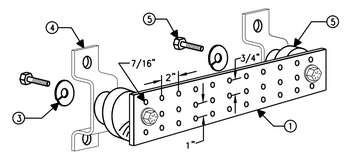
NOT USED 11

NOT USED 8

EXOTHERMIC WELD CONNECTION 5



GROUND BAR 2



NOTES:

1. COPPER GROUND BAR, HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION. (ACTUAL GROUND BAR SIZE WILL VARY BASED ON NUMBER OF GROUND CONNECTIONS)
2. INSULATORS, NEWTON INSTRUMENT CAT. NO. 3061-4 OR APPROVED EQUAL
3. 5/8" LOCK WASHERS, NEWTON INSTRUMENT CO., CAT. NO. 3015-8 OR APPROVED EQUAL
4. WALL MOUNTING BRACKET, NEWTON INSTRUMENT CO., CAT NO. A-6056 OR APPROVED EQUAL
5. 5/8-11 X 1" HHCS BOLTS, NEWTON INSTRUMENT CO., CAT NO. 3012-1 OR APPROVED EQUAL
6. INSULATORS SHALL BE ELIMINATED WHEN BONDING DIRECTLY TO TOWER/MONOPINE STRUCTURE. CONNECTION TO TOWER/MONOPINE STRUCTURE SHALL BE PER MANUFACTURERS RECOMMENDATIONS.
7. VALMONT TINMG212U-K (OR EQUIVALENT) 1/4"X2"X12"

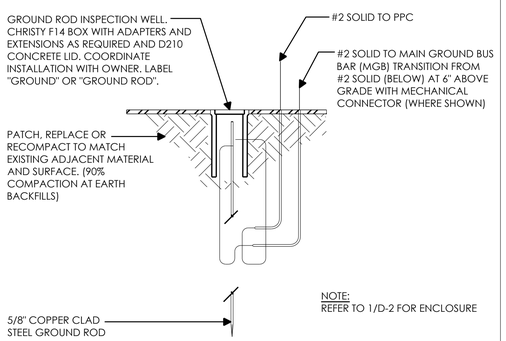
NOT USED 10

ELECTRICAL LOAD CALCULATIONS 7

Electrical Load Calculations @ 120V			
Radio	**Wattage**	**1.25*VA**	**Amps**
4490	480	600.0	5.0
4890	480	600.0	5.0
		0.0	0.0
		0.0	0.0
		0.0	0.0
Totals		1200.0	10.0
Disconnect / Meter: 68 Amps			
Total Load: 14.7%			

MECHANICAL CONNECTION 4

GROUND TEST WELL 1



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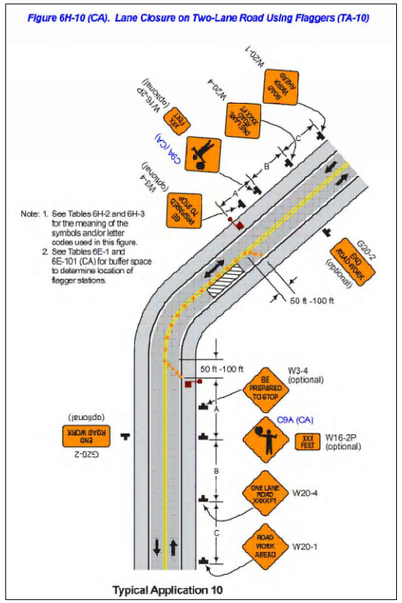
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(NEAR) 3180 CORTEZ RD
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ELECTRICAL DETAILS

E-3



TA-10 FOR REFERENCE ONLY

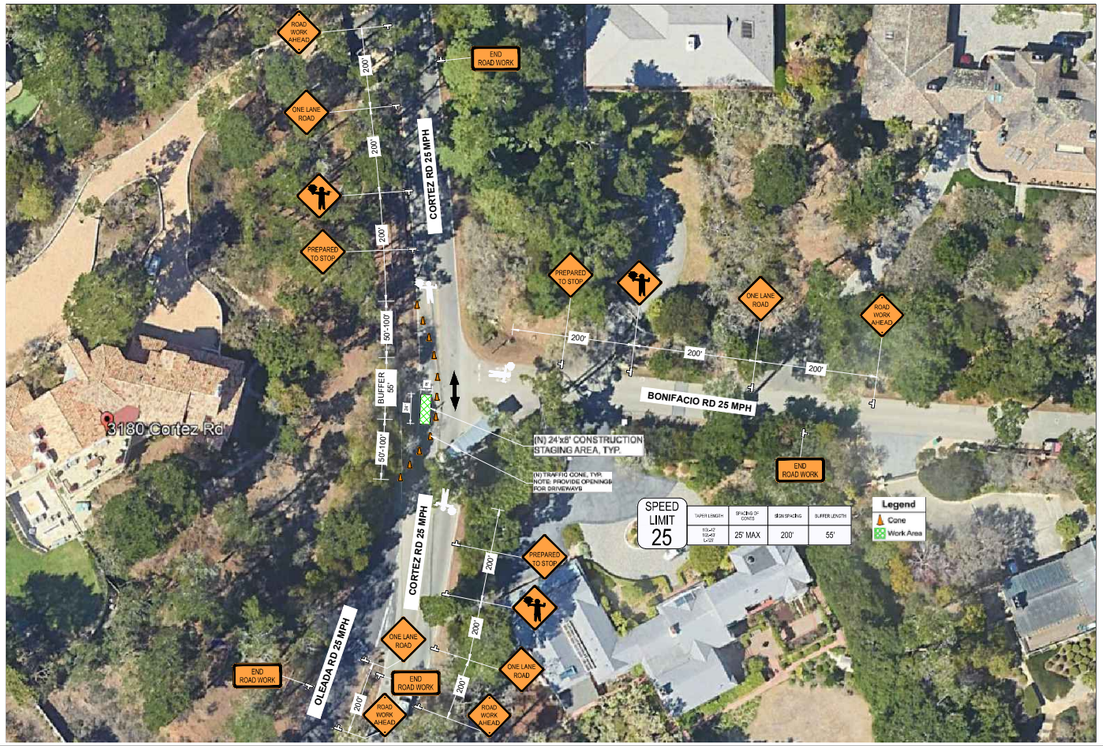
PEDESTRIANS SHALL BE ESCORTED THROUGH OR AROUND THE WORK AREA, PER CAMUTCD TA-28 OR TA-29 AS APPLICABLE, THROUGHOUT THE COURSE OF WORK.

SJ MUTCD TABLE					
POSTED SPEED (MPH)	DISTANCE BETWEEN SIGNS			TAPER	BUFFER
	A	B	C	L (SEE NOTE)	
15	200'	200'	200'	45'	55'
20	200'	200'	200'	80'	55'
25	200'	200'	200'	125'	55'
30	350'	350'	350'	180'	85'
35	350'	350'	350'	245'	120'
40	350'	350'	350'	320'	220'
45	350'	350'	350'	540'	360'
50	500'	500'	500'	600'	425'
55	500'	500'	500'	660'	495'
60	500'	500'	500'	720'	570'
65	500'	500'	500'	780'	645'

NOTES:
A. DISTANCE IN FEET UNLESS OTHERWISE NOTED.
B. CONTRACTOR TO VERIFY EXISTING SPEED LIMIT.
C. DISTANCE SHOWN ARE NOT VALID FOR LIMITED ACCESS HIGHWAYS. CONSULT STATE DOT MANUAL FOR DISTANCES.
D. ADJUST DISTANCES TO COMPLY WITH REQUIREMENT OF THE STATE OR LOCAL HIGHWAY AUTHORITY HAVING JURISDICTION.
E. TAPER LENGTHS SHOWN ON 12' LANE WIDTH.

TRAFFIC CONTROL TABLE | 2

SPEED LIMIT = 25 MPH



TRAFFIC CONTROL PLAN

24"x36" SCALE: 1" = 50'-0"
11"x17" SCALE: 1" = 100'-0"
50' 25' 0' 50'

SCALE 1"=50'-0" | 1

TRAFFIC CONTROL NOTES

1. ALL DELINEATORS SHALL BE EQUIPPED WITH REFLECTORS AT NIGHT TIME.

2. ALL TRAFFIC CONTROL DEVICES, STRIPES, MARKINGS, LEGENDS AND RAISED PAVEMENT MARKERS SHALL CONFORM TO THE LATEST EDITIONS OF THE FOLLOWING: A) CA MUTCD, B) STATE OF CALIFORNIA STANDARD SPECIFICATIONS, C) SPECIAL PROVISIONS, AND D) STANDARD PLANS.

3. THE CONTRACTOR PERFORMING THE WORK ON A PUBLIC STREET SHALL ASSUME RESPONSIBILITY AS FOLLOWS: A) INSTALL AND MAINTAIN THE TRAFFIC CONTROL DEVICES AS SHOWN HEREIN, B) ANY ADDITIONAL TRAFFIC CONTROL DEVICES THAT MAY BE REQUIRED TO INSURE THE SAFE MOVEMENT OF TRAFFIC AND PEDESTRIANS THROUGH OR AROUND THE WORK AREA, AND C) PROVIDE MAXIMUM PROTECTION AND SAFETY TO CONSTRUCTION WORKERS.

4. THE CITY OR COUNTY OF RECORD AS WELL AS CALTRANS RESERVE THE RIGHT TO OBSERVE THESE TRAFFIC CONTROL PLANS IN USE. THEY HAVE THE AUTHORITY TO MAKE ANY NECESSARY CHANGES AS FIELD CONDITIONS WARRANT. ANY CHANGES SHALL SUPERSEDE THESE PLANS. THE EXACT LOCATION OF ALL EQUIPMENT AND TRAFFIC CONTROL DEVICES SHALL BE DETERMINED BY THE ENGINEER.

5. ALL SIGNS, DELINEATORS, BARRICADES, ETC. AND THEIR INSTALLATION SHALL CONFORM TO THE LATEST EDITIONS OF THE: A) CA. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, B) THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS, C) SPECIAL PROVISIONS, AND D) STANDARD PLANS.

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7. ALL TRAFFIC LANES SHALL HAVE A MINIMUM OF 5 FEET CLEARANCE FROM OPEN EXCAVATIONS AND MINIMUM OF 2 FEET FROM VERTICAL OBSTRUCTIONS.

8. THE CONTRACTOR SHALL PROVIDE FLAGGERS AS DEEMED NECESSARY BY THE ENGINEER, COUNTY INSPECTOR, OR CALTRANS PERMIT INSPECTOR.

9. ALL ADVANCED WARNING SIGNS SHALL BE EQUIPPED WITH FLAGS.

10. ALL TRAFFIC CONTROL DEVICES SHALL BE IN PLACE AT ALL TIMES DURING ANY WORK ON SITE.

11. PLACE ADDITIONAL SIGNS AS FOLLOWS: A) "LANE CLOSED", (C30) ON THE TYPE II BARRICADES AT 100 FOOT INTERVALS THROUGHOUT EXTENDED WORK AREAS IN EACH LANE THAT IS CLOSED AND B) "OPEN TRENCH" (C27) WHENEVER AN OPEN EXCAVATION AREA EXISTS ADJACENT TO THE TRAVELED WAY.

12. ALL TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE REMOVED FOLLOWING COMPLETION OF EACH CONSTRUCTION STAGE AND THE PERMANENT TRAFFIC CONTROL DEVICES SHALL BE RESTORED BY THE CONTRACTOR UPON COMPLETION OF WORK.

13. THE CONTRACTOR SHALL REPLACE AND/OR REPAIR ALL DAMAGED STRIPING AT THE END OF EACH WORKING DAY.

14. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICAN DISABILITY ACT AS RELATED TO PEDESTRIAN ACCESS AND SHALL MAINTAIN PEDESTRIAN ACCESS AT ALL TIMES PER ADA REQUIREMENTS. ANY SIDEWALK CLOSURE AND/OR DETOUR SHALL COMPLY WITH THE WATCH STANDARDS AND MUST OBTAIN APPROVAL FROM THE CITY OR COUNTY OF RECORD.

15. THE CONTRACTOR SHALL COVER OR REMOVE ALL CONFLICTING SIGNS.

16. THE CONTRACTOR SHALL POST "SYMBOLS" UNEVEN LANES, "STEEL PLATES AHEAD" OR "BUMP" SIGNS FOR PAVEMENT SURFACE DISRUPTIONS OF ¾" OR GREATER. PAVEMENT DISRUPTIONS FOR 1" OR GREATER SHALL HAVE A BEVELED EDGE OF FOUR (4) HORIZONTAL TO ONE (1) VERTICAL.

17. BEFORE PLATE BRIDGING, THE CONTRACTOR SHALL INSTALL "CAUTION STEEL PLATES ADHEAD" AND/OR "ROUGH ROAD SIGNS.

18. THE RESIDENTS AND BUSINESSES SHALL BE NOTIFIED OF THE DATES & TIMES OF CONSTRUCTION TWO (2) WEEKS PRIOR TO THE WORK START DATE.

TRAFFIC SYMBOL LEGEND

- TRAFFIC CONE (10' MAX SPACING)
- TRAFFIC SIGN
- LANE DIRECTION
- STAGING AREA
- FLAGGER

AT&T
5001 EXECUTIVE PARKWAY
SAN RAMON, CA
94583

PlannENG
4746 Clayton Rd,
Concord, CA, 94521
☎ (925) 408-2159
e-✉ splanneng@gmail.com
www.planneng.com

DRAWN BY:
CHECKED BY:
APPROVED BY:

REV	DATE	DESCRIPTION
0	14/04/23	100% CD

LICENSED PROFESSIONAL ENGINEER
MANOUCHEHR HAKHAMANESH
C 88083
EXP: 03/31/2024
CIVIL
STATE OF CALIFORNIA

CRAN_RSFR_PEBBL_005
3180 CORTEZ RD
PEBBLE BEACH, CA 93953

TRAFFIC CONTROL PLAN

TCP-1

PlannENG
4746 Clayton Rd,
Concord, CA, 94521
☎ (925) 408-2159
e-✉ splanneng@gmail.com
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Date:	
Scale:	SEE DRAWING
Designed:	TDL
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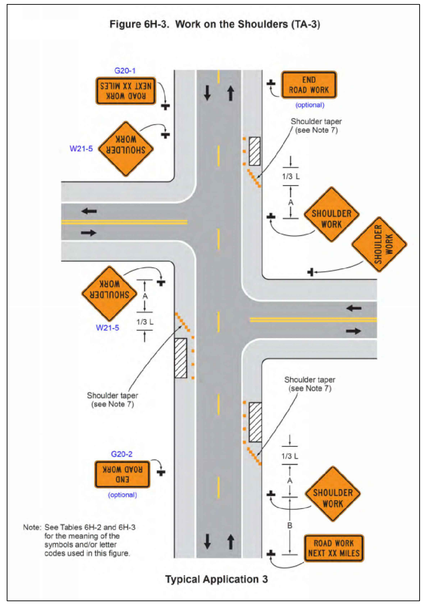
	REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

PLAN
FOR THE IMPROVEMENT OF
CRAN_RSFR_PEBBL_005
3180 CORTEZ RD
PEBBLE BEACH, CA 93953
PEBBLE BEACH CALIFORNIA

PERMIT #
PROJECT #
PROJECT INSPECTOR:
VOICE MAIL:

PROJECT ENGINEER	DEPARTMENT OF TRANSPORTATION - OPS	DEPARTMENT OF PUBLIC WORKS
NAME DATE	N/A NAME DATE	PEBBLE BEACH, CALIFORNIA
DEPARTMENT OF TRANSPORTATION	STREETLIGHT LAYOUT	
N/A NAME DATE	N/A NAME DATE	
MUNICIPAL WATER	ELECTRICAL CIRCUITS	APPROVED BY MATTHEW CANO DIRECTOR OF PUBLIC WORKS
N/A NAME DATE	MARLON DE LEON NAME DATE	N/A

REV. DATE MAY 08, 2018



TA-3 FOR REFERENCE ONLY

PEDESTRIANS SHALL BE ESCORTED THROUGH OR AROUND THE WORK AREA, PER CAMUTCD TA-28 OR TA-29 AS APPLICABLE, THROUGHOUT THE COURSE OF WORK.

CAMUTCD TABLE

POSTED SPEED (MPH)	DISTANCE BETWEEN SIGNS			TAPER	BUFFER
	A	B	C	L (SEE NOTE)	
15	100'	100'	100'	45'	100'
20	100'	100'	100'	80'	115'
25	100'	100'	100'	125'	155'
30	250'	250'	250'	180'	250'
35	250'	250'	250'	245'	250'
40	350'	350'	350'	320'	305'
45	350'	350'	350'	540'	360'
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E. TAPER LENGTHS SHOWN ON 12' LANE WIDTH.

TRAFFIC CONTROL TABLE | 2

SPEED LIMIT = 15 MPH



TRAFFIC CONTROL PLAN

24"x36" SCALE: 1" = 50'-0"
11"x17" SCALE: 1" = 100'-0"
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SCALE 1"=50'-0" | 1

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DRAWN BY:
CHECKED BY:
APPROVED BY:

REV	DATE	DESCRIPTION
0	14/04/23	100% CD

LICENSED PROFESSIONAL ENGINEER
MANOUCHEHR HAKHAMANESHI
C 88083
EXP: 03/31/2026
CIVIL
STATE OF CALIFORNIA

CRAN_RSFR_UNCI1_005
4642 JEAN COURT
UNION CITY, CA 94587

TRAFFIC CONTROL PLAN

TCP-1

PlannENG
4746 Clayton Rd,
Concord, CA, 94521
☎ (925) 408-2159
e-✉ splanneng@gmail.com
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Date:	
Scale:	SEE DRAWING
Designed:	TDL
Drawn:	BBB
Checked:	
Proj. Engr:	
File:	

	REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

PLAN
FOR THE IMPROVEMENT OF
CRAN_RSFR_UNCI1_005
4642 JEAN COURT
UNION CITY, CA 94587
UNION CITY CALIFORNIA

PERMIT #
PROJECT #

PROJECT INSPECTOR:
VOICE MAIL:

PROJECT ENGINEER — NAME — DATE
DEPARTMENT OF TRANSPORTATION - OPS — N/A — NAME — DATE
DEPARTMENT OF TRANSPORTATION — N/A — NAME — DATE
STREETLIGHT LAYOUT — N/A — NAME — DATE
MUNICIPAL WATER — N/A — NAME — DATE
ELECTRICAL CIRCUITS — N/A — MARLON DE LEON — DATE

DEPARTMENT OF PUBLIC WORKS
UNION CITY, CALIFORNIA

APPROVED BY MATTHEW CANO
DIRECTOR OF PUBLIC WORKS
N/A

REV. DATE MAY 08, 2018

view from Cortez Road looking northwest at site

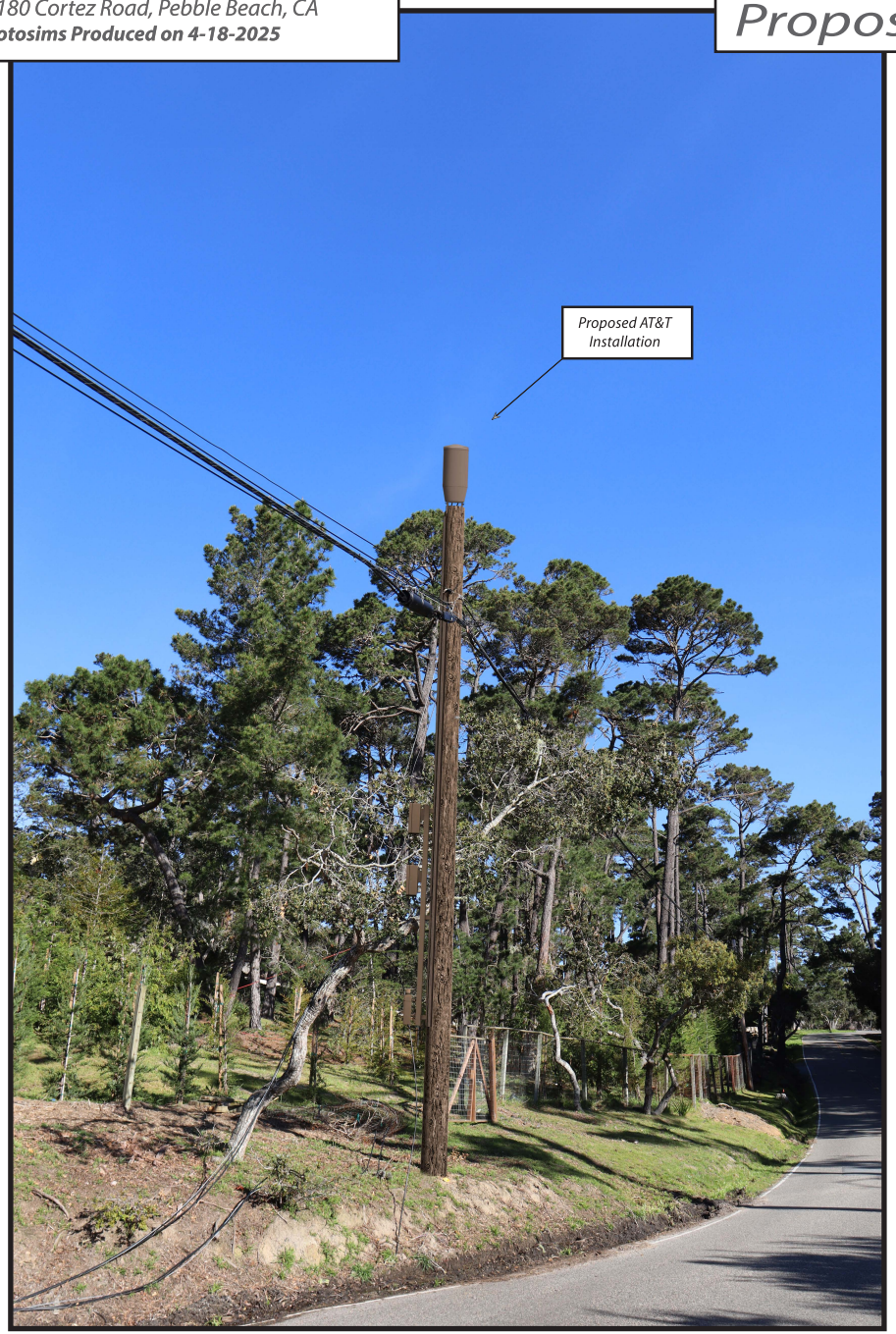
AT&T Wireless

CRAN_RSFR_PEBBL_005
Near 3180 Cortez Road, Pebble Beach, CA
Photosims Produced on 4-18-2025

Existing



Proposed



AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

view from Cortez Road looking southwest at site

AT&T Wireless

CRAN_RSFR_PEBBL_005
Near 3180 Cortez Road, Pebble Beach, CA
Photosims Produced on 4-18-2025

Existing



Proposed



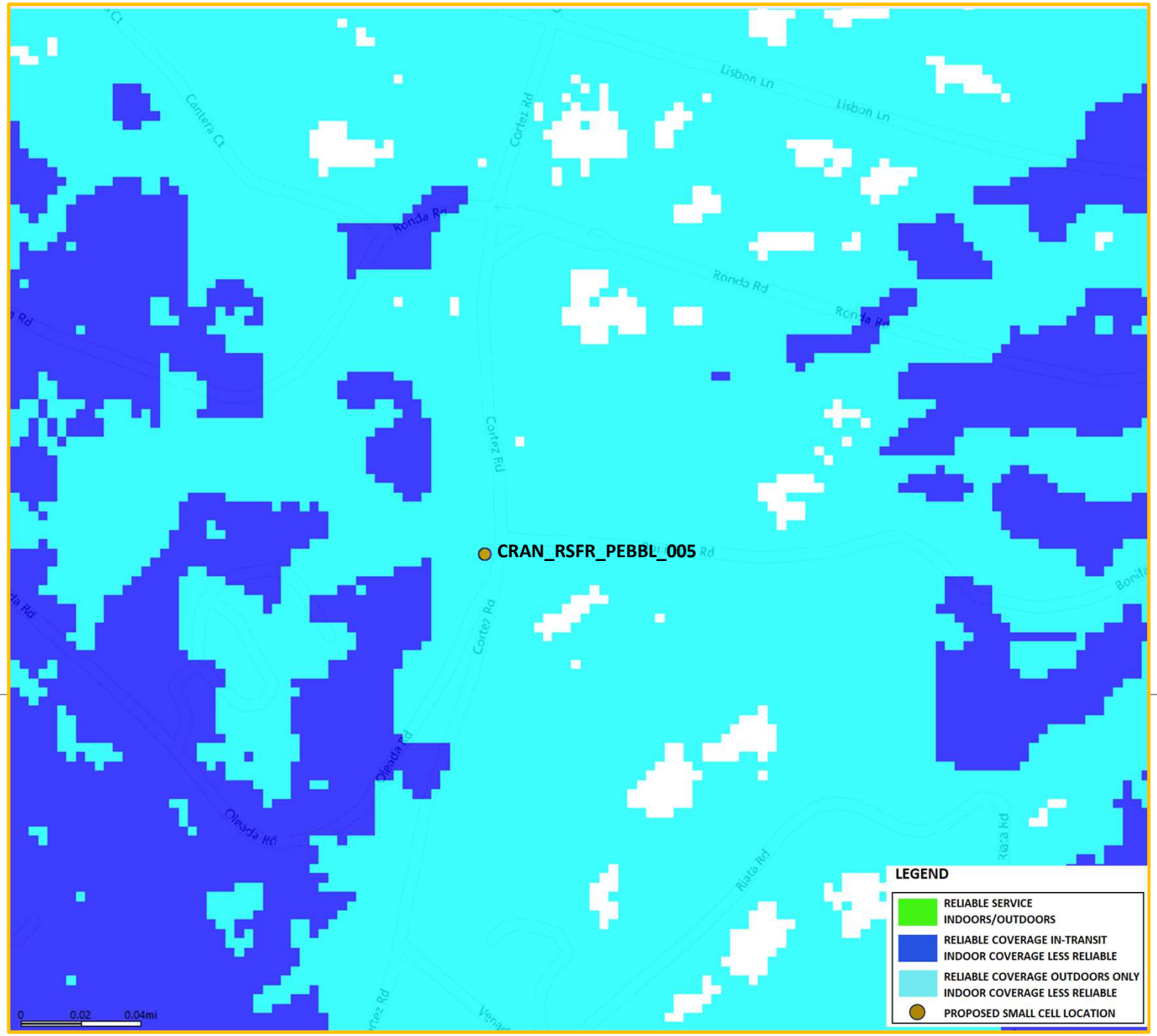
AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507



CRAN_RSFR_PEBBL_005
SERVICE MAP

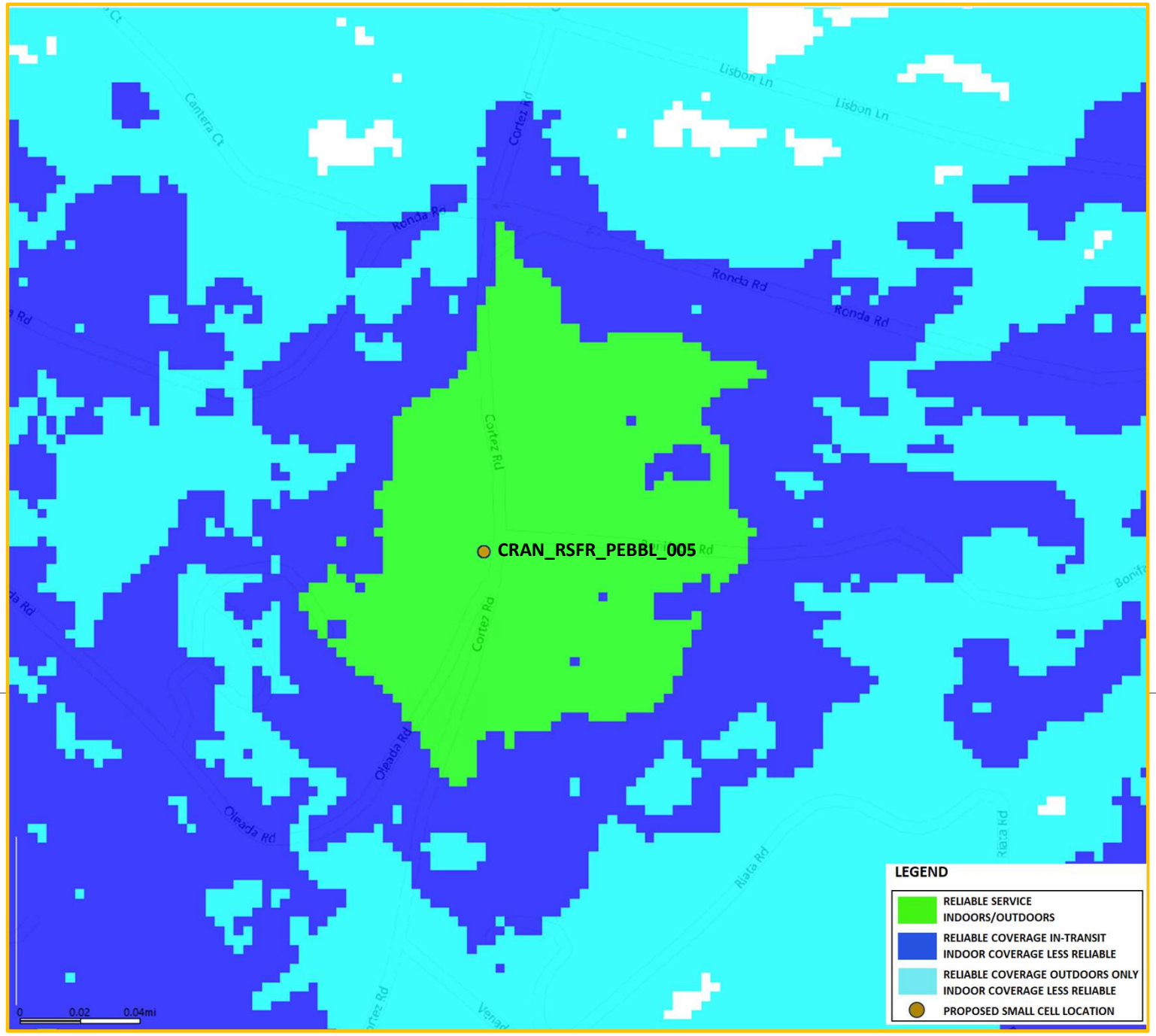
"AT&T PROPRIETARY -- THIS INFORMATION CONSTITUTES CONFIDENTIAL TRADE SECRETS AND COMMERCIAL OR FINANCIAL INFORMATION OWNED BY AT&T AND IS SHARED FOR CRITICAL INFRASTRUCTURE PROTECTION PURPOSES ONLY. IT IS EXEMPT FROM DISCLOSURE UNDER THE FREEDOM OF INFORMATION ACT (5 U.S.C. 552), EXEMPTIONS (B)(3)&(4), AND ITS DISCLOSURE IS PROHIBITED UNDER THE TRADE SECRETS ACT (18 U.S.C. 1905), THE CRITICAL INFRASTRUCTURE INFORMATION ACT OF 2002, 6 U.S.C. § 133, AND ANY STATE OR LOCAL LAW REQUIRING DISCLOSURE OF INFORMATION OR RECORDS. THIS INFORMATION MUST NOT BE COPIED OR DISTRIBUTED TO OTHERS NOT AGREED UPON BY AT&T, BUT IN ALL EVENTS DO NOT COPY OR DISTRIBUTE TO SUCH OTHERS WITHOUT NOTIFICATION PURSUANT TO EXECUTIVE ORDER 12600."

EXISTING LTE 700 COVERAGE PLOT



"AT&T PROPRIETARY -- THIS INFORMATION CONSTITUTES CONFIDENTIAL TRADE SECRETS AND COMMERCIAL OR FINANCIAL INFORMATION OWNED BY AT&T AND IS SHARED FOR CRITICAL INFRASTRUCTURE PROTECTION PURPOSES ONLY. IT IS EXEMPT FROM DISCLOSURE UNDER THE FREEDOM OF INFORMATION ACT (5 U.S.C. 552), EXEMPTIONS (B)(3)&(4), AND ITS DISCLOSURE IS PROHIBITED UNDER THE TRADE SECRETS ACT (18 U.S.C. 1905), THE CRITICAL INFRASTRUCTURE INFORMATION ACT OF 2002, 6 U.S.C. § 133, AND ANY STATE OR LOCAL LAW REQUIRING DISCLOSURE OF INFORMATION OR RECORDS. THIS INFORMATION MUST NOT BE COPIED OR DISTRIBUTED TO OTHERS NOT AGREED UPON BY AT&T, BUT IN ALL EVENTS DO NOT COPY OR DISTRIBUTE TO SUCH OTHERS WITHOUT NOTIFICATION PURSUANT TO EXECUTIVE ORDER 12600."

PROPOSED LTE 700 COVERAGE PLOT



"AT&T PROPRIETARY -- THIS INFORMATION CONSTITUTES CONFIDENTIAL TRADE SECRETS AND COMMERCIAL OR FINANCIAL INFORMATION OWNED BY AT&T AND IS SHARED FOR CRITICAL INFRASTRUCTURE PROTECTION PURPOSES ONLY. IT IS EXEMPT FROM DISCLOSURE UNDER THE FREEDOM OF INFORMATION ACT (5 U.S.C. 552), EXEMPTIONS (B)(3)&(4), AND ITS DISCLOSURE IS PROHIBITED UNDER THE TRADE SECRETS ACT (18 U.S.C. 1905), THE CRITICAL INFRASTRUCTURE INFORMATION ACT OF 2002, 6 U.S.C. § 133, AND ANY STATE OR LOCAL LAW REQUIRING DISCLOSURE OF INFORMATION OR RECORDS. THIS INFORMATION MUST NOT BE COPIED OR DISTRIBUTED TO OTHERS NOT AGREED UPON BY AT&T, BUT IN ALL EVENTS DO NOT COPY OR DISTRIBUTE TO SUCH OTHERS WITHOUT NOTIFICATION PURSUANT TO EXECUTIVE ORDER 12600."

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Exhibit C

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MINUTES
Del Monte Land Use Advisory Committee
Thursday, September 18, 2025

1. Meeting called to order by Lori Lietzke **at** 3:01 pm

2. Roll Call

Members Present:
Lori Lietzke, Maureen Lyon, Carol Church, Rick Verbanec, Bart Bruno

Members Absent:
Ned Van Roekel, Kamlesh Parikh

3. Approval of Minutes:

A. **September 4, 2025** minutes

Motion: Bart Bruno (LUAC Member's Name)

Second: Rick Verbanec (LUAC Member's Name)

Ayes: Lori Lietzke, Maureen Lyon, Carol Church, Rick Verbanec, Bart Bruno

Noes:

Absent: Ned Van Roekel, Kamlesh Parikh

Abstain:

4. Public Comments: The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. Meeting Adjourned: 4:42 pm

Minutes taken by: Maureen Lyon

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

1.

Project Name: FELICITY LLC (AT&T MOBILITY)
File Number: PLN250237
Project Location: 3252 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-462-006-000
Project Planner: Jordan Evans-Polockow
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** _____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jordan Evans **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	X		Concern over height of pole – can it blend better with the surrounding forest? AT&T reps. Would explore that possibility. Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.

Dan Neault	**X**		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	**Policy/Ordinance Reference (If Known)**	**Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)**
Are poles on private property?	Poles are located on PB property/easements	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest	Yes, three already exist as well as Cypress Club project	

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Lori Lietzke, Maureen Lyon, Rick Verbanec

Noes: _____

Absent: _____

Abstain: Bart Bruno; Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

2.

Project Name: HARDCASTLE MICHAEL L TR (AT&T MOBILITY)
File Number: PLN250238
Project Location: 4035 Sunset Ln, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-111-018-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** _____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Dan Neault	X		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements AT&T and PG&E owners. Pole	
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ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: Maureen Lyon, Rick Verbanec, Lori Lietzke

Noes:

Absent:

Abstain: Bart Bruno; Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

3.

Project Name: PERACCHI DONALD J & JUDITH E TRS (AT&T MOBILITY)
File Number: PLN250239
Project Location: 1063 Wranglers Trail, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 007-232-016-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Dean Flippo - resident

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements AT&T and PG&E owners. Pole	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: Maureen Lyon, Rick Verbanec, Lori Lietzke

Noes:

Absent:

Abstain: Bart Bruno; Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

4.

Project Name: KINSEY EDWARD P & LISA J TRS (AT&T MOBILITY)
File Number: PLN250240
Project Location: 3201 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-481-006-000
Project Planner: Jordan Evans-Polockow
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** _____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jordan Evans **(Name)**

PUBLIC COMMENT:

NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	X		Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.
DanNeault	X		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen LYon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Rick Verbanec, Lori Lietzke

Noes: _____

Absent: _____

Abstain: Bart Bruno, Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

5.

Project Name: FORAKER AUDREY DORMER ET AL (AT&T MOBILITY)
File Number: PLN250241
Project Location: 3195 Cortez Rd, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-341-031-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	**Policy/Ordinance Reference (If Known)**	**Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)**
Are poles on private property?	Poles are located on PB property/easements AT&T and PG&E owners. Pole	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

x Support Project with changes

___ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: Lori Lietzke, Rick Verbanec, Carol Church

Noes:

Absent:

Abstain: Carol Church, Bart Bruno

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

6.

Project Name: CEDROS 2017 LLC (AT&T MOBILITY)
File Number: PLN250242
Project Location: 3426 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-381-007-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:
NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	X		Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.
Dan Neault	X		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements	.
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Lori Lietzke, Rick Verbanec

Noes: _____

Absent: _____

Abstain: Bart Bruno, Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

7.

Project Name: ARNAIZ HOWARD D & LACEY M TRS (AT&T MOBILITY)
File Number: PLN250243
Project Location: 3173 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-481-013-000
Project Planner: Jordan Evans-Polockow
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jordan Evans **(Name)**

PUBLIC COMMENT:

NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	**X**		Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.
Dan Neault	**X**		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Lori Lietzke, Rick verbanec

Noes: _____

Absent: _____

Abstain: Carol Church, Bart Bruno

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

8.

Project Name: HARKER DENNIS T & SANDRA E TRS (AT&T MOBILITY)
File Number: PLN250244
Project Location: 3399 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-392-005-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:
NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	X		Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.
Dan Neault	X		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements .	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Lori Lietzke, Maureen Lyon, Rick Verbanec

Noes: _____

Absent: _____

Abstain: Bart Bruno, Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

9.

Project Name: KIM TONG P & SOON Y TRS (AT&T MOBILITY)
File Number: PLN250245
Project Location: 3213 Ballantrae Ln, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-471-023-000
Project Planner: Jordan Evans-Polockow
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jordan Evans **(Name)**

PUBLIC COMMENT:
NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	**Policy/Ordinance Reference (If Known)**	**Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)**
Are poles on private property?	Poles are located on PB property/easements .	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: Maureen Lyon, Lori Lietzke, Rick Verbanec

Noes:

Absent:

Abstain: Bart Bruno, Carol Church

Exhibit D

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Radio Frequency Emissions Compliance Report For AT&T Mobility

Site Name:	**CRAN_RSFR_PEBBL_005**	**Site Structure Type:**	**Utility – Power Line**
Address:	**(Near) 3180 Cortez Road**	**Latitude:**	**36.575641**
	Pebble Beach, CA 93953	**Longitude:**	**-121.944605**
Report Date:	**April 17, 2025**	**Project:**	**New Build**

Compliance Statement

Based on information provided by AT&T Mobility and predictive modeling, the CRAN_RSFR_PEBBL_005 installation proposed by AT&T Mobility will be compliant with Radiofrequency Radiation Exposure Limits of 47 C.F.R. §§ 1.1307(b)(3) and 1.1310. RF alerting signage and restricting access to the antenna to authorized personnel that have completed RF safety training is required for Occupational environment compliance. The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings.

Certification

I, Tim Alexander, am the reviewer and approver of this report and am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation, specifically in accordance with FCC's OET Bulletin 65. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.



SIGNED, 17 APR 2025

General Summary

The compliance framework is derived from the Federal Communications Commission (FCC) Rules and Regulations for preventing human exposure in excess of the applicable Maximum Permissible Exposure ("MPE") limits. At any location at this site, the power density resulting from each transmitter may be expressed as a percentage of the frequency-specific limits and added to determine if 100% of the exposure limit has been exceeded. The FCC Rules define two tiers of permissible exposure differentiated by the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure. General Population / Uncontrolled exposure limits apply to those situations in which persons may not be aware of the presence of electromagnetic energy, where exposure is not employment-related, or where persons cannot exercise control over their exposure. Occupational / Controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment, have been made fully aware of the potential for exposure, and can exercise control over their exposure. Based on the criteria for these classifications, the FCC General Population limit is considered to be a level that is safe for continuous exposure time. The FCC General Population limit is 5 times more restrictive than the Occupational limits.

7430 New Technology Way, Suite 150 Frederick, Maryland 21703 (703) 596-1022 Phone www.waterfordconsultants.com

Table 1: FCC Limits

Frequency (MHz)	*Limits for General Population/ Uncontrolled Exposure*		*Limits for Occupational/ Controlled Exposure*	
	Power Density (mW/cm^2)	**Averaging Time (minutes)**	**Power Density (mW/cm^2)**	**Averaging Time (minutes)**
30-300	0.2	30	1	6
300-1500	f/1500	30	f/300	6
1500-100,000	1.0	30	5.0	6

f=Frequency (MHz)

In situations where the predicted MPE exceeds the General Population threshold in an accessible area as a result of emissions from multiple transmitters, FCC licensees that contribute greater than 5% of the aggregate MPE share responsibility for mitigation.

Based on the computational guidelines set forth in FCC OET Bulletin 65, Waterford Consultants, LLC has developed software to predict the overall Maximum Permissible Exposure possible at any location given the spatial orientation and operating parameters of multiple RF sources. The power density in the Far Field of an RF source is specified by OET-65 Equation 5 as follows:

$$S = \frac{EIRP}{4 \cdot \pi \cdot R^2} \ (\mathrm{mW/cm^2})$$

Where EIRP is the Effective Radiated Power relative to an isotropic antenna and R is the distance between the antenna and point of study. Additionally, consideration is given to the manufacturers' horizontal and vertical antenna patterns as well as radiation reflection. At any location, the predicted power density in the Far Field is the spatial average of points within a 0 to 6-foot vertical profile that a person would occupy. Near field power density is based on OET-65 Equation 20 stated as

$$S = \left(\frac{180}{\theta_{BW}}\right) \cdot \frac{100 \cdot P_{in}}{\pi \cdot R \cdot h} \ (\mathrm{mW/cm^2})$$

Where P_{in} is the power input to the antenna, θ_{BW} is the horizontal pattern beamwidth and h is the aperture length.

Some antennas employ beamforming technology where RF energy allocated to each customer device is dynamically directed toward their location. In the analysis presented herein, predicted exposure levels are based on all beams at full utilization (i.e. full power) simultaneously focused in any direction. As this condition is unlikely to occur, the actual power density levels at ground and at adjacent structures are expected to be less that the levels reported below. These theoretical results represent maximum-case predictions as all RF emitters are assumed to be operating at 100% duty cycle.

For any area in excess of 100% General Population MPE, access controls with appropriate RF alerting signage must be put in place and maintained to restrict access to authorized personnel. Signage must be posted to be visible upon approach from any direction to provide notification of potential conditions within these areas. Subject to other site security requirements, occupational personnel should be trained in RF safety and equipped with personal protective equipment (e.g. RF personal monitor) designed for safe work in the vicinity of RF emitters. Controls such as physical barriers to entry imposed by locked doors, hatches and ladders or other access control mechanisms may be supplemented by alarms that alert the individual and notify site management of a breach in access control. Waterford Consultants, LLC recommends that any work activity in these designated areas or in front of any transmitting antennas be coordinated with all wireless tenants.

Analysis

AT&T Mobility proposes the following installation at this location:

- INSTALL (1) NEW 2’ CANISTER ANTENNA ON TOP OF WOODEN UTILITY POLE
- INSTALL (1) NEW RADIO 4490, (1) RADIO 4890 ON WOODEN UTILITY POLE

The antenna will be mounted on a 33-foot utility pole with a centerline 34.33-foot above ground level. Proposed antenna operating parameters are listed in Appendix A. Other appurtenances such as GPS antennas, RRUs and hybrid cable below the antennas are not sources of RF emissions. No other antennas are known to be operating in the vicinity of this site.

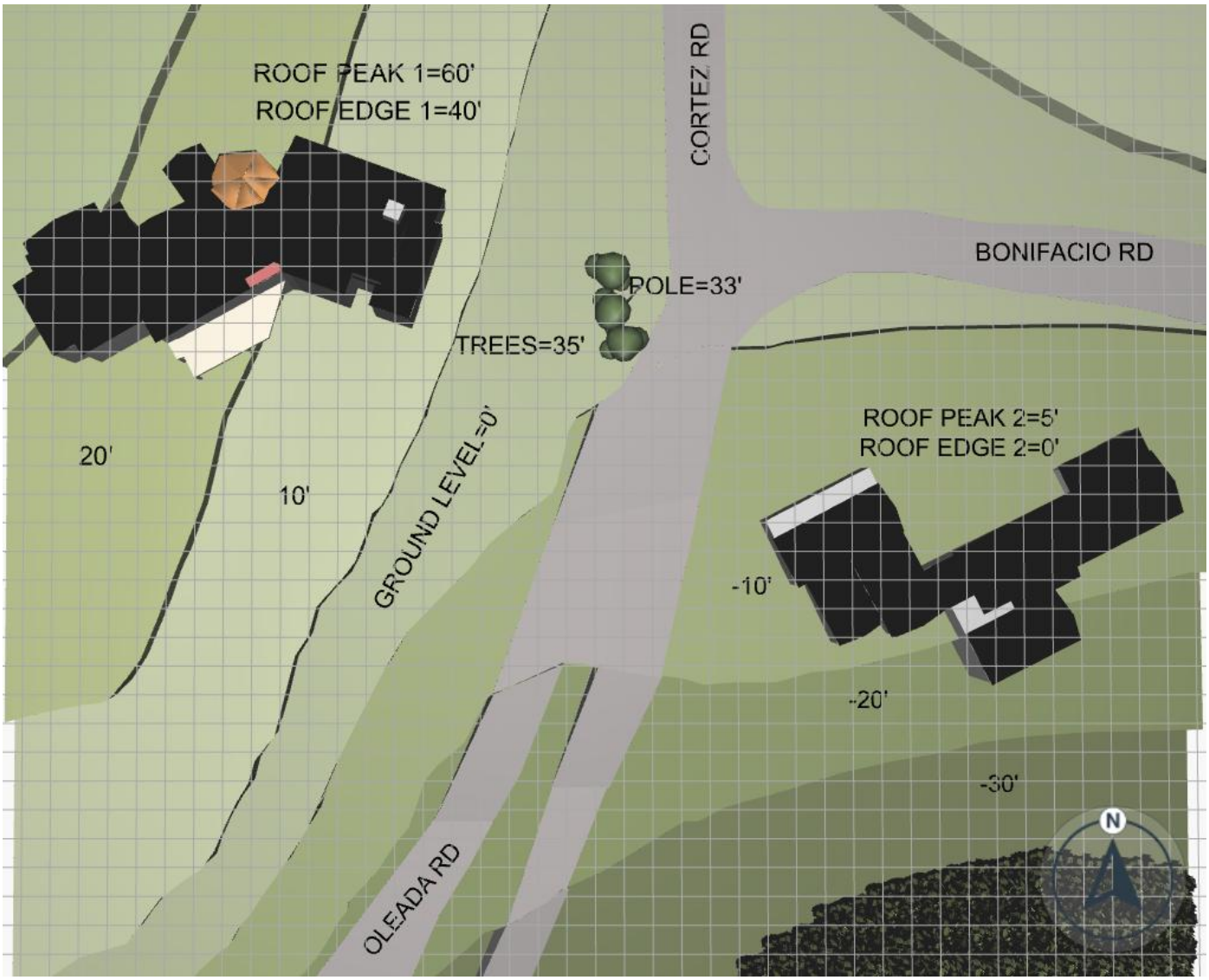


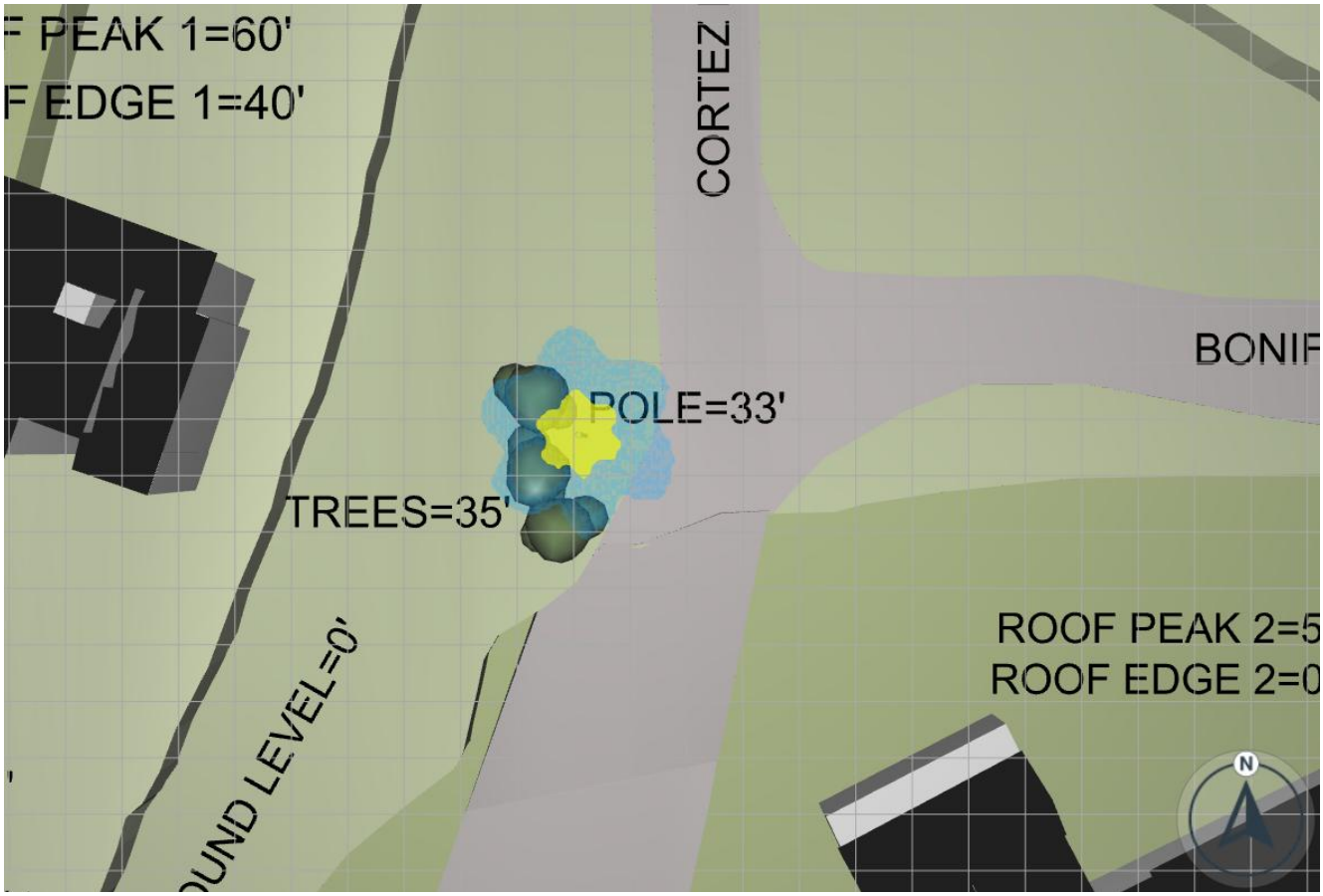
Figure 1: Antenna Locations

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Power density decreases significantly with distance from any antenna. The panel-type antennas to be employed at this site are highly directional by design and the orientation in azimuth and mounting elevation, as documented, serves to reduce the potential to exceed MPE limits at any location other than directly in front of the antennas. For accessible areas at ground level, the maximum predicted power density level resulting from all AT&T Mobility operations is 4.10% of the FCC General Population limits. Incident at adjacent structure depicted in Figures, the maximum predicted power density level resulting from all AT&T Mobility operations is 5.16% of the FCC General Population limits (Figure 1.1 - 1.4). The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings

On the pole in front of the antenna, predicted MPE levels will exceed the FCC General Population limits within 20 feet in front of the antennas and within 7 feet below the antenna. The maximum predicted power density level resulting from all AT&T Mobility operations directly in front of the antennas is 4190.34% of the FCC General Population limits (838.06% of the FCC Occupational limits). Waterford Consultants, LLC recommends posting RF alerting signage (ACP Caution) on the pole visible upon approach that informs personnel accessing this area of basic precautions to be followed when working around antennas. This recommendation is depicted in Figure 2. Any work activity in front of transmitting antennas should be coordinated with AT&T Mobility.

The following plots show the cumulative spatial average predicted power density levels in the reference plane indicated as a percentage of the General Public Limits. Please note that 100% of the General Public Limits corresponds to 20% of the Occupational Limits.



Legend

Study Zone	Elev. (ft)	Type	Exposure Profile	Max MPE	Att	Carriers
Antenna Level 34.33ft	60.0 - 100.0	3D Area	3D Sula9 GP 1.0 res	4190.34%	0.00	AT&T

100%-500%	500%-5000%	5000%+

Exposure Profile Name	Model	Exposure Area	Standard	Resolution	RCF
3D Sula9 GP 1.0 res	Sula 9	Spatial Avg. (6 ft)	FCC General Public	1.0 ft3	1.0

AT&T

Mitigation — Existing — Proposed — Installed — To Remove — Max MPE

Grid Size: 10.00 feet — **Floor = Elevation +6' | Mid-Level = Elevation +/- 3'**

Figure1.1: Antenna Level (Horizontal View)

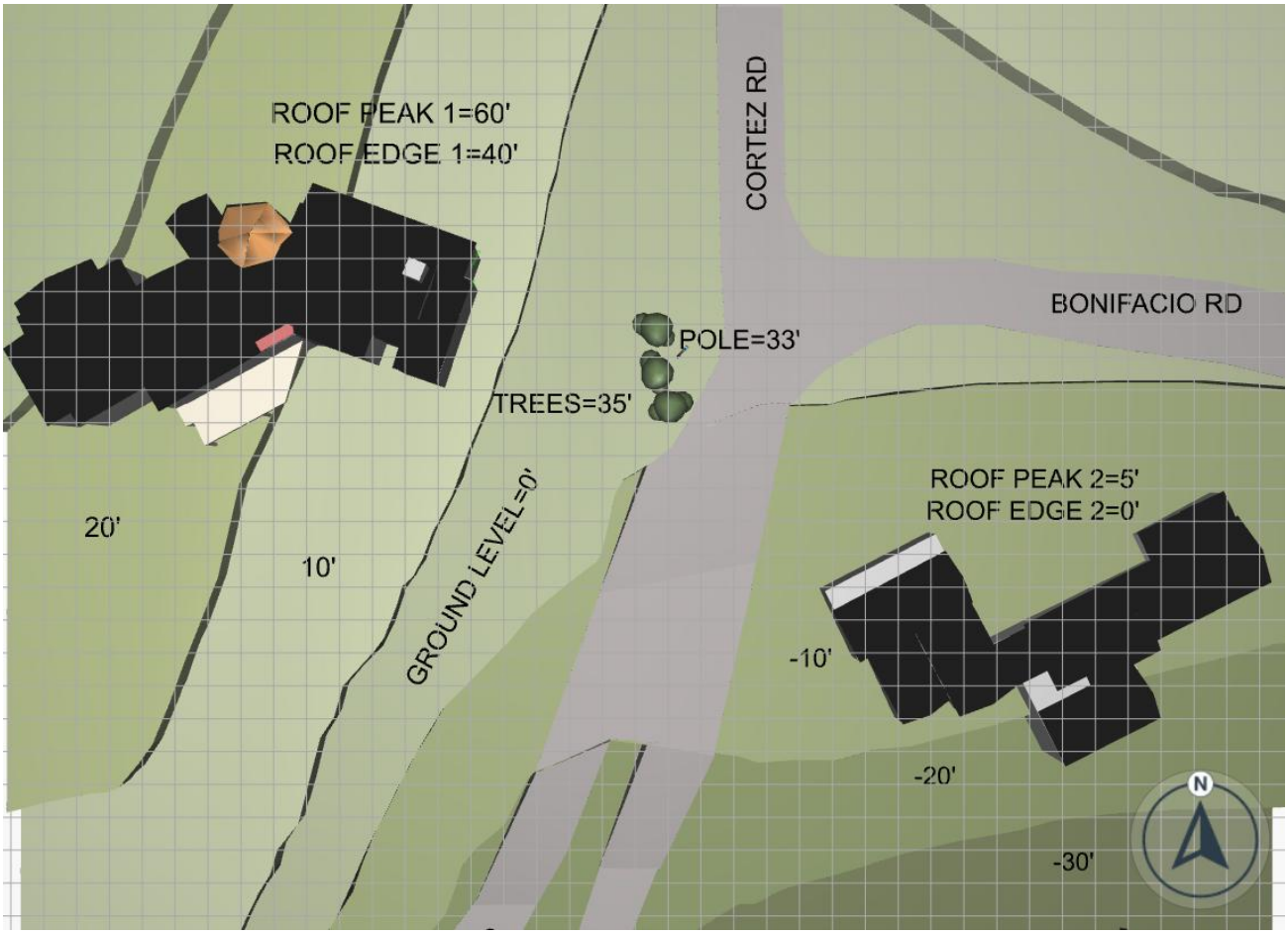


Figure 1.2: Adjacent Structure Level

Legend

Study Zone	Elev. (ft)	Type	Exposure Profile	Max MPE	Att	Carriers
Roof Peak 1 level 60ft	90.1	Floor	FF - Adjacent Vertical...	2.42%	0.00	AT&T
Roof Edge 1 Level 40ft	80.0	Floor	FF - Adjacent Vertical...	5.16%	0.00	AT&T
Roof Peak 2 Level 5ft	45.1	Floor	FF w/RC - Adjacent...	3.83%	0.00	AT&T
Roof Edge 2 Level 0ft	40.0	Floor	FF w/RC - Adjacent...	3.40%	0.00	AT&T

5%-100%	100%-500%	500%-5000%	5000%+

Exposure Profile Name	Model	Exposure Area	Standard	Resolution	RCF
FF - Adjacent Vertical Structures - 2D...	OET-65 Far Field	Spatial Avg. (6 ft)	FCC General Public	0.5 ft3	1.0
FF w/RC - Adjacent Walkable Surface...	OET-65 Far Field	Spatial Avg. (6 ft)	FCC General Public	2.5 ft3	1.6

AT&T

Mitigation Existing Proposed Installed To Remove **Max MPE**

Grid Size: 10.00 feet

Floor = Elevation +6' | Mid-Level = Elevation +/- 3'

7430 New Technology Way, Suite 150 Frederick, Maryland 21703 (703) 596-1022 Phone www.waterfordconsultants.com

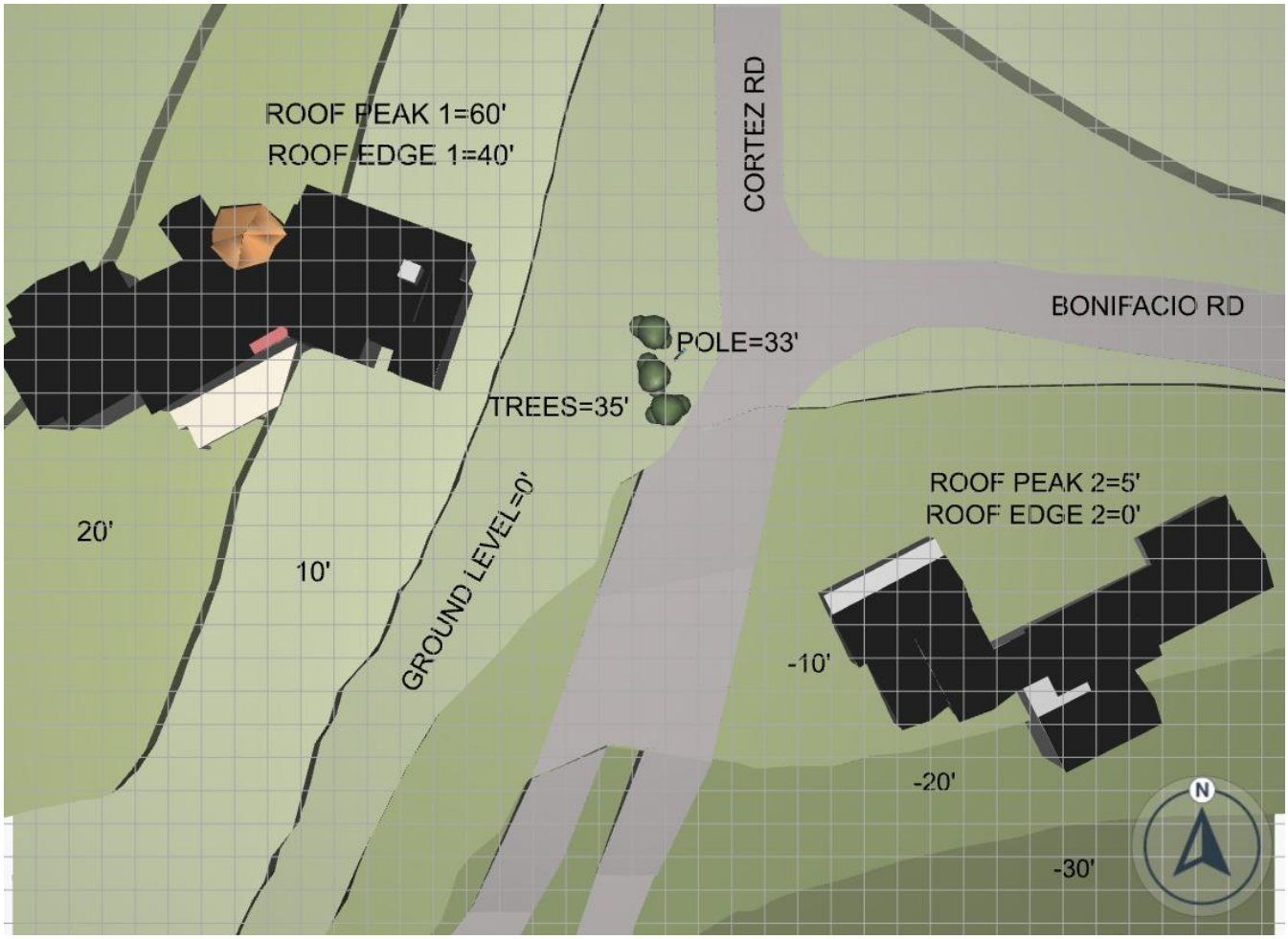


Figure1.3: Ground Level

Legend

Study Zone	Elev. (ft)	Type	Exposure Profile	Max MPE	Att	Carriers
Ground Level 0ft	40.1	Floor	Ground	4.10%	0.00	AT&T

5%-100%	100%-500%	500%-5000%	5000%+

Exposure Profile Name	Model	Exposure Area	Standard	Resolution	RCF
Ground	OET-65 Far Field	Spatial Avg. (6 ft)	FCC General Public	5.0 ft3	1.6

AT&T

Mitigation Existing Proposed Installed To Remove **Max MPE**

Grid Size: 10.00 feet **Floor = Elevation +6' | Mid-Level = Elevation +/- 3'**

7430 New Technology Way, Suite 150 Frederick, Maryland 21703 (703) 596-1022 Phone www.waterfordconsultants.com

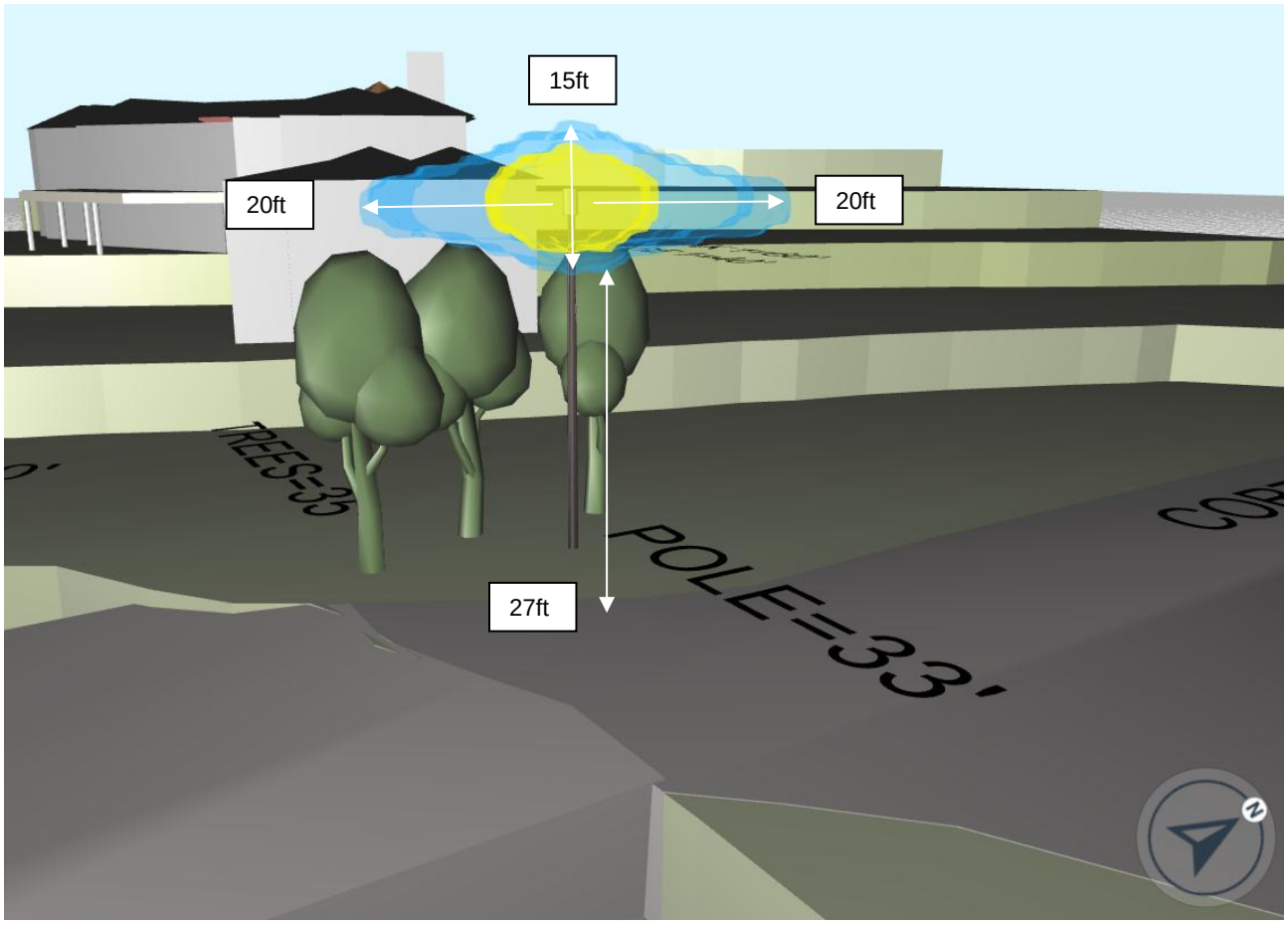


Figure1.4: Antenna Level (Vertical View)

Legend

Study Zone	Elev. (ft)	Type	Exposure Profile	Max MPE	Att	Carriers
Antenna Level 34.33ft	60.0 - 100.0	3D Area	3D Sula9 GP 1.0 res	4190.34%	0.00	AT&T

100%-500%	500%-5000%	5000%+

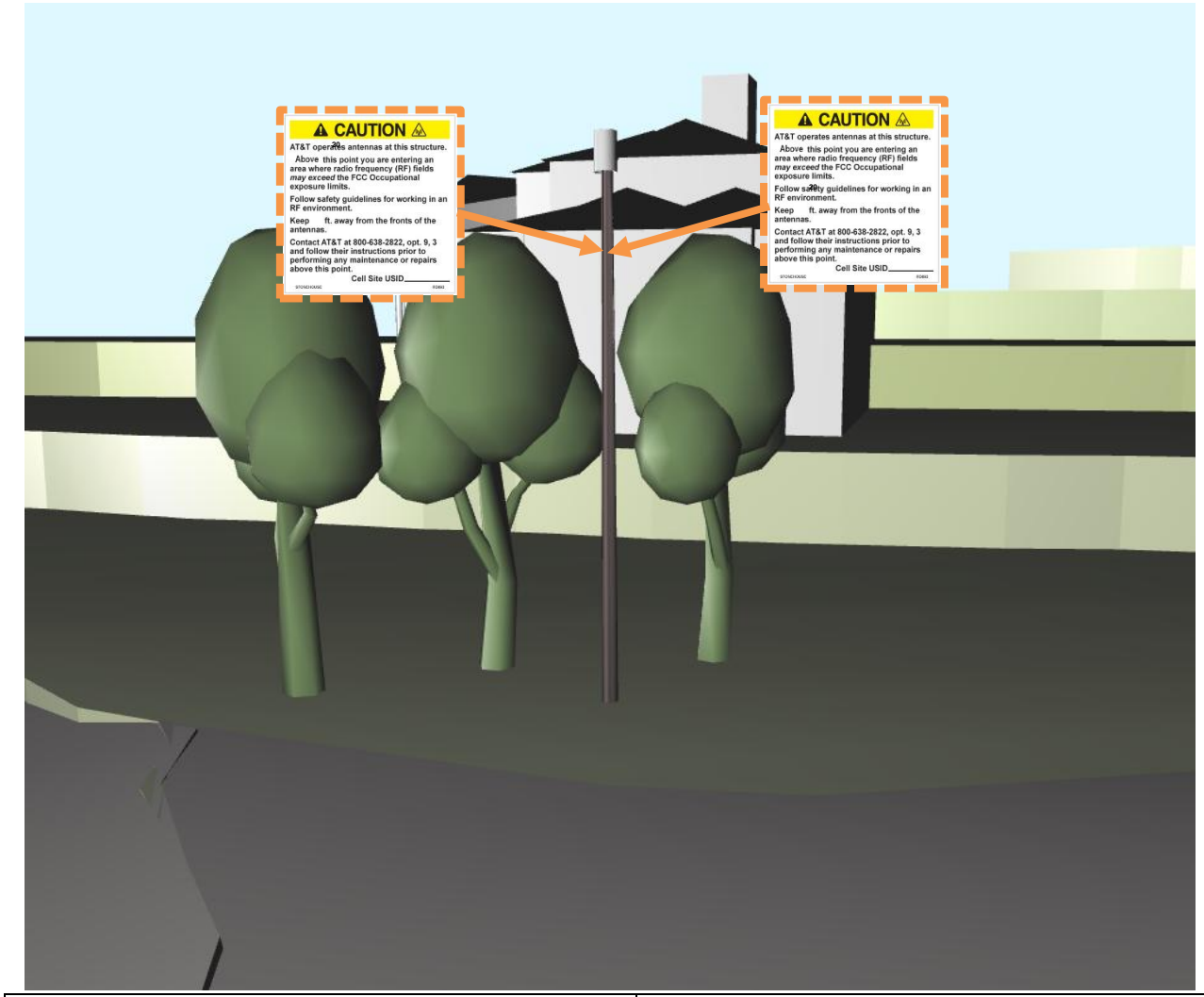
Exposure Profile Name	Model	Exposure Area	Standard	Resolution	RCF
3D Sula9 GP 1.0 res	Sula 9	Spatial Avg. (6 ft)	FCC General Public	1.0 ft3	1.0

AT&T

Mitigation Existing Proposed Installed To Remove **Max MPE**

Grid Size: 10.00 feet **Floor = Elevation +6' | Mid-Level = Elevation +/- 3'**

Compliance Requirement Diagram (Access Location)



Recommendations

AT&T Mobility Access Location
Install ACP Caution "Above" signs 7ft below the antenna or 27ft AGL.

Materials
[2] ACP Caution "Above" signs sized 7"x7"

Safe Distance = 20ft
Bottom Distance = 7ft

Proposed Signs/Barriers | Existing Signs/Barriers

Figure 2: Mitigation Recommendations

7430 New Technology Way, Suite 150 Frederick, Maryland 21703 (703) 596-1022 Phone www.waterfordconsultants.com

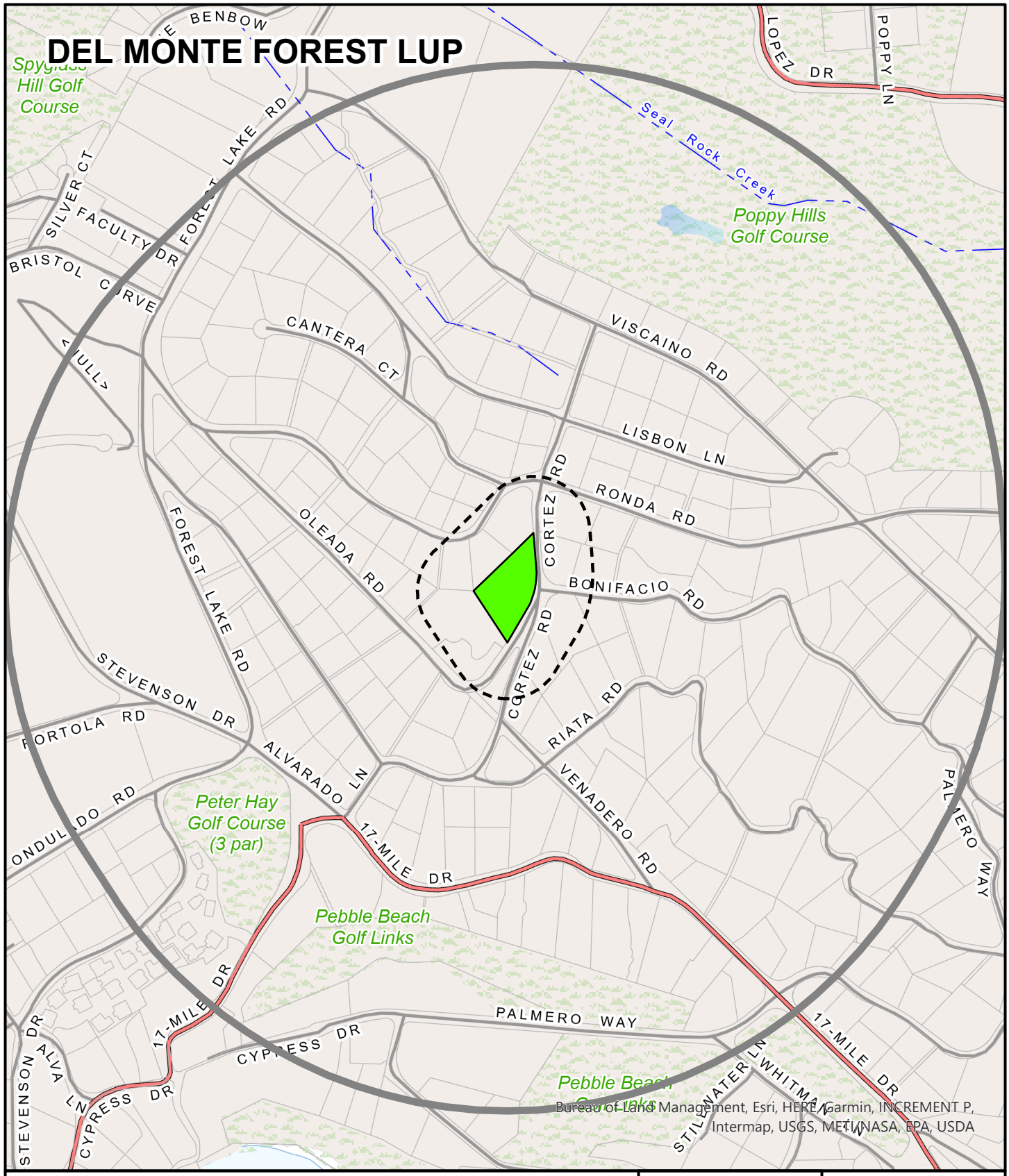
Appendix A: Operating Parameters Considered in this Analysis

Ant #	Operator	Antenna Make	Antenna Model	Type	Frequency (MHz)	Block	Mech/elec Az (Deg)	Mech downtilt (Deg)	Horizontal Beam Width (Deg)	Antenna Length/Aperture (ft)	Antenna Gain (dBd)	Paths	TPO (W)	Power in (W)	Total ERP (Watts)	Total EiRP (Watts)	Antenna Centerline Ground Level (0ft)
1	AT&T	GAMMANU	DOY9X360F16T4	Omni	700	B12	350	0	197.0	2.0	3.2	4	60	240	495.7	813.2	34.33
1	AT&T	GAMMANU	DOY9X360F16T4	Omni	850	B5	350	0	224.0	2.0	4.0	4	60	240	604.2	991.3	34.33
1	AT&T	GAMMANU	DOY9X360F16T4	Omni	1900	B25	350	0	257.0	2.0	5.2	4	60	240	785.6	1288.9	34.33
1	AT&T	GAMMANU	DOY9X360F16T4	Omni	2100	B66	350	0	251.0	2.0	6.0	4	60	240	946.7	1553.1	34.33

Notes: Table depicts recommended operating parameters for AT&T Mobility proposed operations

Exhibit E

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APPLICANT: PEBBLE BEACH COMPANY (AT&T MOBILITY)

APN: 008233010000 **FILE #** PLN250241

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: JADE MASOI

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Exhibit F

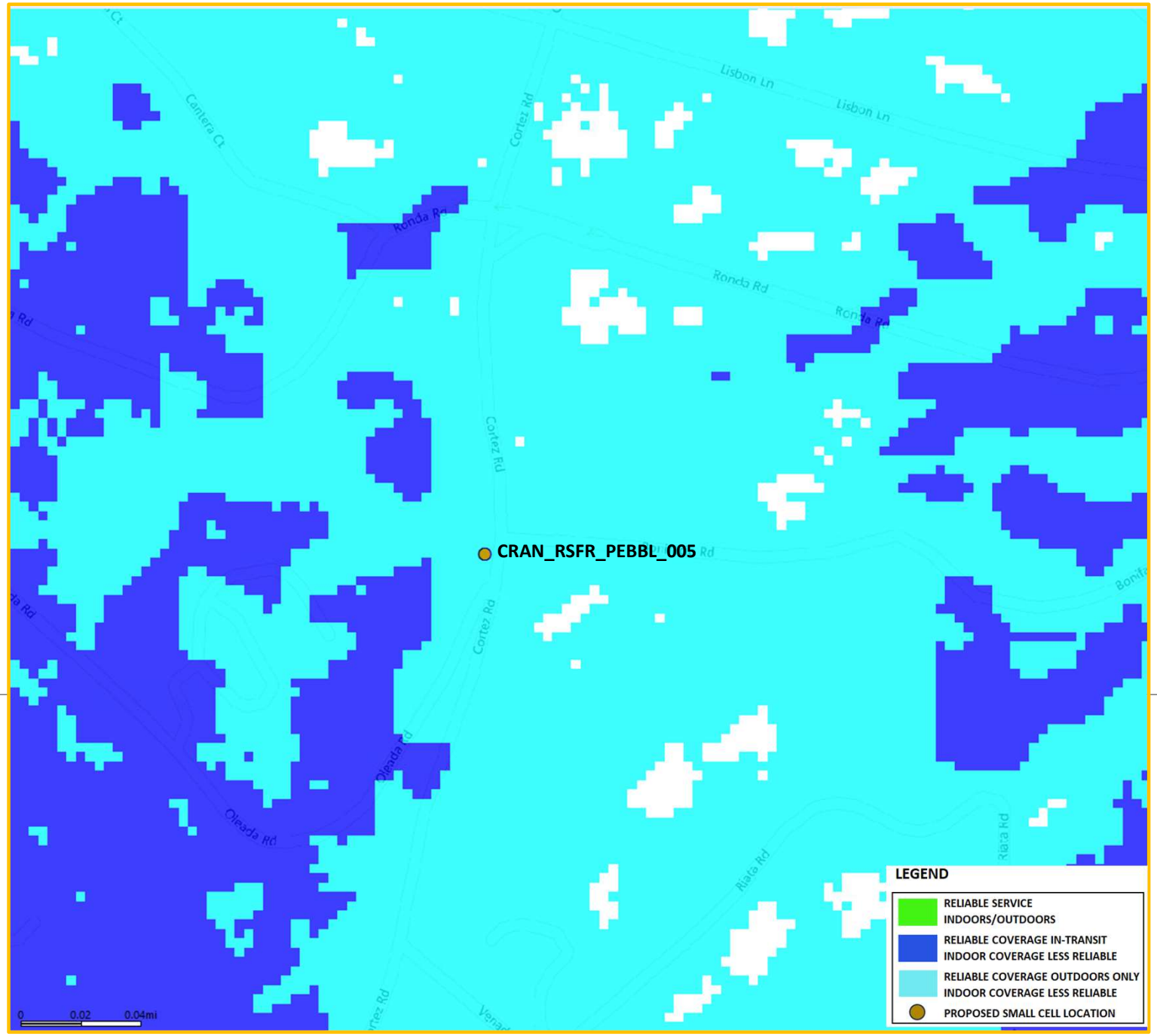
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CRAN_RSFR_PEBBL_005
SERVICE MAP

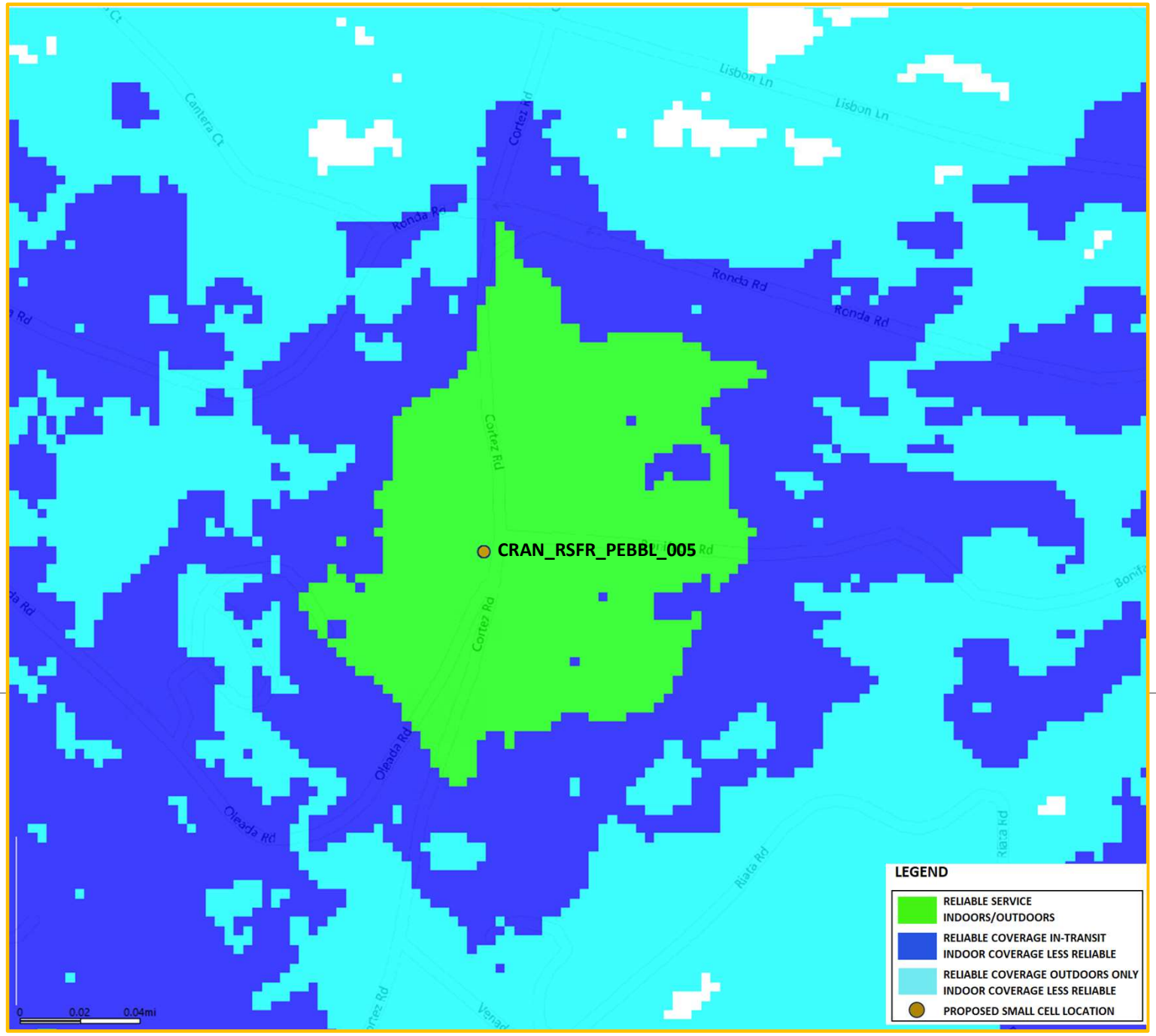
"AT&T PROPRIETARY -- THIS INFORMATION CONSTITUTES CONFIDENTIAL TRADE SECRETS AND COMMERCIAL OR FINANCIAL INFORMATION OWNED BY AT&T AND IS SHARED FOR CRITICAL INFRASTRUCTURE PROTECTION PURPOSES ONLY. IT IS EXEMPT FROM DISCLOSURE UNDER THE FREEDOM OF INFORMATION ACT (5 U.S.C. 552), EXEMPTIONS (B)(3)&(4), AND ITS DISCLOSURE IS PROHIBITED UNDER THE TRADE SECRETS ACT (18 U.S.C. 1905), THE CRITICAL INFRASTRUCTURE INFORMATION ACT OF 2002, 6 U.S.C. § 133, AND ANY STATE OR LOCAL LAW REQUIRING DISCLOSURE OF INFORMATION OR RECORDS. THIS INFORMATION MUST NOT BE COPIED OR DISTRIBUTED TO OTHERS NOT AGREED UPON BY AT&T, BUT IN ALL EVENTS DO NOT COPY OR DISTRIBUTE TO SUCH OTHERS WITHOUT NOTIFICATION PURSUANT TO EXECUTIVE ORDER 12600."

EXISTING LTE 700 COVERAGE PLOT



"AT&T PROPRIETARY -- THIS INFORMATION CONSTITUTES CONFIDENTIAL TRADE SECRETS AND COMMERCIAL OR FINANCIAL INFORMATION OWNED BY AT&T AND IS SHARED FOR CRITICAL INFRASTRUCTURE PROTECTION PURPOSES ONLY. IT IS EXEMPT FROM DISCLOSURE UNDER THE FREEDOM OF INFORMATION ACT (5 U.S.C. 552), EXEMPTIONS (B)(3)&(4), AND ITS DISCLOSURE IS PROHIBITED UNDER THE TRADE SECRETS ACT (18 U.S.C. 1905), THE CRITICAL INFRASTRUCTURE INFORMATION ACT OF 2002, 6 U.S.C. § 133, AND ANY STATE OR LOCAL LAW REQUIRING DISCLOSURE OF INFORMATION OR RECORDS. THIS INFORMATION MUST NOT BE COPIED OR DISTRIBUTED TO OTHERS NOT AGREED UPON BY AT&T, BUT IN ALL EVENTS DO NOT COPY OR DISTRIBUTE TO SUCH OTHERS WITHOUT NOTIFICATION PURSUANT TO EXECUTIVE ORDER 12600."

PROPOSED LTE 700 COVERAGE PLOT



"AT&T PROPRIETARY -- THIS INFORMATION CONSTITUTES CONFIDENTIAL TRADE SECRETS AND COMMERCIAL OR FINANCIAL INFORMATION OWNED BY AT&T AND IS SHARED FOR CRITICAL INFRASTRUCTURE PROTECTION PURPOSES ONLY. IT IS EXEMPT FROM DISCLOSURE UNDER THE FREEDOM OF INFORMATION ACT (5 U.S.C. 552), EXEMPTIONS (B)(3)&(4), AND ITS DISCLOSURE IS PROHIBITED UNDER THE TRADE SECRETS ACT (18 U.S.C. 1905), THE CRITICAL INFRASTRUCTURE INFORMATION ACT OF 2002, 6 U.S.C. § 133, AND ANY STATE OR LOCAL LAW REQUIRING DISCLOSURE OF INFORMATION OR RECORDS. THIS INFORMATION MUST NOT BE COPIED OR DISTRIBUTED TO OTHERS NOT AGREED UPON BY AT&T, BUT IN ALL EVENTS DO NOT COPY OR DISTRIBUTE TO SUCH OTHERS WITHOUT NOTIFICATION PURSUANT TO EXECUTIVE ORDER 12600."

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Exhibit G

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view from Cortez Road looking northwest at site

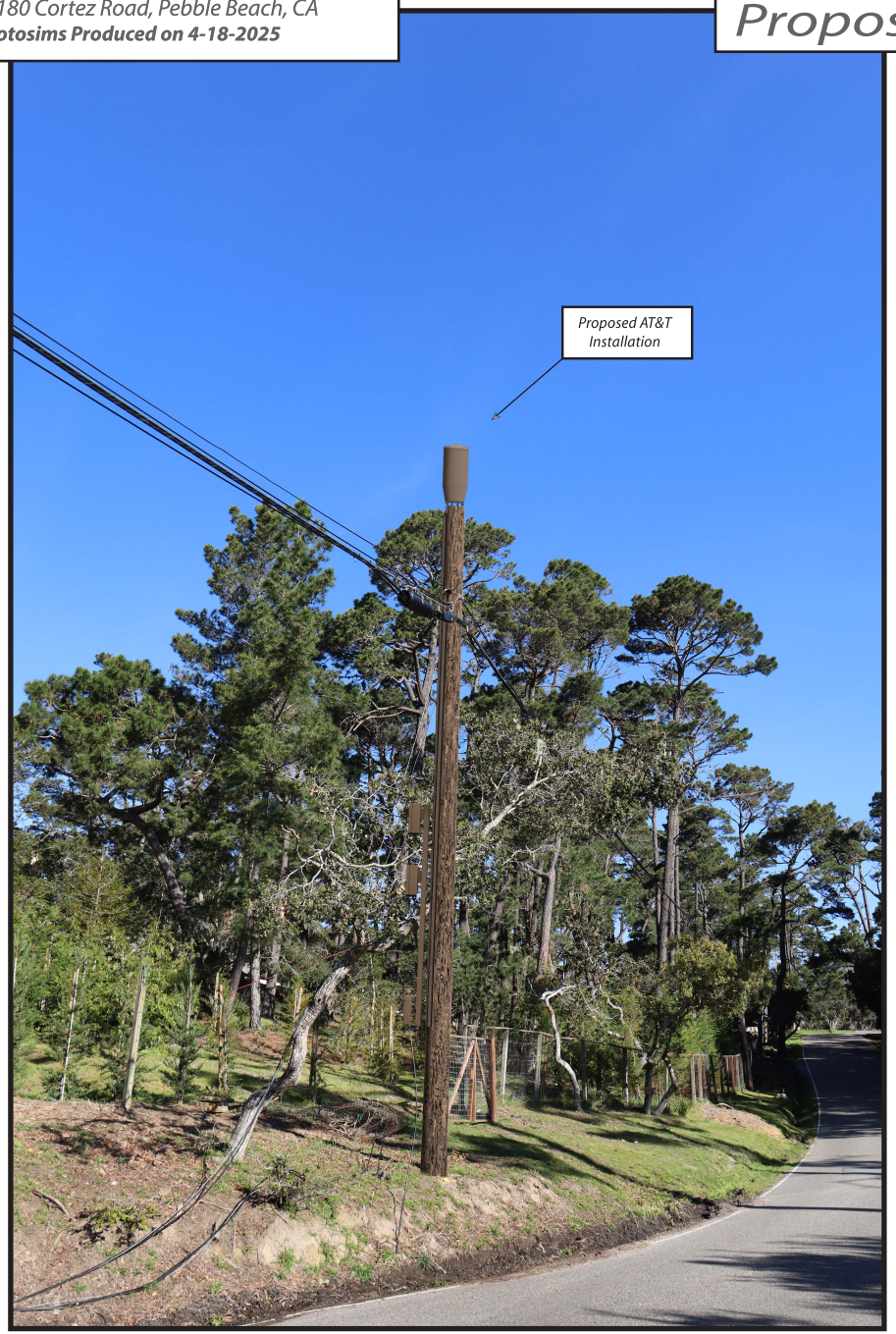
AT&T Wireless

CRAN_RSFR_PEBBL_005
Near 3180 Cortez Road, Pebble Beach, CA
Photosims Produced on 4-18-2025

Existing



Proposed



AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

view from Cortez Road looking southwest at site

AT&T Wireless

CRAN_RSFR_PEBBL_005
Near 3180 Cortez Road, Pebble Beach, CA
Photosims Produced on 4-18-2025

Existing



Proposed



AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Introduced: 10/24/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Zoning Administrator

PLN250242 - PEBBLE BEACH COMPANY (AT&T MOBILITY)

Public hearing to consider installation of a wireless telecommunication facility consisting of a 40-6 foot high pole with one antenna and associated equipment greater than the height allowed for the zoning district, within 750 feet of a known archaeological resource.

Project Location: Pebble Beach Company Right-of-Way, Adjacent to the property located at 3426 17 Mile Drive, Pebble Beach, CA 93953 (Coordinates 36.560605 N, -121.927159 W)

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution to:

a. Find the project qualifies for a Class 3 Categorical Exemption from CEQA Guidelines Section 15303, and that none of the exceptions from Section 15300.2 apply to the project; and
b. Approve a Combined Development Permit consisting of a 1.) Coastal Development Permit and Design Approval to allow the installation of a wireless telecommunication facility consisting of a 40-6 foot high pole with one antenna and associated equipment; 2.) Coastal Development Permit to exceed the required height of 30 feet established by the district; and 3.) Coastal Administrative Permit to allow development within 750 of an archaeological resource.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 8 conditions of approval.

PROJECT INFORMATION

Agent: Justin Giarritta
Property Owner: PEBBLE BEACH COMPANY (AT&T MOBILITY)
APN: 008-381-007-000
Parcel Size: N/A
Zoning: N/A
Plan Area: Del Monte Forest Land Use Plan (Coastal Zone)
Flagged and Staked: N/A
Project Planner: Jade Mason, Assistant Planner
MasonJ@countyofmonterey.gov, (831)755-3759

SUMMARY/DISCUSSION

The subject property is located within a utility easement (Coordinates 36.586178 N, -121.922344 W) adjacent to 3426 17 Mile Drive, Pebble Beach, within the Del Monte Forest Area. The applicant (AT&T Mobility) proposes installation of a wireless telecommunication facility (WCF) consisting of a 40-6 foot high pole with one antenna and associated equipment. The existing utility pole is within an easement, owned and managed by Pacific Gas & Electric (PG&E). PG&E submitted a letter to the County authorizing AT&T Mobility for the proposed development. This project does not include an increase in wastewater generation or installation, upgrade, or repairs to any onsite wastewater treatment system components.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan (General Plan), Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Coastal Implementation Plan (DMF CIP), and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Site Location and Analysis

The development is proposed to be located on 17 Mile Drive, which is a private road, owned and maintained by Pebble Beach Company. The General Plan does not specify a land use designation for privately or publicly owned roads; however, the County considers such land use as Public/Quasi Public use, serving the public at large. Accordingly, Title 20, section 20.40.050.S allows for WCF subject to a Coastal Development Permit in each case. Staff analyzed the proposed development for the best siting and location for the WCF. The proposed development would allow AT&T to provide maximum coverage to its customers. The Applicant provided Service Coverage Maps illustrating this area to have poor coverage, and the proposed WCF would provide a clear and consistent mobile service within the area (**Exhibit F**). According to these Service Coverage Maps, the proposed facility is necessary to close significant service coverage gap area within Del Monte Forest.

Co-Location

Title 20 section 20.64.310 encourages co-location of wireless facilities when possible. Co-location opportunities were analyzed for the proposed project. There are no existing WCF that could be used for co-location and meet the coverage objectives identified in the plan provided. The project includes the installation a 40-6 foot WCF which includes two antennas, two radios and associated equipment. The project includes a condition to encourage future co-location by other wireless carriers (Condition No. 6).

Design and Visual Resources

The surrounding areas are designated as a Design Control Zoning District ("D" zoning overlay). Pursuant to Title 20, Chapter 20.44, the regulation of the location, size, configuration, materials, and colors of structures and fences is intended to protect the public viewshed and preserve neighborhood character. The proposed WCF will utilize the same material and colors as the existing utility pole, which is wooden dark brown. The development is surrounded by existing vegetation and will blend with the surrounding environment. DMF LUP Forest Visual Resources Map Figure 3 identifies this subject area to be within the 17-Mile drive public viewshed and near a designated vista point. DMF LUP Policy 48 indicates that new development within visually prominent settings, as illustrated on Figure 3, shall be sited and designed in such a manner that will not take away the scenic value of the

area. The colors and materials of the pole blend with the surrounding environment and match existing nearby poles, minimizing adverse impact on scenic views (Exhibit G). The proposed WCF to be at a height of 40-6 feet. Although this exceeds the maximum height allowed for PQP, Title 21 section 20.62.030 allows for towers, poles, water tanks and similar structures may be erected to a greater height than the limit established by the zoning district subject to a Coastal Development Permit.

As proposed, the project would be consistent with design and visual resource policies of the DMF LUP and Title 20.

Radio Frequency

The applicant has submitted a report prepared by Waterford Consultants (Exhibit D), evaluating the proposed facility. The report finds that the facility will comply with prevailing Federal Communications Commission (FCC) and Occupational Safety and Health Administration (OSHA) standards for limiting public exposure to radio frequency energy. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. The site is adequate for the proposed development of the wireless communication facility and the applicant has demonstrated that it is the most adequate for the provision of services as required by the FCC.

Cultural Resources

Monterey County Geographic Information System (GIS) records identify the subject property to be within a high archaeological sensitivity area and is not within a known or potential archaeological resource area. An Archaeological Report (LIB120206) was previously conducted on the adjacent parcel and concluded the site was inconclusive of potential significant archaeological resources in the project area and no evidence of significant historical resources. The proposed project would be adjacent to this parcel in an area previously disturbed by the existing utility pole. An archaeological waiver was submitted to and approved by a designee of the Chief of Planning given that the proposed development does not involve land clearing and land disturbance of previously disturbed land due to the replacement pole going in the exact same location as the existing pole, and no cultural resources were discovered in the initial installation of the original existing pole. Staff has deemed that an archaeological report is not required under the Title 20 section 20.147.080.B.1. There is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited. This will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

CEQA:

California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the installation of a wireless telecommunication facility consisting of a 40-6 foot high pole with one antenna and associated equipment. The project does not involve the removal of trees or major vegetation. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects was identified during staff review of the development application. There is no cumulative impact without any prior successive projects of the same type in the same place, over time. There is no significant effect on the environment due to unusual circumstances. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. No evidence of known historical resources was identified that may cause a

substantial adverse change. The project site will not impact scenic resources within the scenic highway, such as trees, rock outcroppings, and historical buildings.

LAND USE ADVISORY COMMITTEE:
The proposed project was reviewed by the Del Monte Forest Advisory Committee on September 18th, 2025. The LUAC voted unanimously 3-0 to recommend approval of the project (Exhibit C).

OTHER AGENCY INVOLVEMENT
The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Pebble Beach Community Services District
California Coastal Commission

Prepared by: Jade Mason, Assistant Planner
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Project Data Sheet
Exhibit B - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans
Exhibit C - LUAC Minutes
Exhibit D - Radio Frequency Report
Exhibit E - Vicinity Map
Exhibit F - Coverage Map
Exhibit G - Photo Simulations

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jade Mason, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Pebble Beach Company, Property Owner; Justin Giarritta, Agent; The Open Monterey Project (Molly Erickson); Landwatch: Planning File PLN250242

County of Monterey Zoning Adminstrator

Legistar File Number: ZA 25-066

Item No.6

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

October 30, 2025

Introduced: 10/24/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Zoning Administrator

PLN250242 - PEBBLE BEACH COMPANY (AT&T MOBILITY)
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Property Owner: PEBBLE BEACH COMPANY (AT&T MOBILITY)
APN: 008-381-007-000
Parcel Size: N/A
Zoning: N/A
Plan Area: Del Monte Forest Land Use Plan (Coastal Zone)
Flagged and Staked: N/A
Project Planner: Jade Mason, Assistant Planner
MasonJ@countyofmonterey.gov, (831)755-3759

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Radio Frequency
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Environmental Health Bureau
HCD-Environmental Services
Pebble Beach Community Services District
California Coastal Commission

Prepared by: Jade Mason, Assistant Planner
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Project Data Sheet
Exhibit B - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans
Exhibit C - LUAC Minutes
Exhibit D - Radio Frequency Report
Exhibit E - Vicinity Map
Exhibit F - Coverage Map
Exhibit G - Photo Simulations

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jade Mason, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Pebble Beach Company, Property Owner; Justin Giarritta, Agent; The Open Monterey Project (Molly Erickson); Landwatch: Planning File PLN250242

Exhibit A

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EXHIBIT A

Project Information for PLN250242

Application Name:	Pebble Beach Company (At&T Mobility)		
Location:	3426 17 Mile Dr, Pebble Beach		
Applicable Plan:		**Primary APN:**	000-000-000-000
Advisory Committee:		**Coastal Zone:**	
Permit Type:	Coastal Development Permit	**Final Action Deadline (884):**	
Environmental Status:			
Zoning:		**Land Use Designation:**	

Project Site Data:

Lot Size:		**Coverage Allowed:**	
		Coverage Proposed:	
Existing Structures (sf):			
Proposed Structures (sf):		**Height Allowed:**	N/A
Total Sq. Ft.:		**Height Proposed:**	40.5 ft
		FAR Allowed:	
Special Setbacks on Parcel:		**FAR Proposed:**	

Resource Zones and Reports:

Seismic Hazard Zone:		**Soils Report #:**	
Erosion Hazard Zone:		**Biological Report #:**	
Fire Hazard Zone:		**Forest Management Rpt. #:**	
Flood Hazard Zone:		**Geologic Report #:**	
Archaeological Sensitivity:		**Archaeological Report #:**	
Visual Sensitivity:		**Traffic Report #:**	
		Historic Report #:	

Other Information:

Water Source:		**Grading (cubic yds.):**	
Water Purveyor:		**Sewage Disposal (method):**	
Fire District:		**Sewer District Name:**	
Tree Removal:			

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Exhibit B

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EXHIBIT A
DRAFT RESOLUTION

Before the Zoning Administrator in and for the County of Monterey, State of California

In the matter of the application of:
PEBBLE BEACH COMPANY (AT&T Mobility) (PLN250242)
RESOLUTION NO. --
Resolution by the Monterey County Zoning Administrator:

1) Finding the project categorically exempt per section 15303 of the CEQA Guidelines; and
2) Approving Combined Development Permit consisting of a 1.) Coastal Development Permit and Design Approval to allow the installation of a wireless telecommunication facility consisting of a 40-6 foot high pole with one antenna and associated equipment; 2.) Coastal Development Permit to exceed the required height of 30 feet established by the district; and 3.) Coastal Administrative Permit to allow development within 750 of an archaeological resource.

[PLN250242, Pebble Beach Company (AT&T Mobility), 3426 17 Mile Drive, Del Monte Forest Land Use Plan, Coastal Zone (APN: 008-381-007-000)]

The Pebble Beach Company (AT&T Mobility) application (PLN250242) came on for public hearing before the Monterey County Zoning Administrator on October 30, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

   EVIDENCE:

   a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
      - 1982 Monterey County General Plan;
      - Del Monte Forest Land Use Plan (DMF MUP);
      - Del Monte Forest Coastal Implementation Plan (DMF CIP); and
      - Monterey County Code (MCC) Zoning Ordinance (Title 20)

      No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Allowed Use. The property is located adjacent to 3426 17 Mile Drive, Pebble Beach (APN 008-381-007-000), Del Monte Forest Land Use Plan, Coastal Zone. The parcel is zoned Public Quasi Public in the Coastal Zone or [PQP(CZ)]. The General Plan does not specify a land use designation for privately or publicly owned roads; however, the County considers such land use as Public/Quasi Public use, serving the public at large. Wireless communication facilities are a conditional use with a Coastal Development Permit in this zoning district, pursuant to Title 20 section 20.40.050.S. The project proposes the installation of a wireless telecommunication facility (WCF) consisting of a 40-6 foot high pole with one antenna and associated equipment greater than the height allowed for the zoning district. Therefore, the project is consistent with the zoning

c) Lot Legality. The project is located in the Pacific Gas & Electric (PG&E) right-of-way (36.586178 N, -121.922344 W) and adjacent to 3426 17 Mile Drive, Pebble Beach.

d) Design and Visual Resources. The surrounding areas are designated as a Design Control Zoning District ("D" zoning overlay). Pursuant to Title 20, Chapter 20.44, the regulation of the location, size, configuration, materials, and colors of structures and fences is intended to protect the public viewshed and preserve neighborhood character. The proposed WCF will utilize the same material and colors as the existing utility poles in the area, which is wooden dark brown. The development is surrounded by existing vegetation and will blend with the surrounding environment.

   Additionally, DMF LUP Policy 48 indicates that new development within visually prominent settings, as illustrated on the Del Monte Forest Visual Resources Map (Figure 3), shall be sited and designed in such a manner that will not take away the scenic value of the area. Figure 3 also indicates that the project area is near a Designated Vista Point and within the Viewshed from 17-Mile Dr & Vista Points. The project and surrounding area are designated Sensitive for visual sensitivity. This designation is due to the project being sited directly off of 17 Mile Drive, which is a Major Public Access Road in Figure 8 (Major Public Access & Recreational Facilities, in the DMF LUP). Pursuant to Title 20 section 20.64.310.H.1, wireless communication facilities should not be sited to create visual clutter or negatively affect specific views. From 17 Mile Drive, the facility can be seen for approximately 2 seconds when traveling South-East, however, the colors and materials help blend the pole into the surrounding environment.

   Pursuant to Title 20 section 20.62.030.B, towers, poles, water tanks and similar structures may be erected to a greater height than the limit established for the district in which they are to be located, subject to a Coastal Development Permit. Therefore, the project meets regulations for the siting, design, and construction of wireless communication facilities pursuant to Monterey County Code (MCC) Title 20 section 20.64.310.

e) Cultural Resources. According to Monterey County Geographic Information System (GIS) records identifies the subject property to be within a high archaeological sensitivity area and is within a known or potential archaeological resource area. An Archaeological Report (LIB120206) was previously conducted on the adjacent parcel and concluded the site was inconclusive of potential significant archaeological resources in the project

area and no evidence of significant historical resources. The proposed project would be adjacent to this parcel in an area previously disturbed by the existing utility pole. The WCF would be in the same location and depth of the existing pole. An archaeological waiver was submitted to and approved by a designee of the Chief of Planning given that the proposed development does not involve land clearing and land disturbance of previously disturbed land due to the replacement pole going in the exact same location as the existing pole, and no cultural resources were discovered in the initial installation of the original existing pole. Staff has deemed that an archaeological report is not required under the Title 20 section 20.147.080.B.1. There is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited. This will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

f) Wireless Telecommunication Facility. As demonstrated in Finding 6 the project is consistent with the regulations for siting and design of WCF contained in Title 20 Section 20.64.310.

g) Public Access. As demonstrated in Finding 7, the development is consistent with public access policies of the DMF LUP.

h) Land Use Advisory Committee. The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC, at a noticed public meeting on September 18, 2025, unanimously voted to support the project as proposed..

i) County staff conducted a site visit on October 7, 2025 to verify that the project location and height did not cause any adverse or visual impacts.

j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD- Planning for the proposed development found in Project File PLN250242.

2. **FINDING: SITE SUITABILITY –** The site is physically suitable for the use proposed.

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, Pebble Beach Community Services District, HCD-Public Works, HCD-Environmental Services, and the Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

b) Staff identified potential impacts to resources. The following reports have been prepared:

- "Radio Frequency Emissions Compliance Report for AT&T Mobility" prepared by Waterford Consultants, Fredrick, MA, January 16th, 2025.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. All development shall be in accordance with these reports.

c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN250242.

3. **FINDING:** **HEALTH AND SAFETY -** The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE:

a) The project was reviewed by HCD-Planning, Pebble Beach Community Services District, HCD-Public Works, HCD-Environmental Services, and the Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities are available. The existing power pole will provide electricity. The proposed project will not require the use of water or sewer as it is an unmanned wireless communication facility.

c) A Radio-Frequency (RF) engineering analysis was prepared by Waterford Consultants, evaluating the proposed WCF. The report finds that the facility will comply with prevailing Federal Communications Commission (FCC) and Occupational Safety and Health Administration (OSHA) standards for limiting public exposure to radio frequency energy. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. The site is adequate for the proposed development of the wireless communication facility and the applicant has demonstrated that it is the most adequate for the provision of services as required by the FCC.

d) Staff conducted a site inspection on October 7, 2025, to verify that the site is suitable for this use.

e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN250242.

4. **FINDING:** **NO VIOLATIONS -** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE:

a) Staff reviewed Monterey County HCD-Planning and Building Services Department records and is not aware of any violations existing on subject property.

b) Staff conducted a site inspection on October 7th, 2025, and researched County records to assess if any violation exists on the subject property.

c) There are no known violations on the subject parcel (PG&E right-of-way).

d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN250242.

5. **FINDING:** **CEQA (Exempt) –** The project is categorically exempt from environmental review, and no unusual circumstances were identified to exist for the proposed

project. California Environmental Quality Act (CEQA) Guidelines §15303 categorically exempts the construction and location of new, small facilities or structures.

EVIDENCE:

a) The development will include the installation of a wireless telecommunication facility consisting of a 40-6 foot high pole with one antenna and associated equipment. The project also includes a PG&E Smart Meter, two (2) mounted radios, and a canister antenna. Due to the wireless facility being considered a small facility and the support structures are also small, they qualify for a categorical exemption as described in §15303 of the CEQA Guidelines.

b) No adverse environmental effects were identified during staff review of the development application. None of the exceptions under CEQA Guidelines §15300.2 apply to this project. The project is not located on a hazardous waste site, near a scenic highway or historical resource. The project would not contribute to a cumulative impact of successive projects as there are no other wireless communication facilities in proximity to this project site.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN250242.

6. **FINDING:** **WIRELESS COMMUNICATION FACILITIES** – The development of the proposed co-located wireless communications facility will not significantly affect any designated public viewing area, scenic corridor, or any identified environmentally sensitive area or resources. The site is adequate for the proposed development of the co-located wireless communications facility, and the applicant has demonstrated that it is the most adequate for the provision of services as required by the FCC. The proposed telecommunication facility will not create a hazard for aircraft in flight. The proposed co-located wireless communication facility complies with all applicable requirements of MCC §20.64.310. The subject property on which the wireless communication facility is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions, and any other applicable provisions of MCC, and all zoning violation abatement costs, if any, have been paid.

EVIDENCE:

a) This project consists of the construction of a 37-6 foot wooden pole and a 2-foot canister antenna, making the complete development a 40-6 foot small wireless communication facility. The development includes a PG&E Smart Meter, two (2) mounted radios, and a canister antenna, and new wooden pole. The property is located adjacent to 3426 17 Mile Drive, Pebble Beach.

b) Pursuant to the requirements in MCC §20.64.310(C), wireless communication facilities are allowed on any lot or parcel in any zoning district subject to the appropriate entitlement including the construction, modification, and placement of any antennas used for multi-channel distributions services and personal wireless service facilities. The proposed AT&T Mobility wireless facility requires a Coastal Development Permit. (see evidence b, Finding 1)

c) Site Location and Analysis. The development is proposed to be located on 17 Mile Drive, which is a private road, owned and maintained by Pebble Beach Company. The General Plan does not specify a land use designation for privately or publicly owned roads; however, the County considers such land use as Public/Quasi Public use, serving the public at large. Accordingly, Title 20, section 20.40.050.S allows for WCF subject

to a Coastal Development Permit in each case. Staff analyzed the proposed development for the best siting and location for the WCF. The proposed development would allow AT&T to provide maximum coverage to its customers. The Applicant provided Service Coverage Maps illustrating this area to have poor coverage, and the proposed WCF would provide a clear and consistent mobile service within the area. According to these Service Coverage Maps, the proposed facility is necessary to close significant service coverage gap area within Del Monte Forest.

d) Co-Location. Although no existing WCFs met the coverage objectives for co-location, the project utilizes the same location as the PG&E pole, minimizing new infrastructure and visual clutter. Title 20 section 20.64.310 encourages co-location, and Condition No. 6 has been added to support future co-location by other carriers. Additionally, the proposed 6-foot-1-inch height increase is allowable under Title 20 section 20.62.030.B with a Coastal Development Permit, which is justified here due to the limited visual change and compliance with siting and design standards. See Finding 1, Evidence d for further detail.

e) The project is consistent with MCC Chapter 20.92, Airport Approach Zoning, and does not require review by the Monterey County Airport Land Use Commission. This project does not affect any aircraft zones identified in MCC §20.92.050 and therefore need not comply with the heights outlined in MCC §20.92.060. The proposed telecommunication facility will not create a hazard for airport approaches or departures.

f) The project does not penetrate a FAR Part 77 Imaginary Surface. The project site is located approximately 4.9 miles from Monterey Regional Airport, the nearest public use airport. If deemed necessary by the FCC, warning lights would be located on top of the structure to prevent conflict with any aircraft when visibility is limited. The proposed telecommunication facility will not create a hazard for aircraft in flight.

g) The project planner reviewed the project application materials and plans and the County GIS database to verify that the project on the subject parcel conforms to the plans listed above and that the site is suitable for this use. The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN250242.

7. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE:

a) Public access is required as part of the project as the development is on 17 Mile Drive and near an unpaved road or trail, however, no substantial adverse impact on access, either individually or cumulatively, as described in DMF CIP Section 20.147.130.

b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

c) The subject property is described as an area where Major Public Access & Recreational Facilities requires visual or physical public access (Figure 8, DMF LUP).
d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250242.

8. **FINDING:** **APPEALABILITY -** The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

EVIDENCE: e) Board of Supervisors. Pursuant to §§20.44.070 and 20.86.030 of the Monterey County Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

f) Coastal Commission. The proposed project is subject to appeal by/to the California Coastal Commission because it is a project involving development that is permitted in the underlying zone as a conditional use, pursuant to §20.86.080.3 of the Monterey County Zoning Ordinance (Title 20).

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Find the project the project Categorically Exempt per Section 15303 of the CEQA Guidelines and does not meet any of the exceptions under Section 15300.2;
2. Approve a Combined Development Permit consisting of a 1.) Coastal Development Permit and Design Approval to allow the installation of a wireless telecommunication facility consisting of a 40-6 foot high pole with one antenna and associated equipment; 2.) Coastal Development Permit to exceed the required height of 30 feet established by the district; and 3.) Coastal Administrative Permit to allow development within 750 of an archaeological resource.

PASSED AND ADOPTED this 30th day of October, 2025.

_____
Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

   Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

   Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services offices in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN250242

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit and Design Approval (PLN250242) allows 1.) Coastal Development Permit and Design Approval to allow the installation of a wireless telecommunication facility consisting of a 40-6 foot high pole with one antenna and associated equipment; 2.) Coastal Development Permit to exceed the required height of 30 feet established by the district; and 3.) Coastal Administrative Permit to allow development within 750 of an archaeological resource. The property is located in the PG&E right-of-way, adjacent to the property located at 3426 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-381-007-000), Del Monte Forest Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Development Permit and Design Approval (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 008-381-007-000 on October 30th, 2025. The permit was granted subject to 8 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD039(A) - WIRELESS INDEMNIFICATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant agrees as a condition and in consideration of the approval of the permit to enter into an indemnification agreement with the County whereby the applicant agrees to defend, indemnify, and hold harmless the County, its officers, agents and employees from actions or claims of any description brought on account of any injury or damages sustained by any person or property resulting from the issuance of the permit and conduct of the activities authorized under said permit. Applicant shall obtain the permission of the owner on which the wireless communication facility is located to allow the recordation of said indemnification agreement, and the applicant shall cause said indemnification agreement to be recorded by the County Recorder as a prerequisite to the issuance of the building and/or grading permit. The County shall promptly notify the applicant of any such claim, action, or proceeding and the County shall cooperate fully in the defense thereof. The County may, at its sole discretion, participate in the defense of such action, but such participation shall not relieve applicant of its obligations under this condition. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit signed and notarized Indemnification Agreement to the Director of HCD-Planning for review and signature by the County.

Prior to the issuance of grading or building permits, the Owner/Applicant shall submit proof of recordation of the Indemnification Agreement, as outlined, to HCD-Planning.

5. PD039(B) - WIRELESS REDUCE VISUAL IMPACTS

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall agree in writing that if future technological advances allow for reducing the visual impacts of the telecommunication facility, the applicant shall make modifications to the facility accordingly to reduce the visual impact as part of the facility's normal replacement schedule. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit, in writing, a declaration agreeing to comply with the terms of this condition HCD - Planning for review and approval.

6. PD039(C) - WIRELESS CO-LOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant and/or successors assigns shall encourage co-location by other wireless carriers on this tower assuming appropriate permits are approved for co-location. Any expansion or additions of microwave dishes, antennas and/or similar appurtenances located on the monopole, which are not approved pursuant to this permit, are not allowed unless the appropriate authority approves additional permits or waivers. In any case, the overall height of the pole shall not exceed the specified height. (HCD - Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall encourage co-location by other wireless carriers on this tower assuming appropriate permits are approved for co-location. The overall height of the pole shall not exceed ___ feet.

7. PD039(D) - WIRELESS REMOVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If the applicant abandons the facility or terminates the use, the applicant shall remove the monopole, panel antennas, and equipment shelter. Upon such termination or abandonment, the applicant shall enter into a site restoration agreement subject to the approval of the Director of HCD - Planning and County Counsel. The site shall be restored to its natural state within six (6) months of the termination of use or abandonment of the site.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to abandoning the facility or terminating the use, the Owner/Applicant shall submit a site restoration agreement to HCD - Planning subject to the approval of the HCD - Director of Planning and County Counsel.

Within 6 months of termination of use or abandonment of the site, the Owner Applicant shall restore the site to its natural state.

8. PD039(E) - WIRELESS EMISSION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The facility must comply with Federal Communications Commission (FCC) emission standards. If the facility is in violation of FCC emission standards, the Director of HCD - Planning shall set a public hearing before the Appropriate Authority whereupon the appropriate authority may, upon a finding based on substantial evidence that the facility is in violation of the then existing FCC emission standards, revoke the permit or modify the conditions of the permit. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of use and on an on-going basis, the Owner/Applicant shall submit documentation demonstrating compliance with the FCC emission standards to the Director of HCD-Planning for review and approval.

On an on-going basis, if the facility is in violation of FCC emission standards, the Director of HCD-Planning shall set a public hearing before the Appropriate Authority to consider revocation or modification of the permit.

CRAN_RSFR_PEBBL_201

(NEAR) 3426 17 MILE DR
PEBBLE BEACH, CA 93953

SITE ID:	CRAN_RSFR_PEBBL_201
IWM:	WSSFR0052073
FA CODE:	16519527
SITE TYPE:	WOODEN UTILITY POLE
POLE #:	TBD
COUNTY:	MONTEREY

PROJECT TEAM

APPLICANT:
AT&T MOBILITY
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583
CONTACT: MARC GRABISCH
EMAIL: MG387K@ATT.COM

AT&T MOBILITY PROJECT MANAGER:
AT&T MOBILITY
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A&E PROJECT MANAGER:
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CONSTRUCTION MANAGER:
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ALPHARETTA, GA 30005
PHONE: (415) 989.1102
EMAIL: ATTPROJECTTEAM@MODUSLLC.COM

PROJECT DESCRIPTION

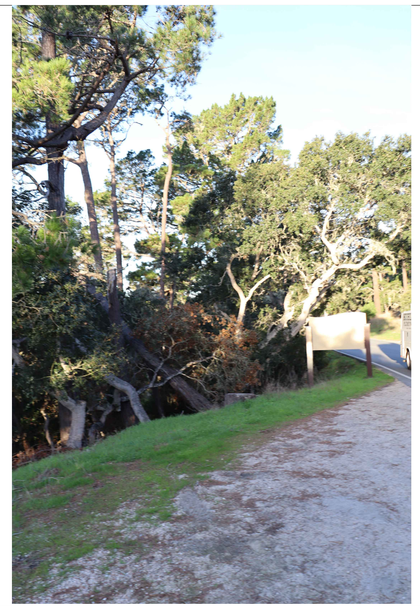
AT&T PROPOSES TO INSTALL A NEW WIRELESS COMMUNICATION SITE ON A WOODEN UTILITY POLE

SCOPE:
- INSTALL (2) NEW 2' PANEL ANTENNA ON TOP OF WOODEN UTILITY POLE
- INSTALL (1) NEW WOODEN UTILITY POLE
- INSTALL (1) NEW RADIO 4490, ON WOODEN UTILITY POLE
- INSTALL (1) NEW PSU AC08 ON WOODEN UTILITY POLE
- INSTALL (1) NEW BBU RP6339 ON WOODEN UTILITY POLE
- INSTALL (1) NEW COAX CONDUIT FROM EQUIPMENT TO NEW CANISTER ANTENNA
- INSTALL (1) NEW POWER CONDUIT FROM P.O.C. TO EQUIPMENT
- INSTALL (1) NEW FIBER CONDUIT FROM P.O.C. TO EQUIPMENT
- INSTALL (1) NEW EQUIPMENT BRACKET
- INSTALL (1) NEW SMART METER / DISCONNECT
- CABLING TO BE INSTALLED IN A TIGHT NEAT MANNER WITHOUT EXCESS CABLE LOOPS
- ALL AT&T ADDED APPURTENANCES SHALL BE PAINTED TO MATCH POLE COLOR (NON-GLOSSY "SABLE" BY SHERWIN WILLIAMS, OR EQUIVALENT)

DRAWING INDEX

SHEET NO.	SHEET TITLE
T-1	TITLE SHEET
T-2	GENERAL NOTES
C-1	SURVEY
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN & PROPOSED EQUIPMENT LAYOUT PLANS
A-3	ELEVATIONS
A-4	ELEVATIONS
D-1	DETAILS
D-2	DETAILS
E-1	ELECTRICAL GENERAL NOTES
E-2	ONE-LINE DIAGRAM & GROUNDING SCHEMATIC
E-3	ELECTRICAL DETAILS
TCP-1	TRAFFIC CONTROL PLAN

POLE PHOTO



VICINITY MAP



SITE INFORMATION

SITE ADDRESS:	(NEAR) 3426 17 MILE DR PEBBLE BEACH, CA 93953
OWNER:	PG&E 1 MARKET STREET, SPEAR TOWER SAN FRANCISCO, CA 94105-1126
APPLICANT:	AT&T MOBILITY 5005 EXECUTIVE PARKWAY SAN RAMON, CA 94583
LATITUDE:	36.560605 NAD83
LONGITUDE:	-121.927159 NAD83
COUNTY:	MONTEREY
JURISDICTION:	PEBBLE BEACH
ASSESSORS PARCEL NUMBER:	NEAR 008-381-007
ZONING:	LDR/1.5-D(CZ)
ELEVATION:	164.209' AMSL

CALL 811 BEFORE YOU DIG
IT'S THE LAW

THE UTILITIES SHOWN HEREIN ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER/SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL THE UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO THE (E) UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- 2022 CALIFORNIA BUILDING CODE (CBC), BASED ON THE 2021 IBC
- 2022 CALIFORNIA ELECTRICAL CODE (CEC), BASED ON THE 2020 NEC
- 2022 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2021 UMC
- 2022 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2021 UPC
- 2022 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CALGREEN)
- 2022 CALIFORNIA FIRE CODES WITH ALL LOCAL AMENDMENTS, BASED ON THE 2021 IFC
- ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
- CALIFORNIA GENERAL ORDER 95 (G.O. 95, 2020)
- NCJPA OPERATIONS/ ROUTINE HANDBOOK (2019)
- NATIONAL ELECTRICAL CODE (NEC) (2023 EDITION)
- NATIONAL ELECTRICAL SAFETY CODE IEEE C2 2023 (NESC)
- CITY / COUNTY ORDINANCES

ACCESSIBILITY REQUIREMENTS FOR PERSONS WITH DISABILITIES:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY IS NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA ADMINISTRATIVE STATE CODE PART 2, TITLE 24, CHAPTER 11B, SECTION 11038.

AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA
94583

NextEdge
1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JC
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	01/17/25	90% CD
0	01/28/25	100% CD

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. WINER
No.65117
Exp. 09/30/25
CIVIL
STATE OF CALIFORNIA

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

CRAN_RSFR_PEBBL_201

(NEAR) 3426 17 MILE DR
PEBBLE BEACH, CA 93953

TITLE SHEET

T-1

GENERAL NOTES

GENERAL CONSTRUCTION NOTES

1. PLANS ARE INTENDED TO BE DIAGRAMMATIC ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.

2. THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.

3. CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600, FOR UTILITY LOCATIONS, 2 WORKING DAYS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.

4. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.

5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CBC'S REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE, FOR, BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.

6. REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT / ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT / ENGINEER.

7. THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.

8. DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE AREA LINES, UNLESS OTHERWISE NOTED.

9. ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT / ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS, OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.

10. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT / ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT / ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.

11. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.

12. ANY EXISTING COMPONENTS DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO IT'S ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.

13. ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.

GENERAL NOTES FOR EXISTING CELL SITES

1. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR.

2. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS MUST BE VERIFIED. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.

3. THE EXISTING CELL SITE IS IN FULL COMMERCIAL OPERATION. ANY CONSTRUCTION WORK BY CONTRACTOR SHALL NOT DISRUPT THE EXISTING NORMAL OPERATION. ANY WORK ON EXISTING EQUIPMENT MUST BE COORDINATED WITH CONTRACTOR. ALSO, WORK SHOULD BE SCHEDULED FOR AN APPROPRIATE MAINTENANCE WINDOW USUALLY IN LOW TRAFFIC PERIODS AFTER MIDNIGHT.

4. SINCE THE CELL SITE IS ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE ADVISED TO BE WORN TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS.

5. CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. CONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD (N) TRAYS AS NECESSARY. CONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONTRACTOR.

6. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.

APPLICABLE CODES, REGULATIONS AND STANDARDS:

1. CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION.

2. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE TIME OF PERMITTING AWARD SHALL GOVERN THE DESIGN.

3. CONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
   - 3.1. - AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
   - 3.2. - AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
   - 3.3. - TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-F, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES
   - 3.4. - INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRICAL EQUIPMENT.
   - 3.5. -IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")

4. TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS
   - 4.1. TELCORDIA GR-63 NETWORK EQUIPMENT-BUILDING SYSTEM (NEBS): PHYSICAL PROTECTION
   - 4.2. TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING
   - 4.3. TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS
   - 4.4. TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS

5. ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS

6. FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

GENERAL TRENCHING NOTES

1. MAINTAIN 24" MINIMUM COVER FOR ALL ELECTRICAL CONDUITS, U.O.N.
2. MAINTAIN 30" MINIMUM COVER FOR ALL TELECOMMUNICATIONS CONDUITS.
3. MINIMUM 1" SAND SHADING BELOW CONDUITS, AND 6" COVERING ON TOP OF CONDUITS REQUIRED.
4. REFER TO SHEET E-1 FOR ADDITIONAL REQUIREMENTS

GENERAL GROUNDING NOTES

1. GROUNDING SHALL BE TESTED AT 5 OHMS OR LESS.
2. WOOD MOLDING, STAPLED EVERY 3'-0" AND AT EACH END.

GENERAL CONDUIT NOTES

1. ALL CONDUITS WILL BE MANDRELED AND EQUIPPED WITH 3/8" PULL ROPE.
2. SCHEDULE 40 CONDUIT FOR UNDERGROUND USE.
3. SCHEDULE 80 CONDUIT FOR RISER USE AND ELSEWHERE AS NOTES. TRANSITION FROM SCHEDULE 40 PVC OR RIGID STEEL CONDUIT TO SCHEDULE 80 USING APPROVED FITTINGS DESIGNED TO PROVIDE A SMOOTH INTERIOR WALL TRANSITION TO THE REDUCED INTERIOR DIAMETER OF SCHEDULE 80. ADJUST CONDUIT SIZE IF NECESSARY TO MAINTAIN THE INTERIOR AREA REQUIRED FOR THE WIRING SPECIFIED.
4. GALVANIZED STEEL CONDUIT FOR ANY CONDUIT UNDER 3", STUB UP 10" THEN CONVERT TO SCHEDULE 80.
5. CONTRACTOR TO STUB UP POLE 10" w/ 3" POWER CONDUIT. POWER COMPANY TO CONVERT FROM 3" STUB SCHEDULE 80 TO 2" SCHEDULE 80 FROM TOP OF STUB UP.
6. ZRC COLD GALVANIZING COMPOUND OR EQUIVALENT IS REQUIRED ON EXPOSED THREADS IN RIGID STEEL CONDUIT AND THE CUT ENDS OF SUPPORT STRUTS, ETC. TO PREVENT RUSTING.

TYPICAL R.O.W. POLE CONSTRUCTION NOTES

1. CABLE NOT TO IMPEDE 15" CLEAR SPACE OFF POLE FACE.
2. ALL CLIMB STEPS NEXT TO CONDUIT SHALL HAVE EXTENDED STEPS.
3. NO BOLT THREADS TO PROTRUDE MORE THAN 1-1/2"
4. ALL HOLES IN POLE LEFT FROM REARRANGEMENT OF CLIMB STEPS TO BE FILLED.
5. 90° SHORT SWEEPS UNDER ANTENNA ARM, ALL CABLES MUST TRANSITION ON THE INSIDE OR BOTTOM OF THE ARM (NO CABLE ON TOP OF ARM).
6. USE 90° CONNECTOR AT CABLE CONNECTION FOR OMNI DOWN ANTENNAS.
7. USE CABLE CLAMPS TO SECURE CABLE TO ARMS, PLACE 2" AT&T WIRELESS CABLE I.D. TAGS ON BOTH SIDES OF ARMS.
8. USE 1/2" DIA. CABLE ON ANTENNAS UNLESS OTHERWISE SPECIFIED.
9. PLACE GPS ON ARM OF SOUTHERN SKY EXPOSURE AT MINIMUM 6' FROM TRANSMIT ANTENNA WHICH IS 24" AWAY FROM CENTER OF POLE.
10. FILL VOID AROUND CABLES AT CONDUIT OPENING WITH FOAM SEALANT TO PREVENT WATER INTRUSION.

CONTRACTOR REQUIREMENTS

DO NOT SCALE OFF DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK

ABBREVIATIONS

A.B.	ANCHOR BOLT	GLB. (GLU-LAM)	GLUE LAMINATED BEAM
ABV.	ABOVE	GPS	GLOBAL POSITIONING SYSTEM
ACCA	ANTENNA CABLE COVER ASSEMBLY	GRND.	GROUND
ADD'L	ADDITIONAL	HDR.	HEADER
A.F.F.	ABOVE FINISHED FLOOR	HGR.	HANGER
A.F.G.	ABOVE FINISHED GRADE	HT.	HEIGHT
AGL	ABOVE GROUND LEVEL	ICGB.	ISOLATED COPPER GROUND BUS
ALUM	ALUMINUM	IN.(")	INCH(ES)
ALT.	ALTERNATE	INT.	INTERIOR
AMSL	ABOVE SEA LEVEL	LB.(#)	POUND(S)
ANT.	ANTENNA	L.B.	LAG BOLTS
APPRX.	APPROXIMATE(LY)	L.F.	LINEAR FEET(FOOT)
ARCH.	ARCHITECT(URAL)	L.	LONGITUDINAL
AWG.	AMERICAN WIRE GAUGE	MAS.	MASONRY
BLDG.	BUILDING	MAX.	MAXIMUM
BLK.	BLOCK	M.B.	MACHINE BOLT
BLKG	BLOCKING	MECH.	MECHANICAL
BM.	BEAM	MFR.	MANUFACTURER
B.N.	BOUNDARY NAILING	MIN.	MINIMUM
BN	BACK-UP CABINET	MISC.	MISCELLANEOUS
BTCW.	BARE TINNED COPPER WIRE	MTL.	METAL
B.O.	BOTTOM	NO.(#)	NUMBER
B.O.F.	BOTTOM OF FOOTING	N.T.S.	NOT TO SCALE
CAB.	CABINET	(N)	NEW
CANT.	CANTILEVER(ED)	O.C.	ON CENTER
C.I.P.	CAST IN PLACE	OPNG.	OPENING
CLG.	CEILING	P/C	PRE CAST CONCRETE
℄	CENTERLINE	PCS	PERSONAL COMMUNICATION SERVICES
CLR.	CLEAR	ℙ	PLATE
COL.	COLUMN	PLY.	PLYWOOD
CONC.	CONCRETE	PPC.	POWER PROTECTION CABINET
CONN.	CONNECTION(OR)	PRC.	PRIMARY FLEXING CABINET
CONST.	CONSTRUCTION	P.S.F.	POUNDS PER SQUARE FOOT
CONT.	CONTINUOUS	P.S.I.	POUNDS PER SQUARE INCH
⌀	PENNY (NAILS)	P.T.	PRESSURE TREATED
DBL.	DOUBLE	PWR.	POWER (CABINET)
DEPT.	DEPARTMENT	QTY.	QUANTITY
D.F.	DOUGLAS FIR	RAD.(R)	RADIUS
DIA.	DIAMETER	REF.	REFERENCE
DIAG.	DIAGONAL	REINF.	REINFORCING
DIM.	DIMENSION	REQ'D.	REQUIRED
DWG.	DRAWING(S)	RGS.	RIGID GALVANIZED STEEL
DWL.	DOWEL(S)	R.O.W.	RIGHT OF WAY
EA.	EACH	SCH.	SCHEDULE
EL.	ELEVATION	SHT.	SHEET
ELEC.	ELECTRICAL	SIM.	SIMILAR
ELEV.	ELEVATOR	SPEC.	SPECIFICATION(S)
EMT.	ELECTRICAL METALLIC TUBING	SQ.	SQUARE
E.N.	EDGE NAIL	S.S.	STAINLESS STEEL
ENG.	ENGINEER	STD.	STANDARD
EQ.	EQUAL	STL.	STEEL
EXP.	EXPANSION	STRUC.	STRUCTURAL
EXST.(E)	EXISTING	TEMP.	TEMPORARY
EXT.	EXTERIOR	THK.	THICKNESS
FAB.	FABRICATION(OR)	T.N.	TOE NAIL
F.F.	FINISH FLOOR	T.O.A.	TOP OF ANTENNA
F.G.	FINISH GRADE	T.O.C.	TOP OF CURB
FIN.	FINISH(ED)	T.O.F.	TOP OF FOUNDATION
FLR.	FLOOR	T.O.P.	TOP OF PLATE(PARAPET)
FDN.	FOUNDATION	T.O.S.	TOP OF STEEL
F.O.C.	FACE OF CONCRETE	T.O.W.	TOP OF WALL
F.O.M.	FACE OF MASONRY	TYP.	TYPICAL
F.O.S.	FACE OF STUD	U.G.	UNDER GROUND
F.O.W.	FACE OF WALL	U.L.	UNDERWRITES LABORATORY
F.S.	FINISH SURFACE	U.N.O.	UNLESS NOTED OTHERWISE
FT.(')	FOOT(FEET)	V.I.F.	VERIFY IN FIELD
FTG.	FOOTING	W	WIDE(WIDTH)
G.	GROWTH(CABINET)	W/	WITH
GA.	GAUGE	WD.	WOOD
GI.	GALVANIZE(D)	W.P.	WEATHERPROOF
G.F.I.	GROUND FAULT CIRCUIT INTERRUPTER	WT.	WEIGHT

LEGEND

- SPOT ELEVATION
- REVISION
- GRID REFERENCE
- DETAIL REFERENCE
- ELEVATION REFERENCE
- SECTION REFERENCE
- MATCH LINE
- WORK POINT
- STEEL
- GROUT OR PLASTER
- (E) BRICK
- (E) MASONRY
- CONCRETE
- EARTH
- GRAVEL
- PLYWOOD
- SAND
- CENTERLINE
- PROPERTY/LEASE LINE
- GROUND CONDUCTOR
- T — TELEPHONE CONDUIT
- E — ELECTRICAL CONDUIT
- E/T — ELECTRICAL & TELCO CONDUITS
- A — COAXIAL CABLE
- O/H — OVERHEAD LINES
- X — CHAIN LINK FENCING
- WOOD FENCING
- OHT/OHP — OVERHEAD COMM/ OVERHEAD POWER

at&t

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SUITES 410
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30005

DRAWN BY:	JC
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	01/17/25	90% CD
0	01/28/25	100% CD

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. WARD
No. 85117
Exp. 09/30/25
CIVIL
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CRAN_RSFR_PEBBL_201

(NEAR) 3426 17 MILE DR
PEBBLE BEACH, CA 93953

GENERAL NOTES

T-2

T.O. WOOD POLE
37'-6" A.G.L.

(N) SECONDARY SERVICE DROP
30'-0" A.G.L.

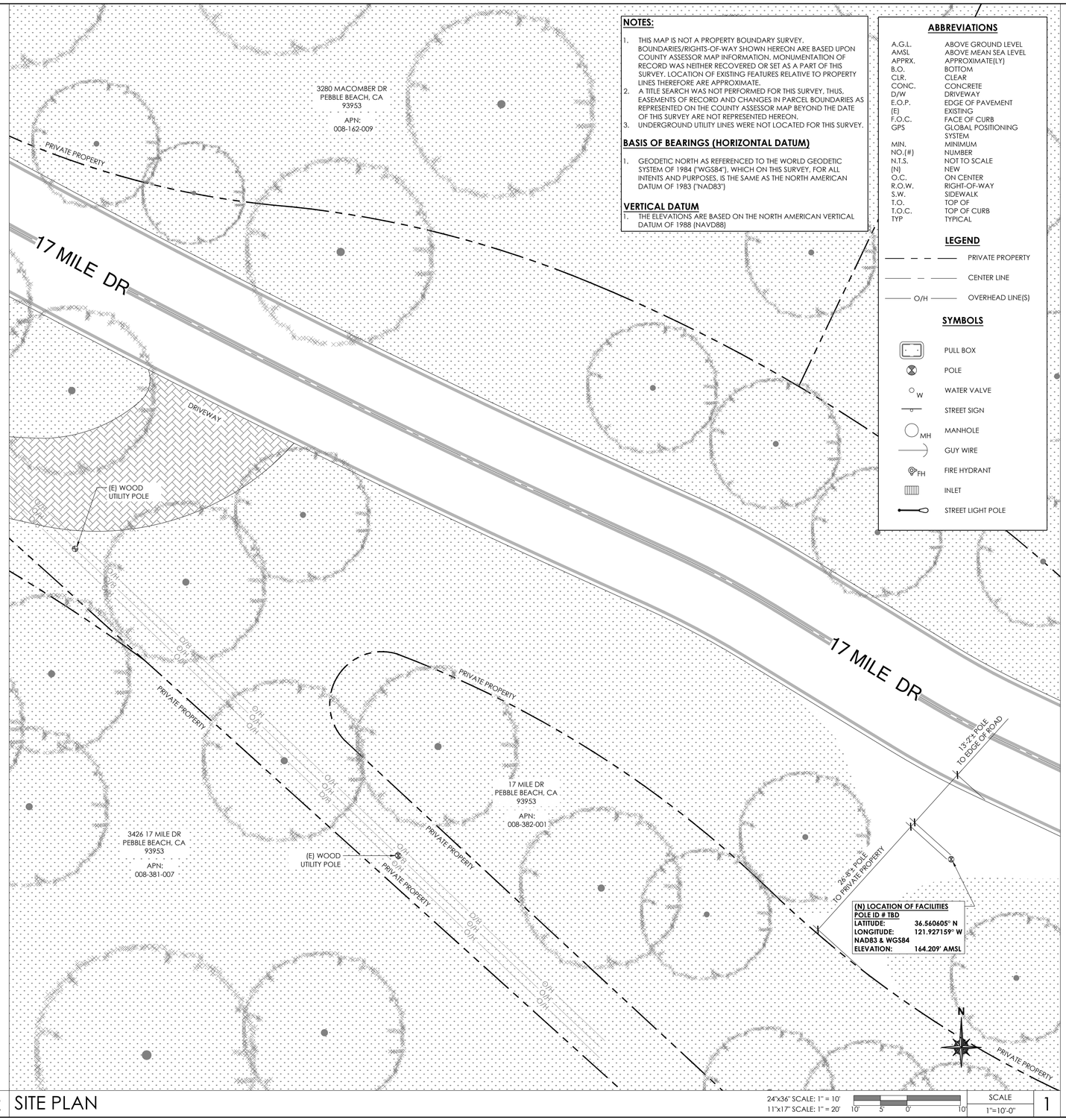
POLE ID # TBD
LATITUDE: 36.560605° N
LONGITUDE: 121.927159° W
NAD83 & WGS84

FINISH GRADE
164.209' AMSL

ELEVATION

SCALE
3/8"=1'-0"

2



NOTES:

1. THIS MAP IS NOT A PROPERTY BOUNDARY SURVEY. BOUNDARIES/RIGHTS-OF-WAY SHOWN HEREON ARE BASED UPON COUNTY ASSESSOR MAP INFORMATION. MONUMENTATION OF RECORD WAS NEITHER RECOVERED OR SET AS A PART OF THIS SURVEY. LOCATION OF EXISTING FEATURES RELATIVE TO PROPERTY LINES THEREFORE ARE APPROXIMATE.
2. A TITLE SEARCH WAS NOT PERFORMED FOR THIS SURVEY, THUS, EASEMENTS OF RECORD AND CHANGES IN PARCEL BOUNDARIES AS REPRESENTED ON THE COUNTY ASSESSOR MAP BEYOND THE DATE OF THIS SURVEY ARE NOT REPRESENTED HEREON.
3. UNDERGROUND UTILITY LINES WERE NOT LOCATED FOR THIS SURVEY.

BASIS OF BEARINGS (HORIZONTAL DATUM)

1. GEODETIC NORTH AS REFERENCED TO THE WORLD GEODETIC SYSTEM OF 1984 ("WGS84"), WHICH ON THIS SURVEY, FOR ALL INTENTS AND PURPOSES, IS THE SAME AS THE NORTH AMERICAN DATUM OF 1983 ("NAD83")

VERTICAL DATUM

1. THE ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

ABBREVIATIONS

A.G.L.	ABOVE GROUND LEVEL
AMSL	ABOVE MEAN SEA LEVEL
APPRX.	APPROXIMATE(LY)
B.O.	BOTTOM
CLR.	CLEAR
CONC.	CONCRETE
D/W	DRIVEWAY
E.O.P.	EDGE OF PAVEMENT
(E)	EXISTING
F.O.C.	FACE OF CURB
GPS	GLOBAL POSITIONING SYSTEM
MIN.	MINIMUM
NO.(#)	NUMBER
N.T.S.	NOT TO SCALE
(N)	NEW
O.C.	ON CENTER
R.O.W.	RIGHT-OF-WAY
S.W.	SIDEWALK
T.O.	TOP OF
T.O.C.	TOP OF CURB
TYP	TYPICAL

LEGEND

- PRIVATE PROPERTY
- CENTER LINE
- O/H — OVERHEAD LINE(S)

SYMBOLS

- PULL BOX
- POLE
- W — WATER VALVE
- STREET SIGN
- MH — MANHOLE
- GUY WIRE
- FH — FIRE HYDRANT
- INLET
- STREET LIGHT POLE

24"x36" SCALE: 1" = 10'
11"x17" SCALE: 1" = 20'
10' 5' 0' 10'

SCALE
1"=10'-0"

1

SITE PLAN

AT&T
5001 EXECUTIVE PARKWAY
SAN RAMON, CA
94583

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1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	FZA
CHECKED BY:	RM
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	01/17/25	100% SURVEY

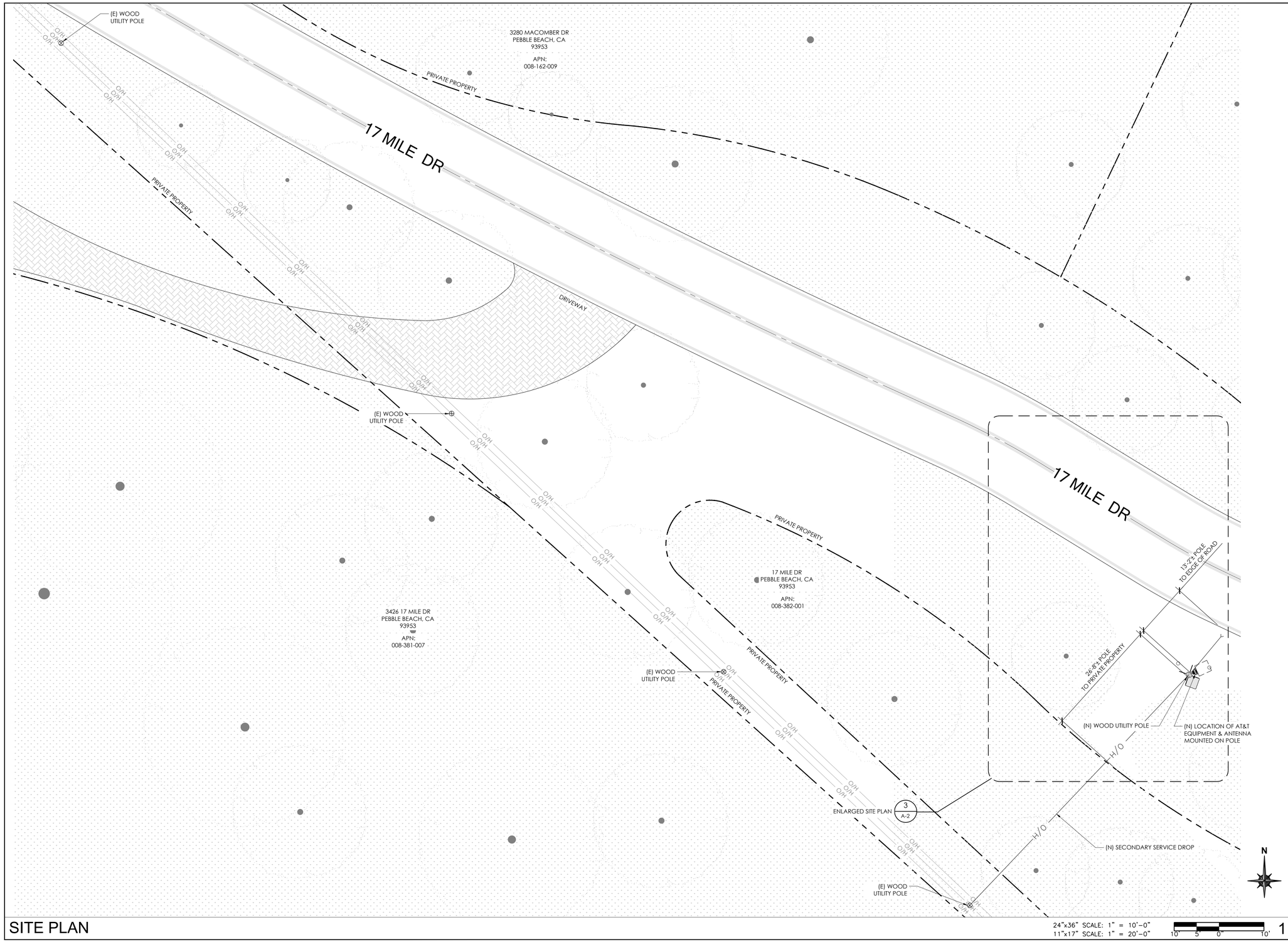
REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. NIMER
No.65117
Exp. 09/30/25
CIVIL
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3426 17 MILE DR
PEBBLE BEACH, CA 93953

SURVEY

C-1



SITE PLAN

24"x36" SCALE: 1" = 10'-0"
11"x17" SCALE: 1" = 20'-0"

10' 5' 0' 10'

1

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STATE OF CALIFORNIA

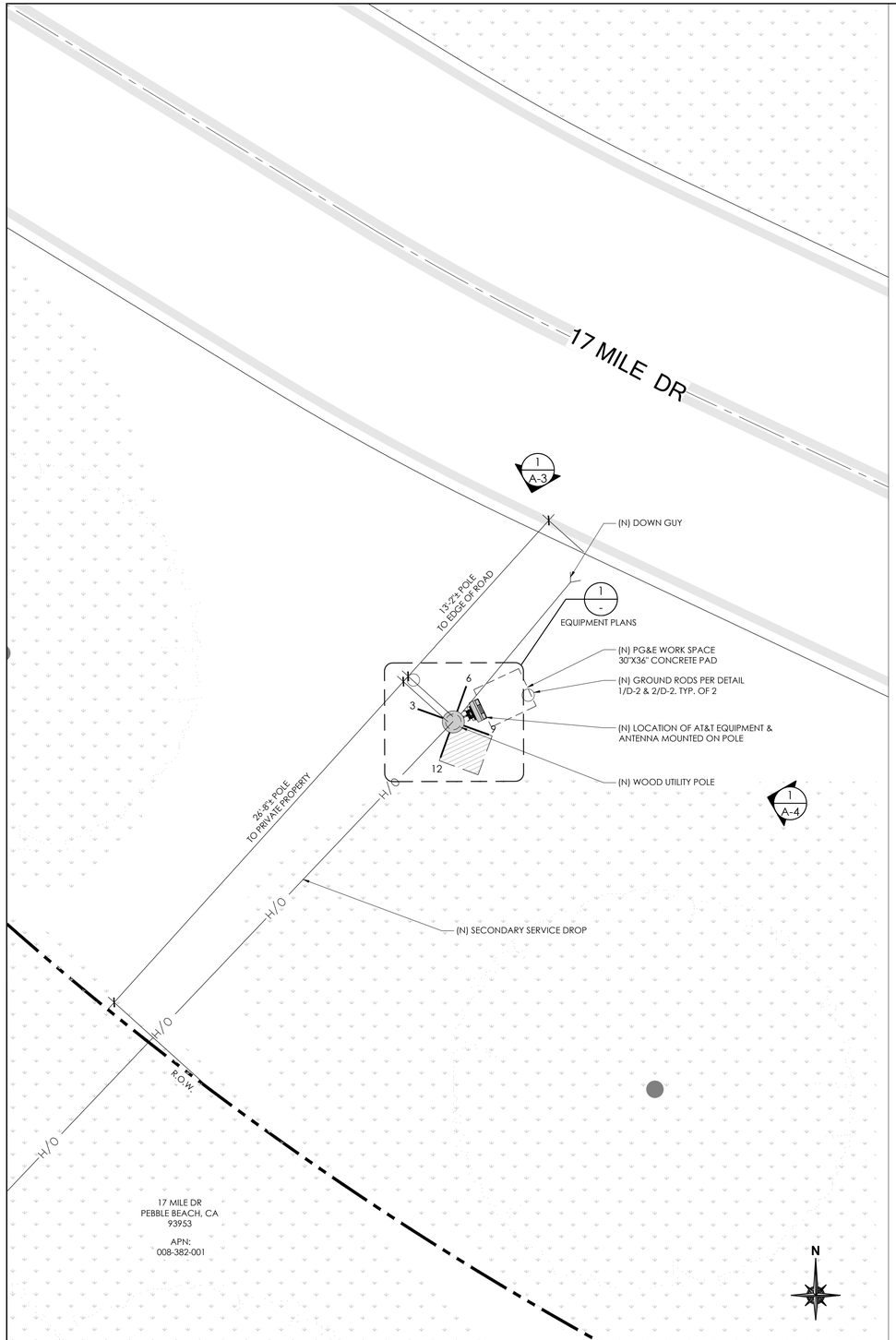
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PEBBLE BEACH, CA 93953

SITE PLAN

A-1



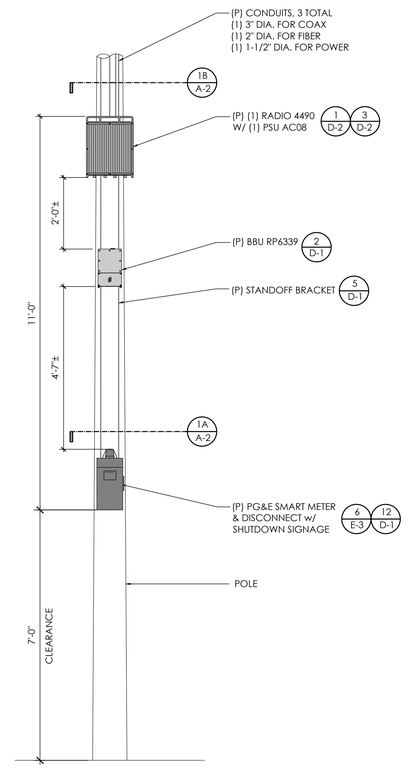
ENLARGED SITE PLAN

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

4' 3' 2' 1' 0" 4'

3

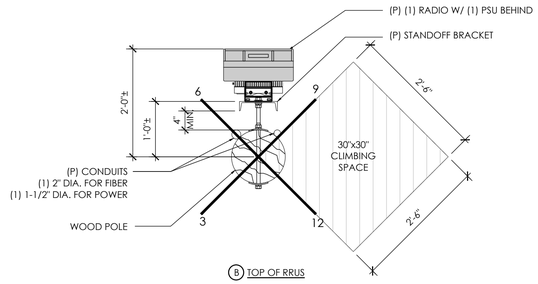
NOTES:
1. ALL EQUIPMENT SHALL BE PLACED (VERTICALLY) AS CLOSE AS ALLOWED BY POLE OWNER, WHILE MAINTAINING MINIMUM CLEARANCE REQUIREMENTS.
2. MAINTAIN 4" MIN. OFFSET BETWEEN THE MOUNTING BRACKET FLANGE AND THE POLE
3. ALL ANTENNAS, BRACKETS, CABLING, CONDUIT, AND OTHER EQUIPMENT WILL BE PAINTED NON-GLOSSY SABLE BY SHERWIN WILLIAMS (OR EQUIVALENT)
4. SWEEP CONDUIT RUNS AROUND (E) CROSS ARMS WHERE THEY OCCUR, SEE DETAIL 6/D-2
5. CABLING TO BE INSTALLED IN A TIGHT NEAT MANNER WITHOUT EXCESS CABLE LOOPS

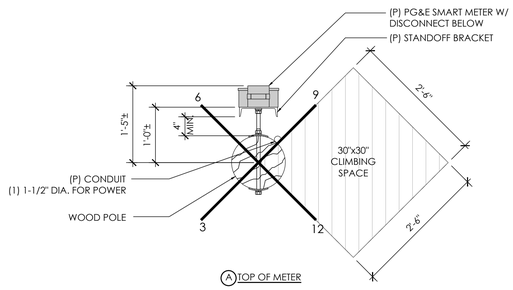


(P) ELEVATION

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

2





(P) EQUIPMENT PLANS

24"x36" SCALE: 3/4" = 1'-0"
11"x17" SCALE: 3/8" = 1'-0"

1' 6" 0" 1'

1

at&t

AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA
94583

NextEdge

1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JC
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	01/17/25	90% CD
0	01/28/25	100% CD

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. WALKER
No.65117
Exp. 09/30/25
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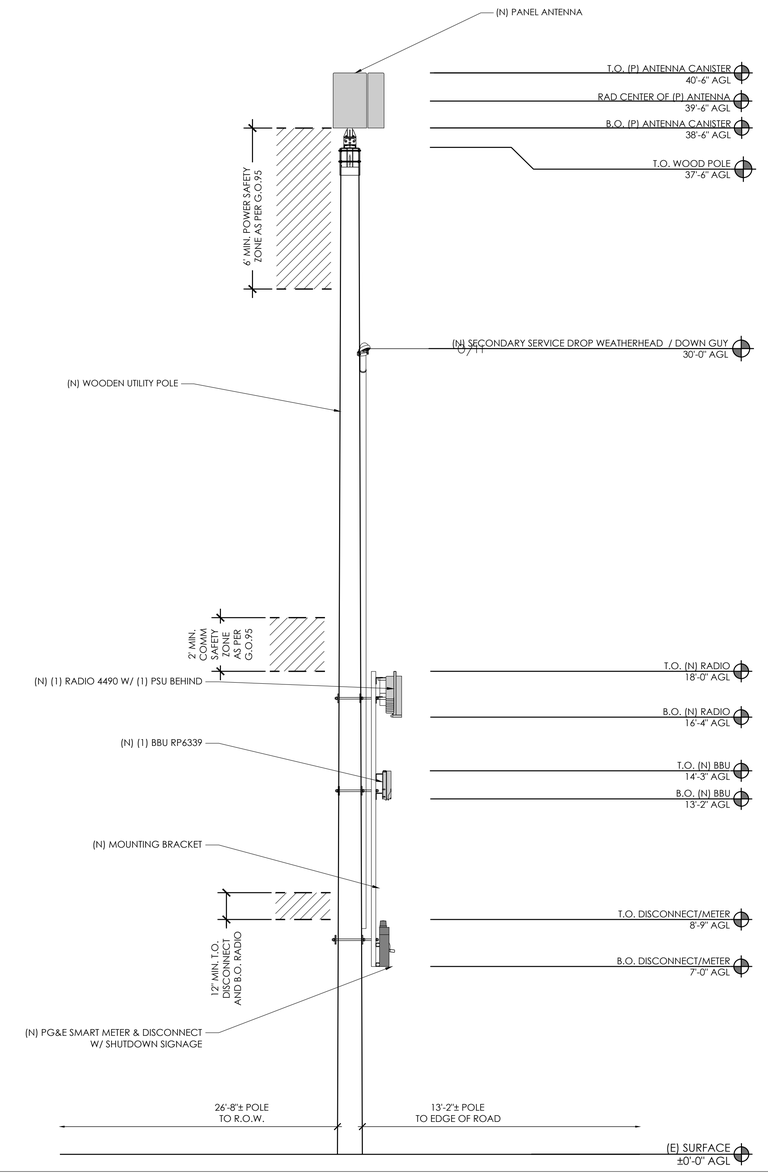
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ENLARGED SITE PLAN & PROPOSED ELEVATION / EQUIPMENT PLANS

A-2

NOTES:
1. ALL EQUIPMENT SHALL BE PLACED (VERTICALLY) AS CLOSE AS ALLOWED BY POLE OWNER, WHILE MAINTAINING MINIMUM CLEARANCE REQUIREMENTS.
2. MAINTAIN 12" MIN. CLEARANCE TO GUY WIRE FROM PROPOSED EQUIPMENT.
3. MAINTAIN 4" MIN. OFFSET BETWEEN THE MOUNTING BRACKET FLANGE AND THE POLE
4. ALL ANTENNAS, BRACKETS, CABLING, CONDUIT, AND OTHER EQUIPMENT WILL BE PAINTED NON-GLOSSY SABLE BY SHERWIN WILLIAMS (OR EQUIVALENT)
5. CABLING TO BE INSTALLED IN A TIGHT NEAT MANNER WITHOUT EXCESS CABLE LOOPS



PROPOSED SIDE ELEVATION | 1

EXISTING SIDE ELEVATION | 2

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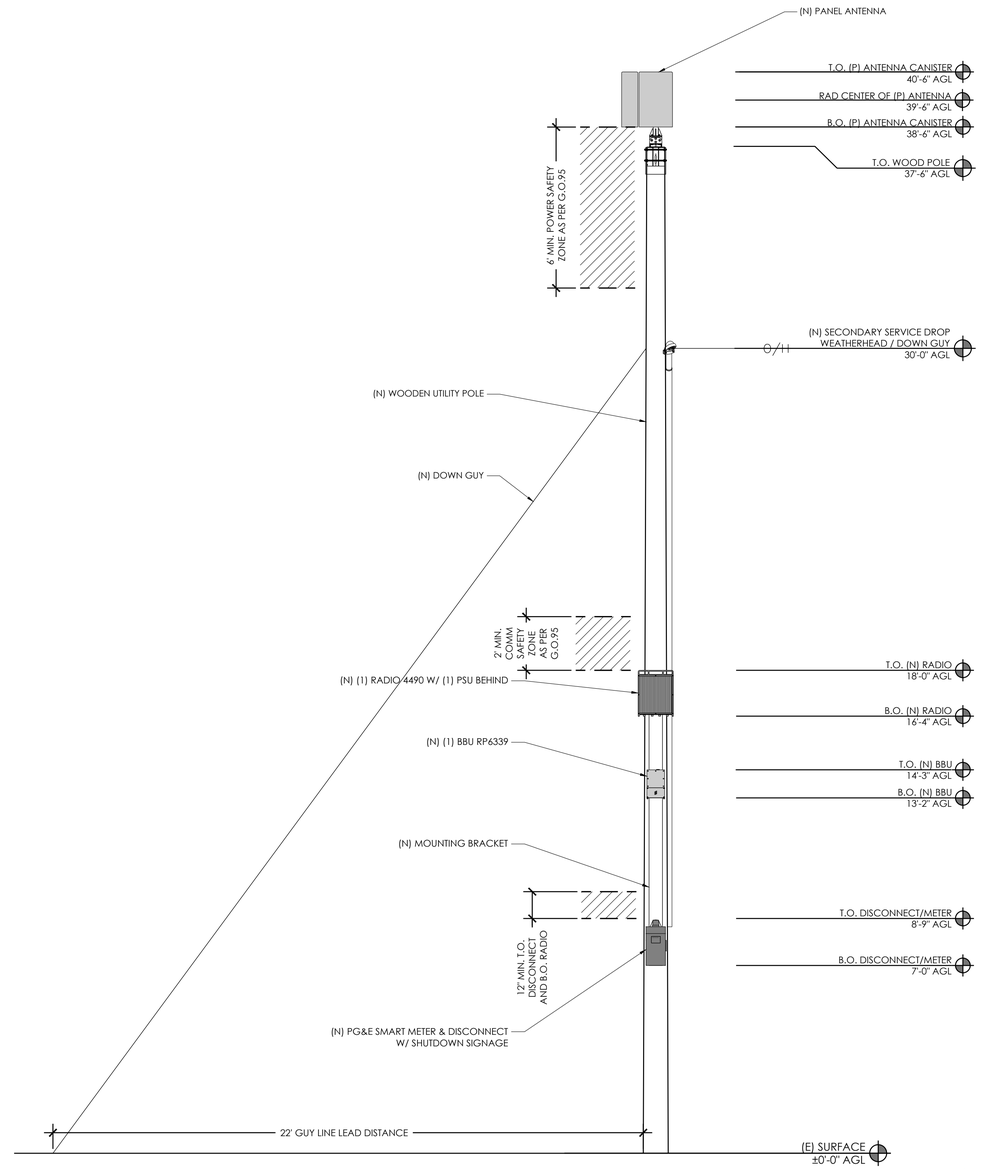
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PEBBLE BEACH, CA 93953

ELEVATIONS

A-3

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1. ALL EQUIPMENT SHALL BE PLACED (VERTICALLY) AS CLOSE AS ALLOWED BY POLE OWNER, WHILE MAINTAINING MINIMUM CLEARANCE REQUIREMENTS.
2. MAINTAIN 12" MIN. CLEARANCE TO GUY WIRE FROM PROPOSED EQUIPMENT.
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EXISTING FRONT ELEVATION | 2

PROPOSED FRONT ELEVATION | 1

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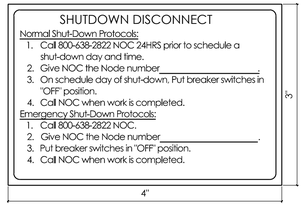
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ELEVATIONS

A-4



NOTES:

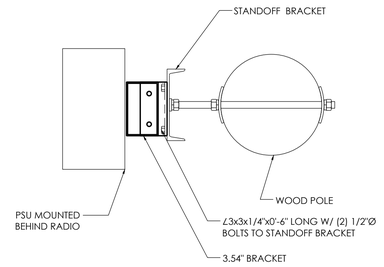
1. SIGN PROVIDED BY GC MOUNTED TO OUTSIDE OF DISCONNECT COVER
2. CONTRACTOR TO NOTE MARKET ID, SITE ID, SITE NAME

SHUTDOWN SIGNAGE

SCALE: NTS | 12

NOT USED

SCALE: NTS | 9



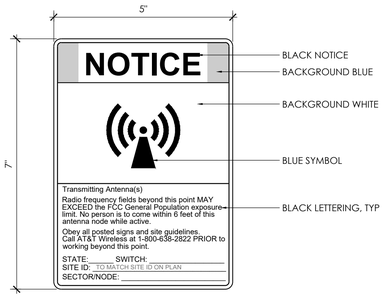
PLAN VIEW

RADIO MOUNT

SCALE: NTS | 6

NOT USED

SCALE: NTS | 3



NOTES:

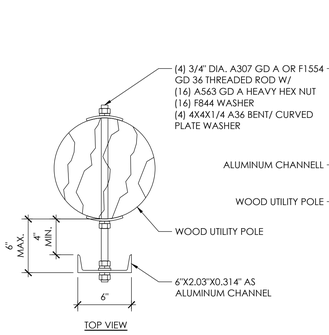
1. OUTDOOR RATED SELF ADHESIVE VINYL DECAL WITH UV PROTECTION.
2. POST SIGN 3'-0" BELOW PROPOSED ANTENNA.
3. CONTRACTOR TO CONFIRM SPECIFIC SIGN REQUIREMENTS WITH AT&T WIRELESS, AND PUBLIC UTILITIES COMMISSION AND AUTHORITIES HAVING JURISDICTION PRIOR TO FABRICATION.
4. DECAL SHALL FACE OUT THE STREET AND WHEN FEASIBLE AWAY FROM THE STREET, IF NO BUILDING WINDOW IS PRESENT WITHIN 25 FEET FACING THE EXISTING POLE.

RF SIGNAGE

SCALE: NTS | 11

NOT USED

SCALE: NTS | 8



TOP VIEW

NOTES:
1. ALL 3/4" DIA. DRILLED HOLES TO BE 13/16" DIA.
2. ALL HARDWARE HOT DIPPED GALVANIZED
3. PAINT TO MATCH POLE

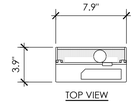
ELEVATION

STANDOFF BRACKET

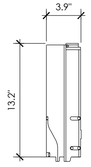
SCALE: NTS | 5

ERICSSON RP6339
(OR APPROVED EQUIVALENT)

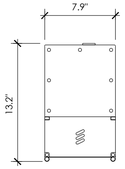
COLOR: GRAY
DIMENSIONS: 13.2" TALL x 7.9" WIDE x 3.9" DEEP
WEIGHT: 21.2 lbs



TOP VIEW



SIDE VIEW



FRONT VIEW

BBU RP6339

SCALE: NTS | 2

SPECIFICATIONS

Pole Mounting Options - Top Mount Solutions for wood, steel, and concrete poles

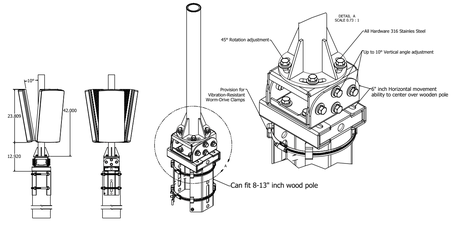
RTR-Series

Apollo Pole Mounting Solutions

RTR-CMM-NT • RTR-CM • RTR-FXGL • RTR-TRBR • RTR-5G-CM • RTR-FG-TRBR

Mechanical	
Weight	40 lbs [18.14 kg]
Diagram	

RTR-5G-CM for panel antennas



ANTENNA MOUNT

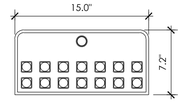
SCALE: NTS | 10

NOT USED

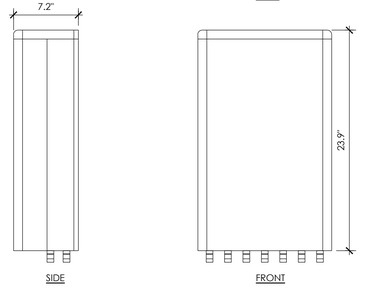
SCALE: NTS | 7

GALTRONICS GP2418-07327

ANTENNA COLOR: GRAY
DIMENSIONS: 23.9" H x 15"W x 7.2"D
NET WEIGHT: 17.5 LBS



PLAN

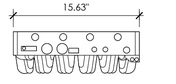


SIDE FRONT

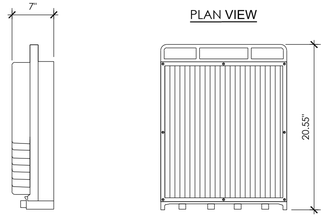
ANTENNA

SCALE: NTS | 4

MANUFACTURER: ERICSSON
MODEL: RRHS-4490 B5/B12
SIZE (H x W x D): 20.55" x 15.63" x 7.0"
WEIGHT: 69.5 LBS



PLAN VIEW



SIDE VIEW FRONT VIEW

RADIO 4490

SCALE: NTS | 1

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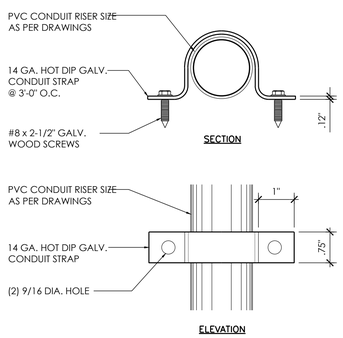
DETAILS

D-1

NOT USED | 12

NOT USED | 11

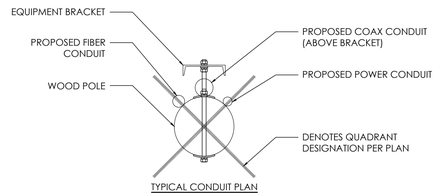
NOT USED | 10

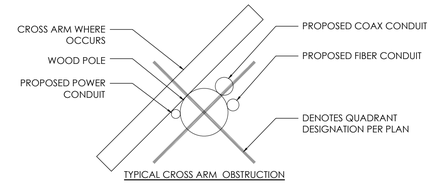


CONDUIT BRACKET | 9

NOT USED | 8

NOTE:
CONDUITS SHALL IN NO CASE, CROSS OVER INTO THE CLIMB SPACE QUADRANT, OR OTHER QUADRANTS





TYP CROSS ARM OBSTRUCTION | 6

NOT USED | 5

ERICSSON PSU AC 08

DIMENSIONS: 2.72" TALL x 10.79" WIDE x 7.09" DEEP

WEIGHT: 11.46 lbs

THE PSU IS REQUIRED TO OPERATE THE RADIO ON AC. IF THE RADIO IS INSTALLED OUTDOORS, THE ACCU IS ALSO REQUIRED, OTHERWISE THE ACCU IS OPTIONAL. THE EQUIPMENT FOR AC POWER SUPPLY IS SHOWN FIGURE 1

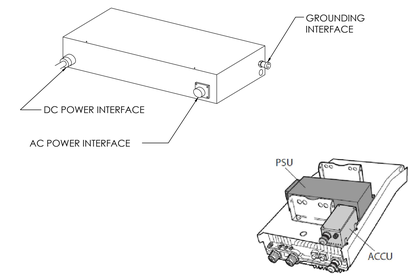
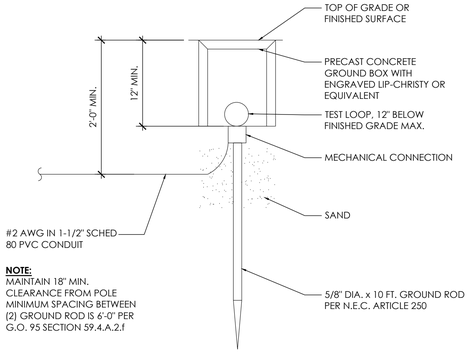


FIGURE 1

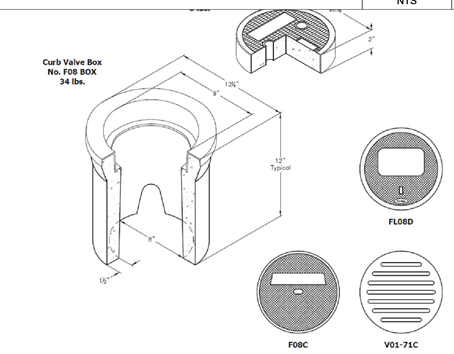
PSU | SCALE NTS | 3

GROUND ROD | SCALE NTS | 2



NOTE:
MAINTAIN 18" MIN. CLEARANCE FROM POLE
MINIMUM SPACING BETWEEN (2) GROUND ROD IS 6'-0" PER G.O. 95 SECTION 59.4.A.2.f

GROUND ROD ENCLOSURE | SCALE NTS | 1



A high density reinforced concrete box with non-settling shoulders positioned to maintain grade and facilitate back filling. Approximate dimensions and weight shown.

Oldcastle Ordering Code	Item	Approx. Shipping Weight	Description
F08BOX	BOX	34 lbs.	F08 Curb Valve Box (8" I.D. x 12" High) – 48 per pallet
F08R	LID	8 lbs.	Reinforced Concrete Lid with Plastic Ring
F08C	LID	8 lbs.	Cast Iron Lid
FL08D	LID	2 lbs.	Fibrelyte Ltd. Non-Concrete
V01-71C	LID	12 lbs.	Cast Iron Grate ADA Compliant

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DETAILS

D-2

ELECTRICAL NOTES

1. GENERAL REQUIREMENTS

A. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE AND ALL STATE AND LOCAL CODES. NOTHING IN THESE PLANS OR SPECIFICATIONS SHALL BE CONSTRUED AS TO PERMIT WORK NOT CONFORMING TO THE MOST STRINGENT OF THESE CODES. SHOULD CHANGES BE NECESSARY IN THE DRAWINGS OR SPECIFICATIONS TO MAKE THE WORK COMPLY WITH THESE REQUIREMENTS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING AND CEASE WORK ON PARTS OF THE CONTRACT

B. THE CONTRACTOR SHALL MAKE A SITE VISIT PRIOR TO BIDDING AND CONSTRUCTION TO VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES. THE CONTRACTOR ASSUMES ALL LIABILITY FOR FAILURE TO COMPLY WITH THIS PROVISION.

C. THE EXTENT OF THE WORK IS INDICATED BY THE DRAWINGS, SCHEDULES, AND SPECIFICATIONS AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT. THE WORK SHALL CONSIST OF FURNISHING ALL LABOR, EQUIPMENT, MATERIALS AND SUPPLIES NECESSARY FOR A COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM. THE WORK SHALL ALSO INCLUDE THE COMPLETION OF ALL ELECTRICAL WORK NOT MENTIONED OR SHOWN WHICH ARE NECESSARY FOR SUCCESSFUL OPERATION OF ALL SYSTEMS.

D. THE CONTRACTOR SHALL PREPARE A BID FOR A COMPLETE AND OPERATIONAL SYSTEM, WHICH INCLUDES THE COST FOR MATERIAL AND LABOR.

E. WORKMANSHIP AND NEAT APPEARANCE SHALL BE AS IMPORTANT AS THE OPERATION. DEFECTIVE OR DAMAGED MATERIALS SHALL BE REPLACED OR REPAIRED PRIOR TO FINAL ACCEPTANCE IN A MANNER ACCEPTABLE TO OWNER AND ENGINEER.

F. COMPLETE THE ENTIRE INSTALLATION AS SOON AS THE PROGRESS OF THE WORK WILL PERMIT.

G. ANY ERROR, OMISSION OR DESIGN DISCREPANCY ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION OR CORRECTION BEFORE CONSTRUCTION.

H. "PROVIDE" INDICATES THAT ALL ITEMS ARE TO BE FURNISHED, INSTALLED AND CONNECTED IN PLACE.

I. CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING PERMITS AND PAY ALL REQUIRED FEES.

2. EQUIPMENT LOCATION

A. ALL DRAWINGS INDICATE DIAGRAMMATICALLY THE DESIRED LOCATIONS OR ARRANGEMENTS OF CONDUIT RUNS, OUTLETS, EQUIPMENT, ETC., AND ARE TO BE FOLLOWED AS CLOSELY AS POSSIBLE. PROPER JUDGEMENT MUST BE EXERCISED IN EXECUTING THE WORK SO AS TO SECURE THE BEST POSSIBLE INSTALLATION IN THE AVAILABLE SPACE AND TO OVERCOME LOCAL DIFFICULTIES DUE TO SPACE LIMITATIONS OR INTERFERENCE OF STRUCTURE CONDITIONS ENCOUNTERED.

B. IN THE EVENT CHANGES IN THE INDICATED LOCATIONS OR ARRANGEMENTS ARE NECESSARY, DUE TO FIELD CONDITIONS IN THE BUILDING CONSTRUCTION OR REARRANGEMENT OF EQUIPMENT, SUCH CHANGES SHALL BE MADE WITHOUT COST, PROVIDING THE CHANGE IS ORDERED BEFORE THE CONDUIT RUNS, ETC., AND WORK DIRECTLY CONNECTED TO THE SAME IS INSTALLED AND NO EXTRA MATERIALS ARE REQUIRED.

C. COORDINATE THE WORK OF THE SECTION WITH THAT OF ALL OTHER TRADES. WHERE CONFLICTS OCCUR, CONSULT WITH THE PERSPECTIVE CONTRACTOR AND COME TO AGREEMENT AS TO CHANGES NECESSARY. OBTAIN WRITTEN ACCEPTANCE FROM ENGINEER FOR THE PROPOSED CHANGES BEFORE PROCEEDING.

3. TESTS

A. BEFORE FINAL ACCEPTANCE OF WORK, THE CONTRACTOR SHALL INSURE THAT ALL EQUIPMENT, SYSTEMS, FIXTURES, ETC., ARE WORKING SATISFACTORILY AND TO THE INTENT OF THE DRAWINGS.

4. PERMITS

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING OUT AND PAYING FOR ALL THE REQUIRED PERMITS, INSPECTION AND EXAMINATION WITHOUT ADDITIONAL EXPENSE TO THE OWNER.

5. GROUNDING

A. THE CONTRACTOR SHALL PROVIDE A COMPLETE, AND APPROVED GROUNDING SYSTEM INCLUDING ELECTRODES, ELECTRODE CONDUCTOR, BONDING CONDUCTORS, AND EQUIPMENT CONDUCTORS AS REQUIRED BY ARTICLE 250 OF NATIONAL ELECTRICAL CODE.

B. CONDUITS CONNECTED TO EQUIPMENT AND DEVICES SHALL BE METALLICALLY JOINED TOGETHER TO PROVIDE EFFECTIVE ELECTRICAL CONTINUITY.

C. FEEDERS AND BRANCH CIRCUIT WIRING INSTALLED IN A NONMETALLIC CONDUIT SHALL INCLUDE A CODE SIZED GROUNDING CONDUCTOR HAVING GREEN INSULATION. THE GROUND CONDUCTOR SHALL BE PROPERLY CONNECTED AT BOTH ENDS TO MAINTAIN ELECTRICAL CONTINUITY.

D. REFER TO GROUND BUS DETAILS. PROVIDE NEW GROUND SYSTEM COMPLETE WITH CONDUCTORS, GROUND ROD AND DESCRIBED TERMINATIONS.

E. ALL GROUNDING CONDUCTORS SHALL BE SOLID TINNED COPPER AND ANNEALED #2 UNLESS NOTED OTHERWISE.

F. ALL NON-DIRECT BURIED TELEPHONE EQUIPMENT GROUND CONDUCTORS SHALL BE #2 STRANDED, THHN (GREEN) INSULATION.

G. ALL GROUND CONNECTIONS SHALL BE MADE WITH "HYGROUND" COMPRESSION SYSTEM BURNDY CONNECTORS EXCEPT WHERE NOTED OTHERWISE.

H. PAINT AT ALL GROUND CONNECTIONS SHALL BE REMOVED.

I. GROUNDING SYSTEM RESISTANCE SHALL NOT EXCEED 5 OHMS. IF THE RESISTANCE VALUE IS EXCEEDED, NOTIFY THE OWNER FOR FUTURE INSTRUCTION ON METHODS FOR REDUCING THE RESISTANCE VALUE. SUBMIT TEST REPORTS AND FURNISH TO ATT ONCE COMPLETE SET OF PRINTS SHOWING "INSTALLED WORK".

6. UTILITY SERVICE

A. TELEPHONE AND ELECTRICAL METERING FACILITIES SHALL CONFORM TO THE REQUIREMENTS OF THE SERVING UTILITY COMPANIES. CONTRACTOR SHALL VERIFY SERVICE LOCATIONS AND REQUIREMENTS. SERVICE INFORMATION WILL BE FURNISHED BY THE SERVING UTILITIES.

B. CONFORM TO ALL REQUIREMENTS OF THE SERVING UTILITY COMPANIES.

7. PRODUCTS

A. ALL MATERIALS SHALL BE NEW, CONFORMING WITH THE NEC, ANSI, NEMA, AND THEY SHALL BE U.L. LISTED AND LABELED.

B. CONDUIT:

B.1. RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR. RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAPPED WRAPPED WITH HUNTS WRAP PROCESS NO. 3.

B.2. ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL. FITTINGS SHALL BE COMPRESSION TYPE. EMT SHALL BE USED ONLY FOR INTERIOR RUNS.

B.3. FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR "SQUEEZE" TYPE. SEAL TIGHT FLEXIBLE CONDUIT. ALL CONDUIT IN EXCESS OF SIX FEET IN LENGTH SHALL HAVE FULL SIZE GROUND WIRE.

B.4. ALL UNDERGROUND CONDUITS SHALL BE PVC SCHEDULE 40 (UNLESS NOTED OTHERWISE) AT A MINIMUM DEPTH OF 24" BELOW GRADE.

B.5. ALL CONDUIT ONLY (C.O.) SHALL HAVE PULL ROPE.

C. ALL WIRE AND CABLE SHALL BE COPPER, 600 VOLT, #12 AWG MINIMUM UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. CONDUCTORS #10 AWG AND SMALLER SHALL BE SOLID. CONDUCTORS #8 AWG AND LARGER SHALL BE STRANDED. TYPE THHN INSULATION USED UNLESS CONDUCTORS INSTALLED IN CONDUIT EXPOSED TO WEATHER, IN WHICH CASE TYPE THWN INSULATION SHALL BE USED.

D. PROVIDE GALVANIZED COATED STEEL BOXES AND ACCESSORIES SIZED PER CODE TO ACCOMMODATE ALL DEVICES AND WIRING.

E. TOGGLE SWITCHES SHALL BE 20 AMP, 120 VOLT AC, SPECIFICATION GRADE WHITE (UNLESS NOTED OTHERWISE) FINISH. MOUNT SWITCHES AT +48" ABOVE FINISHED FLOOR.

F. PANELBOARD SHALL BE DEAD FRONT SAFETY TYPE WITH ANTI-BURN SOLDERLESS COMPRESSION APPROVED FOR COPPER CONDUCTORS, COPPER BUS BARS, FULL SIZED NEUTRAL BUS, GROUND BUS AND EQUIPPED WITH QUICK-MAKE QUICK-BREAK BOLT-IN TYPE THERMAL MAGNETIC CIRCUIT BREAKERS. MOUNT TOP OF THE PANELBOARD AT 6'-3" ABOVE FINISHED FLOOR. PROVIDE TYPEWRITTEN CIRCUIT DIRECTORY.

G. ALL CIRCUIT BREAKERS, MAGNETIC STARTERS AND OTHER ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THAN MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED.

H. GROUND RODS SHALL BE COPPER CLAD STEEL, 5/8" ROUND AND 10' LONG. COPPERWELD OR APPROVED EQUAL.

I. CONDUIT REQUIREMENTS (TYP., U.N.O.): UNDERGROUND: PVC (SCHED 40 OR 80). INDOOR: EMT (RGS IN TRAFFIC AREAS, OUTDOOR (ABOVE GRADE): RGS.

J. PLACE "TRUE TAPE" AND PULL ROPE IN THE CONDUITS AS REQUIRED.

8. INSTALLATION

A. PROVIDE SUPPORTING DEVICES FOR ALL ELECTRICAL EQUIPMENT, FIXTURES, BOXES, PANEL, ETC., EQUIPMENT SHALL BE BRACED TO WITHSTAND HORIZONTAL FORCES IN ACCORDANCE WITH STATE AND LOCAL CODE REQUIREMENTS. PROVIDE PRIOR ALIGNMENT AND LEVELING OF ALL DEVICES AND FIXTURES.

9. PROJECT CLOSEOUT

A. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.

B. PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS AND CIRCUITS.

GENERAL ABBREVIATIONS

A	AMPERE
ACCA	ANTENNA CABLE COVER ASSEMBLY
AIC	AMPERE INTERRUPTING CAPACITY
APPROX	APPROXIMATELY
AT	AMPERE TRIP
AWG	AMERICAN WIRE GAGE
BATT	BATTERY
BD	BOARD
BR	BRANCH
BRKR	BREAKER
BTCW	BARE TINNED COPPER WIRE
C	CONDUIT
CAB	CABINET
CB	CIRCUIT BREAKER
CKT	CIRCUIT
CONT	CONTINUOUS
DEM	DEMAND
(E)	EXISTING
EGR	EMERGENCY GEN. RECEPTACLE
ELEC	ELECTRICAL
EMT	ELECTRICAL METALLIC TUBING
ENCL	ENCLOSURE
EXIST	EXISTING
FAC	FACTOR
F/A	FIRE ALARM
FLUOR	FLUORESCENT
FT	FOOT/FEET
FU	FUSE
G	GROUND
GND	GROUNDING
GPS	GLOBAL POSITIONING SYSTEM
HDBC	HARD DRAWN COPPER WIRE
HPS	HIGH PRESSURE SODIUM
LG	LENGTH
LPS	LOW PRESSURE SODIUM
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MLO	MAIN LUGS ONLY
MTD	MOUNTED
MTG	MOUNTING
MTS	MANUAL TRANSFER SWITCH
N	NEUTRAL
(N)	NEW
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOC.
OH	OVERHEAD
P	POLE
PH	PHASE
PNLBD	PANELBOARD
PRI	PRIMARY
PWR	POWER
RCPT	RECEPTACLE
RGS	RIGID GALVANIZED STEEL
SAF	SAFETY
SDBC	SOFT DRAWN BARE COPPER
SEC	SECONDARY
S.N.	SOLID NEUTRAL
SURF	SURFACE
SW	SWITCH
TEL	TELEPHONE
TYP	TYPICAL
U/G	UNDERGROUND
U.L.	UNDERWRITER'S LABORATORY INC.
U.N.O.	UNLESS NOTED OTHERWISE
V	VOLT
VAC	VOLT ALTERNATING CURRENT
W	WATT OR WIRE
W/	WITH
W/O	WITHOUT
XFER	TRANSFER
XFMR	TRANSFORMER
XLPE	CROSS-LINK POLYETHYLENE

ELECTRICAL LEGEND

——OHT/OHP——	OVERHEAD COMM/OVERHEAD POWER
—— E ——	POWER RUN
—— T ——	TELCO RUN
—— E/T ——	POWER/TELCO RUN
—— G ——	GROUND LINE
	FUSE, SIZE AND TYPE AS INDICATED.
	LIGHTING FIXTURE
	5/8" X 10'-0" ,CU. GND ROD 24" MIN. BELOW GRADE.
	MECHANICAL CONNECTION
	CIRCUIT BREAKER

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AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA
94583

NextEdge
1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JC
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	01/17/25	90% CD
0	01/28/25	100% CD

REGISTERED PROFESSIONAL ENGINEER
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Exp. 09/30/25
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STATE OF CALIFORNIA

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ELECTRICAL GENERAL NOTES

E-1

NOTES:
1. GROUND ROD: UL LISTED COPPER CLAD STEEL. MINIMUM 5/8" DIAMETER x 10'-0" LONG. ALL GROUND RODS MAY BE INSTALLED WITH INSPECTION SLEEVES. GROUND RODS SHALL BE DRIVEN TO THE DEPTH OF GROUND CONDUCTOR.

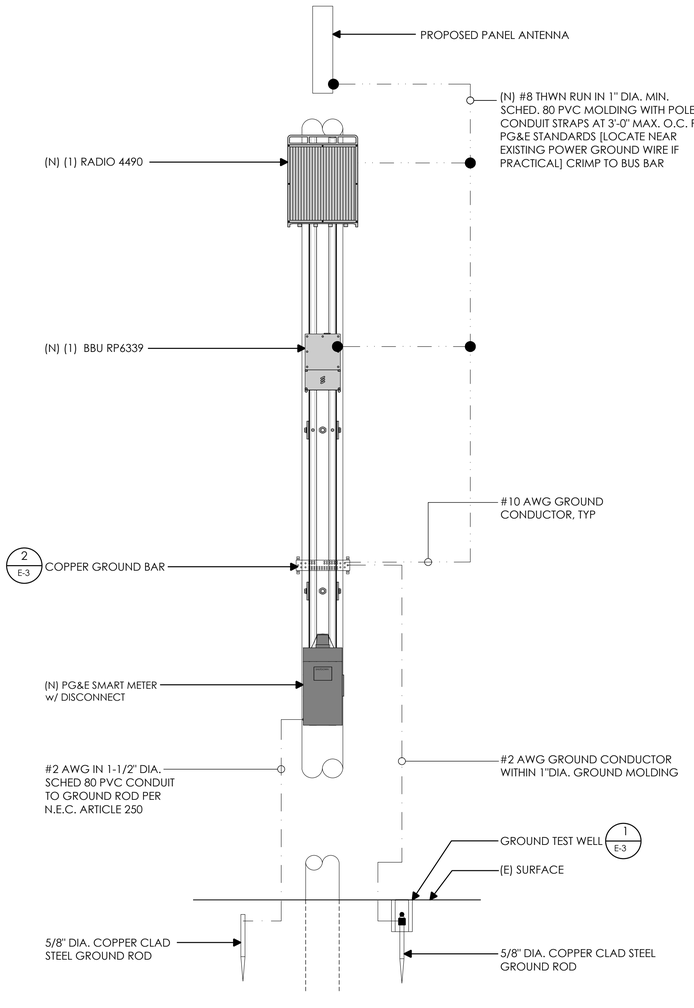
2. CELL REFERENCE GROUND BAR: POINT OF GROUND REFERENCE FOR ALL COMMUNICATIONS EQUIPMENT FRAMES. ALL BONDS ARE MADE WITH STRANDED GREEN INSULATED COPPER CONDUCTORS SIZED AS SHOWN. BOND TO GROUND ROD AS SHOWN IN THE GROUNDING SCHEMATIC.

3. EXTERIOR UNIT BONDS: METALLIC OBJECTS SHALL BE BONDED TO THE EXTERIOR GROUND ROD.

4. PROVIDE ALL ELECTRICAL WORK & MATERIALS AS SHOWN ON THE DWGS, AS CALLED FOR HEREIN, & AS IS NECESSARY TO FURNISH A COMPLETE INSTALLATION.

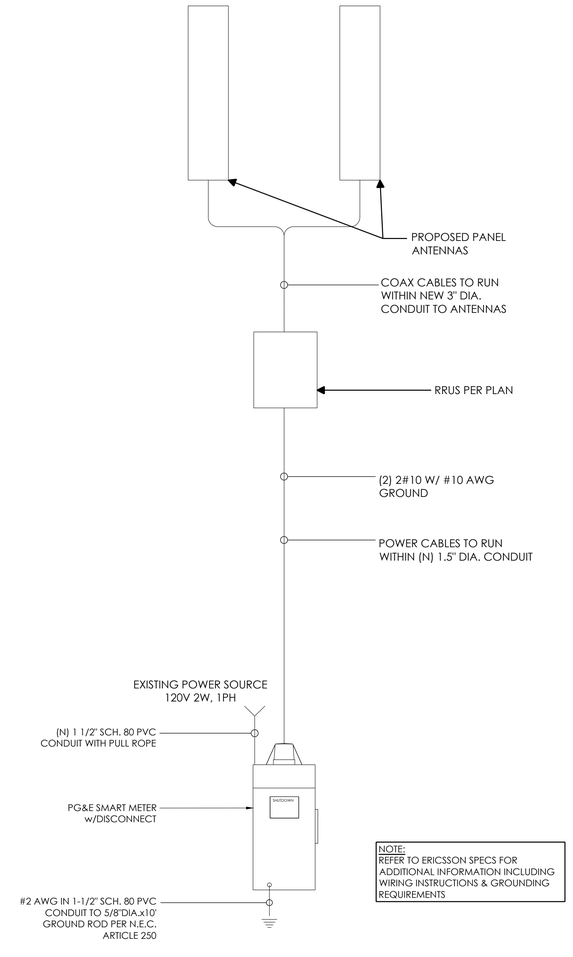
5. OUTDOOR EQUIPMENT SHALL BE RATED NEMA 3R AND/OR UL LISTED FOR WET ENVIRONMENT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING THE GROUNDING SYSTEM AND ENSURING A 5 OHM OR LESS GROUNDING PATH. ADDITIONAL GROUND RODS AND/OR CHEMICAL ROD SYSTEM SHALL BE USED TO ACHIEVE THIS REQUIREMENT IF THE GIVEN DESIGN CANNOT BE MADE TO ACHIEVE THIS REQUIREMENT.



GROUNDING SCHEMATIC

2



ONE-LINE DIAGRAM

1

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5005 EXECUTIVE PARKWAY
SAN RAMON, CA
94583

NextEdge
1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JC
CHECKED BY:	TDL
APPROVED BY:	CW

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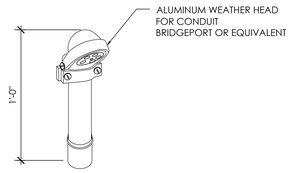
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ONE-LINE DIAGRAM &
GROUNDING SCHEMATIC

E-2

NOT USED | 12

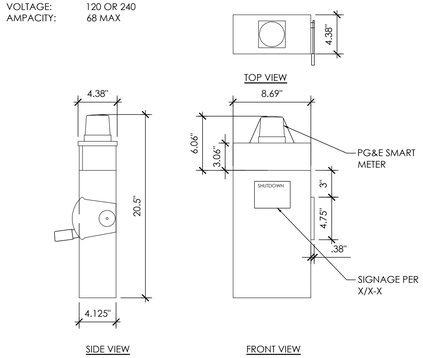
WEATHERHEAD | 9



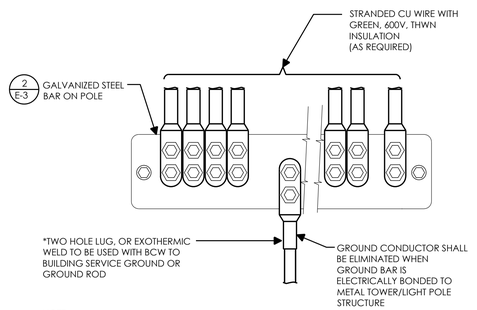
DISCONNECT | 6

TESCO DISCONNECT BOX WITH CT AND METER SOCKET

COLOR: GRAY
DIMENSIONS: 20.5" TALL x 8.69" WIDE x 4.38" DEEP
TOTAL WEIGHT:
PHASE.: SINGLE
VOLTAGE: 120 OR 240
AMPACITY: 68 MAX



GROUND WIRE TO BAR | 3

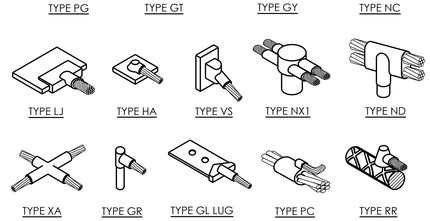


NOTE:
GROUND BARS AT BOTTOM OF TOWERS/LIGHT POLES SHALL ONLY USE EXOTHERMIC WELDS.

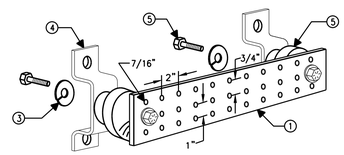
NOT USED | 11

NOT USED | 8

EXOTHERMIC WELD CONNECTION | 5



GROUND BAR | 2



NOTES:

1. COPPER GROUND BAR, HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION. (ACTUAL GROUND BAR SIZE WILL VARY BASED ON NUMBER OF GROUND CONNECTIONS)
2. INSULATORS, NEWTON INSTRUMENT CAT. NO. 3061-4 OR APPROVED EQUAL
3. 5/8" LOCK WASHERS, NEWTON INSTRUMENT CO., CAT. NO. 3015-8 OR APPROVED EQUAL
4. WALL MOUNTING BRACKET, NEWTON INSTRUMENT CO., CAT NO. A-6056 OR APPROVED EQUAL
5. 5/8-11 X 1" HHCS BOLTS, NEWTON INSTRUMENT CO., CAT NO. 3012-1 OR APPROVED EQUAL
6. INSULATORS SHALL BE ELIMINATED WHEN BONDING DIRECTLY TO TOWER/MONOPINE STRUCTURE. CONNECTION TO TOWER/MONOPINE STRUCTURE SHALL BE PER MANUFACTURERS RECOMMENDATIONS.
7. VALMONT TINMG212U-K (OR EQUIVALENT) 1/4"X2"X12"

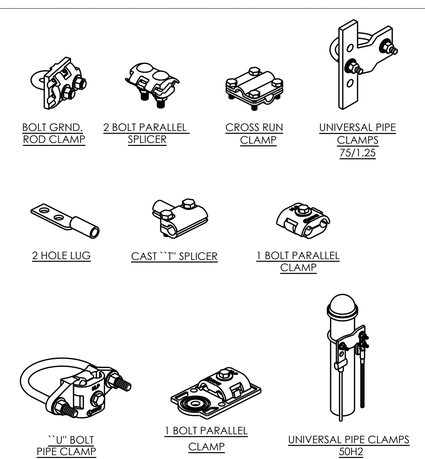
NOT USED | 10

ELECTRICAL LOAD CALCULATIONS | 7

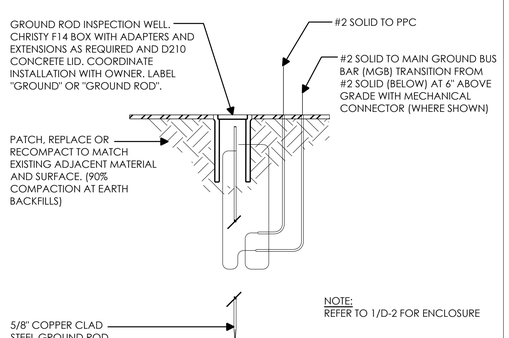
Electrical Load Calculations @ 120V

Radio	Wattage	1.25*VA	Amps
4490	480	600.0	5.0
		0.0	0.0
		0.0	0.0
		0.0	0.0
		0.0	0.0
Totals		600.0	5.0
Disconnect / Meter: 68 Amps			
Total Load: 7.4%			

MECHANICAL CONNECTION | 4



GROUND TEST WELL | 1



NOTE:
REFER TO 1/D-2 FOR ENCLOSURE

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REGISTERED PROFESSIONAL ENGINEER
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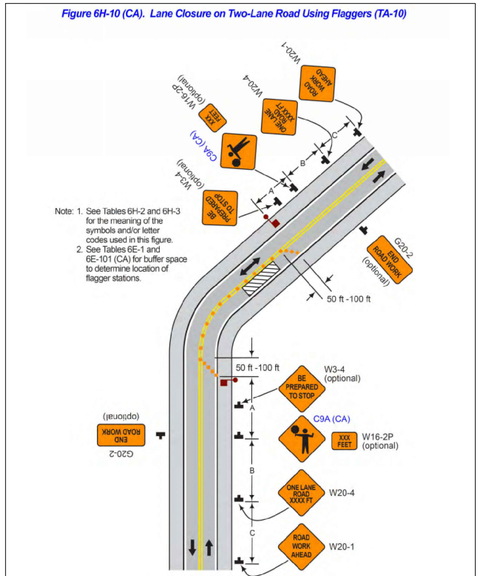
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ELECTRICAL DETAILS

E-3

Figure 6H-10 (CA). Lane Closure on Two-Lane Road Using Flaggers (TA-10)



Typical Application 10

TA-10 FOR REFERENCE ONLY

PEDESTRIANS SHALL BE ESCORTED THROUGH OR AROUND THE WORK AREA, PER CAMUTCD TA-28 OR TA-29 AS APPLICABLE, THROUGHOUT THE COURSE OF WORK.

CAMUTCD TABLE					
POSTED SPEED (MPH)	DISTANCE BETWEEN SIGNS			TAPER	BUFFER
	A	B	C	L (SEE NOTE)	
15	100'	100'	100'	45'	100'
20	100'	100'	100'	80'	115'
25	100'	100'	100'	125'	155'
30	250'	250'	250'	180'	250'
35	250'	250'	250'	245'	250'
40	350'	350'	350'	320'	305'
45	350'	350'	350'	540'	360'
50	500'	500'	500'	600'	425'
55	500'	500'	500'	660'	495'
60	500'	500'	500'	720'	570'
65	500'	500'	500'	780'	645'

NOTES:
A. DISTANCE IN FEET UNLESS OTHERWISE NOTED.
B. CONTRACTOR TO VERIFY EXISTING SPEED LIMIT.
C. DISTANCE SHOWN ARE NOT VALID FOR LIMITED ACCESS HIGHWAYS. CONSULT STATE DOT MANUAL FOR DISTANCES.
D. ADJUST DISTANCES TO COMPLY WITH REQUIREMENT OF THE STATE OR LOCAL HIGHWAY AUTHORITY HAVING JURISDICTION.
E. TAPER LENGTHS SHOWN ON 12' LANE WIDTH.

TRAFFIC CONTROL TABLE | 2

SPEED LIMIT = 25 MPH



TRAFFIC CONTROL PLAN

24"x36" SCALE: 1" = 50'–0"
11"x17" SCALE: 1" = 100'–0"
50' 25' 0" 50'

SCALE 1"=50'-0" | 1

TRAFFIC CONTROL NOTES

1. ALL DELINEATORS SHALL BE EQUIPPED WITH REFLECTORS AT NIGHT TIME.

2. ALL TRAFFIC CONTROL DEVICES, STRIPES, MARKINGS, LEGENDS AND RAISED PAVEMENT MARKERS SHALL CONFORM TO THE LATEST EDITIONS OF THE FOLLOWING: A) CA MUTCD, B) STATE OF CALIFORNIA STANDARD SPECIFICATIONS, C) SPECIAL PROVISIONS, AND D) STANDARD PLANS.

3. THE CONTRACTOR PERFORMING THE WORK ON A PUBLIC STREET SHALL ASSUME RESPONSIBILITY AS FOLLOWS: A) INSTALL AND MAINTAIN THE TRAFFIC CONTROL DEVICES AS SHOWN HEREIN, B) ANY ADDITIONAL TRAFFIC CONTROL DEVICES THAT MAY BE REQUIRED TO INSURE THE SAFE MOVEMENT OF TRAFFIC AND PEDESTRIANS THROUGH OR AROUND THE WORK AREA, AND C) PROVIDE MAXIMUM PROTECTION AND SAFETY TO CONSTRUCTION WORKERS.

4. THE CITY OR COUNTY OF RECORD AS WELL AS CALTRANS RESERVE THE RIGHT TO OBSERVE THESE TRAFFIC CONTROL PLANS IN USE. THEY HAVE THE AUTHORITY TO MAKE ANY NECESSARY CHANGES AS FIELD CONDITIONS WARRANT. ANY CHANGES SHALL SUPERSEDE THESE PLANS. THE EXACT LOCATION OF ALL EQUIPMENT AND TRAFFIC CONTROL DEVICES SHALL BE DETERMINED BY THE ENGINEER.

5. ALL SIGNS, DELINEATORS, BARRICADES, ETC. AND THEIR INSTALLATION SHALL CONFORM TO THE LATEST EDITIONS OF THE: A) CA. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, B) THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS, C) SPECIAL PROVISIONS, AND D) STANDARD PLANS.

6. IN ORDER TO PRESERVE THEIR APPEARANCE AND CONTINUITY, ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN THEIR PROPER POSITION AT ALL TIMES AND SHALL BE REPAIRED, REPLACED OR CLEANED AS NECESSARY, AND AS DIRECTED BY THE ENGINEER

7. ALL TRAFFIC LANES SHALL HAVE A MINIMUM OF 5 FEET CLEARANCE FROM OPEN EXCAVATIONS AND MINIMUM OF 2 FEET FROM VERTICAL OBSTRUCTIONS.

8. THE CONTRACTOR SHALL PROVIDE FLAGGERS AS DEEMED NECESSARY BY THE ENGINEER, COUNTY INSPECTOR, OR CALTRANS PERMIT INSPECTOR.

9. ALL ADVANCED WARNING SIGNS SHALL BE EQUIPPED WITH FLAGS.

10. ALL TRAFFIC CONTROL DEVICES SHALL BE IN PLACE AT ALL TIMES DURING ANY WORK ON SITE.

11. PLACE ADDITIONAL SIGNS AS FOLLOWS: A) "LANE CLOSED", (C30) ON THE TYPE II BARRICADES AT 100 FOOT INTERVALS THROUGHOUT EXTENDED WORK AREAS IN EACH LANE THAT IS CLOSED AND B) "OPEN TRENCH" (C27) WHENEVER AN OPEN EXCAVATION AREA EXISTS ADJACENT TO THE TRAVELED WAY.

12. ALL TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE REMOVED FOLLOWING COMPLETION OF EACH CONSTRUCTION STAGE AND THE PERMANENT TRAFFIC CONTROL DEVICES SHALL BE RESTORED BY THE CONTRACTOR UPON COMPLETION OF WORK.

13. THE CONTRACTOR SHALL REPLACE AND/OR REPAIR ALL DAMAGED STRIPING AT THE END OF EACH WORKING DAY.

14. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICAN DISABILITY ACT AS RELATED TO PEDESTRIAN ACCESS AND SHALL MAINTAIN PEDESTRIAN ACCESS AT ALL TIMES PER ADA REQUIREMENTS. ANY SIDEWALK CLOSURE AND/OR DETOUR SHALL COMPLY WITH THE WATCH STANDARDS AND MUST OBTAIN APPROVAL FROM THE CITY OR COUNTY OF RECORD.

15. THE CONTRACTOR SHALL COVER OR REMOVE ALL CONFLICTING SIGNS.

16. THE CONTRACTOR SHALL POST "SYMBOLS" UNEVEN LANES, "STEEL PLATES AHEAD" OR "BUMP" SIGNS FOR PAVEMENT SURFACE DISRUPTIONS OF $\frac{1}{2}$" OR GREATER. PAVEMENT DISRUPTIONS FOR 1" OR GREATER SHALL HAVE A BEVELED EDGE OF FOUR (4) HORIZONTAL TO ONE (1) VERTICAL.

17. BEFORE PLATE BRIDGING, THE CONTRACTOR SHALL INSTALL "CAUTION STEEL PLATES ADHEAD" AND/OR "ROUGH ROAD SIGNS.

18. THE RESIDENTS AND BUSINESSES SHALL BE NOTIFIED OF THE DATES & TIMES OF CONSTRUCTION TWO (2) WEEKS PRIOR TO THE WORK START DATE.

TRAFFIC SYMBOL LEGEND

- TRAFFIC CONE (10' MAX SPACING)
- TRAFFIC SIGN
- LANE DIRECTION
- STAGING AREA
- FLAGGER

at&t
AT&T
5001 EXECUTIVE PARKWAY
SAN RAMON, CA
94583

PlannENG
4746 Clayton Rd,
Concord, CA, 94521
☎ (925) 408-2159
e–✉ splanneng@gmail.com
www.planneng.com

DRAWN BY:
CHECKED BY:
APPROVED BY:

REV	DATE	DESCRIPTION
0	14/04/23	100% CD

LICENSED PROFESSIONAL ENGINEER
MANOUCHEHR HAKHAMANESH
C 88083
EXP: 03/31/2026
CIVIL
STATE OF CALIFORNIA

CRAN_RSFR_PEBBL_201

3426 17 MILE DR
PEBBLE BEACH, CA 93953

TRAFFIC CONTROL PLAN

TCP-1

PlannENG
4746 Clayton Rd,
Concord, CA, 94521
☎ (925) 408-2159
e–✉ splanneng@gmail.com
www.planneng.com

Date:							
Scale:	SEE DRAWING						
Designed:	TDL						
Drawn:	BBB						
Checked:							
Proj. Engr:		◇	REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE
File:							

PLAN
FOR THE IMPROVEMENT OF

CRAN_RSFR_PEBBL_201

3426 17 MILE DR
PEBBLE BEACH, CA 93953

PEBBLE BEACH CALIFORNIA

PERMIT #
PROJECT #

PROJECT INSPECTOR:
VOICE MAIL:

PROJECT ENGINEER — NAME — DATE
DEPARTMENT OF TRANSPORTATION — N/A — NAME — DATE
MUNICIPAL WATER — N/A — NAME — DATE
DEPARTMENT OF TRANSPORTATION - OPS — N/A — NAME — DATE
STREETLIGHT LAYOUT — N/A — NAME — DATE
ELECTRICAL CIRCUITS — MARLON DE LEON — DATE

DEPARTMENT OF PUBLIC WORKS
PEBBLE BEACH, CALIFORNIA

APPROVED BY MATTHEW CANO
DIRECTOR OF PUBLIC WORKS
N/A

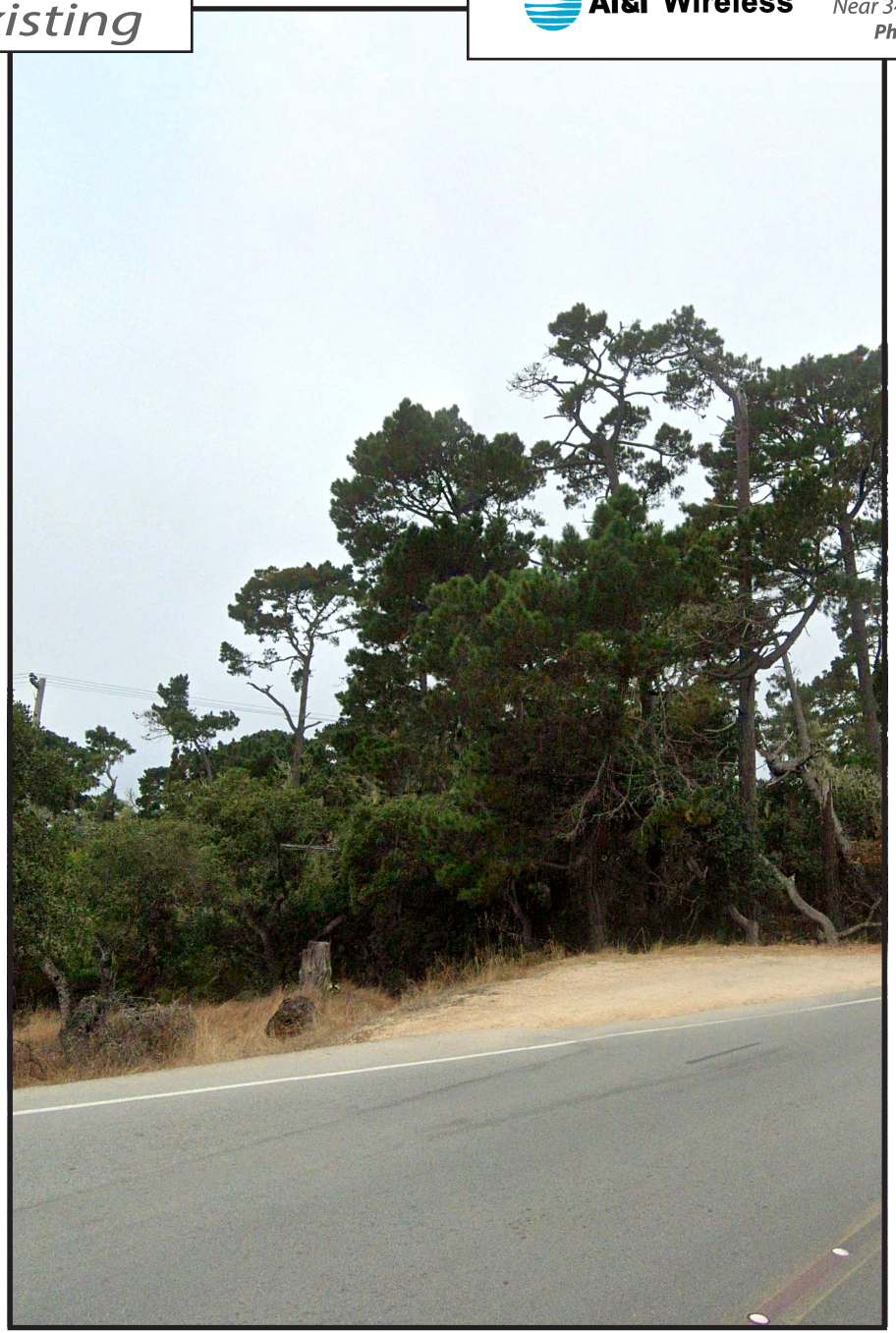
REV. DATE MAY 08, 2018

view from 17 Mile Drive looking southwest at site

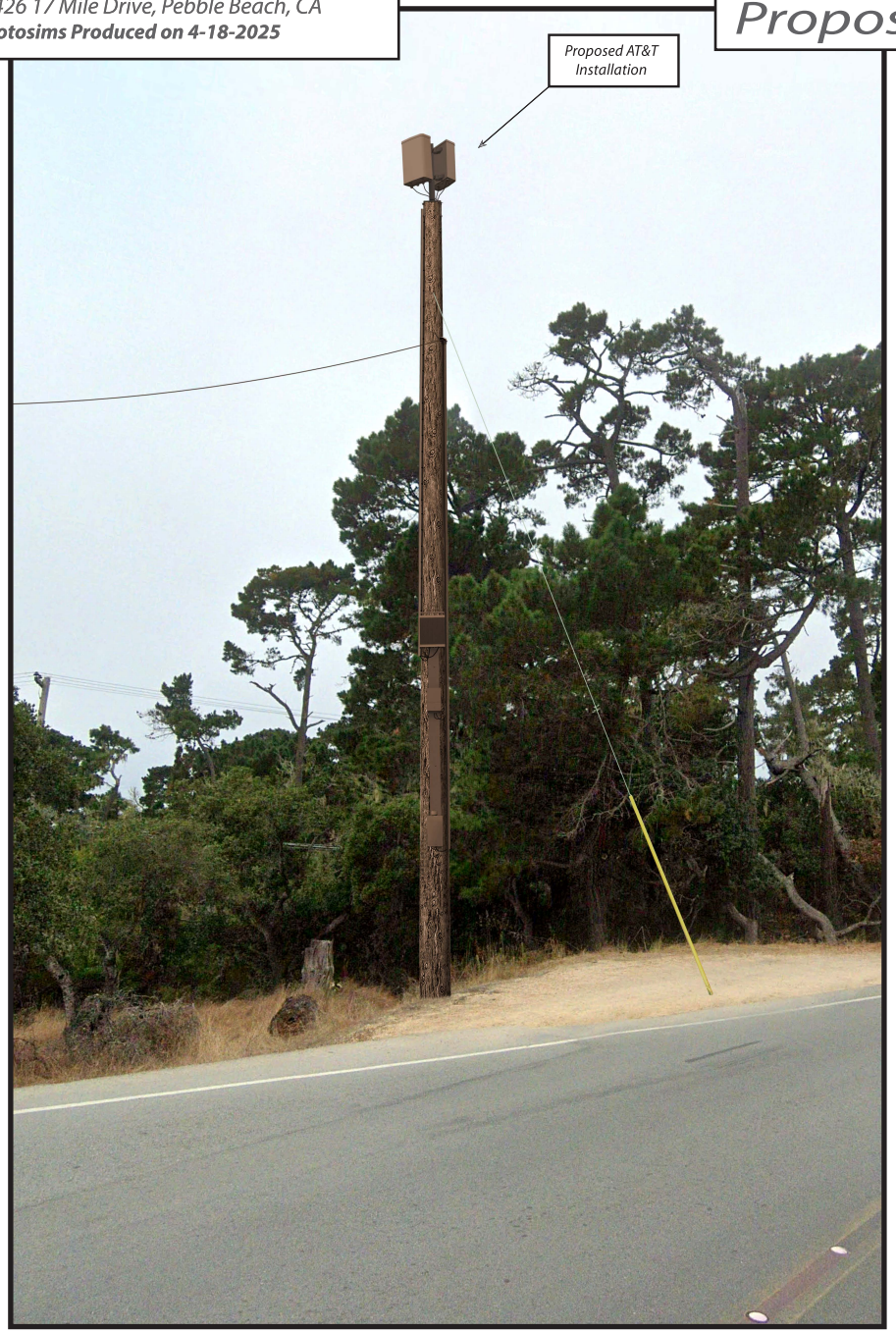
AT&T Wireless

CRAN_RSFR_PEBBL_201
Near 3426 17 Mile Drive, Pebble Beach, CA
Photosims Produced on 4-18-2025

Existing



Proposed



AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

view from 17 Mile Drive looking southeast at site

AT&T Wireless

CRAN_RSFR_PEBBL_201
Near 3426 17 Mile Drive, Pebble Beach, CA
Photosims Produced on 4-18-2025

Existing



Proposed



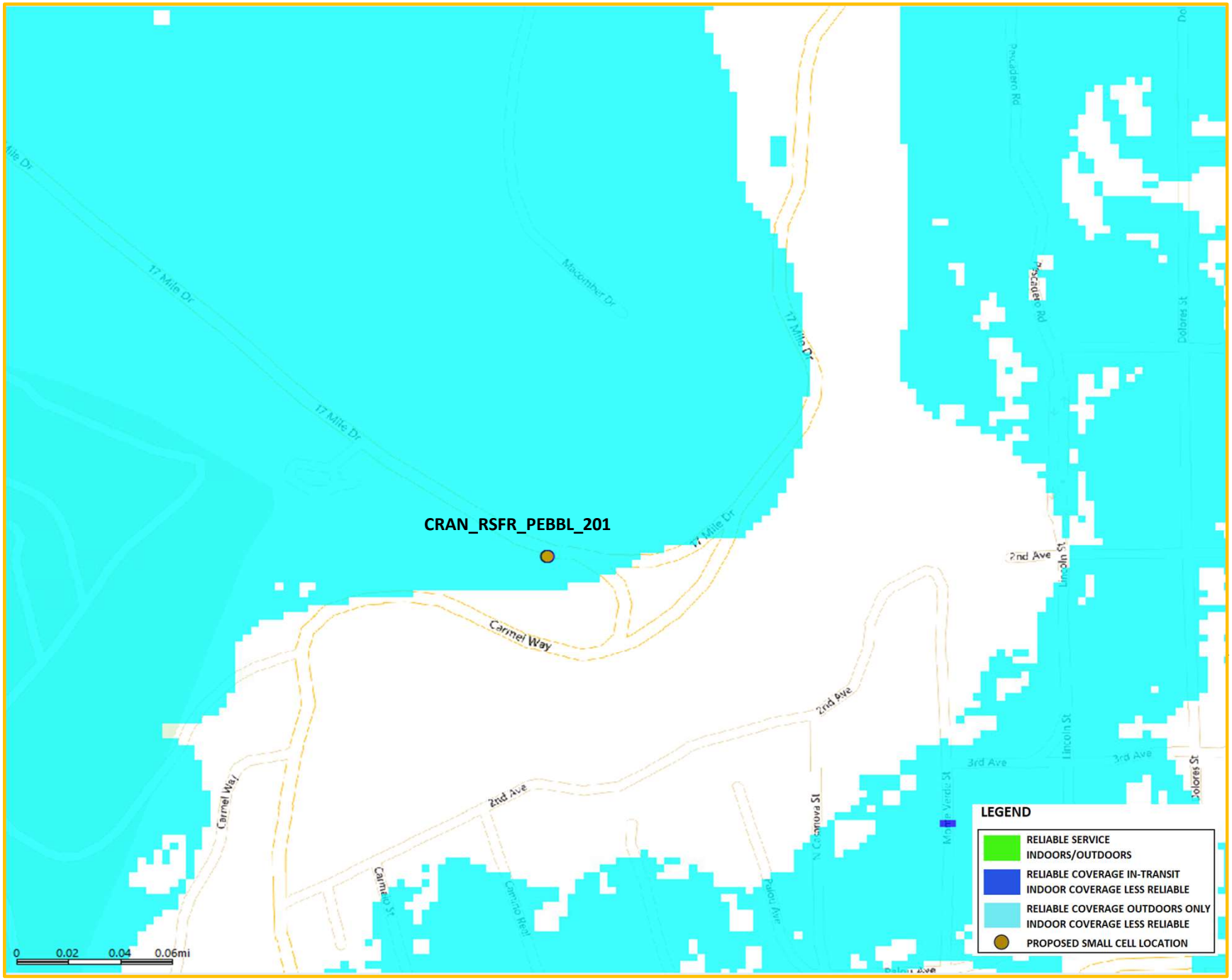
AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507



CRAN_RSFR_PEBBL_201
SERVICE MAP

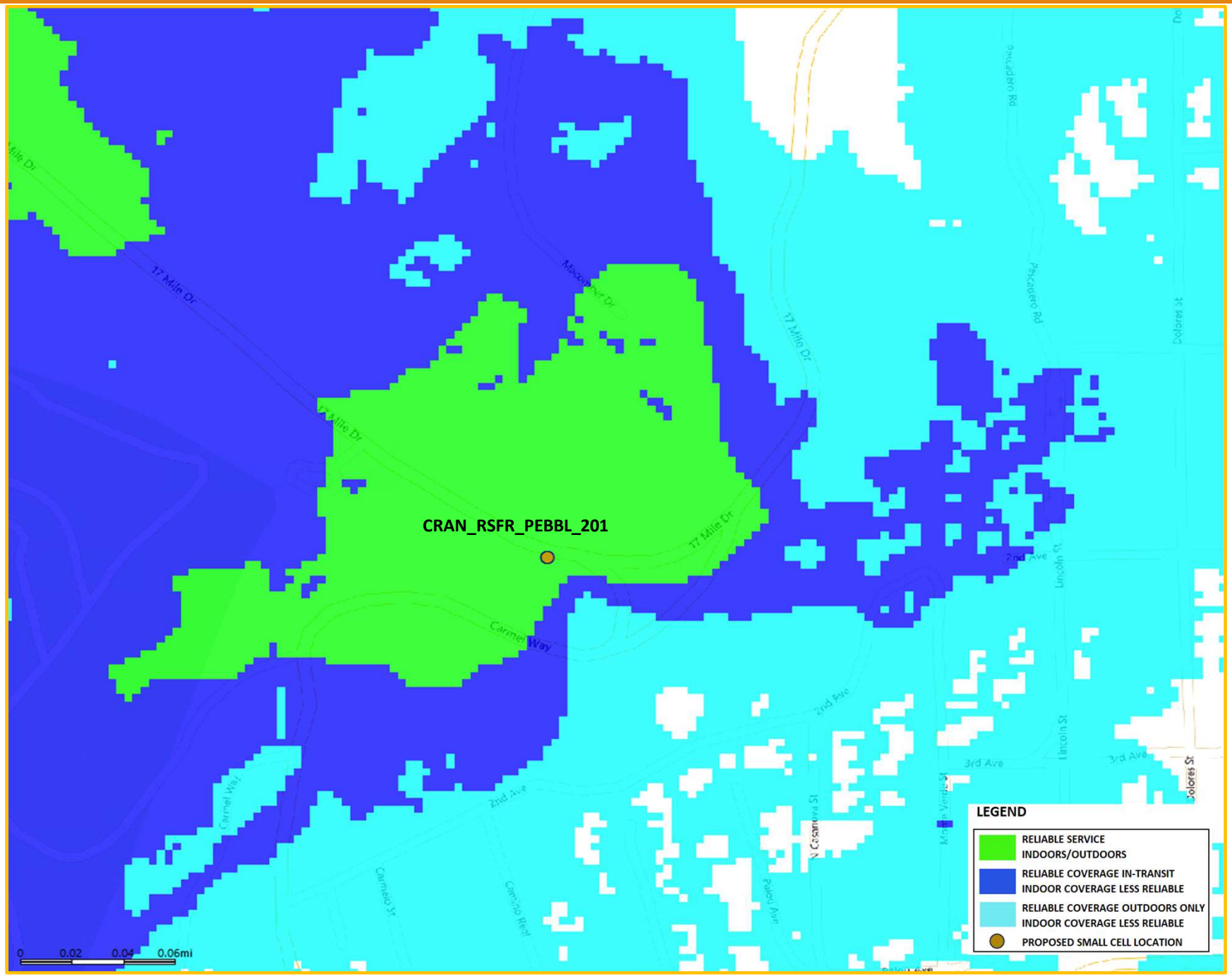
"AT&T PROPRIETARY -- THIS INFORMATION CONSTITUTES CONFIDENTIAL TRADE SECRETS AND COMMERCIAL OR FINANCIAL INFORMATION OWNED BY AT&T AND IS SHARED FOR CRITICAL INFRASTRUCTURE PROTECTION PURPOSES ONLY. IT IS EXEMPT FROM DISCLOSURE UNDER THE FREEDOM OF INFORMATION ACT (5 U.S.C. 552), EXEMPTIONS (B)(3)&(4), AND ITS DISCLOSURE IS PROHIBITED UNDER THE TRADE SECRETS ACT (18 U.S.C. 1905), THE CRITICAL INFRASTRUCTURE INFORMATION ACT OF 2002, 6 U.S.C. § 133, AND ANY STATE OR LOCAL LAW REQUIRING DISCLOSURE OF INFORMATION OR RECORDS. THIS INFORMATION MUST NOT BE COPIED OR DISTRIBUTED TO OTHERS NOT AGREED UPON BY AT&T, BUT IN ALL EVENTS DO NOT COPY OR DISTRIBUTE TO SUCH OTHERS WITHOUT NOTIFICATION PURSUANT TO EXECUTIVE ORDER 12600."

EXISTING LTE 700 COVERAGE PLOT



"AT&T PROPRIETARY -- THIS INFORMATION CONSTITUTES CONFIDENTIAL TRADE SECRETS AND COMMERCIAL OR FINANCIAL INFORMATION OWNED BY AT&T AND IS SHARED FOR CRITICAL INFRASTRUCTURE PROTECTION PURPOSES ONLY. IT IS EXEMPT FROM DISCLOSURE UNDER THE FREEDOM OF INFORMATION ACT (5 U.S.C. 552), EXEMPTIONS (B)(3)&(4), AND ITS DISCLOSURE IS PROHIBITED UNDER THE TRADE SECRETS ACT (18 U.S.C. 1905), THE CRITICAL INFRASTRUCTURE INFORMATION ACT OF 2002, 6 U.S.C. § 133, AND ANY STATE OR LOCAL LAW REQUIRING DISCLOSURE OF INFORMATION OR RECORDS. THIS INFORMATION MUST NOT BE COPIED OR DISTRIBUTED TO OTHERS NOT AGREED UPON BY AT&T, BUT IN ALL EVENTS DO NOT COPY OR DISTRIBUTE TO SUCH OTHERS WITHOUT NOTIFICATION PURSUANT TO EXECUTIVE ORDER 12600."

PROPOSED LTE 700 COVERAGE PLOT



"AT&T PROPRIETARY -- THIS INFORMATION CONSTITUTES CONFIDENTIAL TRADE SECRETS AND COMMERCIAL OR FINANCIAL INFORMATION OWNED BY AT&T AND IS SHARED FOR CRITICAL INFRASTRUCTURE PROTECTION PURPOSES ONLY. IT IS EXEMPT FROM DISCLOSURE UNDER THE FREEDOM OF INFORMATION ACT (5 U.S.C. 552), EXEMPTIONS (B)(3)&(4), AND ITS DISCLOSURE IS PROHIBITED UNDER THE TRADE SECRETS ACT (18 U.S.C. 1905), THE CRITICAL INFRASTRUCTURE INFORMATION ACT OF 2002, 6 U.S.C. § 133, AND ANY STATE OR LOCAL LAW REQUIRING DISCLOSURE OF INFORMATION OR RECORDS. THIS INFORMATION MUST NOT BE COPIED OR DISTRIBUTED TO OTHERS NOT AGREED UPON BY AT&T, BUT IN ALL EVENTS DO NOT COPY OR DISTRIBUTE TO SUCH OTHERS WITHOUT NOTIFICATION PURSUANT TO EXECUTIVE ORDER 12600."

Exhibit C

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MINUTES
Del Monte Land Use Advisory Committee
Thursday, September 18, 2025

1. Meeting called to order by Lori Lietzke **at** 3:01 pm

2. Roll Call

Members Present:
Lori Lietzke, Maureen Lyon, Carol Church, Rick Verbanec, Bart Bruno

Members Absent:
Ned Van Roekel, Kamlesh Parikh

3. Approval of Minutes:

A. **September 4, 2025** minutes

Motion: Bart Bruno (LUAC Member's Name)

Second: Rick Verbanec (LUAC Member's Name)

Ayes: Lori Lietzke, Maureen Lyon, Carol Church, Rick Verbanec, Bart Bruno

Noes:

Absent: Ned Van Roekel, Kamlesh Parikh

Abstain:

4. Public Comments: The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. Meeting Adjourned: 4:42 pm

Minutes taken by: Maureen Lyon

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

1.

Project Name: FELICITY LLC (AT&T MOBILITY)
File Number: PLN250237
Project Location: 3252 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-462-006-000
Project Planner: Jordan Evans-Polockow
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** _____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jordan Evans **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	X		Concern over height of pole – can it blend better with the surrounding forest? AT&T reps. Would explore that possibility. Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.

Dan Neault	**X**		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	**Policy/Ordinance Reference (If Known)**	**Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)**
Are poles on private property?	Poles are located on PB property/easements	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest	Yes, three already exist as well as Cypress Club project	

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Lori Lietzke, Maureen Lyon, Rick Verbanec

Noes: _____

Absent: _____

Abstain: Bart Bruno; Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

2.

Project Name: HARDCASTLE MICHAEL L TR (AT&T MOBILITY)
File Number: PLN250238
Project Location: 4035 Sunset Ln, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-111-018-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Dan Neault	X		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements AT&T and PG&E owners. Pole	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest	Yes, three already exist as well as Cypress Club project	

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: Maureen Lyon, Rick Verbanec, Lori Lietzke

Noes:

Absent:

Abstain: Bart Bruno; Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

3.

Project Name: PERACCHI DONALD J & JUDITH E TRS (AT&T MOBILITY)
File Number: PLN250239
Project Location: 1063 Wranglers Trail, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 007-232-016-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Dean Flippo - resident

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements AT&T and PG&E owners. Pole	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Rick Verbanec, Lori Lietzke

Noes: _____

Absent: _____

Abstain: Bart Bruno; Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

4.

Project Name: KINSEY EDWARD P & LISA J TRS (AT&T MOBILITY)
File Number: PLN250240
Project Location: 3201 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-481-006-000
Project Planner: Jordan Evans-Polockow
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jordan Evans **(Name)**

PUBLIC COMMENT:

NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	X		Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.
DanNeault	X		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen LYon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Rick Verbanec, Lori Lietzke

Noes: _____

Absent: _____

Abstain: Bart Bruno, Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

5.

Project Name: FORAKER AUDREY DORMER ET AL (AT&T MOBILITY)
File Number: PLN250241
Project Location: 3195 Cortez Rd, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-341-031-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	**Policy/Ordinance Reference (If Known)**	**Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)**
Are poles on private property?	Poles are located on PB property/easements AT&T and PG&E owners. Pole	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

x Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Lori Lietzke, Rick Verbanec, Carol Church

Noes: _____

Absent: _____

Abstain: Carol Church, Bart Bruno

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

6.

Project Name: CEDROS 2017 LLC (AT&T MOBILITY)
File Number: PLN250242
Project Location: 3426 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-381-007-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:
NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	X		Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.
Dan Neault	X		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements	.
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Lori Lietzke, Rick Verbanec

Noes: _____

Absent: _____

Abstain: Bart Bruno, Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

7.

Project Name: ARNAIZ HOWARD D & LACEY M TRS (AT&T MOBILITY)
File Number: PLN250243
Project Location: 3173 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-481-013-000
Project Planner: Jordan Evans-Polockow
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jordan Evans **(Name)**

PUBLIC COMMENT:

NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	**X**		Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.
Dan Neault	**X**		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Lori Lietzke, Rick verbanec

Noes: _____

Absent: _____

Abstain: Carol Church, Bart Bruno

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

8.

Project Name: HARKER DENNIS T & SANDRA E TRS (AT&T MOBILITY)
File Number: PLN250244
Project Location: 3399 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-392-005-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:
NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	X		Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.
Dan Neault	X		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements .	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Lori Lietzke, Maureen Lyon, Rick Verbanec

Noes: _____

Absent: _____

Abstain: Bart Bruno, Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

9.

Project Name: KIM TONG P & SOON Y TRS (AT&T MOBILITY)
File Number: PLN250245
Project Location: 3213 Ballantrae Ln, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-471-023-000
Project Planner: Jordan Evans-Polockow
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jordan Evans **(Name)**

PUBLIC COMMENT:
NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	**Policy/Ordinance Reference (If Known)**	**Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)**
Are poles on private property?	Poles are located on PB property/easements .	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: Maureen Lyon, Lori Lietzke, Rick Verbanec

Noes:

Absent:

Abstain: Bart Bruno, Carol Church

Radio Frequency Emissions Compliance Report For AT&T Mobility

Site Name:	**CRAN_RSFR_PEBBL_201**	**Site Structure Type:**	**Wood Pole**
Address:	**17 CARMELO STREET**	**Latitude:**	**36.560605° N**
	CARMEL, CA 93923	**Longitude:**	**121.927159° W**
Report Date:	**January 22, 2025**	**Project:**	**Modification**

Compliance Statement

Based on information provided by AT&T Mobility and predictive modeling, the **CRAN_RSFR_PEBBL_201** installation proposed by AT&T Mobility will be compliant with Radiofrequency Radiation Exposure Limits of 47 C.F.R. §§ 1.1307(b)(3) and 1.1310. RF alerting signage and restricting access to the antenna to authorized personnel that have completed RF safety training is required for Occupational environment compliance. The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings.

Certification

I, Tim Alexander, am the reviewer and approver of this report and am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation, specifically in accordance with FCC's OET Bulletin 65. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.



SIGNED, 22 JAN 2025

General Summary

The compliance framework is derived from the Federal Communications Commission (FCC) Rules and Regulations for preventing human exposure in excess of the applicable Maximum Permissible Exposure ("MPE") limits. At any location at this site, the power density resulting from each transmitter may be expressed as a percentage of the frequency-specific limits and added to determine if 100% of the exposure limit has been exceeded. The FCC Rules define two tiers of permissible exposure differentiated by the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure. General Population / Uncontrolled exposure limits apply to those situations in which persons may not be aware of the presence of electromagnetic energy, where exposure is not employment-related, or where persons cannot exercise control over their exposure. Occupational / Controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment, have been made fully aware of the potential for exposure, and can exercise control over their exposure. Based on the criteria for these classifications, the FCC General Population limit is considered to be a level that is safe for continuous exposure time. The FCC General Population limit is 5 times more restrictive than the Occupational limits.

7430 New Technology Way, Suite 150 Frederick, Maryland 21703 (703) 596-1022 Phone www.waterfordconsultants.com

Exhibit D

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Table 1: FCC Limits

Frequency (MHz)	*Limits for General Population/ Uncontrolled Exposure*		*Limits for Occupational/ Controlled Exposure*	
	Power Density (mW/cm^2)	**Averaging Time (minutes)**	**Power Density (mW/cm^2)**	**Averaging Time (minutes)**
30-300	0.2	30	1	6
300-1500	f/1500	30	f/300	6
1500-100,000	1.0	30	5.0	6

f=Frequency (MHz)

In situations where the predicted MPE exceeds the General Population threshold in an accessible area as a result of emissions from multiple transmitters, FCC licensees that contribute greater than 5% of the aggregate MPE share responsibility for mitigation.

Based on the computational guidelines set forth in FCC OET Bulletin 65, Waterford Consultants, LLC has developed software to predict the overall Maximum Permissible Exposure possible at any location given the spatial orientation and operating parameters of multiple RF sources. The power density in the Far Field of an RF source is specified by OET-65 Equation 5 as follows:

$$S = \frac{EIRP}{4 \cdot \pi \cdot R^2} \ (\mathrm{mW/cm^2})$$

Where EIRP is the Effective Radiated Power relative to an isotropic antenna and R is the distance between the antenna and point of study. Additionally, consideration is given to the manufacturers' horizontal and vertical antenna patterns as well as radiation reflection. At any location, the predicted power density in the Far Field is the spatial average of points within a 0 to 6-foot vertical profile that a person would occupy. Near field power density is based on OET-65 Equation 20 stated as

$$S = \left(\frac{180}{\theta_{BW}}\right) \cdot \frac{100 \cdot P_{in}}{\pi \cdot R \cdot h} \ (\mathrm{mW/cm^2})$$

Where P_{in} is the power input to the antenna, θ_{BW} is the horizontal pattern beamwidth and h is the aperture length.

Some antennas employ beamforming technology where RF energy allocated to each customer device is dynamically directed toward their location. In the analysis presented herein, predicted exposure levels are based on all beams at full utilization (i.e. full power) simultaneously focused in any direction. As this condition is unlikely to occur, the actual power density levels at ground and at adjacent structures are expected to be less that the levels reported below. These theoretical results represent maximum-case predictions as all RF emitters are assumed to be operating at 100% duty cycle.

For any area in excess of 100% General Population MPE, access controls with appropriate RF alerting signage must be put in place and maintained to restrict access to authorized personnel. Signage must be posted to be visible upon approach from any direction to provide notification of potential conditions within these areas. Subject to other site security requirements, occupational personnel should be trained in RF safety and equipped with personal protective equipment (e.g. RF personal monitor) designed for safe work in the vicinity of RF emitters. Controls such as physical barriers to entry imposed by locked doors, hatches and ladders or other access control mechanisms may be supplemented by alarms that alert the individual and notify site management of a breach in access control. Waterford Consultants, LLC recommends that any work activity in these designated areas or in front of any transmitting antennas be coordinated with all wireless tenants.

Analysis

AT&T Mobility proposes the following installation at this location:

- INSTALL (2) NEW 2' PANEL ANTENNA ON TOP OF WOODEN UTILITY POLE
- INSTALL (1) NEW WOODEN UTILITY POLE
- INSTALL (1) NEW RADIO 4490, ON WOODEN UTILITY POLE

The antenna will be mounted on a 37.5’ Wood Pole with centerlines 39.5’ above ground level. Proposed antenna operating parameters are listed in Appendix A. Other appurtenances such as GPS antennas, RRUs and hybrid cable below the antennas are not sources of RF emissions. No other antennas are known to be operating in the vicinity of this site.

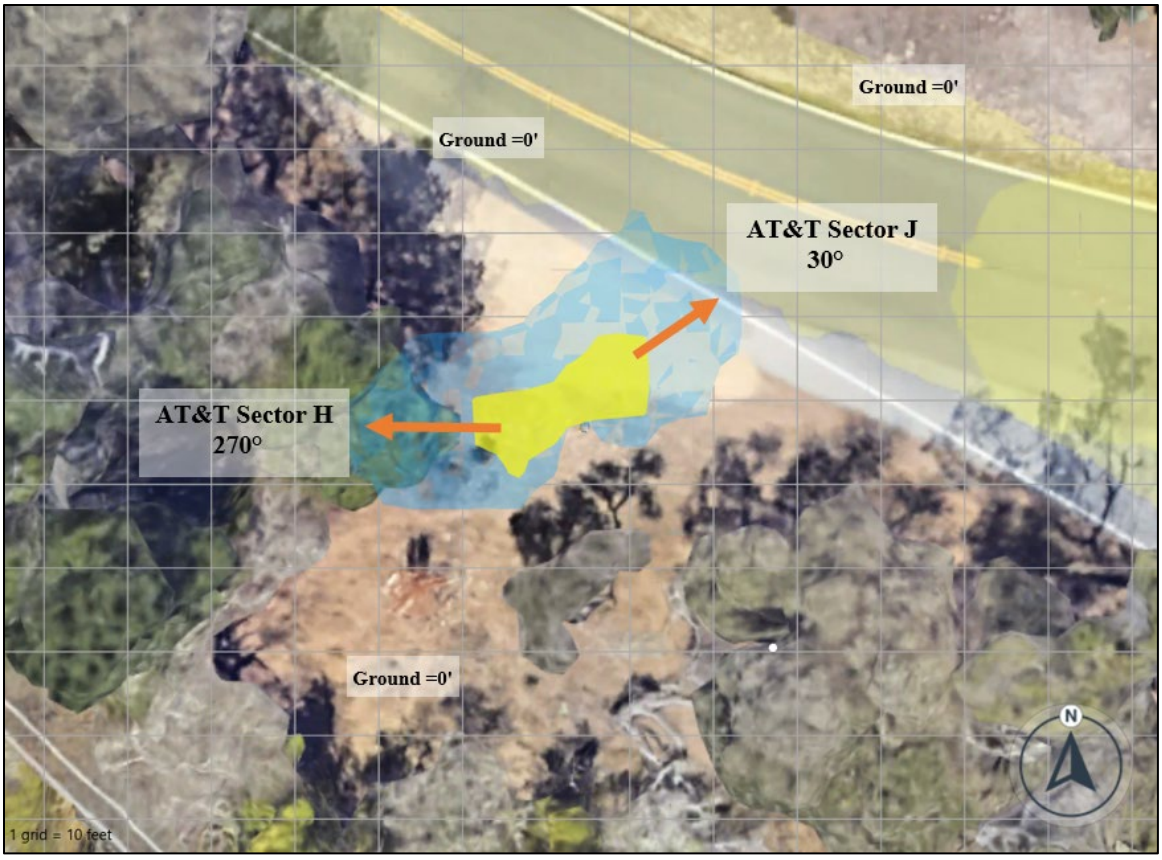


Figure 1: Antenna Locations

Power density decreases significantly with distance from any antenna. The panel-type antennas to be employed at this site are highly directional by design and the orientation in azimuth and mounting elevation, as documented, serves to reduce the potential to exceed MPE limits at any location other than directly in front of the antennas. For accessible areas at ground level, the maximum predicted power density level resulting from all AT&T Mobility operations is 1.27% of the FCC General Population limits. (Figure 1.2). The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings

On the pole in front of the antennas, predicted MPE levels will exceed the FCC General Population limits within 26 feet in front of the antennas and within 4 feet below the Antennas. The maximum predicted power density level resulting from all AT&T Mobility operations directly in front of the antennas is 7412.48% of the FCC General Population limits (1482.496% of the FCC Occupational limits). Waterford Consultants, LLC recommends posting RF alerting signage (ACP Caution) on the pole visible upon approach that informs personnel accessing this area of basic precautions to be followed when working around antennas. This recommendation is depicted in Figure 2. Any work activity in front of transmitting antennas should be coordinated with AT&T Mobility.

The following plots show the cumulative spatial average predicted power density levels in the reference plane indicated as a percentage of the General Public Limits. Please note that 100% of the General Public Limits corresponds to 20% of the Occupational Limits.



Legend

Study Zone	Elev. (ft)	Type	Exposure Profile	Max MPE	Att	Carriers
Antenna Level	20.0 - 60.0	3D Area	3D Sula9 GP 5.0 res	7412.48%	0.00	AT&T

100%-500% | 500%-5000% | 5000%+

Exposure Profile Name	Model	Exposure Area	Standard	Resolution	RCF
3D Sula9 GP 5.0 res	Sula 9	Spatial Average (6 ft)	FCC General Population	5.0 ft3	1.0

AT&T

Grid Size: 10.00 feet **Floor = Elevation +6' | Mid-Level = Elevation +/- 3'**

Figure1.1: Antenna Level

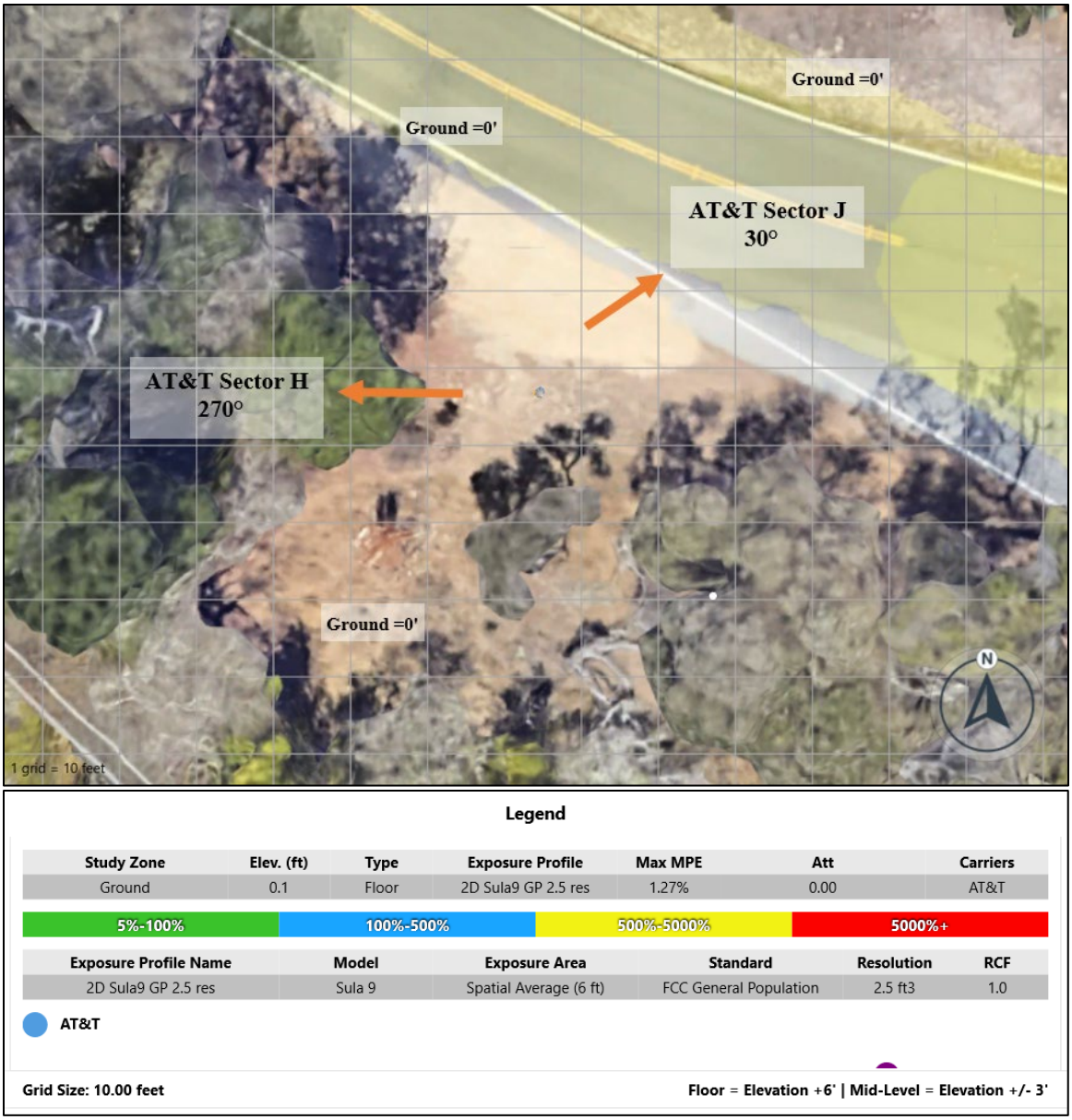
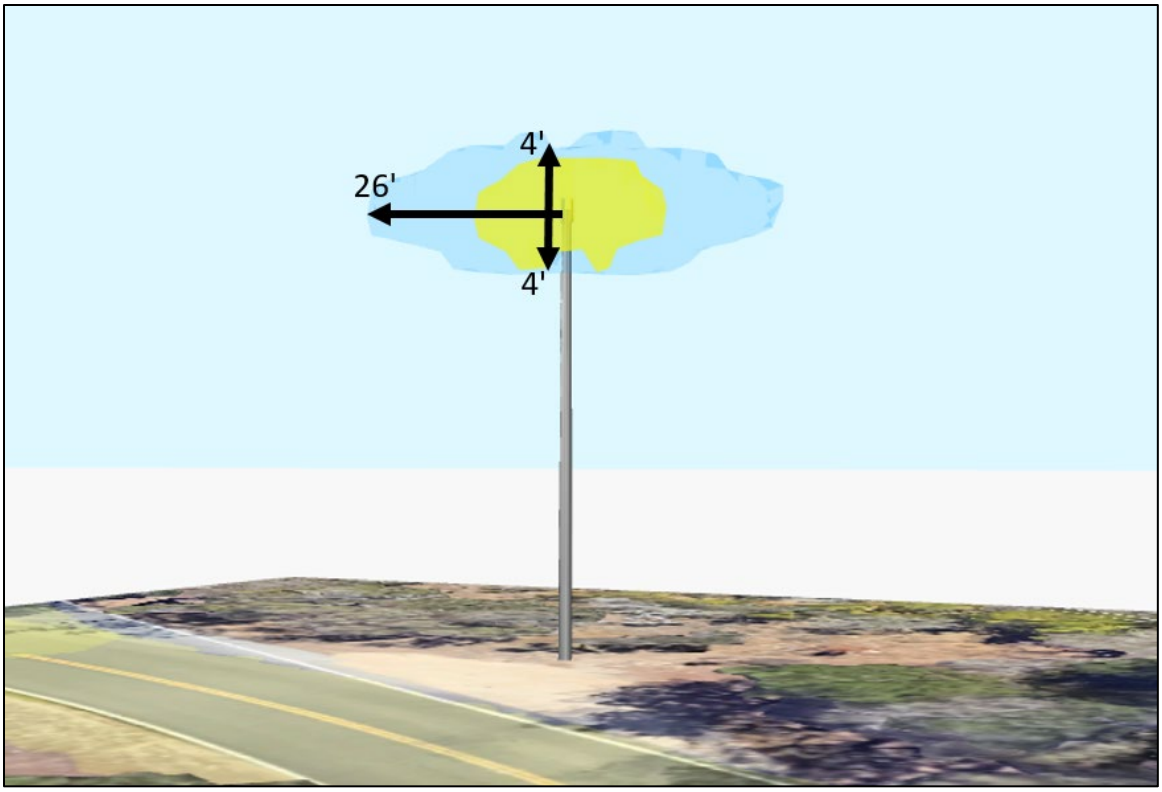


Figure 1.2: Ground Level.



Legend

Study Zone	Elev. (ft)	Type	Exposure Profile	Max MPE	Att	Carriers
Antenna Level	20.0 - 60.0	3D Area	3D Sula9 GP 5.0 res	7412.48%	0.00	AT&T

100%-500% | 500%-5000% | 5000%+

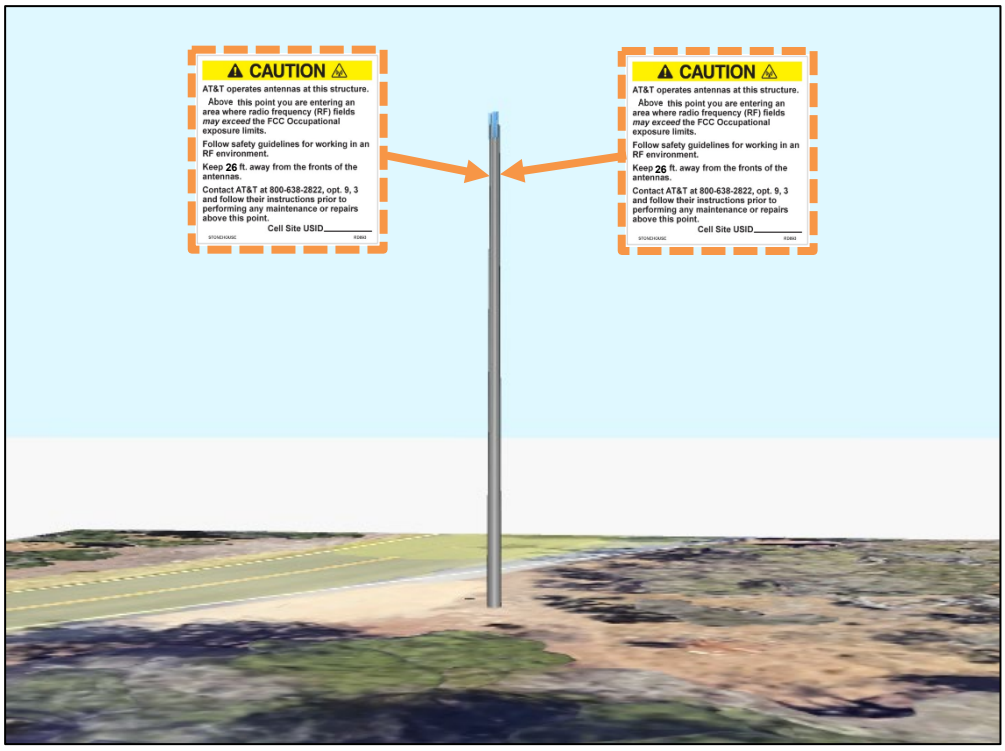
Exposure Profile Name	Model	Exposure Area	Standard	Resolution	RCF
3D Sula9 GP 5.0 res	Sula 9	Spatial Average (6 ft)	FCC General Population	5.0 ft3	1.0

AT&T

Grid Size: 10.00 feet **Floor = Elevation +6' | Mid-Level = Elevation +/- 3'**

Figure1.3: Elevation Level

Compliance Requirement Diagram (Access Location)



Recommendations

AT&T Mobility Access Location
Install (2) ACP Caution "Above" signs at 4ft below the antennas or 34.5ft AGL.

Materials
(2) ACP Caution "Above" signs sized 7"x7"

Safe Distance = 26ft
Bottom Distance = 4ft

Proposed Signs/Barriers ●– – – – – –● | Existing Signs/Barriers ●———●

Figure 2: Mitigation Recommendations

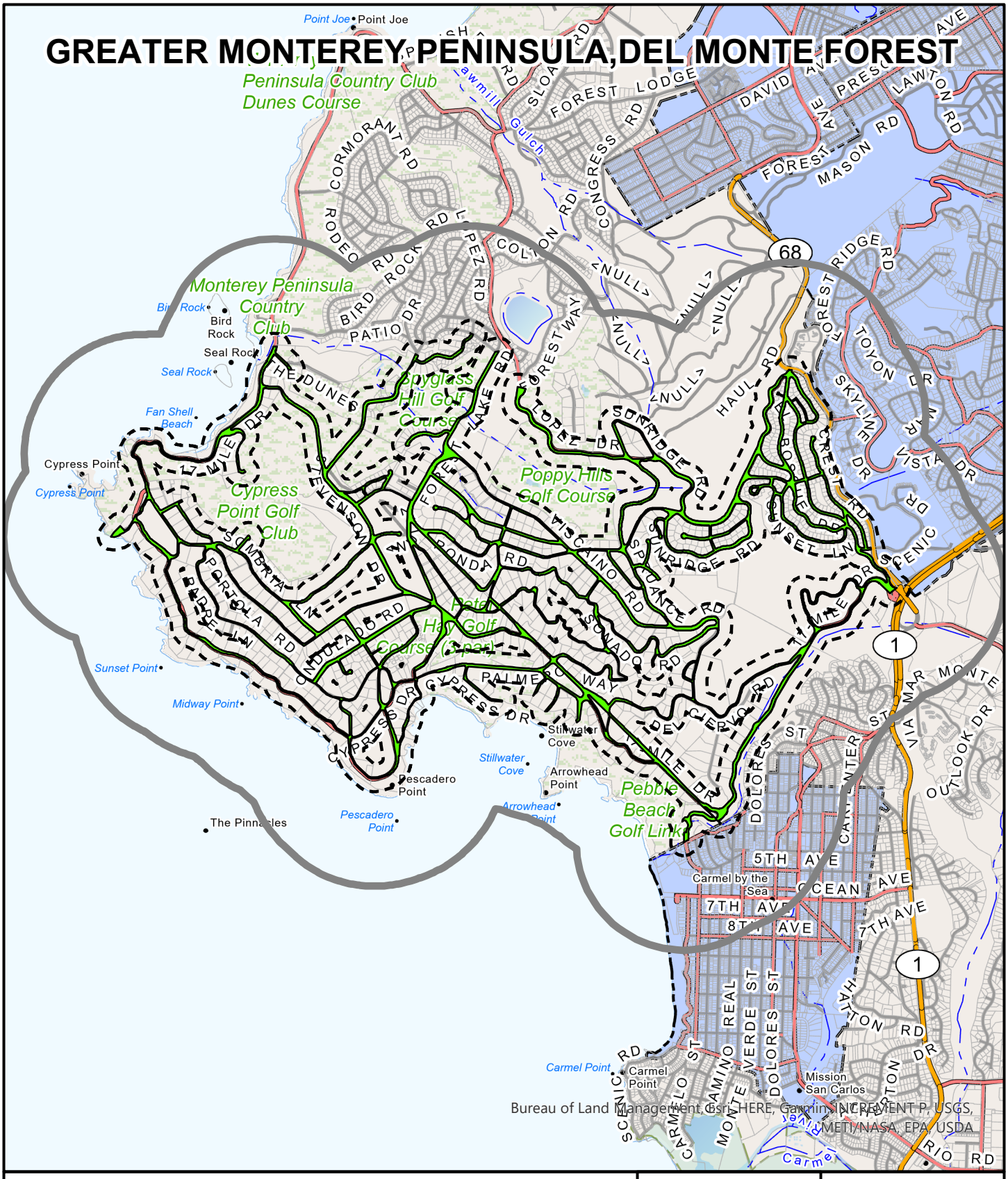
Appendix A: Operating Parameters Considered in this Analysis

Ant #	Operator	Antenna Make	Antenna Model	Type	Frequency (MHz)	Block	mech/elec Az (Deg)	mech downtilt (Deg)	Horizontal Beam Width (Deg)	Antenna Length/Aperture (ft)	Antenna Gain (dBd)	TPO (Watts)	Total ERP (Watts)	Antenna Centerline Ground Level (ft)	Bottom of Antenna Ground Level (ft)
1	AT&T	GALTRONICS	GP2414-06844	Panel	700	B12A	270	0	73	2	6.25	120	506.03	39.5	38.5
1	AT&T	GALTRONICS	GP2414-06844	Panel	850	B5	270	0	74	2	6.15	120	494.52	39.5	38.5
2	AT&T	GALTRONICS	GP2414-06844	Panel	700	B12A	30	0	73	2	6.25	120	506.03	39.5	38.5
2	AT&T	GALTRONICS	GP2414-06844	Panel	850	B5	30	0	74	2	6.15	120	494.52	39.5	38.5

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Exhibit E

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APPLICANT: PEBBLE BEACH COMPANY (AT&T MOBILITY)

APN: 008991001000 **FILE #** PLN250242

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: JADE MASOI

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Exhibit F

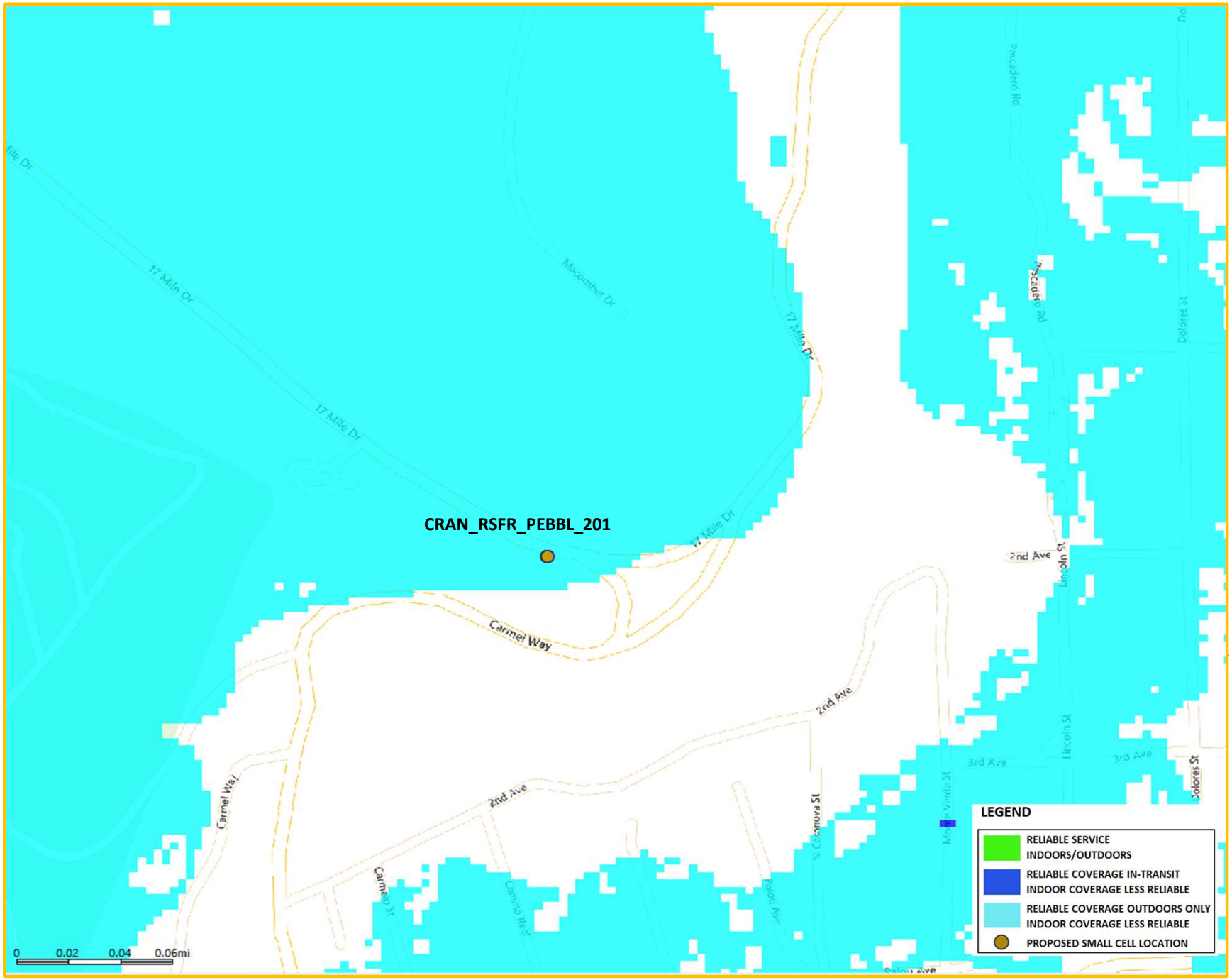
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CRAN_RSFR_PEBBL_201
SERVICE MAP

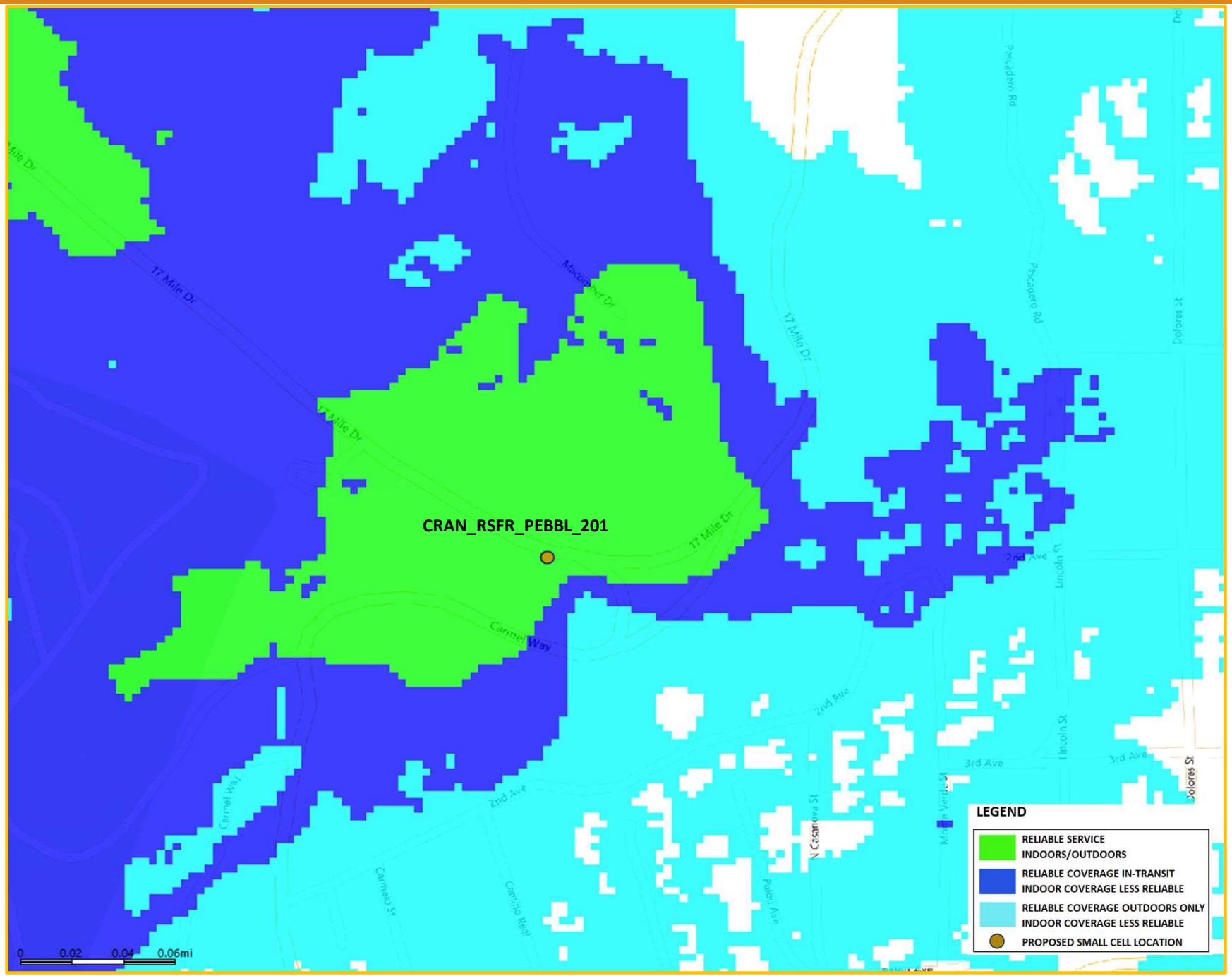
"AT&T PROPRIETARY -- THIS INFORMATION CONSTITUTES CONFIDENTIAL TRADE SECRETS AND COMMERCIAL OR FINANCIAL INFORMATION OWNED BY AT&T AND IS SHARED FOR CRITICAL INFRASTRUCTURE PROTECTION PURPOSES ONLY. IT IS EXEMPT FROM DISCLOSURE UNDER THE FREEDOM OF INFORMATION ACT (5 U.S.C. 552), EXEMPTIONS (B)(3)&(4), AND ITS DISCLOSURE IS PROHIBITED UNDER THE TRADE SECRETS ACT (18 U.S.C. 1905), THE CRITICAL INFRASTRUCTURE INFORMATION ACT OF 2002, 6 U.S.C. § 133, AND ANY STATE OR LOCAL LAW REQUIRING DISCLOSURE OF INFORMATION OR RECORDS. THIS INFORMATION MUST NOT BE COPIED OR DISTRIBUTED TO OTHERS NOT AGREED UPON BY AT&T, BUT IN ALL EVENTS DO NOT COPY OR DISTRIBUTE TO SUCH OTHERS WITHOUT NOTIFICATION PURSUANT TO EXECUTIVE ORDER 12600."

EXISTING LTE 700 COVERAGE PLOT



"AT&T PROPRIETARY -- THIS INFORMATION CONSTITUTES CONFIDENTIAL TRADE SECRETS AND COMMERCIAL OR FINANCIAL INFORMATION OWNED BY AT&T AND IS SHARED FOR CRITICAL INFRASTRUCTURE PROTECTION PURPOSES ONLY. IT IS EXEMPT FROM DISCLOSURE UNDER THE FREEDOM OF INFORMATION ACT (5 U.S.C. 552), EXEMPTIONS (B)(3)&(4), AND ITS DISCLOSURE IS PROHIBITED UNDER THE TRADE SECRETS ACT (18 U.S.C. 1905), THE CRITICAL INFRASTRUCTURE INFORMATION ACT OF 2002, 6 U.S.C. § 133, AND ANY STATE OR LOCAL LAW REQUIRING DISCLOSURE OF INFORMATION OR RECORDS. THIS INFORMATION MUST NOT BE COPIED OR DISTRIBUTED TO OTHERS NOT AGREED UPON BY AT&T, BUT IN ALL EVENTS DO NOT COPY OR DISTRIBUTE TO SUCH OTHERS WITHOUT NOTIFICATION PURSUANT TO EXECUTIVE ORDER 12600."

PROPOSED LTE 700 COVERAGE PLOT



"AT&T PROPRIETARY -- THIS INFORMATION CONSTITUTES CONFIDENTIAL TRADE SECRETS AND COMMERCIAL OR FINANCIAL INFORMATION OWNED BY AT&T AND IS SHARED FOR CRITICAL INFRASTRUCTURE PROTECTION PURPOSES ONLY. IT IS EXEMPT FROM DISCLOSURE UNDER THE FREEDOM OF INFORMATION ACT (5 U.S.C. 552), EXEMPTIONS (B)(3)&(4), AND ITS DISCLOSURE IS PROHIBITED UNDER THE TRADE SECRETS ACT (18 U.S.C. 1905), THE CRITICAL INFRASTRUCTURE INFORMATION ACT OF 2002, 6 U.S.C. § 133, AND ANY STATE OR LOCAL LAW REQUIRING DISCLOSURE OF INFORMATION OR RECORDS. THIS INFORMATION MUST NOT BE COPIED OR DISTRIBUTED TO OTHERS NOT AGREED UPON BY AT&T, BUT IN ALL EVENTS DO NOT COPY OR DISTRIBUTE TO SUCH OTHERS WITHOUT NOTIFICATION PURSUANT TO EXECUTIVE ORDER 12600."

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Exhibit G

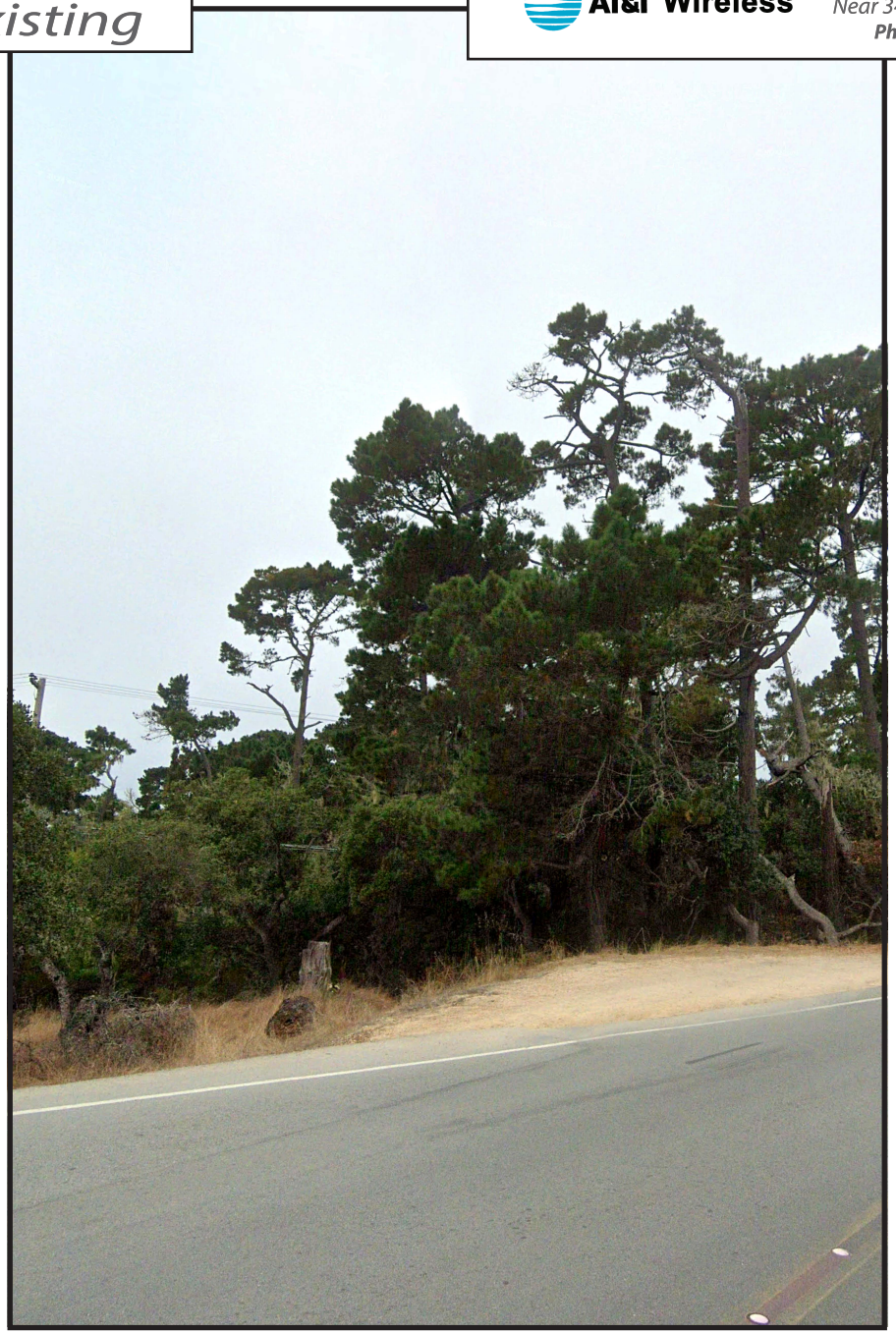
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view from 17 Mile Drive looking southwest at site

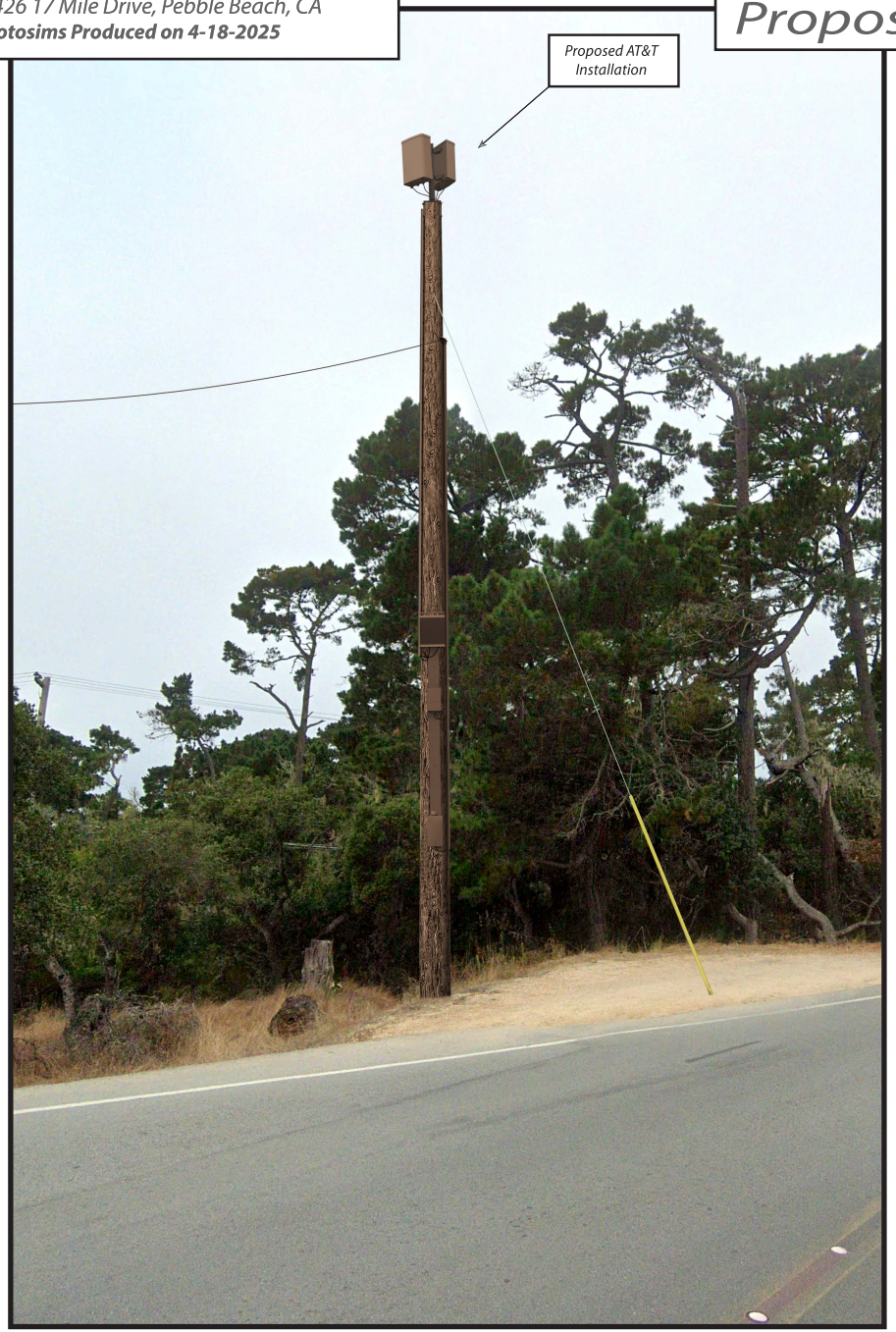
AT&T Wireless

CRAN_RSFR_PEBBL_201
Near 3426 17 Mile Drive, Pebble Beach, CA
Photosims Produced on 4-18-2025

Existing



Proposed



AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

view from 17 Mile Drive looking southeast at site

AT&T Wireless

CRAN_RSFR_PEBBL_201
Near 3426 17 Mile Drive, Pebble Beach, CA
Photosims Produced on 4-18-2025

Existing



Proposed



Introduced: 10/24/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Zoning Administrator

PLN250244 - PEBBLE BEACH COMPANY (AT&T MOBILITY)

Public hearing to consider the removal of an existing 23-10 foot high utility pole and installation of a wireless telecommunication facility consisting of a 26-11 foot high pole with one antenna and associated equipment within 750 feet of archaeological resources.

Project Location: PG&E Right-Of-Way, Adjacent to 3399 17 Mile Dr, Pebble Beach, CA 93953 (Coordinates 36.563616 N, -121.931956 W)

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution to:

a. Find the project qualifies for a Class 3 Categorical Exemption from CEQA Guidelines Section 15303, and that none of the exceptions from Section 15300.2 apply to the project; and
b. Approve a Combined Development Permit consisting of a 1.) Coastal Development Permit and Design Approval to allow the removal of an existing 23-10 foot high utility pole and installation of a wireless telecommunication facility consisting of a 26-11 foot high pole with one antenna and associated equipment; and 2.) Coastal Administrative Permit for development within 750 feet of archaeological resources.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 9 conditions of approval.

PROJECT INFORMATION

Agent: Justin Giarritta
Property Owner: PEBBLE BEACH COMPANY (AT&T MOBILITY)
APN: 008-392-005-000
Parcel Size: N/A
Zoning: N/A
Plan Area: Del Monte Forest Land Use Plan (Coastal Zone)
Flagged and Staked: N/A
Project Planner: Jade Mason, Assistant Planner
MasonJ@countyofmonterey.gov, (831)755-3759

SUMMARY/DISCUSSION

The subject property is located within a utility easement (Coordinates 36.563616 N, -121.931956 W) adjacent to 3399 17 Mile Drive Road, Pebble Beach, within the Del Monte Forest Area. The

applicant (AT&T Mobility) proposes the removal of an existing 23-10 foot high utility pole and installation of a wireless telecommunication facility consisting of a 26-11 foot high pole with one antenna and associated equipment within 750 feet of archaeological resources. The existing utility pole is within an easement, owned and managed by Pacific Gas & Electric (PG&E). PG&E submitted a letter to the County authorizing AT&T Mobility for the proposed development. This project does not include an increase in wastewater generation or installation, upgrade, or repairs to any onsite wastewater treatment system components.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan (General Plan), Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Coastal Implementation Plan (DMF CIP), and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Site Location and Analysis
The development is proposed to be located within an existing utility easement owned by PG&E on Sunset Lane, which is a private road, owned and maintained by Pebble Beach Company. The General Plan does not specify a land use designation for privately or publicly owned roads; however, the County considers such land use as Public/Quasi Public use, serving the public at large. Accordingly, Title 20, section 20.40.050.S allows for WCF subject to a Coastal Development Permit in each case. Staff analyzed the proposed development for the best siting and location for the WCF. There is an existing utility pole, and the proposed development would replace this pole to allow AT&T to provide maximum coverage to its customers. The Applicant provided Service Coverage Maps illustrating this area to have poor coverage, and the proposed WCF would provide a clear and consistent mobile service within the area (**Exhibit F**). According to these Service Coverage Maps, the proposed facility is necessary to close significant service coverage gap area within Del Monte Forest.

Co-Location
Title 20 section 20.64.310 encourages co-location of wireless facilities when possible. Co-location opportunities were analyzed for the proposed project. There are no existing WCF that could be used for co-location and meet the coverage objectives identified in the plan provided. However, the proposed development would be installed in the same location where an existing PG&E utility pole is located. The project includes the removal of the existing 23-10 foot utility pole and install a 26-11 foot WCF which includes two antennas, two radios and associated equipment. The project includes a condition to encourage future co-location by other wireless carriers (Condition No. 6).

Design and Visual Resources
The surrounding areas are designated as a Design Control Zoning District ("D" zoning overlay). Pursuant to Title 20, Chapter 20.44, the regulation of the location, size, configuration, materials, and colors of structures and fences is intended to protect the public viewshed and preserve neighborhood character. The proposed WCF will utilize the same material and colors as the existing utility pole, which is wooden dark brown. The development is surrounded by existing vegetation and will blend with the surrounding environment. DMF LUP Forest Visual Resources Map Figure 3 identifies this subject area to be within the 17-Mile drive public viewshed and near a designated vista point. DMF LUP Policy 48 indicates that new development within visually prominent settings, as illustrated on

Figure 3, shall be sited and designed in such a manner that will not take away the scenic value of the area. The colors and materials of the pole blend with the surrounding environment and match existing nearby poles, minimizing adverse impact on scenic views (Exhibit G). The existing utility pole is 23-10 foot high and the proposed WCF would install a 26-11 foot high pole.

As proposed, the project would be consistent with design and visual resource policies of the DMF LUP and Title 20.

Radio Frequency

The applicant has submitted a report prepared by Waterford Consultants (Exhibit D), evaluating the proposed facility. The report finds that the facility will comply with prevailing Federal Communications Commission (FCC) and Occupational Safety and Health Administration (OSHA) standards for limiting public exposure to radio frequency energy. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. The site is adequate for the proposed development of the wireless communication facility and the applicant has demonstrated that it is the most adequate for the provision of services as required by the FCC.

Cultural Resources

Monterey County Geographic Information System (GIS) records identify the subject property to be within a high archaeological sensitivity area and is within a known or potential archaeological resource area. An Archaeological Report (LIB120442) was previously conducted on the adjacent parcel and concluded there were no cultural materials present that would indicate an archaeological deposit on the project parcel. There was no marine shell, cobbles, burnt rocks, or anthrogenic soils present on the site. The proposed project would be adjacent to this parcel in an area previously disturbed by the existing utility pole. The proposed WCF would be in the same location and depth of the existing pole. An archaeological waiver was submitted to and approved by a designee of the Chief of Planning given that the proposed development does not involve land clearing and land disturbance of previously disturbed land due to the replacement pole going in the exact same location as the existing pole, and no cultural resources were discovered in the initial installation of the original existing pole. Staff has deemed that an archaeological report is not required under the Title 20 section 20.147.080.B.1. There is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited. This will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

CEQA:

California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the installation of small new equipment and facilities on small structures. The proposed project is for the removal of an existing 23-10 foot high utility pole and installation of a wireless telecommunication facility consisting of a 26-11 foot high pole with one antenna and associated equipment. The project does not involve the removal of trees or major vegetation. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects was identified during staff review of the development application. There is no cumulative impact without any prior successive projects of the same type in the same place, over time. There is no significant effect on the environment due to unusual circumstances. The site is not included on any list compiled pursuant to Section 65962.5 of the

Government Code to be considered a hazardous waste site. No evidence of known historical resources was identified that may cause a substantial adverse change. The project site will not impact scenic resources within the scenic highway, such as trees, rock outcroppings, and historical buildings.

LAND USE ADVISORY COMMITTEE:
The proposed project was reviewed by the Del Monte Forest Advisory Committee on September 18th, 2025. The LUAC voted unanimously 3-0 to recommend approval of the project (Exhibit C).

OTHER AGENCY INVOLVEMENT
The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Pebble Beach Community Services District
California Coastal Commission

Prepared by: Jade Mason, Assistant Planner
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Project Data Sheet
Exhibit B - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans
Exhibit C - LUAC Minutes
Exhibit D - Radio Frequency Report
Exhibit E - Vicinity Map
Exhibit F - Coverage Map
Exhibit G - Photo Simulations

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jade Mason, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Pebble Beach Company, Property Owner; Justin Giarritta, Agent; The Open Monterey Project (Molly Erickson); Landwatch: Planning File PLN250244

County of Monterey Zoning Administrator

Item No.7

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: ZA 25-067

October 30, 2025

Introduced: 10/24/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Zoning Administrator

PLN250244 - PEBBLE BEACH COMPANY (AT&T MOBILITY)
Public hearing to consider the removal of an existing 23-10 foot high utility pole and installation of a wireless telecommunication facility consisting of a 26-11 foot high pole with one antenna and associated equipment within 750 feet of archaeological resources.
Project Location: PG&E Right-Of-Way, Adjacent to 3399 17 Mile Dr, Pebble Beach, CA 93953 (Coordinates 36.563616 N, -121.931956 W)
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution to:

a. Find the project qualifies for a Class 3 Categorical Exemption from CEQA Guidelines Section 15303, and that none of the exceptions from Section 15300.2 apply to the project; and
b. Approve a Combined Development Permit consisting of a 1.) Coastal Development Permit and Design Approval to allow the removal of an existing 23-10 foot high utility pole and installation of a wireless telecommunication facility consisting of a 26-11 foot high pole with one antenna and associated equipment; and 2.) Coastal Administrative Permit for development within 750 feet of archaeological resources.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 9 conditions of approval.

PROJECT INFORMATION

Agent: Justin Giarritta
Property Owner: PEBBLE BEACH COMPANY (AT&T MOBILITY)
APN: 008-392-005-000
Parcel Size: N/A
Zoning: N/A
Plan Area: Del Monte Forest Land Use Plan (Coastal Zone)
Flagged and Staked: N/A
Project Planner: Jade Mason, Assistant Planner
MasonJ@countyofmonterey.gov, (831)755-3759

SUMMARY/DISCUSSION

The subject property is located within a utility easement (Coordinates 36.563616 N, -121.931956 W) adjacent to 3399 17 Mile Drive Road, Pebble Beach, within the Del Monte Forest Area. The

applicant (AT&T Mobility) proposes the removal of an existing 23-10 foot high utility pole and installation of a wireless telecommunication facility consisting of a 26-11 foot high pole with one antenna and associated equipment within 750 feet of archaeological resources. The existing utility pole is within an easement, owned and managed by Pacific Gas & Electric (PG&E). PG&E submitted a letter to the County authorizing AT&T Mobility for the proposed development. This project does not include an increase in wastewater generation or installation, upgrade, or repairs to any onsite wastewater treatment system components.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan (General Plan), Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Coastal Implementation Plan (DMF CIP), and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Site Location and Analysis
The development is proposed to be located within an existing utility easement owned by PG&E on Sunset Lane, which is a private road, owned and maintained by Pebble Beach Company. The General Plan does not specify a land use designation for privately or publicly owned roads; however, the County considers such land use as Public/Quasi Public use, serving the public at large. Accordingly, Title 20, section 20.40.050.S allows for WCF subject to a Coastal Development Permit in each case. Staff analyzed the proposed development for the best siting and location for the WCF. There is an existing utility pole, and the proposed development would replace this pole to allow AT&T to provide maximum coverage to its customers. The Applicant provided Service Coverage Maps illustrating this area to have poor coverage, and the proposed WCF would provide a clear and consistent mobile service within the area (**Exhibit F**). According to these Service Coverage Maps, the proposed facility is necessary to close significant service coverage gap area within Del Monte Forest.

Co-Location
Title 20 section 20.64.310 encourages co-location of wireless facilities when possible. Co-location opportunities were analyzed for the proposed project. There are no existing WCF that could be used for co-location and meet the coverage objectives identified in the plan provided. However, the proposed development would be installed in the same location where an existing PG&E utility pole is located. The project includes the removal of the existing 23-10 foot utility pole and install a 26-11 foot WCF which includes two antennas, two radios and associated equipment. The project includes a condition to encourage future co-location by other wireless carriers (Condition No. 6).

Design and Visual Resources
The surrounding areas are designated as a Design Control Zoning District ("D" zoning overlay). Pursuant to Title 20, Chapter 20.44, the regulation of the location, size, configuration, materials, and colors of structures and fences is intended to protect the public viewshed and preserve neighborhood character. The proposed WCF will utilize the same material and colors as the existing utility pole, which is wooden dark brown. The development is surrounded by existing vegetation and will blend with the surrounding environment. DMF LUP Forest Visual Resources Map Figure 3 identifies this subject area to be within the 17-Mile drive public viewshed and near a designated vista point. DMF LUP Policy 48 indicates that new development within visually prominent settings, as illustrated on

Figure 3, shall be sited and designed in such a manner that will not take away the scenic value of the area. The colors and materials of the pole blend with the surrounding environment and match existing nearby poles, minimizing adverse impact on scenic views (Exhibit G). The existing utility pole is 23-10 foot high and the proposed WCF would install a 26-11 foot high pole.

As proposed, the project would be consistent with design and visual resource policies of the DMF LUP and Title 20.

Radio Frequency

The applicant has submitted a report prepared by Waterford Consultants (Exhibit D), evaluating the proposed facility. The report finds that the facility will comply with prevailing Federal Communications Commission (FCC) and Occupational Safety and Health Administration (OSHA) standards for limiting public exposure to radio frequency energy. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. The site is adequate for the proposed development of the wireless communication facility and the applicant has demonstrated that it is the most adequate for the provision of services as required by the FCC.

Cultural Resources

Monterey County Geographic Information System (GIS) records identify the subject property to be within a high archaeological sensitivity area and is within a known or potential archaeological resource area. An Archaeological Report (LIB120442) was previously conducted on the adjacent parcel and concluded there were no cultural materials present that would indicate an archaeological deposit on the project parcel. There was no marine shell, cobbles, burnt rocks, or anthrogenic soils present on the site. The proposed project would be adjacent to this parcel in an area previously disturbed by the existing utility pole. The proposed WCF would be in the same location and depth of the existing pole. An archaeological waiver was submitted to and approved by a designee of the Chief of Planning given that the proposed development does not involve land clearing and land disturbance of previously disturbed land due to the replacement pole going in the exact same location as the existing pole, and no cultural resources were discovered in the initial installation of the original existing pole. Staff has deemed that an archaeological report is not required under the Title 20 section 20.147.080.B.1. There is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited. This will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

CEQA:

California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the installation of small new equipment and facilities on small structures. The proposed project is for the removal of an existing 23-10 foot high utility pole and installation of a wireless telecommunication facility consisting of a 26-11 foot high pole with one antenna and associated equipment. The project does not involve the removal of trees or major vegetation. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects was identified during staff review of the development application. There is no cumulative impact without any prior successive projects of the same type in the same place, over time. There is no significant effect on the environment due to unusual circumstances. The site is not included on any list compiled pursuant to Section 65962.5 of the

Government Code to be considered a hazardous waste site. No evidence of known historical resources was identified that may cause a substantial adverse change. The project site will not impact scenic resources within the scenic highway, such as trees, rock outcroppings, and historical buildings.

LAND USE ADVISORY COMMITTEE:
The proposed project was reviewed by the Del Monte Forest Advisory Committee on September 18th, 2025. The LUAC voted unanimously 3-0 to recommend approval of the project (Exhibit C).

OTHER AGENCY INVOLVEMENT
The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Pebble Beach Community Services District
California Coastal Commission

Prepared by: Jade Mason, Assistant Planner
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Project Data Sheet
Exhibit B - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans
Exhibit C - LUAC Minutes
Exhibit D - Radio Frequency Report
Exhibit E - Vicinity Map
Exhibit F - Coverage Map
Exhibit G - Photo Simulations

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jade Mason, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Pebble Beach Company, Property Owner; Justin Giarritta, Agent; The Open Monterey Project (Molly Erickson); Landwatch: Planning File PLN250244

Exhibit A

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EXHIBIT A

Project Information for PLN250244

Application Name:	Pebble Beach Company (At&T Mobility)		
Location:	3399 17 Mile Dr, Pebble Beach		
Applicable Plan:		**Primary APN:**	000-000-000-000
Advisory Committee:		**Coastal Zone:**	
Permit Type:	Coastal Development Permit	**Final Action Deadline (884):**	
Environmental Status:			
Zoning:		**Land Use Designation:**	

Project Site Data:

Lot Size:		**Coverage Allowed:**	
		Coverage Proposed:	
Existing Structures (sf):			
Proposed Structures (sf):		**Height Allowed:**	N/A
Total Sq. Ft.:		**Height Proposed:**	26.92 ft
		FAR Allowed:	
Special Setbacks on Parcel:		**FAR Proposed:**	

Resource Zones and Reports:

Seismic Hazard Zone:		**Soils Report #:**	
Erosion Hazard Zone:		**Biological Report #:**	
Fire Hazard Zone:		**Forest Management Rpt. #:**	
Flood Hazard Zone:		**Geologic Report #:**	
Archaeological Sensitivity:		**Archaeological Report #:**	
Visual Sensitivity:		**Traffic Report #:**	
		Historic Report #:	

Other Information:

Water Source:		**Grading (cubic yds.):**	
Water Purveyor:		**Sewage Disposal (method):**	
Fire District:		**Sewer District Name:**	
Tree Removal:			

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Exhibit B

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EXHIBIT A
DRAFT RESOLUTION

Before the Zoning Administrator in and for the County of Monterey, State of California

In the matter of the application of:
PEBBLE BEACH COMPANY (AT&T Mobility) (PLN250244)
RESOLUTION NO. --
Resolution by the Monterey County Zoning Administrator:

1) Finding the project categorically exempt per CEQA Guidelines section 15303 and that none of the exceptions from Section 15300.2; and
2) Approving a Combined Development Permit consisting of a; 1.) Coastal Development Permit and Design Approval to allow the removal of an existing 23-10 foot high utility pole and installation of a wireless telecommunication facility consisting of a 26-11 foot high pole with one antenna and associated equipment; and 2.) Coastal Administrative Permit for development within 750 feet of archaeological resources.

[PLN250244, Pebble Beach Company (AT&T Mobility), 3399 17 Mile Drive, Del Monte Forest Land Use Plan, Coastal Zone (APN: 008-392-005-000)]

The Pebble Beach Company (AT&T Mobility) application (PLN250244) came on for public hearing before the Monterey County Zoning Administrator on October 30, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE:

a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
   - 1982 Monterey County General Plan;
   - Del Monte Forest Land Use Plan;
   - Monterey County Code (MCC) Zoning Ordinance (Title 20)

   No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Allowed Use. The property is located adjacent to 3399 17 Mile Drive, Pebble Beach (APN 008-392-005-000), Del Monte Forest Land Use Plan, Coastal Zone. The parcel is zoned Public Quasi Public in the Coastal Zone or [PQP(CZ)]. Wireless communication facilities are a conditional use with a Coastal Development Permit in this zoning district, pursuant to Title 20 section 20.40.050.S. The project proposes to remove an existing 23-10 foot high utility pole and installation of a wireless telecommunication facility (WCF) consisting of a 26-11 foot high pole with one antenna and associated equipment greater than the height allowed for the zoning district. Therefore, the project is consistent with the zoning.

c) Lot Legality. The project is located in the Pacific Gas & Electric (PG&E) right-of-way (36.563616 N, -121.931956 W) and adjacent to 3399 17 Mile Drive, Pebble Beach.

d) Design and Visual Resources. The surrounding areas are designated as a Design Control Zoning District ("D" zoning overlay). Pursuant to Title 20, Chapter 20.44, the regulation of the location, size, configuration, materials, and colors of structures and fences is intended to protect the public viewshed and preserve neighborhood character. The proposed WCF will utilize the same material and colors as the existing utility pole, which is wooden dark brown. The development is surrounded by existing vegetation and will blend with the surrounding environment.

Additionally, DMF LUP Policy 48 indicates that new development within visually prominent settings, as illustrated on the Del Monte Forest Visual Resources Map (Figure 3), shall be sited and designed in such a manner that will not take away the scenic value of the area. Figure 3 also indicates that the project area is near a Designated Vista Point and within the Viewshed from 17-Mile Dr & Vista Points. The project and surrounding area are designated Highly Sensitive for visual sensitivity. This designation is due to the project being sited near Huckleberry Hill, which is a Point of Interest & Public Access in Figure 8 (Major Public Access & Recreational Facilities, in the DMF LUP). Pursuant to Title 20 section 20.64.310.H.1, wireless communication facilities should not be sited to create visual clutter or negatively affect specific views. The pole can be seen from 17 Mile Drive for approximately 3 seconds when travelling the road, however, there is vegetation screening, and the pole is located in front of a private driveway.

Pursuant to Title 20 section 20.62.030.B, towers, poles, water tanks and similar structures may be erected to a greater height than the limit established for the district in which they are to be located, subject to a Coastal Development Permit. Therefore, the project meets regulations for the siting, design, and construction of wireless communication facilities pursuant to Monterey County Code (MCC) Title 20 section 20.64.310.

e) Cultural Resources. According to Monterey County Geographic Information System (GIS) records identifies the subject property to be within a high archaeological sensitivity area and is within a known or potential archaeological resource area. An Archaeological Report (LIB120442) was previously conducted on the adjacent parcel and concluded there were no cultural materials present that would indicate an archaeological deposit on the project parcel. There was no marine shell, no cobbles, no burnt rocks, or

anthrogenic soils present on the site. The proposed project would be adjacent to this parcel in an area previously disturbed by the existing utility pole. The WCF would be in the same location and depth of the existing pole. An archaeological waiver was submitted to and approved by a designee of the Chief of Planning given that the proposed development does not involve land clearing and land disturbance of previously disturbed land due to the replacement pole going in the exact same location as the existing pole, and no cultural resources were discovered in the initial installation of the original existing pole. Staff has deemed that an archaeological report is not required under the Title 20 section 20.147.080.B.1. There is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited. This will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

f) Wireless Telecommunication Facility. As demonstrated in Finding 6 the project is consistent with the regulations for siting and design of WCF contained in Title 20 Section 20.64.310.

g) Public Access. As demonstrated in Finding 7, the development is consistent with public access policies of the DMF LUP

h) Land Use Advisory Committee. The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC, at a noticed public meeting on September 18, 2025, unanimously voted to support the project as proposed.

i) County staff conducted a site inspection on October 7, 2025 to verify that the project on the subject parcel conforms to the applicable plans and policies.

j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD- Planning for the proposed development found in Project File PLN250244.

2. **FINDING:** **SITE SUITABILITY –** The site is physically suitable for the use proposed.

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, Pebble Beach Community Services District, HCD-Public Works, HCD-Environmental Services, and the Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

b) Staff identified potential impacts to resources. The following reports have been prepared:

- "Radio Frequency Emissions Compliance Report for AT&T Mobility" prepared by Waterford Consultants, Fredrick, MA, January 16th, 2025.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. All development shall be in accordance with these reports.

c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN250244.

3. **FINDING:** **HEALTH AND SAFETY -** The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE:

a) The project was reviewed by HCD-Planning, Pebble Beach Community Services District, HCD-Public Works, HCD-Environmental Services, and the Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities are available. The existing power pole will provide electricity. The proposed project will not require the use of water or sewer as it is an unmanned wireless communication facility.

c) A Radio-Frequency (RF) engineering analysis was prepared by Waterford Consultants, evaluating the proposed WCF. The report finds that the facility will comply with prevailing Federal Communications Commission (FCC) and Occupational Safety and Health Administration (OSHA) standards for limiting public exposure to radio frequency energy. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. The site is adequate for the proposed development of the wireless communication facility and the applicant has demonstrated that it is the most adequate for the provision of services as required by the FCC.

d) Staff conducted a site inspection on October 7, 2025, to verify that the site is suitable for this use.

e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN250244.

4. **FINDING:** **NO VIOLATIONS -** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE:

a) Staff reviewed Monterey County HCD-Planning and Building Services Department records and is not aware of any violations existing on subject property.

b) Staff conducted a site inspection on October 7th, 2025, and researched County records to assess if any violation exists on the subject property.

c) There are no known violations on the subject parcel (PG&E right-of-way).

d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN250244.

5. **FINDING:** **CEQA (Exempt) –** The project is categorically exempt from environmental review, and no unusual circumstances were identified to exist for the proposed

project. California Environmental Quality Act (CEQA) Guidelines §15303 categorically exempts the construction and location of new, small facilities or structures.

EVIDENCE:

a) The development will remove the existing 23-10 foot high wooden utility pole and install a WCF consisting of a 26-11 foot high wooden pole, inclusive of a PG&E Smart Meter, two (2) mounted radios, and a 2-foot canister antenna. Due to the wireless facility being considered a small facility and the support structures are also small, they qualify for a categorical exemption as described in §15303 of the CEQA Guidelines.

b) No adverse environmental effects were identified during staff review of the development application. None of the exceptions under CEQA Guidelines §15300.2 apply to this project. The project is not located on a hazardous waste site, near a scenic highway or historical resource. The project would not contribute to a cumulative impact of successive projects as there are no other wireless communication facilities in proximity to this project site.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN250244.

6. **FINDING:** **WIRELESS COMMUNICATION FACILITIES** – The development of the proposed co-located wireless communications facility will not significantly affect any designated public viewing area, scenic corridor, or any identified environmentally sensitive area or resources. The site is adequate for the proposed development of the co-located wireless communications facility, and the applicant has demonstrated that it is the most adequate for the provision of services as required by the FCC. The proposed telecommunication facility will not create a hazard for aircraft in flight. The proposed co-located wireless communication facility complies with all applicable requirements of MCC §20.64.310. The subject property on which the wireless communication facility is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions, and any other applicable provisions of MCC, and all zoning violation abatement costs, if any, have been paid.

EVIDENCE:

a) This project consists of the removal of an existing 23-10 foot high utility pole owned by Pacific Gas and Electric (PG&E) and installation of a WCF including the a 23-10 foot high wooden pole and a 2-foot canister antenna, making the complete development a 26-11 foot small wireless communication facility. The development includes a PG&E Smart Meter, two (2) mounted radios, and a canister antenna, and new wooden pole. The property is located adjacent to 3399 17 Mile Drive, Pebble Beach.

b) Pursuant to the requirements in MCC §20.64.310(C), wireless communication facilities are allowed on any lot or parcel in any zoning district subject to the appropriate entitlement including the construction, modification, and placement of any antennas used for multi-channel distributions services and personal wireless service facilities. The proposed AT&T Mobility wireless facility changes the use of the existing PG&E transmission tower, and therefore requires a Coastal Development Permit. (see evidence "b" in Finding 1)

c) Site Location and Analysis. The development is proposed to be located within an existing utility easement owned by PG&E on 17 Mile Drive, which is a private road, owned and maintained by Pebble Beach

Company. The General Plan does not specify a land use designation for privately or publicly owned roads; however, the County considers such land use as Public/Quasi Public use, serving the public at large. Accordingly, Title 20, section 20.40.050.S allows for WCF subject to a Coastal Development Permit in each case. Staff analyzed the proposed development for the best siting and location for the WCF. There is an existing utility pole, and the proposed development would replace this pole to allow AT&T to provide maximum coverage to its customers. The Applicant provided Service Coverage Maps illustrating this area to have poor coverage, and the proposed WCF would provide a clear and consistent mobile service within the area. According to these Service Coverage Maps, the proposed facility is necessary to close significant service coverage gap area within Del Monte Forest.

d) Co-Location. Although no existing WCFs met the coverage objectives for co-location, the project utilizes the same location as the PG&E pole, minimizing new infrastructure and visual clutter. Title 20 section 20.64.310 encourages co-location, and Condition No. 6 has been added to support future co-location by other carriers.

e) The project is consistent with MCC Chapter 20.92, Airport Approach Zoning, and does not require review by the Monterey County Airport Land Use Commission. This project does not affect any aircraft zones identified in MCC §20.92.050, and therefore need not comply with the heights outlined in MCC §20.92.060. The proposed telecommunication facility will not create a hazard for airport approaches or departures.

f) The project does not penetrate Federal Aviation Regulation (FAR) Part 77 Imaginary Surface. The project site is located approximately 5 miles from Monterey Regional Airport, the nearest public use airport. If deemed necessary by the FCC, warning lights would be located on top of the structure to prevent conflict with any aircraft when visibility is limited. The proposed telecommunication facility will not create a hazard for aircraft in flight.

g) The project planner reviewed the project application materials and plans and the County GIS database to verify that the project on the subject parcel conforms to the plans listed above and that the site is suitable for this use. The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN250244.

7. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE:

a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in DMF CIP Section 20.147.130.

b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

c) The subject property is described as an area where Major Public Access & Recreational Facilities requires visual or physical public access (Figure 8, DMF LUP).
d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250244.

8. **FINDING:** **APPEALABILITY -** The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

EVIDENCE: e) Board of Supervisors. Pursuant to §§20.44.070 and 20.86.030 of the Monterey County Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

f) Coastal Commission. The proposed project is subject to appeal by/to the California Coastal Commission because it is a project involving development that is permitted in the underlying zone as a conditional use, pursuant to §20.86.080.3 of the Monterey County Zoning Ordinance (Title 20).

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Find the project the project Categorically Exempt per Section 15303 of the CEQA Guidelines and does not meet any of the exceptions under Section 15300.2;
2. Approve a Combined Development Permit consisting of a 1.) Coastal Development Permit and Design Approval to allow the removal of an existing 23-10 foot high utility pole and installation of a wireless telecommunication facility consisting of a 26-11 foot high pole with one antenna and associated equipment; and 2.) Coastal Administrative Permit for development within 750 feet of archaeological resources.

PASSED AND ADOPTED this 30th day of October, 2025.

_____
Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

   Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

   Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services offices in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN250244

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN250244) allows for 1.) Coastal Development Permit and Design Approval to allow the removal of an existing 23-10 foot high utility pole and installation of a wireless telecommunication facility consisting of a 26-11 foot high pole with one antenna and associated equipment; and 2.) Coastal Administrative Permit for development within 750 feet of archaeological resources. The property is located at 3399 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-392-005-000), Del Monte Forest Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit and Design Approval (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 008-392-005-000 on October 30th, 2025. The permit was granted subject to 9 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD039(A) - WIRELESS INDEMNIFICATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant agrees as a condition and in consideration of the approval of the permit to enter into an indemnification agreement with the County whereby the applicant agrees to defend, indemnify, and hold harmless the County, its officers, agents and employees from actions or claims of any description brought on account of any injury or damages sustained by any person or property resulting from the issuance of the permit and conduct of the activities authorized under said permit. Applicant shall obtain the permission of the owner on which the wireless communication facility is located to allow the recordation of said indemnification agreement, and the applicant shall cause said indemnification agreement to be recorded by the County Recorder as a prerequisite to the issuance of the building and/or grading permit. The County shall promptly notify the applicant of any such claim, action, or proceeding and the County shall cooperate fully in the defense thereof. The County may, at its sole discretion, participate in the defense of such action, but such participation shall not relieve applicant of its obligations under this condition. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit signed and notarized Indemnification Agreement to the Director of HCD-Planning for review and signature by the County.

Prior to the issuance of grading or building permits, the Owner/Applicant shall submit proof of recordation of the Indemnification Agreement, as outlined, to HCD-Planning.

5. PD039(B) - WIRELESS REDUCE VISUAL IMPACTS

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall agree in writing that if future technological advances allow for reducing the visual impacts of the telecommunication facility, the applicant shall make modifications to the facility accordingly to reduce the visual impact as part of the facility's normal replacement schedule. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit, in writing, a declaration agreeing to comply with the terms of this condition HCD - Planning for review and approval.

6. PD039(C) - WIRELESS CO-LOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant and/or successors assigns shall encourage co-location by other wireless carriers on this tower assuming appropriate permits are approved for co-location. Any expansion or additions of microwave dishes, antennas and/or similar appurtenances located on the monopole, which are not approved pursuant to this permit, are not allowed unless the appropriate authority approves additional permits or waivers. In any case, the overall height of the pole shall not exceed the specified height. (HCD - Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall encourage co-location by other wireless carriers on this tower assuming appropriate permits are approved for co-location. The overall height of the pole shall not exceed ___ feet.

7. PD039(D) - WIRELESS REMOVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If the applicant abandons the facility or terminates the use, the applicant shall remove the monopole, panel antennas, and equipment shelter. Upon such termination or abandonment, the applicant shall enter into a site restoration agreement subject to the approval of the Director of HCD - Planning and County Counsel. The site shall be restored to its natural state within six (6) months of the termination of use or abandonment of the site.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to abandoning the facility or terminating the use, the Owner/Applicant shall submit a site restoration agreement to HCD - Planning subject to the approval of the HCD - Director of Planning and County Counsel.

Within 6 months of termination of use or abandonment of the site, the Owner Applicant shall restore the site to its natural state.

8. PD039(E) - WIRELESS EMISSION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The facility must comply with Federal Communications Commission (FCC) emission standards. If the facility is in violation of FCC emission standards, the Director of HCD - Planning shall set a public hearing before the Appropriate Authority whereupon the appropriate authority may, upon a finding based on substantial evidence that the facility is in violation of the then existing FCC emission standards, revoke the permit or modify the conditions of the permit. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of use and on an on-going basis, the Owner/Applicant shall submit documentation demonstrating compliance with the FCC emission standards to the Director of HCD-Planning for review and approval.

On an on-going basis, if the facility is in violation of FCC emission standards, the Director of HCD-Planning shall set a public hearing before the Appropriate Authority to consider revocation or modification of the permit.

9. PD041 - HEIGHT VERIFICATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of HCD - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (HCD - Planning and HCD - Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD - Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

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CRAN_RSFR_PEBBL_202

(NEAR) 3399 17 MILE DR
PEBBLE BEACH, CA 93953

SITE ID:	CRAN_RSFR_PEBBL_202
IWM:	WSSFR0052074
FA CODE:	16519539
SITE TYPE:	WOODEN PG&E UTILITY POLE
POLE #:	TBD
COUNTY:	MONTEREY

PROJECT TEAM

APPLICANT:
AT&T MOBILITY
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583
CONTACT: MARC GRABISCH
EMAIL: MG387K@ATT.COM

AT&T MOBILITY PROJECT MANAGER:
AT&T MOBILITY
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583
CONTACT: SEAN RANDALL
EMAIL: SR9530@ATT.COM

AT&T MOBILITY RF MANAGER:
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583
CONTACT: HENRY PINEDA
EMAIL: HP088P@ATT.COM

PROJECT MANAGER:
NEXT EDGE
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GA 30005
PHONE: (707) 225-2865
EMAIL: JUSTIN.GIARRITTA@NEXTEDGENETWORKS.COM

A&E PROJECT MANAGER:
NEXT EDGE
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GA 30005
PHONE: (530) 305-6898
EMAIL: TODD.LAWRENCE@NEXTEDGENETWORKS.COM

CONSTRUCTION MANAGER:
NEXT EDGE
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GA 30005
PHONE: (415) 989.1102
EMAIL: ATTPROJECTTEAM@MODUSLLC.COM

PROJECT DESCRIPTION

AT&T PROPOSES TO INSTALL A NEW WIRELESS COMMUNICATION SITE ON A WOODEN UTILITY POLE

SCOPE:

- INSTALL (2) NEW 2' PANEL ANTENNA ON TOP OF WOODEN UTILITY POLE
- INSTALL (1) NEW RADIO 4490, ON WOODEN UTILITY POLE
- INSTALL (1) NEW PSU AC08 ON WOODEN UTILITY POLE
- INSTALL (1) NEW BBU RP6339 ON WOODEN UTILITY POLE
- INSTALL (1) NEW COAX CONDUIT FROM EQUIPMENT TO NEW CANISTER ANTENNA
- INSTALL (1) NEW POWER CONDUIT FROM P.O.C. TO EQUIPMENT
- INSTALL (1) NEW FIBER CONDUIT FROM P.O.C. TO EQUIPMENT
- INSTALL (1) NEW EQUIPMENT BRACKET
- INSTALL (1) NEW SMART METER / DISCONNECT
- CABLING TO BE INSTALLED IN A TIGHT NEAT MANNER WITHOUT EXCESS CABLE LOOPS
- ALL AT&T ADDED APPURTENANCES SHALL BE PAINTED TO MATCH POLE COLOR (NON-GLOSSY "SABLE" BY SHERWIN WILLIAMS, OR EQUIVALENT)
- EXISTING WOOD UTILITY POLE TO BE REPLACED WITH NEW WOOD UTILITY POLE BY PG&E

DRAWING INDEX

SHEET NO.	SHEET TITLE
T-1	TITLE SHEET
T-2	GENERAL NOTES
C-1	SURVEY
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN & PROPOSED EQUIPMENT LAYOUT PLANS
A-3	ELEVATIONS
A-4	ELEVATIONS
D-1	DETAILS
D-2	DETAILS
E-1	ELECTRICAL GENERAL NOTES
E-2	ONE-LINE DIAGRAM & GROUNDING SCHEMATIC
E-3	ELECTRICAL DETAILS
TCP-1	TRAFFIC CONTROL PLAN

POLE PHOTO



VICINITY MAP



SITE INFORMATION

SITE ADDRESS:	(NEAR) 3399 17 MILE DR PEBBLE BEACH, CA 93953
OWNER:	PG&E 1 MARKET STREET, SPEAR TOWER SAN FRANCISCO, CA 94105-1126
APPLICANT:	AT&T MOBILITY 5005 EXECUTIVE PARKWAY SAN RAMON, CA 94583
LATITUDE:	36.563616 NAD83
LONGITUDE:	-121.931956 NAD83
COUNTY:	MONTEREY
JURISDICTION:	PEBBLE BEACH
ASSESSORS PARCEL NUMBER:	NEAR 008-392-005
ZONING:	LDR/1.5-D(CZ)
ELEVATION:	136.385' AMSL

CALL 811 BEFORE YOU DIG
IT'S THE LAW

THE UTILITIES SHOWN HEREIN ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER/SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL THE UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO THE (E) UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- 2022 CALIFORNIA BUILDING CODE (CBC), BASED ON THE 2021 IBC
- 2022 CALIFORNIA ELECTRICAL CODE (CEC), BASED ON THE 2020 NEC
- 2022 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2021 UMC
- 2022 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2021 UPC
- 2022 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CALGREEN)
- 2022 CALIFORNIA FIRE CODES WITH ALL LOCAL AMENDMENTS, BASED ON THE 2021 IFC
- ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
- CALIFORNIA GENERAL ORDER 95 (G.O. 95, 2020)
- NCJPA OPERATIONS/ ROUTINE HANDBOOK (2019)
- NATIONAL ELECTRICAL CODE (NEC) (2023 EDITION)
- NATIONAL ELECTRICAL SAFETY CODE IEEE C2 2023 (NESC)
- CITY / COUNTY ORDINANCES

ACCESSIBILITY REQUIREMENTS FOR PERSONS WITH DISABILITIES:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY IS NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA ADMINISTRATIVE STATE CODE PART 2, TITLE 24, CHAPTER 11B, SECTION 11038.

AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA
94583

NextEdge
1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JC
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	11/07/24	90% CD
	01/23/25	100% CD

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. WINER
No.65117
Exp. 09/30/25
CIVIL
STATE OF CALIFORNIA

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

CRAN_RSFR_PEBBL_202

(NEAR) 3399 17 MILE DR
PEBBLE BEACH, CA 93953

TITLE SHEET

T-1

GENERAL NOTES

GENERAL CONSTRUCTION NOTES

1. PLANS ARE INTENDED TO BE DIAGRAMMATIC ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.

2. THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.

3. CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600, FOR UTILITY LOCATIONS, 2 WORKING DAYS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.

4. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.

5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CBC'S REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE, FOR, BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.

6. REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT / ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT / ENGINEER.

7. THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.

8. DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE AREA LINES, UNLESS OTHERWISE NOTED.

9. ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT / ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS, OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.

10. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT / ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT / ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.

11. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.

12. ANY EXISTING COMPONENTS DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO IT'S ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.

13. ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.

GENERAL NOTES FOR EXISTING CELL SITES

1. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR.

2. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS MUST BE VERIFIED. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.

3. THE EXISTING CELL SITE IS IN FULL COMMERCIAL OPERATION. ANY CONSTRUCTION WORK BY CONTRACTOR SHALL NOT DISRUPT THE EXISTING NORMAL OPERATION. ANY WORK ON EXISTING EQUIPMENT MUST BE COORDINATED WITH CONTRACTOR. ALSO, WORK SHOULD BE SCHEDULED FOR AN APPROPRIATE MAINTENANCE WINDOW USUALLY IN LOW TRAFFIC PERIODS AFTER MIDNIGHT.

4. SINCE THE CELL SITE IS ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE ADVISED TO BE WORN TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS.

5. CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. CONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD (N) TRAYS AS NECESSARY. CONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONTRACTOR.

6. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.

APPLICABLE CODES, REGULATIONS AND STANDARDS:

1. CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION.

2. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE TIME OF PERMITTING AWARD SHALL GOVERN THE DESIGN.

3. CONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
   - 3.1. - AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
   - 3.2. - AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
   - 3.3. - TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-F, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES
   - 3.4. - INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRICAL EQUIPMENT.
   - 3.5. -IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")

4. TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS
   - 4.1. TELCORDIA GR-63 NETWORK EQUIPMENT-BUILDING SYSTEM (NEBS): PHYSICAL PROTECTION
   - 4.2. TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING
   - 4.3. TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS
   - 4.4. TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS

5. ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS

6. FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

GENERAL TRENCHING NOTES

1. MAINTAIN 24" MINIMUM COVER FOR ALL ELECTRICAL CONDUITS, U.O.N.
2. MAINTAIN 30" MINIMUM COVER FOR ALL TELECOMMUNICATIONS CONDUITS.
3. MINIMUM 1" SAND SHADING BELOW CONDUITS, AND 6" COVERING ON TOP OF CONDUITS REQUIRED.
4. REFER TO SHEET E-1 FOR ADDITIONAL REQUIREMENTS

GENERAL GROUNDING NOTES

1. GROUNDING SHALL BE TESTED AT 5 OHMS OR LESS.
2. WOOD MOLDING, STAPLED EVERY 3'-0" AND AT EACH END.

GENERAL CONDUIT NOTES

1. ALL CONDUITS WILL BE MANDRELED AND EQUIPPED WITH 3/8" PULL ROPE.
2. SCHEDULE 40 CONDUIT FOR UNDERGROUND USE.
3. SCHEDULE 80 CONDUIT FOR RISER USE AND ELSEWHERE AS NOTES. TRANSITION FROM SCHEDULE 40 PVC OR RIGID STEEL CONDUIT TO SCHEDULE 80 USING APPROVED FITTINGS DESIGNED TO PROVIDE A SMOOTH INTERIOR WALL TRANSITION TO THE REDUCED INTERIOR DIAMETER OF SCHEDULE 80. ADJUST CONDUIT SIZE IF NECESSARY TO MAINTAIN THE INTERIOR AREA REQUIRED FOR THE WIRING SPECIFIED.
4. GALVANIZED STEEL CONDUIT FOR ANY CONDUIT UNDER 3", STUB UP 10" THEN CONVERT TO SCHEDULE 80.
5. CONTRACTOR TO STUB UP POLE 10" w/ 3" POWER CONDUIT. POWER COMPANY TO CONVERT FROM 3" STUB SCHEDULE 80 TO 2" SCHEDULE 80 FROM TOP OF STUB UP.
6. ZRC COLD GALVANIZING COMPOUND OR EQUIVALENT IS REQUIRED ON EXPOSED THREADS IN RIGID STEEL CONDUIT AND THE CUT ENDS OF SUPPORT STRUTS, ETC. TO PREVENT RUSTING.

TYPICAL R.O.W. POLE CONSTRUCTION NOTES

1. CABLE NOT TO IMPEDE 15" CLEAR SPACE OFF POLE FACE.
2. ALL CLIMB STEPS NEXT TO CONDUIT SHALL HAVE EXTENDED STEPS.
3. NO BOLT THREADS TO PROTRUDE MORE THAN 1-1/2"
4. ALL HOLES IN POLE LEFT FROM REARRANGEMENT OF CLIMB STEPS TO BE FILLED.
5. 90° SHORT SWEEPS UNDER ANTENNA ARM, ALL CABLES MUST TRANSITION ON THE INSIDE OR BOTTOM OF THE ARM (NO CABLE ON TOP OF ARM).
6. USE 90° CONNECTOR AT CABLE CONNECTION FOR OMNI DOWN ANTENNAS.
7. USE CABLE CLAMPS TO SECURE CABLE TO ARMS, PLACE 2" AT&T WIRELESS CABLE I.D. TAGS ON BOTH SIDES OF ARMS.
8. USE 1/2" DIA. CABLE ON ANTENNAS UNLESS OTHERWISE SPECIFIED.
9. PLACE GPS ON ARM OF SOUTHERN SKY EXPOSURE AT MINIMUM 6' FROM TRANSMIT ANTENNA WHICH IS 24" AWAY FROM CENTER OF POLE.
10. FILL VOID AROUND CABLES AT CONDUIT OPENING WITH FOAM SEALANT TO PREVENT WATER INTRUSION.

CONTRACTOR REQUIREMENTS

DO NOT SCALE OFF DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK

ABBREVIATIONS

A.B.	ANCHOR BOLT	GLB. (GLU-LAM)	GLUE LAMINATED BEAM
ABV.	ABOVE	GPS	GLOBAL POSITIONING SYSTEM
ACCA	ANTENNA CABLE COVER ASSEMBLY	GRND.	GROUND
ADD'L	ADDITIONAL	HDR.	HEADER
A.F.F.	ABOVE FINISHED FLOOR	HGR.	HANGER
A.F.G.	ABOVE FINISHED GRADE	HT.	HEIGHT
AGL	ABOVE GROUND LEVEL	ICGB.	ISOLATED COPPER GROUND BUS
ALUM	ALUMINUM	IN.(")	INCH(ES)
ALT.	ALTERNATE	INT.	INTERIOR
AMSL	ABOVE SEA LEVEL	LB.(#)	POUND(S)
ANT.	ANTENNA	L.B.	LAG BOLTS
APPRX.	APPROXIMATE(LY)	L.F.	LINEAR FEET(FOOT)
ARCH.	ARCHITECT(URAL)	L.	LONGITUDINAL
AWG.	AMERICAN WIRE GAUGE	MAS.	MASONRY
BLDG.	BUILDING	MAX.	MAXIMUM
BLK.	BLOCK	M.B.	MACHINE BOLT
BLKG	BLOCKING	MECH.	MECHANICAL
BM.	BEAM	MFR.	MANUFACTURER
B.N.	BOUNDARY NAILING	MIN.	MINIMUM
BN	BACK-UP CABINET	MISC.	MISCELLANEOUS
BTCW.	BARE TINNED COPPER WIRE	MTL.	METAL
B.O.	BOTTOM	NO.(#)	NUMBER
B.O.F.	BOTTOM OF FOOTING	N.T.S.	NOT TO SCALE
CAB.	CABINET	(N)	NEW
CANT.	CANTILEVER(ED)	O.C.	ON CENTER
C.I.P.	CAST IN PLACE	OPNG.	OPENING
CLG.	CEILING	P/C	PRE CAST CONCRETE
℄	CENTERLINE	PCS	PERSONAL COMMUNICATION SERVICES
CLR.	CLEAR	ℙ	PLATE
COL.	COLUMN	PLY.	PLYWOOD
CONC.	CONCRETE	PPC.	POWER PROTECTION CABINET
CONN.	CONNECTION(OR)	PRC.	PRIMARY FLEXING CABINET
CONST.	CONSTRUCTION	P.S.F.	POUNDS PER SQUARE FOOT
CONT.	CONTINUOUS	P.S.I.	POUNDS PER SQUARE INCH
d	PENNY (NAILS)	P.T.	PRESSURE TREATED
DBL.	DOUBLE	PWR.	POWER (CABINET)
DEPT.	DEPARTMENT	QTY.	QUANTITY
D.F.	DOUGLAS FIR	RAD.(R)	RADIUS
DIA.	DIAMETER	REF.	REFERENCE
DIAG.	DIAGONAL	REINF.	REINFORCING
DIM.	DIMENSION	REQ'D.	REQUIRED
DWG.	DRAWING(S)	RGS.	RIGID GALVANIZED STEEL
DWL.	DOWEL(S)	R.O.W.	RIGHT OF WAY
EA.	EACH	SCH.	SCHEDULE
EL.	ELEVATION	SHT.	SHEET
ELEC.	ELECTRICAL	SIM.	SIMILAR
ELEV.	ELEVATOR	SPEC.	SPECIFICATION(S)
EMT.	ELECTRICAL METALLIC TUBING	SQ.	SQUARE
E.N.	EDGE NAIL	S.S.	STAINLESS STEEL
ENG.	ENGINEER	STD.	STANDARD
EQ.	EQUAL	STL.	STEEL
EXP.	EXPANSION	STRUC.	STRUCTURAL
EXST.(E)	EXISTING	TEMP.	TEMPORARY
EXT.	EXTERIOR	THK.	THICKNESS
FAB.	FABRICATION(OR)	T.N.	TOE NAIL
F.F.	FINISH FLOOR	T.O.A.	TOP OF ANTENNA
F.G.	FINISH GRADE	T.O.C.	TOP OF CURB
FIN.	FINISH(ED)	T.O.F.	TOP OF FOUNDATION
FLR.	FLOOR	T.O.P.	TOP OF PLATE(PARAPET)
FDN.	FOUNDATION	T.O.S.	TOP OF STEEL
F.O.C.	FACE OF CONCRETE	T.O.W.	TOP OF WALL
F.O.M.	FACE OF MASONRY	TYP.	TYPICAL
F.O.S.	FACE OF STUD	U.G.	UNDER GROUND
F.O.W.	FACE OF WALL	U.L.	UNDERWRITES LABORATORY
F.S.	FINISH SURFACE	U.N.O.	UNLESS NOTED OTHERWISE
FT.(')	FOOT(FEET)	V.I.F.	VERIFY IN FIELD
FTG.	FOOTING	W	WIDE(WIDTH)
G.	GROWTH(CABINET)	W/	WITH
GA.	GAUGE	WD.	WOOD
GI.	GALVANIZE(D)	W.P.	WEATHERPROOF
G.F.I.	GROUND FAULT CIRCUIT INTERRUPTER	WT.	WEIGHT

LEGEND

- SPOT ELEVATION
- REVISION
- GRID REFERENCE
- DETAIL REFERENCE
- ELEVATION REFERENCE
- SECTION REFERENCE
- MATCH LINE
- WORK POINT
- STEEL
- GROUT OR PLASTER
- (E) BRICK
- (E) MASONRY
- CONCRETE
- EARTH
- GRAVEL
- PLYWOOD
- SAND
- CENTERLINE
- PROPERTY/LEASE LINE
- GROUND CONDUCTOR
- T — TELEPHONE CONDUIT
- E — ELECTRICAL CONDUIT
- E/T — ELECTRICAL & TELCO CONDUITS
- A — COAXIAL CABLE
- O/H — OVERHEAD LINES
- X — CHAIN LINK FENCING
- WOOD FENCING
- OHT/OHP — OVERHEAD COMM/ OVERHEAD POWER

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94583

NextEdge

1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JC
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	11/07/24	90% CD
	01/23/25	100% CD

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. WARD
No. 85117
Exp. 09/30/25
CIVIL
STATE OF CALIFORNIA

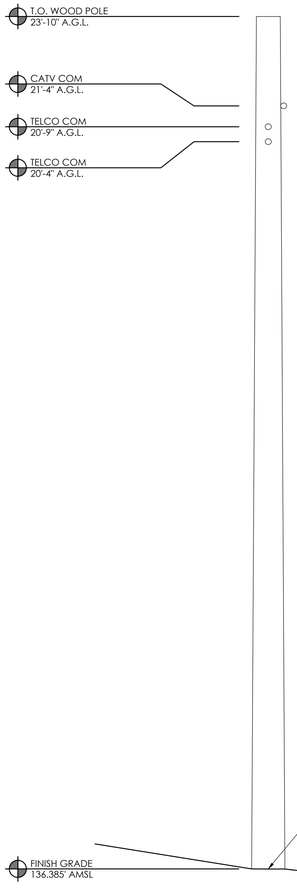
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GENERAL NOTES

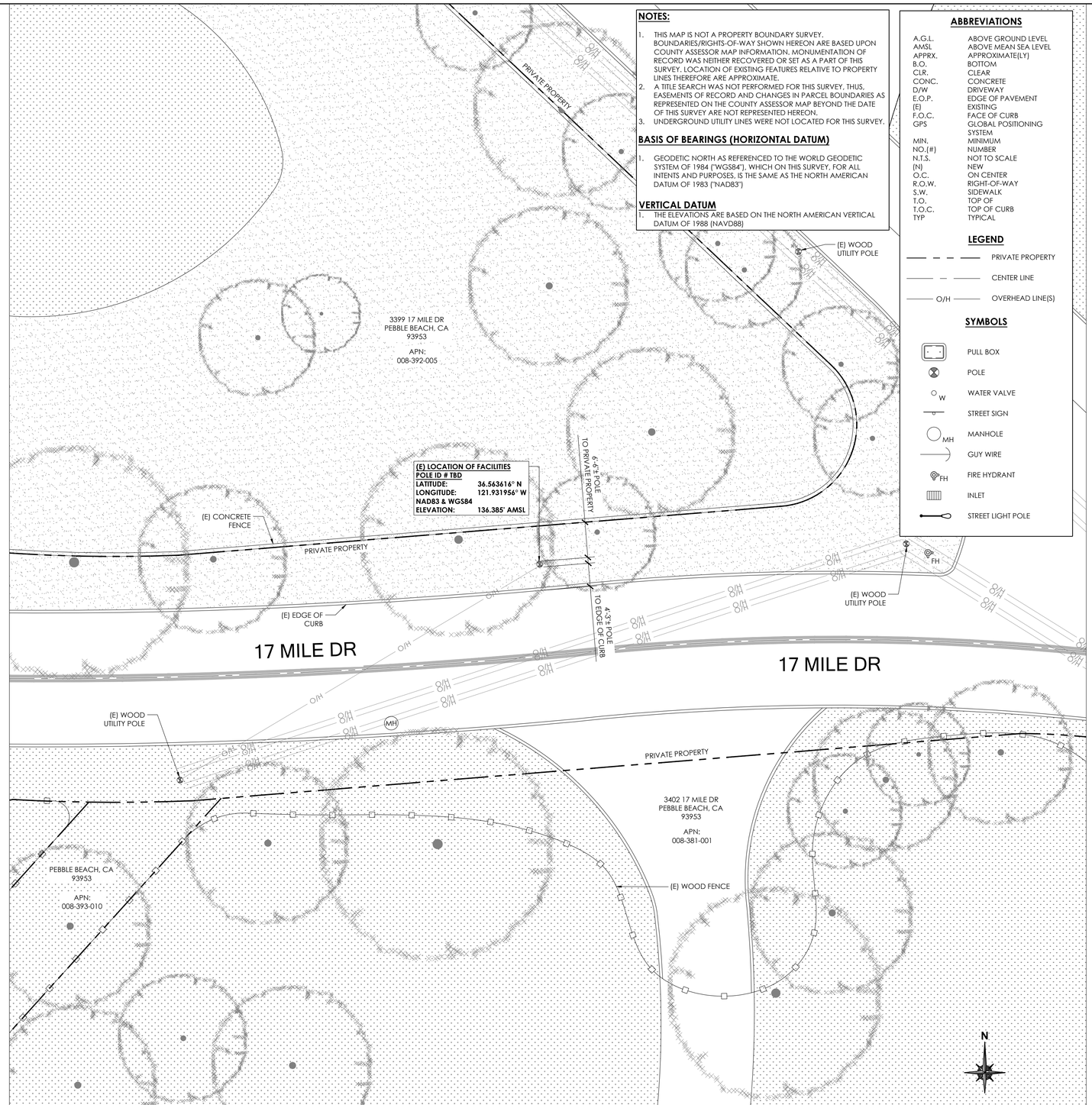
T-2



ELEVATION

SCALE 1/2"=1'-0"

2



SITE PLAN

24"x36" SCALE: 1" = 10'
11"x17" SCALE: 1" = 20'
10' 5' 0' 10'

SCALE 1"=10'-0"

1

NOTES:

1. THIS MAP IS NOT A PROPERTY BOUNDARY SURVEY. BOUNDARIES/RIGHTS-OF-WAY SHOWN HEREON ARE BASED UPON COUNTY ASSESSOR MAP INFORMATION. MONUMENTATION OF RECORD WAS NEITHER RECOVERED OR SET AS A PART OF THIS SURVEY. LOCATION OF EXISTING FEATURES RELATIVE TO PROPERTY LINES THEREFORE ARE APPROXIMATE.
2. A TITLE SEARCH WAS NOT PERFORMED FOR THIS SURVEY, THUS, EASEMENTS OF RECORD AND CHANGES IN PARCEL BOUNDARIES AS REPRESENTED ON THE COUNTY ASSESSOR MAP BEYOND THE DATE OF THIS SURVEY ARE NOT REPRESENTED HEREON.
3. UNDERGROUND UTILITY LINES WERE NOT LOCATED FOR THIS SURVEY.

BASIS OF BEARINGS (HORIZONTAL DATUM)

1. GEODETIC NORTH AS REFERENCED TO THE WORLD GEODETIC SYSTEM OF 1984 ("WGS84"), WHICH ON THIS SURVEY, FOR ALL INTENTS AND PURPOSES, IS THE SAME AS THE NORTH AMERICAN DATUM OF 1983 ("NAD83")

VERTICAL DATUM

1. THE ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

ABBREVIATIONS

A.G.L.	ABOVE GROUND LEVEL
AMSL	ABOVE MEAN SEA LEVEL
APPRX.	APPROXIMATE(LY)
B.O.	BOTTOM
CLR.	CLEAR
CONC.	CONCRETE
D/W	DRIVEWAY
E.O.P.	EDGE OF PAVEMENT
(E)	EXISTING
F.O.C.	FACE OF CURB
GPS	GLOBAL POSITIONING SYSTEM
MIN.	MINIMUM
NO.(#)	NUMBER
N.T.S.	NOT TO SCALE
(N)	NEW
O.C.	ON CENTER
R.O.W.	RIGHT-OF-WAY
S.W.	SIDEWALK
T.O.	TOP OF
T.O.C.	TOP OF CURB
TYP	TYPICAL

LEGEND

- PRIVATE PROPERTY
- CENTER LINE
- O/H — OVERHEAD LINE(S)

SYMBOLS

- PULL BOX
- POLE
- W — WATER VALVE
- STREET SIGN
- MH — MANHOLE
- GUY WIRE
- FH — FIRE HYDRANT
- INLET
- STREET LIGHT POLE

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5001 EXECUTIVE PARKWAY
SAN RAMON, CA
94583

MODUS, LLC
240 STOCKTON ST., 3RD FLOOR
SAN FRANCISCO, CA
94108

DRAWN BY:	FZA
CHECKED BY:	RM
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	08/27/24	100% SURVEY

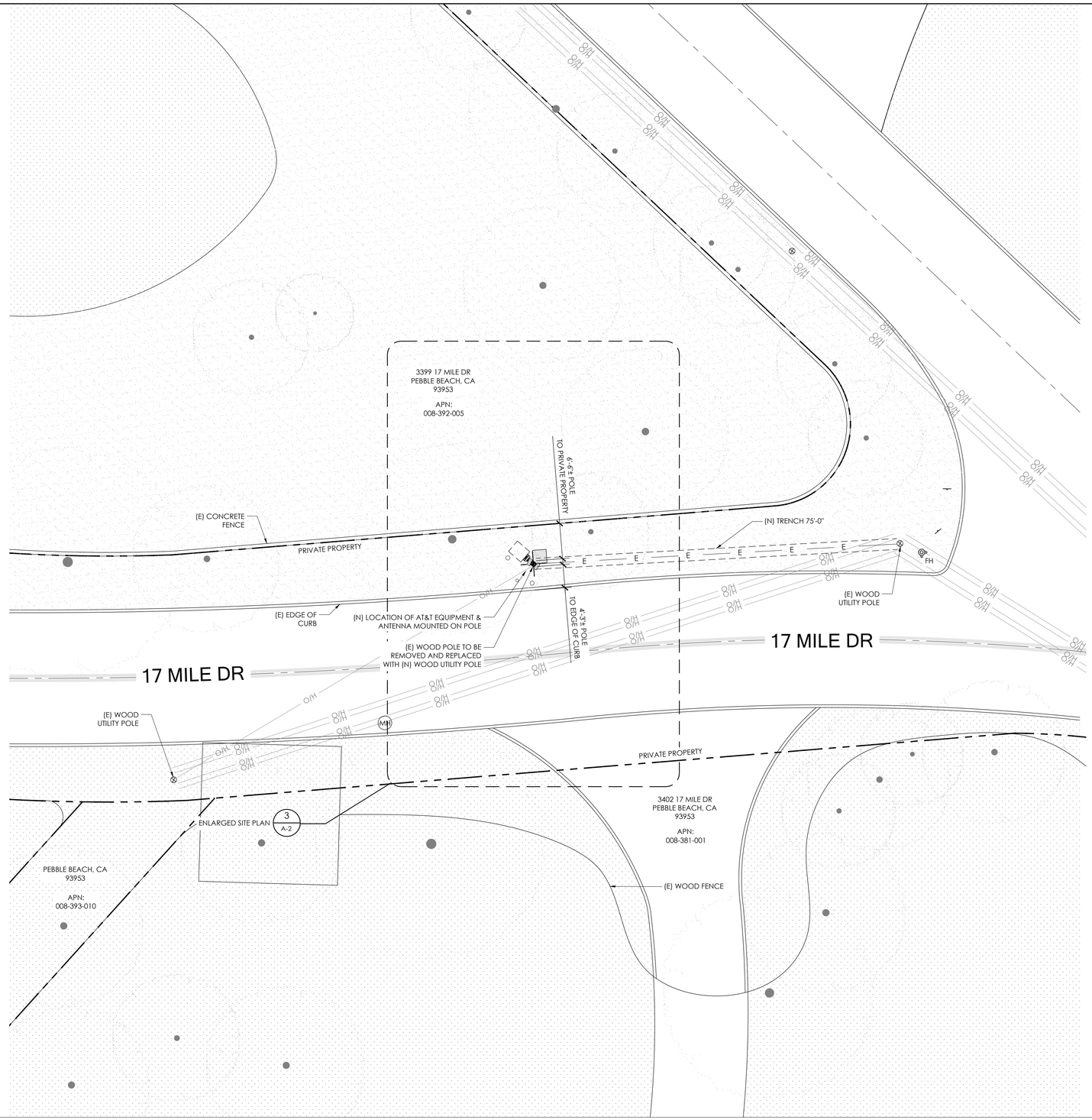
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No.65117
Exp. 09/30/25
CIVIL
STATE OF CALIFORNIA

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SURVEY

C-1



SITE PLAN

24"x36" SCALE: 1" = 10'-0"
11"x17" SCALE: 1" = 20'-0"

10' 5' 0' 10'

1

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SAN RAMON, CA
94583

NextEdge
1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JC
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	11/07/24	90% CD
	01/23/25	100% CD

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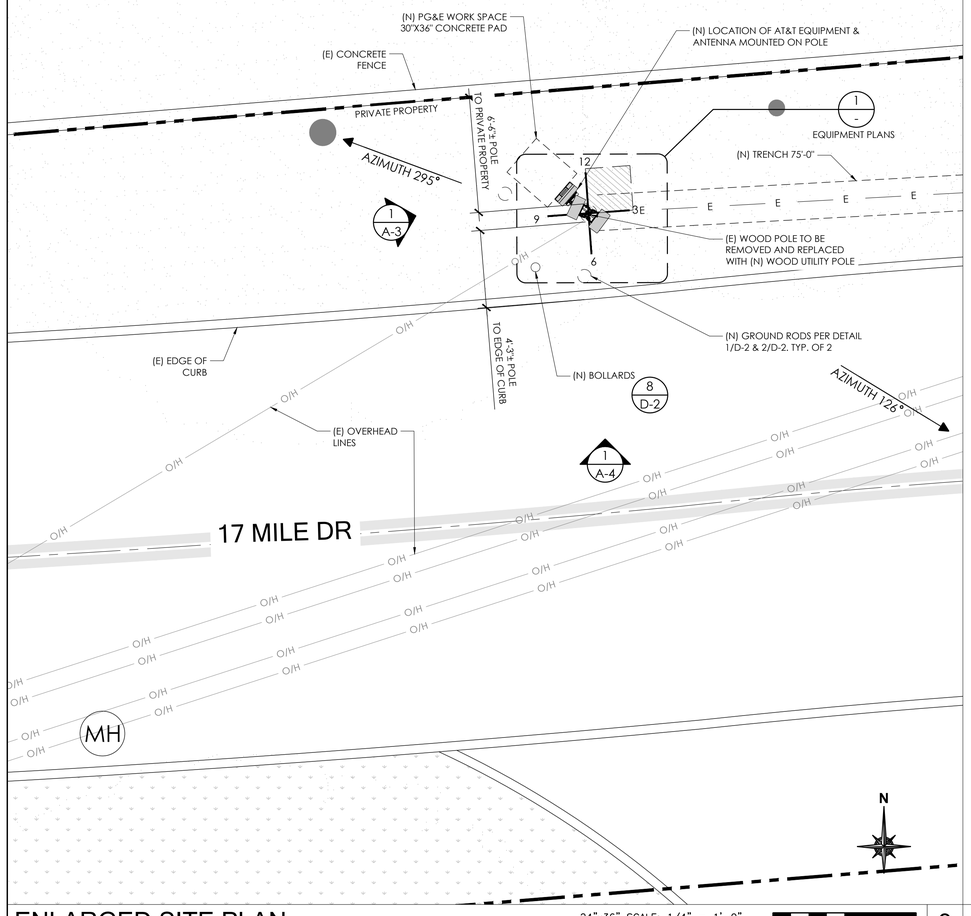
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SITE PLAN

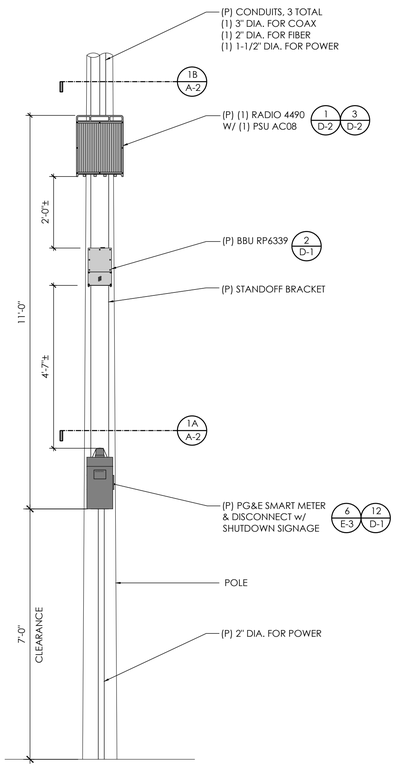
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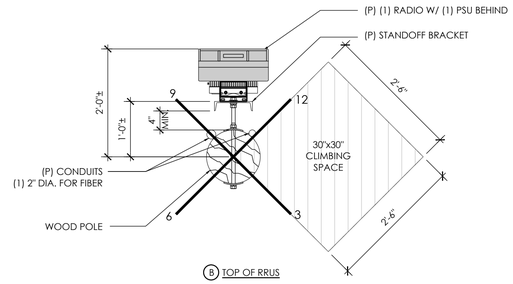
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APN:
008-392-005

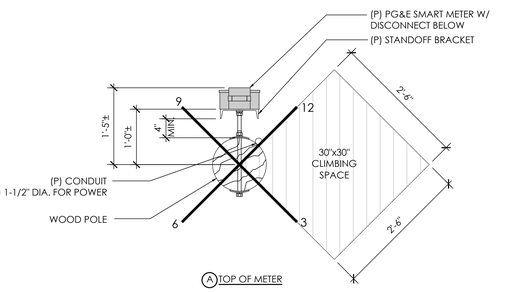


NOTES:
1. ALL EQUIPMENT SHALL BE PLACED (VERTICALLY) AS CLOSE AS ALLOWED BY POLE OWNER, WHILE MAINTAINING MINIMUM CLEARANCE REQUIREMENTS.
2. MAINTAIN 4" MIN. OFFSET BETWEEN THE MOUNTING BRACKET FLANGE AND THE POLE
3. ALL ANTENNAS, BRACKETS, CABLING, CONDUIT, AND OTHER EQUIPMENT WILL BE PAINTED NON-GLOSSY SABLE BY SHERWIN WILLIAMS (OR EQUIVALENT)
4. SWEEP CONDUIT RUNS AROUND (E) CROSS ARMS WHERE THEY OCCUR, SEE DETAIL 6/D-2
5. CABLING TO BE INSTALLED IN A TIGHT NEAT MANNER WITHOUT EXCESS CABLE LOOPS





B TOP OF RRUS



A TOP OF METER

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94583

NextEdge

1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JC
CHECKED BY:	TDL
APPROVED BY:	CW

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ENLARGED SITE PLAN & PROPOSED ELEVATION / EQUIPMENT PLANS

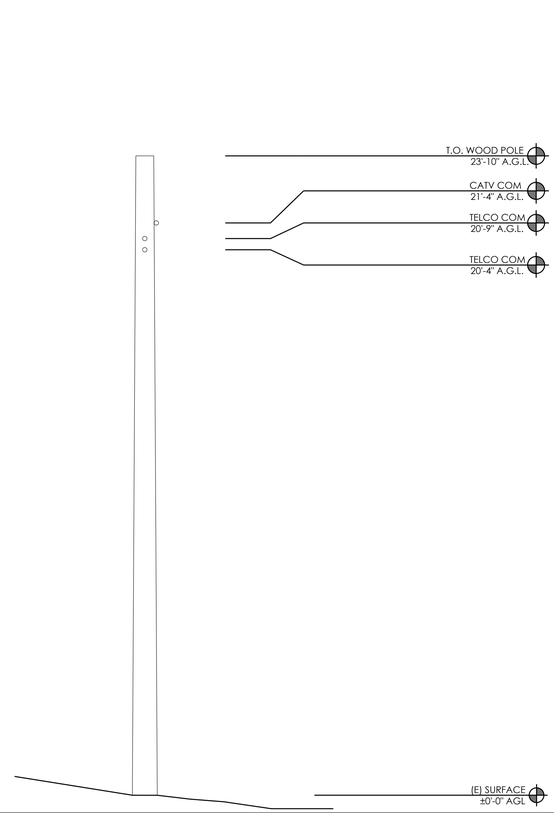
A-2

ENLARGED SITE PLAN — 24"x36" SCALE: 1/4" = 1'-0" — 11"x17" SCALE: 1/8" = 1'-0" — 4' 3' 2' 1' 0" 4' — 3

(P) ELEVATION — 24"x36" SCALE: NTS — 11"x17" SCALE: NTS — 2

(P) EQUIPMENT PLANS — 24"x36" SCALE: 3/4" = 1'-0" — 11"x17" SCALE: 3/8" = 1'-0" — 1' 6" 0" 1' — 1

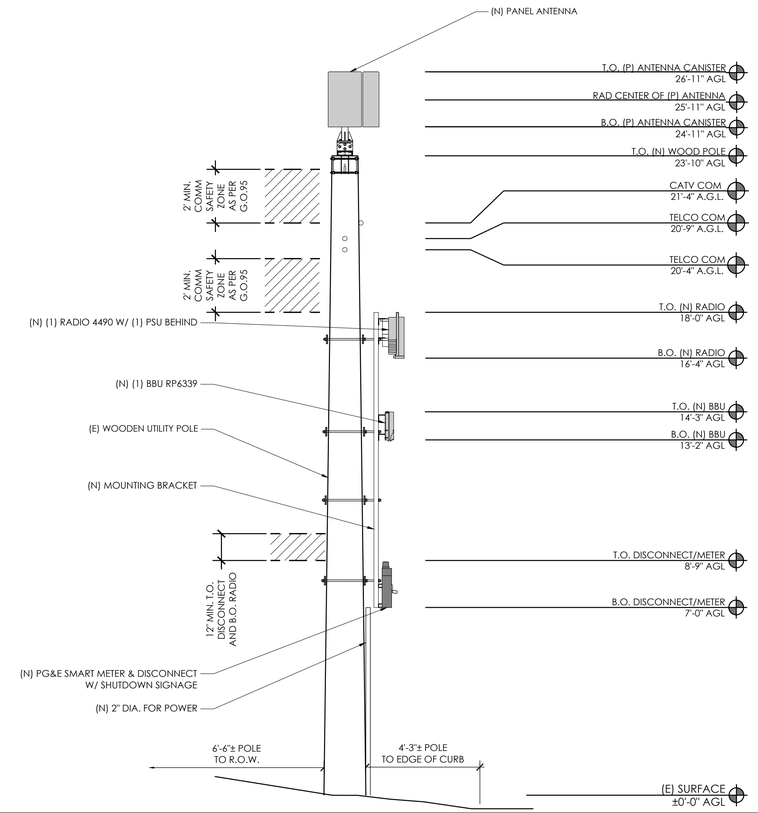
NOTES:
1. ALL EQUIPMENT SHALL BE PLACED (VERTICALLY) AS CLOSE AS ALLOWED BY POLE OWNER, WHILE MAINTAINING MINIMUM CLEARANCE REQUIREMENTS.
2. MAINTAIN 12" MIN. CLEARANCE TO GUY WIRE FROM PROPOSED EQUIPMENT.
3. MAINTAIN 4" MIN. OFFSET BETWEEN THE MOUNTING BRACKET FLANGE AND THE POLE
4. ALL ANTENNAS, BRACKETS, CABLING, CONDUIT, AND OTHER EQUIPMENT WILL BE PAINTED NON-GLOSSY SABLE BY SHERWIN WILLIAMS (OR EQUIVALENT)
5. CABLING TO BE INSTALLED IN A TIGHT NEAT MANNER WITHOUT EXCESS CABLE LOOPS



EXISTING SIDE ELEVATION

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"
2' 1' 0" 2'

2



PROPOSED SIDE ELEVATION

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"
2' 1' 0" 2'

1

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SAN RAMON, CA
94583

NextEdge
1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JC
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	11/07/24	90% CD
	01/23/25	100% CD

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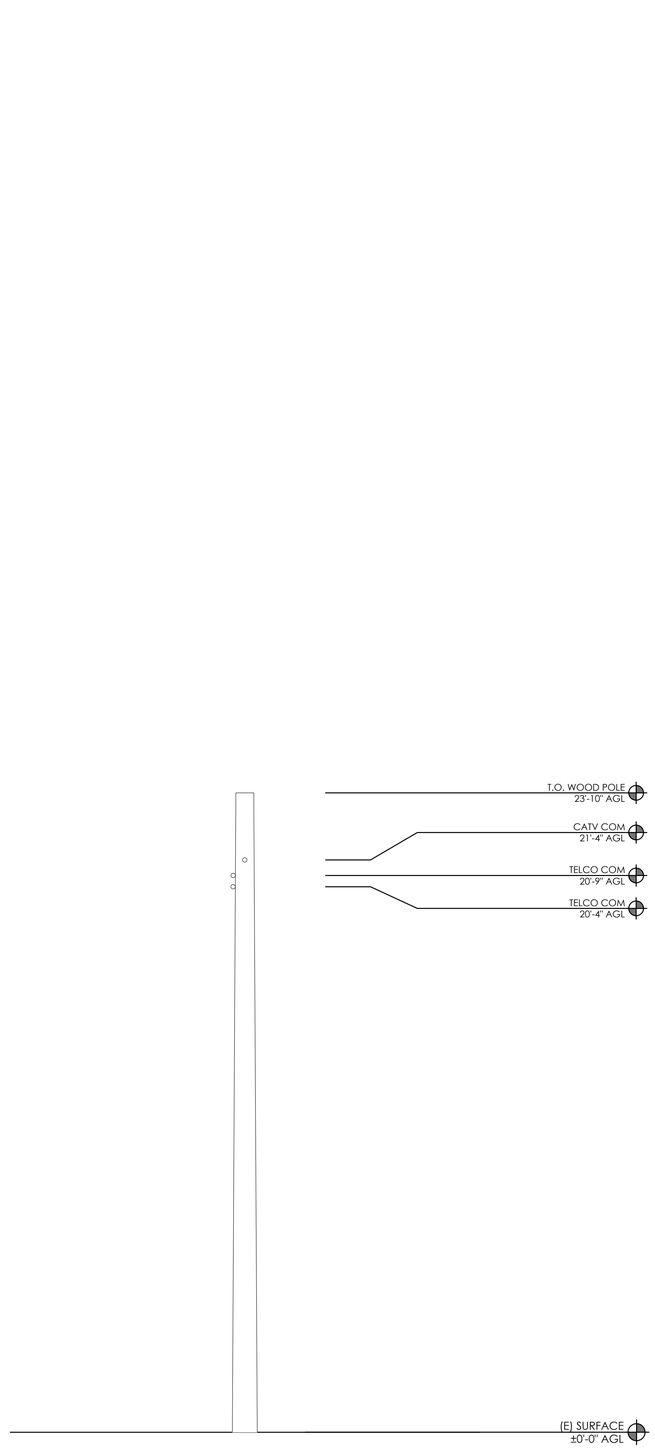
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ELEVATIONS

A-3

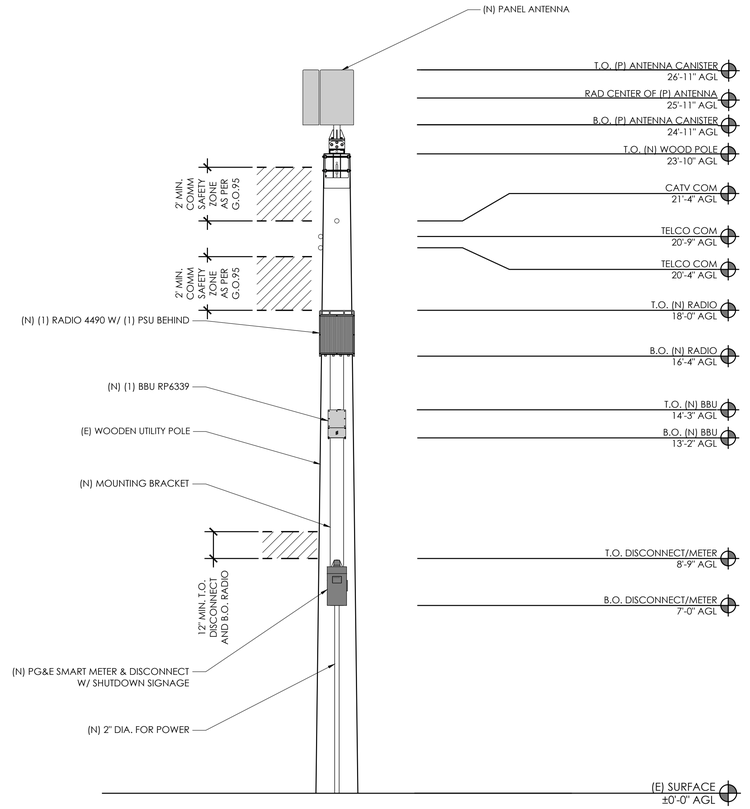
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2. MAINTAIN 12" MIN. CLEARANCE TO GUY WIRE FROM PROPOSED EQUIPMENT.
3. MAINTAIN 4" MIN. OFFSET BETWEEN THE MOUNTING BRACKET FLANGE AND THE POLE
4. ALL ANTENNAS, BRACKETS, CABLING, CONDUIT, AND OTHER EQUIPMENT WILL BE PAINTED NON-GLOSSY SABLE BY SHERWIN WILLIAMS (OR EQUIVALENT)
5. CABLING TO BE INSTALLED IN A TIGHT NEAT MANNER WITHOUT EXCESS CABLE LOOPS



EXISTING FRONT ELEVATION

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"
2' 1" 0" 2'

2



PROPOSED FRONT ELEVATION

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"
2' 1" 0" 2'

1

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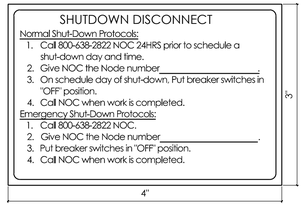
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ELEVATIONS

A-4

SHUTDOWN SIGNAGE — SCALE: NTS — 12

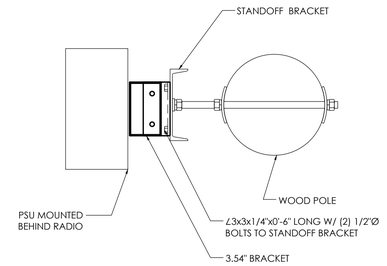


NOTES:

1. SIGN PROVIDED BY GC MOUNTED TO OUTSIDE OF DISCONNECT COVER
2. CONTRACTOR TO NOTE MARKET ID, SITE ID, SITE NAME

NOT USED — SCALE: NTS — 9

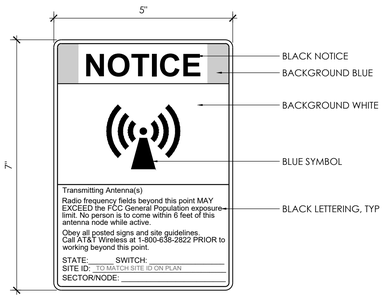
RADIO MOUNT — SCALE: NTS — 6



PLAN VIEW

NOT USED — SCALE: NTS — 3

RF SIGNAGE — SCALE: NTS — 11

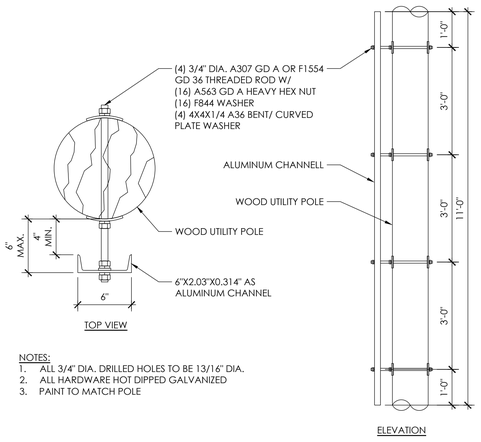


NOTES:

1. OUTDOOR RATED SELF ADHESIVE VINYL DECAL WITH UV PROTECTION.
2. POST SIGN 3'-0" BELOW PROPOSED ANTENNA.
3. CONTRACTOR TO CONFIRM SPECIFIC SIGN REQUIREMENTS WITH AT&T WIRELESS, AND PUBLIC UTILITIES COMMISSION AND AUTHORITIES HAVING JURISDICTION PRIOR TO FABRICATION.
4. DECAL SHALL FACE OUT THE STREET AND WHEN FEASIBLE AWAY FROM THE STREET, IF NO BUILDING WINDOW IS PRESENT WITHIN 25 FEET FACING THE EXISTING POLE.

NOT USED — SCALE: NTS — 8

STANDOFF BRACKET — SCALE: NTS — 5



TOP VIEW

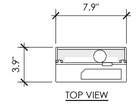
NOTES:
1. ALL 3/4" DIA. DRILLED HOLES TO BE 13/16" DIA.
2. ALL HARDWARE HOT DIPPED GALVANIZED
3. PAINT TO MATCH POLE

ELEVATION

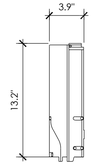
BBU RP6339 — SCALE: NTS — 2

ERICSSON RP6339
(OR APPROVED EQUIVALENT)

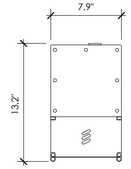
COLOR: GRAY
DIMENSIONS: 13.2" TALL x 7.9" WIDE x 3.9" DEEP
WEIGHT: 21.2 lbs



TOP VIEW



SIDE VIEW



FRONT VIEW

ANTENNA MOUNT — SCALE: NTS — 10

SPECIFICATIONS

Pole Mounting Options - Top Mount Solutions for wood, steel, and concrete poles

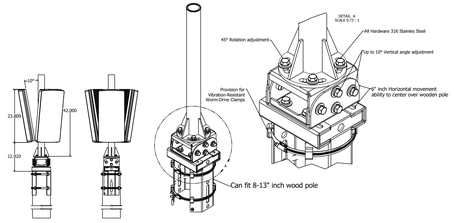
RTR-Series

Apollo Pole Mounting Solutions

RTR-CMM-NT • RTR-CM • RTR-FXGL • RTR-TRBR • RTR-5G-CM • RTR-FG-TRBR

Mechanical	
Weight	40 lbs [18.14 kg]
Diagram	

RTR-5G-CM for panel antennas

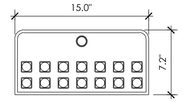


NOT USED — SCALE: NTS — 7

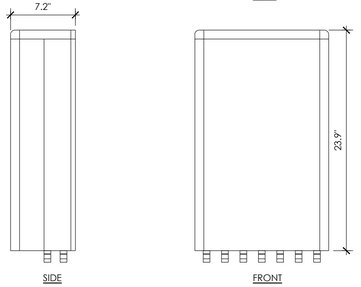
ANTENNA — SCALE: NTS — 4

GALTRONICS GP2418-07327

ANTENNA COLOR: GRAY
DIMENSIONS: 23.9" H x 15"W x 7.2"D
NET WEIGHT: 17.5 LBS



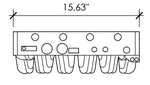
PLAN



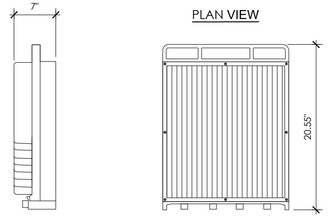
SIDE FRONT

RADIO 4490 — SCALE: NTS — 1

MANUFACTURER:	ERICSSON
MODEL:	RRHS-4490 B5/B12
SIZE (H x W x D):	20.55" x 15.63" x 7.0"
WEIGHT:	69.5 LBS



PLAN VIEW



SIDE VIEW FRONT VIEW

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SAN RAMON, CA
94583

NextEdge
1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JC
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	11/07/24	90% CD
	01/23/25	100% CD

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. WARD
No.65117
Exp. 09/30/25
CIVIL
STATE OF CALIFORNIA

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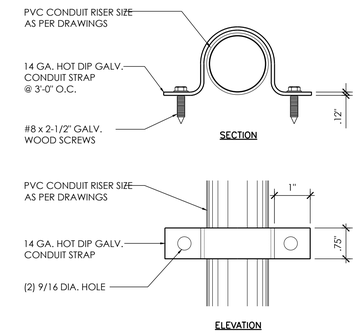
DETAILS

D-1

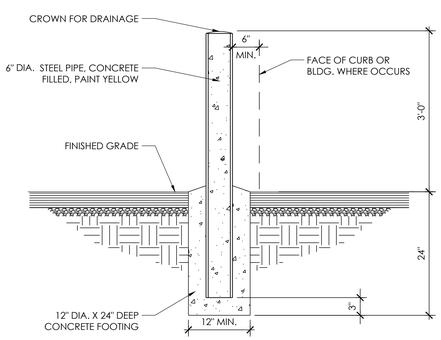
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NOT USED | 11

NOT USED | 10



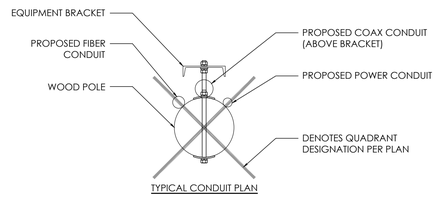
CONDUIT BRACKET | 9

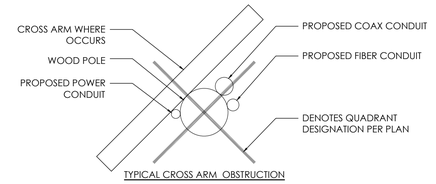


BOLLARD | 8

NOT USED | 7

NOTE:
CONDUITS SHALL IN NO CASE, CROSS OVER INTO THE CLIMB SPACE QUADRANT, OR OTHER QUADRANTS





TYP CROSS ARM OBSTRUCTION | 6

NOT USED | 5

ERICSSON PSU AC 08

DIMENSIONS: 2.72" TALL x 10.79" WIDE x 7.09" DEEP

WEIGHT: 11.46 lbs

THE PSU IS REQUIRED TO OPERATE THE RADIO ON AC. IF THE RADIO IS INSTALLED OUTDOORS, THE ACCU IS ALSO REQUIRED, OTHERWISE THE ACCU IS OPTIONAL. THE EQUIPMENT FOR AC POWER SUPPLY IS SHOWN FIGURE 1

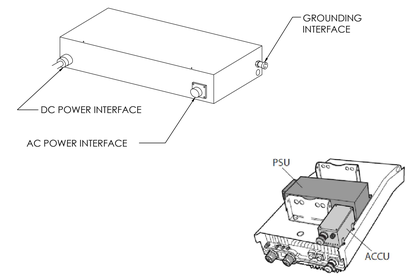
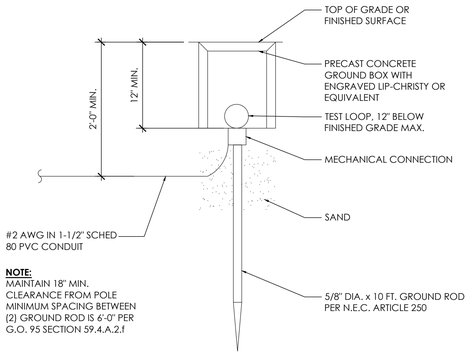


FIGURE 1

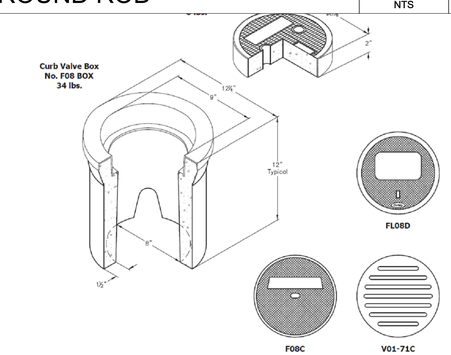
PSU | SCALE NTS | 3



NOTE:
MAINTAIN 18" MIN. CLEARANCE FROM POLE
MINIMUM SPACING BETWEEN (2) GROUND ROD IS 6'-0" PER G.O. 95 SECTION 59.4.A.2.f

GROUND ROD | SCALE NTS | 2

NOT USED | 4



A high density reinforced concrete box with non-settling shoulders positioned to maintain grade and facilitate back filling. Approximate dimensions and weight shown.

Oldcastle Ordering Code	Item	Approx. Shipping Weight	Description
FOBBOX	BOX	34 lbs.	F08 Curb Valve Box (8" I.D. x 12" High) – 48 per pallet
FOBR	LID	8 lbs.	Reinforced Concrete Lid with Plastic Ring
FOBC	LID	8 lbs.	Cast Iron Lid
FL08D	LID	2 lbs.	Fibrelyte Lid, Non-Concrete
V01-71C	LID	12 lbs.	Cast Iron Grate ADA Compliant

GROUND ROD ENCLOSURE | SCALE NTS | 1

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PEBBLE BEACH, CA 93953

DETAILS

D-2

ELECTRICAL NOTES

1. GENERAL REQUIREMENTS

A. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE AND ALL STATE AND LOCAL CODES. NOTHING IN THESE PLANS OR SPECIFICATIONS SHALL BE CONSTRUED AS TO PERMIT WORK NOT CONFORMING TO THE MOST STRINGENT OF THESE CODES. SHOULD CHANGES BE NECESSARY IN THE DRAWINGS OR SPECIFICATIONS TO MAKE THE WORK COMPLY WITH THESE REQUIREMENTS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING AND CEASE WORK ON PARTS OF THE CONTRACT

B. THE CONTRACTOR SHALL MAKE A SITE VISIT PRIOR TO BIDDING AND CONSTRUCTION TO VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES. THE CONTRACTOR ASSUMES ALL LIABILITY FOR FAILURE TO COMPLY WITH THIS PROVISION.

C. THE EXTENT OF THE WORK IS INDICATED BY THE DRAWINGS, SCHEDULES, AND SPECIFICATIONS AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT. THE WORK SHALL CONSIST OF FURNISHING ALL LABOR, EQUIPMENT, MATERIALS AND SUPPLIES NECESSARY FOR A COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM. THE WORK SHALL ALSO INCLUDE THE COMPLETION OF ALL ELECTRICAL WORK NOT MENTIONED OR SHOWN WHICH ARE NECESSARY FOR SUCCESSFUL OPERATION OF ALL SYSTEMS.

D. THE CONTRACTOR SHALL PREPARE A BID FOR A COMPLETE AND OPERATIONAL SYSTEM, WHICH INCLUDES THE COST FOR MATERIAL AND LABOR.

E. WORKMANSHIP AND NEAT APPEARANCE SHALL BE AS IMPORTANT AS THE OPERATION. DEFECTIVE OR DAMAGED MATERIALS SHALL BE REPLACED OR REPAIRED PRIOR TO FINAL ACCEPTANCE IN A MANNER ACCEPTABLE TO OWNER AND ENGINEER.

F. COMPLETE THE ENTIRE INSTALLATION AS SOON AS THE PROGRESS OF THE WORK WILL PERMIT.

G. ANY ERROR, OMISSION OR DESIGN DISCREPANCY ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION OR CORRECTION BEFORE CONSTRUCTION.

H. "PROVIDE" INDICATES THAT ALL ITEMS ARE TO BE FURNISHED, INSTALLED AND CONNECTED IN PLACE.

I. CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING PERMITS AND PAY ALL REQUIRED FEES.

2. EQUIPMENT LOCATION

A. ALL DRAWINGS INDICATE DIAGRAMMATICALLY THE DESIRED LOCATIONS OR ARRANGEMENTS OF CONDUIT RUNS, OUTLETS, EQUIPMENT, ETC., AND ARE TO BE FOLLOWED AS CLOSELY AS POSSIBLE. PROPER JUDGEMENT MUST BE EXERCISED IN EXECUTING THE WORK SO AS TO SECURE THE BEST POSSIBLE INSTALLATION IN THE AVAILABLE SPACE AND TO OVERCOME LOCAL DIFFICULTIES DUE TO SPACE LIMITATIONS OR INTERFERENCE OF STRUCTURE CONDITIONS ENCOUNTERED.

B. IN THE EVENT CHANGES IN THE INDICATED LOCATIONS OR ARRANGEMENTS ARE NECESSARY, DUE TO FIELD CONDITIONS IN THE BUILDING CONSTRUCTION OR REARRANGEMENT OF EQUIPMENT, SUCH CHANGES SHALL BE MADE WITHOUT COST, PROVIDING THE CHANGE IS ORDERED BEFORE THE CONDUIT RUNS, ETC., AND WORK DIRECTLY CONNECTED TO THE SAME IS INSTALLED AND NO EXTRA MATERIALS ARE REQUIRED.

C. COORDINATE THE WORK OF THE SECTION WITH THAT OF ALL OTHER TRADES. WHERE CONFLICTS OCCUR, CONSULT WITH THE PERSPECTIVE CONTRACTOR AND COME TO AGREEMENT AS TO CHANGES NECESSARY. OBTAIN WRITTEN ACCEPTANCE FROM ENGINEER FOR THE PROPOSED CHANGES BEFORE PROCEEDING.

3. TESTS

A. BEFORE FINAL ACCEPTANCE OF WORK, THE CONTRACTOR SHALL INSURE THAT ALL EQUIPMENT, SYSTEMS, FIXTURES, ETC., ARE WORKING SATISFACTORILY AND TO THE INTENT OF THE DRAWINGS.

4. PERMITS

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING OUT AND PAYING FOR ALL THE REQUIRED PERMITS, INSPECTION AND EXAMINATION WITHOUT ADDITIONAL EXPENSE TO THE OWNER.

5. GROUNDING

A. THE CONTRACTOR SHALL PROVIDE A COMPLETE, AND APPROVED GROUNDING SYSTEM INCLUDING ELECTRODES, ELECTRODE CONDUCTOR, BONDING CONDUCTORS, AND EQUIPMENT CONDUCTORS AS REQUIRED BY ARTICLE 250 OF NATIONAL ELECTRICAL CODE.

B. CONDUITS CONNECTED TO EQUIPMENT AND DEVICES SHALL BE METALLICALLY JOINED TOGETHER TO PROVIDE EFFECTIVE ELECTRICAL CONTINUITY.

C. FEEDERS AND BRANCH CIRCUIT WIRING INSTALLED IN A NONMETALLIC CONDUIT SHALL INCLUDE A CODE SIZED GROUNDING CONDUCTOR HAVING GREEN INSULATION. THE GROUND CONDUCTOR SHALL BE PROPERLY CONNECTED AT BOTH ENDS TO MAINTAIN ELECTRICAL CONTINUITY.

D. REFER TO GROUND BUS DETAILS. PROVIDE NEW GROUND SYSTEM COMPLETE WITH CONDUCTORS, GROUND ROD AND DESCRIBED TERMINATIONS.

E. ALL GROUNDING CONDUCTORS SHALL BE SOLID TINNED COPPER AND ANNEALED #2 UNLESS NOTED OTHERWISE.

F. ALL NON-DIRECT BURIED TELEPHONE EQUIPMENT GROUND CONDUCTORS SHALL BE #2 STRANDED, THHN (GREEN) INSULATION.

G. ALL GROUND CONNECTIONS SHALL BE MADE WITH "HYGROUND" COMPRESSION SYSTEM BURNDY CONNECTORS EXCEPT WHERE NOTED OTHERWISE.

H. PAINT AT ALL GROUND CONNECTIONS SHALL BE REMOVED.

I. GROUNDING SYSTEM RESISTANCE SHALL NOT EXCEED 5 OHMS. IF THE RESISTANCE VALUE IS EXCEEDED, NOTIFY THE OWNER FOR FUTURE INSTRUCTION ON METHODS FOR REDUCING THE RESISTANCE VALUE. SUBMIT TEST REPORTS AND FURNISH TO ATT ONCE COMPLETE SET OF PRINTS SHOWING "INSTALLED WORK".

6. UTILITY SERVICE

A. TELEPHONE AND ELECTRICAL METERING FACILITIES SHALL CONFORM TO THE REQUIREMENTS OF THE SERVING UTILITY COMPANIES. CONTRACTOR SHALL VERIFY SERVICE LOCATIONS AND REQUIREMENTS. SERVICE INFORMATION WILL BE FURNISHED BY THE SERVING UTILITIES.

B. CONFORM TO ALL REQUIREMENTS OF THE SERVING UTILITY COMPANIES.

7. PRODUCTS

A. ALL MATERIALS SHALL BE NEW, CONFORMING WITH THE NEC, ANSI, NEMA, AND THEY SHALL BE U.L. LISTED AND LABELED.

B. CONDUIT:

B.1. RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR. RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAPPED WRAPPED WITH HUNTS WRAP PROCESS NO. 3.

B.2. ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL. FITTINGS SHALL BE COMPRESSION TYPE. EMT SHALL BE USED ONLY FOR INTERIOR RUNS.

B.3. FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR "SQUEEZE" TYPE. SEAL TIGHT FLEXIBLE CONDUIT. ALL CONDUIT IN EXCESS OF SIX FEET IN LENGTH SHALL HAVE FULL SIZE GROUND WIRE.

B.4. ALL UNDERGROUND CONDUITS SHALL BE PVC SCHEDULE 40 (UNLESS NOTED OTHERWISE) AT A MINIMUM DEPTH OF 24" BELOW GRADE.

B.5. ALL CONDUIT ONLY (C.O.) SHALL HAVE PULL ROPE.

C. ALL WIRE AND CABLE SHALL BE COPPER, 600 VOLT, #12 AWG MINIMUM UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. CONDUCTORS #10 AWG AND SMALLER SHALL BE SOLID. CONDUCTORS #8 AWG AND LARGER SHALL BE STRANDED. TYPE THHN INSULATION USED UNLESS CONDUCTORS INSTALLED IN CONDUIT EXPOSED TO WEATHER, IN WHICH CASE TYPE THWN INSULATION SHALL BE USED.

D. PROVIDE GALVANIZED COATED STEEL BOXES AND ACCESSORIES SIZED PER CODE TO ACCOMMODATE ALL DEVICES AND WIRING.

E. TOGGLE SWITCHES SHALL BE 20 AMP, 120 VOLT AC, SPECIFICATION GRADE WHITE (UNLESS NOTED OTHERWISE) FINISH. MOUNT SWITCHES AT +48" ABOVE FINISHED FLOOR.

F. PANELBOARD SHALL BE DEAD FRONT SAFETY TYPE WITH ANTI-BURN SOLDERLESS COMPRESSION APPROVED FOR COPPER CONDUCTORS, COPPER BUS BARS, FULL SIZED NEUTRAL BUS, GROUND BUS AND EQUIPPED WITH QUICK-MAKE QUICK-BREAK BOLT-IN TYPE THERMAL MAGNETIC CIRCUIT BREAKERS. MOUNT TOP OF THE PANELBOARD AT 6'-3" ABOVE FINISHED FLOOR. PROVIDE TYPEWRITTEN CIRCUIT DIRECTORY.

G. ALL CIRCUIT BREAKERS, MAGNETIC STARTERS AND OTHER ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THAN MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED.

H. GROUND RODS SHALL BE COPPER CLAD STEEL, 5/8" ROUND AND 10' LONG. COPPERWELD OR APPROVED EQUAL.

I. CONDUIT REQUIREMENTS (TYP., U.N.O.): UNDERGROUND: PVC (SCHED 40 OR 80). INDOOR: EMT (RGS IN TRAFFIC AREAS, OUTDOOR (ABOVE GRADE): RGS.

J. PLACE "TRUE TAPE" AND PULL ROPE IN THE CONDUITS AS REQUIRED.

8. INSTALLATION

A. PROVIDE SUPPORTING DEVICES FOR ALL ELECTRICAL EQUIPMENT, FIXTURES, BOXES, PANEL, ETC., EQUIPMENT SHALL BE BRACED TO WITHSTAND HORIZONTAL FORCES IN ACCORDANCE WITH STATE AND LOCAL CODE REQUIREMENTS. PROVIDE PRIOR ALIGNMENT AND LEVELING OF ALL DEVICES AND FIXTURES.

9. PROJECT CLOSEOUT

A. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.

B. PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS AND CIRCUITS.

GENERAL ABBREVIATIONS

A	AMPERE
ACCA	ANTENNA CABLE COVER ASSEMBLY
AIC	AMPERE INTERRUPTING CAPACITY
APPROX	APPROXIMATELY
AT	AMPERE TRIP
AWG	AMERICAN WIRE GAGE
BATT	BATTERY
BD	BOARD
BR	BRANCH
BRKR	BREAKER
BTCW	BARE TINNED COPPER WIRE
C	CONDUIT
CAB	CABINET
CB	CIRCUIT BREAKER
CKT	CIRCUIT
CONT	CONTINUOUS
DEM	DEMAND
(E)	EXISTING
EGR	EMERGENCY GEN. RECEPTACLE
ELEC	ELECTRICAL
EMT	ELECTRICAL METALLIC TUBING
ENCL	ENCLOSURE
EXIST	EXISTING
FAC	FACTOR
F/A	FIRE ALARM
FLUOR	FLUORESCENT
FT	FOOT/FEET
FU	FUSE
G	GROUND
GND	GROUNDING
GPS	GLOBAL POSITIONING SYSTEM
HDBC	HARD DRAWN COPPER WIRE
HPS	HIGH PRESSURE SODIUM
LG	LENGTH
LPS	LOW PRESSURE SODIUM
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MLO	MAIN LUGS ONLY
MTD	MOUNTED
MTG	MOUNTING
MTS	MANUAL TRANSFER SWITCH
N	NEUTRAL
(N)	NEW
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOC.
OH	OVERHEAD
P	POLE
PH	PHASE
PNLBD	PANELBOARD
PRI	PRIMARY
PWR	POWER
RCPT	RECEPTACLE
RGS	RIGID GALVANIZED STEEL
SAF	SAFETY
SDBC	SOFT DRAWN BARE COPPER
SEC	SECONDARY
S.N.	SOLID NEUTRAL
SURF	SURFACE
SW	SWITCH
TEL	TELEPHONE
TYP	TYPICAL
U/G	UNDERGROUND
U.L.	UNDERWRITER'S LABORATORY INC.
U.N.O.	UNLESS NOTED OTHERWISE
V	VOLT
VAC	VOLT ALTERNATING CURRENT
W	WATT OR WIRE
W/	WITH
W/O	WITHOUT
XFER	TRANSFER
XFMR	TRANSFORMER
XLPE	CROSS-LINK POLYETHYLENE

ELECTRICAL LEGEND

——OHT/OHP——	OVERHEAD COMM/OVERHEAD POWER
—— E ——	POWER RUN
—— T ——	TELCO RUN
—— E/T ——	POWER/TELCO RUN
—— G ——	GROUND LINE
	FUSE, SIZE AND TYPE AS INDICATED.
	LIGHTING FIXTURE
	5/8" X 10'-0" ,CU. GND ROD 24" MIN. BELOW GRADE.
	MECHANICAL CONNECTION
	CIRCUIT BREAKER

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30005

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ELECTRICAL GENERAL NOTES

E-1

NOTES:
1. GROUND ROD: UL LISTED COPPER CLAD STEEL. MINIMUM 5/8" DIAMETER x 10'-0" LONG. ALL GROUND RODS MAY BE INSTALLED WITH INSPECTION SLEEVES. GROUND RODS SHALL BE DRIVEN TO THE DEPTH OF GROUND CONDUCTOR.

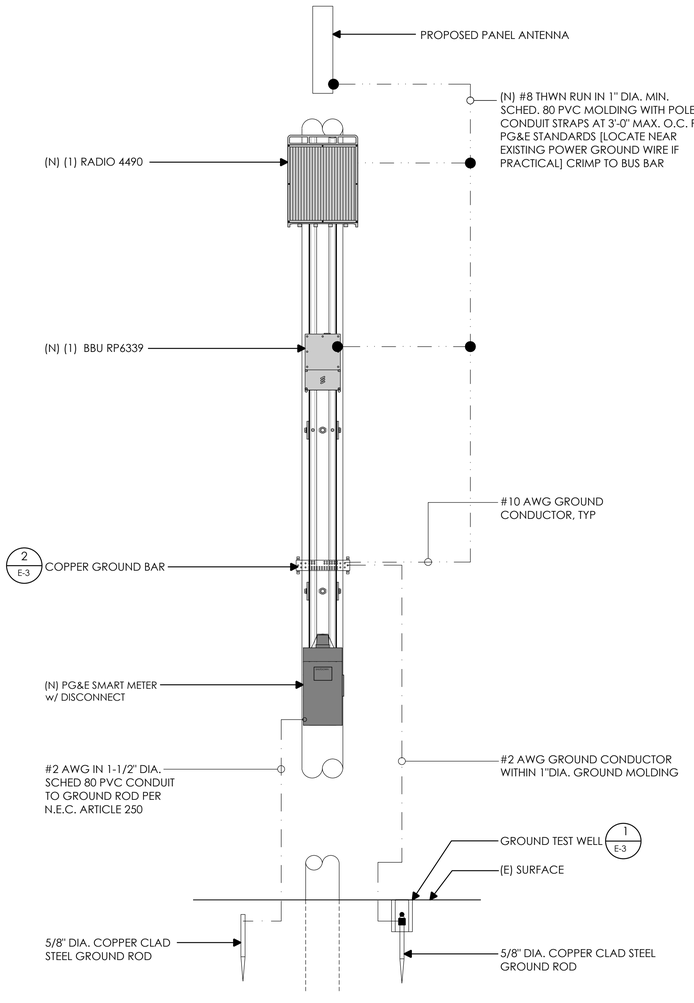
2. CELL REFERENCE GROUND BAR: POINT OF GROUND REFERENCE FOR ALL COMMUNICATIONS EQUIPMENT FRAMES. ALL BONDS ARE MADE WITH STRANDED GREEN INSULATED COPPER CONDUCTORS SIZED AS SHOWN. BOND TO GROUND ROD AS SHOWN IN THE GROUNDING SCHEMATIC.

3. EXTERIOR UNIT BONDS: METALLIC OBJECTS SHALL BE BONDED TO THE EXTERIOR GROUND ROD.

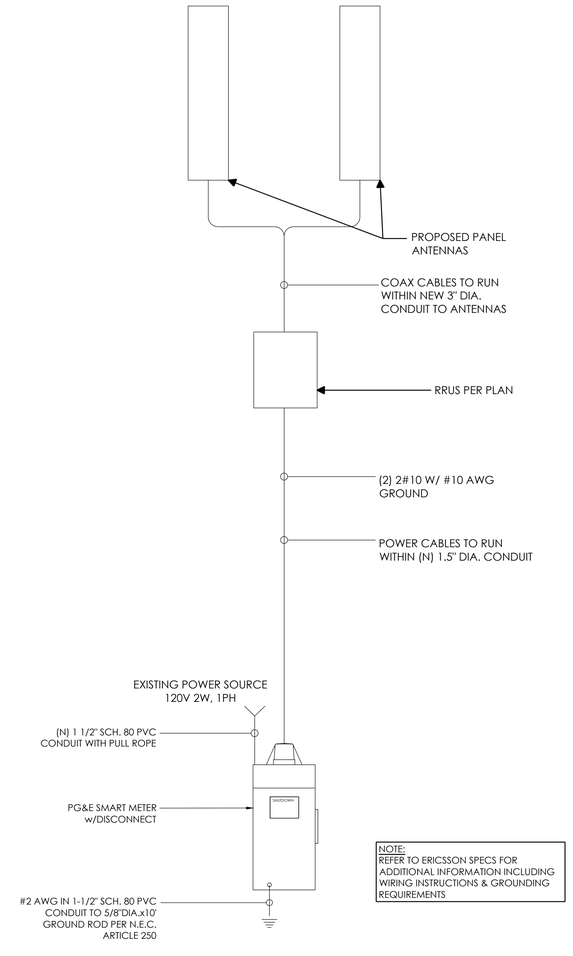
4. PROVIDE ALL ELECTRICAL WORK & MATERIALS AS SHOWN ON THE DWGS, AS CALLED FOR HEREIN, & AS IS NECESSARY TO FURNISH A COMPLETE INSTALLATION.

5. OUTDOOR EQUIPMENT SHALL BE RATED NEMA 3R AND/OR UL LISTED FOR WET ENVIRONMENT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING THE GROUNDING SYSTEM AND ENSURING A 5 OHM OR LESS GROUNDING PATH. ADDITIONAL GROUND RODS AND/OR CHEMICAL ROD SYSTEM SHALL BE USED TO ACHIEVE THIS REQUIREMENT IF THE GIVEN DESIGN CANNOT BE MADE TO ACHIEVE THIS REQUIREMENT.



GROUNDING SCHEMATIC 2



NOTE:
REFER TO ERICSSON SPECS FOR ADDITIONAL INFORMATION INCLUDING WIRING INSTRUCTIONS & GROUNDING REQUIREMENTS

ONE-LINE DIAGRAM 1

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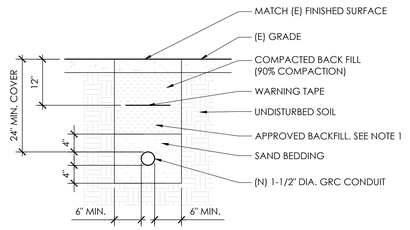
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ONE-LINE DIAGRAM &
GROUNDING SCHEMATIC

E-2

NOT USED 12

TRENCH 9



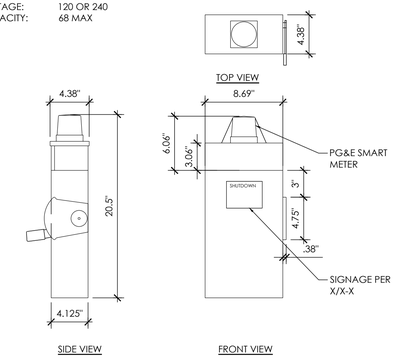
NOTES:

1. TRENCH BACKFILL: CLASS II OR CLASS III AGGREGATE BASE AT 90% COMPACTION. NATIVE MATERIALS MAY BE USED AS BACKFILL WITH WRITTEN CONSENT OF A/E. NATIVE BACKFILL COMPACTION SHALL BE 90%. CONTRACTOR SHALL VERIFY SUITABILITY OF NATIVE BACKFILL PRIOR TO START OF CONSTRUCTION.
2. VERIFY LOCATIONS OF ALL EXISTING UTILITIES BELOW GRADE VIA UNDERGROUND SERVICE LOCATOR PRIOR TO ANY EXCAVATION.
3. ADJUST LOCATION OF TRENCH AS REQUIRED PER RESULTS OF UNDERGROUND SERIVCE LOCATOR RESULTS TO AVOID CONFLICT WITH EXISTING UTILITIES.
4. PATCH / REPAIR ADJACENT SURFACES TO CONDITION EXISTING PRIOR TO WORK.
5. ALL CONCRETE REPAIR WORK SHALL BE DONE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE (ACI) 301.

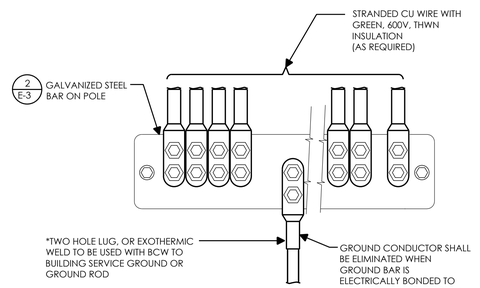
DISCONNECT 6

TESCO DISCONNECT BOX WITH CT AND METER SOCKET

COLOR: GRAY
DIMENSIONS: 20.5" TALL x 8.69" WIDE x 4.38" DEEP
TOTAL WEIGHT:
PHASE.: SINGLE
VOLTAGE: 120 OR 240
AMPACITY: 68 MAX



GROUND WIRE TO BAR 3

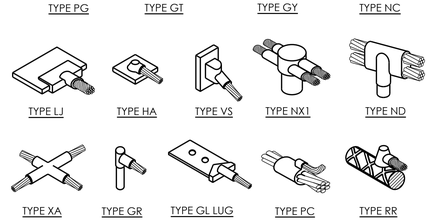


NOTE:
GROUND BARS AT BOTTOM OF TOWERS/LIGHT POLES SHALL ONLY USE EXOTHERMIC WELDS.

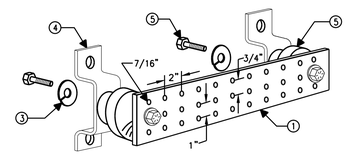
NOT USED 11

NOT USED 8

EXOTHERMIC WELD CONNECTION 5



GROUND BAR 2



NOTES:

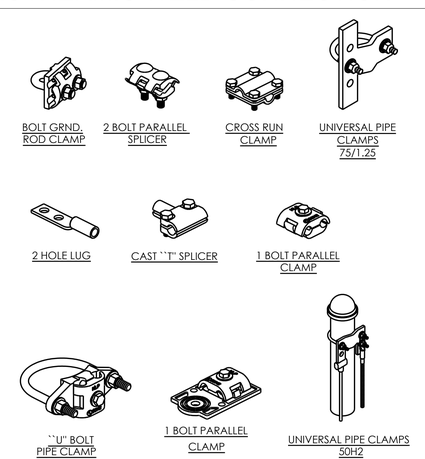
1. COPPER GROUND BAR, HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION. (ACTUAL GROUND BAR SIZE WILL VARY BASED ON NUMBER OF GROUND CONNECTIONS)
2. INSULATORS, NEWTON INSTRUMENT CAT. NO. 3061-4 OR APPROVED EQUAL
3. 5/8" LOCK WASHERS, NEWTON INSTRUMENT CO., CAT. NO. 3015-8 OR APPROVED EQUAL
4. WALL MOUNTING BRACKET, NEWTON INSTRUMENT CO., CAT NO. A-6056 OR APPROVED EQUAL
5. 5/8-11 X 1" HHCS BOLTS, NEWTON INSTRUMENT CO., CAT NO. 3012-1 OR APPROVED EQUAL
6. INSULATORS SHALL BE ELIMINATED WHEN BONDING DIRECTLY TO TOWER/MONOPINE STRUCTURE. CONNECTION TO TOWER/MONOPINE STRUCTURE SHALL BE PER MANUFACTURERS RECOMMENDATIONS.
7. VALMONT TINMG212U-K (OR EQUIVALENT) 1/4"X2"X12"

NOT USED 10

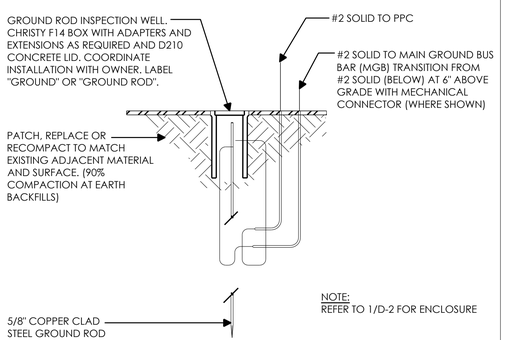
ELECTRICAL LOAD CALCULATIONS 7

Electrical Load Calculations @ 120V			
Radio	**Wattage**	**1.25*VA**	**Amps**
4490	480	600.0	5.0
4890	480	600.0	5.0
4467	320	400.0	3.3
		0.0	0.0
		0.0	0.0
Totals		1600.0	13.3
Disconnect / Meter: 68 Amps			
Total Load: 19.6%			

MECHANICAL CONNECTION 4



GROUND TEST WELL 1



NOTE:
REFER TO 1/D-2 FOR ENCLOSURE

AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA
94583

NextEdge
1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JC
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	11/07/24	90% CD
	01/23/25	100% CD

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. WARD
No. 65117
Exp. 09/30/25
CIVIL
STATE OF CALIFORNIA

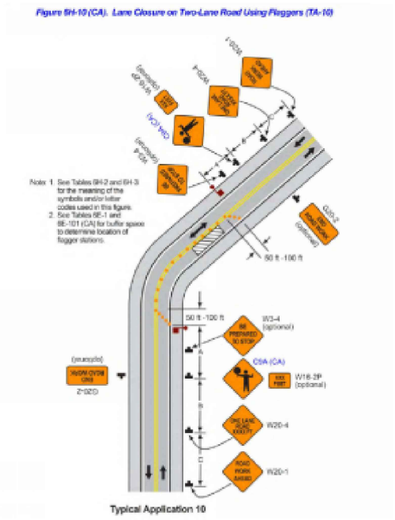
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

CRAN_RSFR_PEBBL_202

(NEAR) 3399 17 MILE DR
PEBBLE BEACH, CA 93953

ELECTRICAL DETAILS

E-3



TA-10 FOR REFERENCE ONLY

TA-10 FOR REFERENCE ONLY

PEDESTRIANS SHALL BE ESCORTED THROUGH OR AROUND THE WORK AREA, PER CAMUTCD TA-28 OR TA-29 AS APPLICABLE, THROUGHOUT THE COURSE OF WORK.

SJ MUTCD TABLE

POSTED SPEED (MPH)	DISTANCE BETWEEN SIGNS			TAPER	BUFFER
	A	B	C	L (SEE NOTE)	
15	200'	200'	200'	45'	55'
20	200'	200'	200'	80'	55'
25	200'	200'	200'	125'	55'
30	350'	350'	350'	180'	85'
35	350'	350'	350'	245'	120'
40	350'	350'	350'	320'	220'
45	350'	350'	350'	540'	360'
50	500'	500'	500'	600'	425'
55	500'	500'	500'	660'	495'
60	500'	500'	500'	720'	570'
65	500'	500'	500'	780'	645'

NOTES:
A. DISTANCE IN FEET UNLESS OTHERWISE NOTED.
B. CONTRACTOR TO VERIFY EXISTING SPEED LIMIT.
C. DISTANCE SHOWN ARE NOT VALID FOR LIMITED ACCESS HIGHWAYS. CONSULT STATE DOT MANUAL FOR DISTANCES.
D. ADJUST DISTANCES TO COMPLY WITH REQUIREMENT OF THE STATE OR LOCAL HIGHWAY AUTHORITY HAVING JURISDICTION.
E. TAPER LENGTHS SHOWN ON 12' LANE WIDTH.

TRAFFIC CONTROL TABLE | 2

SPEED LIMIT = 25 MPH



TRAFFIC CONTROL PLAN

24"x36" SCALE: 1" = 50'-0"
11"x17" SCALE: 1" = 100'-0"
50' 25' 0" 50'

SCALE 1"=50'-0" | 1

TRAFFIC CONTROL NOTES

1. ALL DELINEATORS SHALL BE EQUIPPED WITH REFLECTORS AT NIGHT TIME.

2. ALL TRAFFIC CONTROL DEVICES, STRIPES, MARKINGS, LEGENDS AND RAISED PAVEMENT MARKERS SHALL CONFORM TO THE LATEST EDITIONS OF THE FOLLOWING: A) CA MUTCD, B) STATE OF CALIFORNIA STANDARD SPECIFICATIONS, C) SPECIAL PROVISIONS, AND D) STANDARD PLANS.

3. THE CONTRACTOR PERFORMING THE WORK ON A PUBLIC STREET SHALL ASSUME RESPONSIBILITY AS FOLLOWS: A) INSTALL AND MAINTAIN THE TRAFFIC CONTROL DEVICES AS SHOWN HEREIN, B) ANY ADDITIONAL TRAFFIC CONTROL DEVICES THAT MAY BE REQUIRED TO INSURE THE SAFE MOVEMENT OF TRAFFIC AND PEDESTRIANS THROUGH OR AROUND THE WORK AREA, AND C) PROVIDE MAXIMUM PROTECTION AND SAFETY TO CONSTRUCTION WORKERS.

4. THE CITY OR COUNTY OF RECORD AS WELL AS CALTRANS RESERVE THE RIGHT TO OBSERVE THESE TRAFFIC CONTROL PLANS IN USE. THEY HAVE THE AUTHORITY TO MAKE ANY NECESSARY CHANGES AS FIELD CONDITIONS WARRANT. ANY CHANGES SHALL SUPERSEDE THESE PLANS. THE EXACT LOCATION OF ALL EQUIPMENT AND TRAFFIC CONTROL DEVICES SHALL BE DETERMINED BY THE ENGINEER.

5. ALL SIGNS, DELINEATORS, BARRICADES, ETC. AND THEIR INSTALLATION SHALL CONFORM TO THE LATEST EDITIONS OF THE: A) CA. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, B) THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS, C) SPECIAL PROVISIONS, AND D) STANDARD PLANS.

6. IN ORDER TO PRESERVE THEIR APPEARANCE AND CONTINUITY, ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN THEIR PROPER POSITION AT ALL TIMES AND SHALL BE REPAIRED, REPLACED OR CLEANED AS NECESSARY, AND AS DIRECTED BY THE ENGINEER

7. ALL TRAFFIC LANES SHALL HAVE A MINIMUM OF 5 FEET CLEARANCE FROM OPEN EXCAVATIONS AND MINIMUM OF 2 FEET FROM VERTICAL OBSTRUCTIONS.

8. THE CONTRACTOR SHALL PROVIDE FLAGGERS AS DEEMED NECESSARY BY THE ENGINEER, COUNTY INSPECTOR, OR CALTRANS PERMIT INSPECTOR.

9. ALL ADVANCED WARNING SIGNS SHALL BE EQUIPPED WITH FLAGS.

10. ALL TRAFFIC CONTROL DEVICES SHALL BE IN PLACE AT ALL TIMES DURING ANY WORK ON SITE.

11. PLACE ADDITIONAL SIGNS AS FOLLOWS: A) "LANE CLOSED", (C30) ON THE TYPE II BARRICADES AT 100 FOOT INTERVALS THROUGHOUT EXTENDED WORK AREAS IN EACH LANE THAT IS CLOSED AND B) "OPEN TRENCH" (C27) WHENEVER AN OPEN EXCAVATION AREA EXISTS ADJACENT TO THE TRAVELED WAY.

12. ALL TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE REMOVED FOLLOWING COMPLETION OF EACH CONSTRUCTION STAGE AND THE PERMANENT TRAFFIC CONTROL DEVICES SHALL BE RESTORED BY THE CONTRACTOR UPON COMPLETION OF WORK.

13. THE CONTRACTOR SHALL REPLACE AND/OR REPAIR ALL DAMAGED STRIPING AT THE END OF EACH WORKING DAY.

14. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICAN DISABILITY ACT AS RELATED TO PEDESTRIAN ACCESS AND SHALL MAINTAIN PEDESTRIAN ACCESS AT ALL TIMES PER ADA REQUIREMENTS. ANY SIDEWALK CLOSURE AND/OR DETOUR SHALL COMPLY WITH THE WATCH STANDARDS AND MUST OBTAIN APPROVAL FROM THE CITY OR COUNTY OF RECORD.

15. THE CONTRACTOR SHALL COVER OR REMOVE ALL CONFLICTING SIGNS.

16. THE CONTRACTOR SHALL POST "SYMBOLS" UNEVEN LANES, "STEEL PLATES AHEAD" OR "BUMP" SIGNS FOR PAVEMENT SURFACE DISRUPTIONS OF $\frac{3}{4}$" OR GREATER. PAVEMENT DISRUPTIONS FOR 1" OR GREATER SHALL HAVE A BEVELED EDGE OF FOUR (4) HORIZONTAL TO ONE (1) VERTICAL.

17. BEFORE PLATE BRIDGING, THE CONTRACTOR SHALL INSTALL "CAUTION STEEL PLATES ADHEAD" AND/OR "ROUGH ROAD SIGNS.

18. THE RESIDENTS AND BUSINESSES SHALL BE NOTIFIED OF THE DATES & TIMES OF CONSTRUCTION TWO (2) WEEKS PRIOR TO THE WORK START DATE.

TRAFFIC SYMBOL LEGEND

- TRAFFIC CONE (10' MAX SPACING)
- TRAFFIC SIGN
- LANE DIRECTION
- STAGING AREA
- FLAGGER

AT&T
5001 EXECUTIVE PARKWAY
SAN RAMON, CA
94583

PlannENG
4746 Clayton Rd,
Concord, CA, 94521
☎ (925) 408-2159
e- splanneng@gmail.com
www.planneng.com

DRAWN BY:
CHECKED BY:
APPROVED BY:

REV	DATE	DESCRIPTION
0	14/04/23	100% CD

LICENSED PROFESSIONAL ENGINEER
MANOUCHEHR HAKHAMANESH
C 88083
EXP: 03/31/2026
CIVIL
STATE OF CALIFORNIA

CRAN_RSFR_PEBBL_202

3399 17 MILE DR
PEBBLE BEACH, CA 93953

TRAFFIC CONTROL PLAN

TCP-1

PlannENG
4746 Clayton Rd,
Concord, CA, 94521
☎ (925) 408-2159
e- splanneng@gmail.com
www.planneng.com

Date:	
Scale:	SEE DRAWING
Designed:	TDL
Drawn:	BBB
Checked:	
Proj. Engr:	
File:	

	REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

PLAN
FOR THE IMPROVEMENT OF
CRAN_RSFR_PEBBL_202
3399 17 MILE DR
PEBBLE BEACH, CA 93953
PEBBLE BEACH CALIFORNIA

PERMIT #
PROJECT #
PROJECT INSPECTOR:
VOICE MAIL:

PROJECT ENGINEER — NAME — DATE
DEPARTMENT OF TRANSPORTATION - OPS — N/A — NAME — DATE
DEPARTMENT OF TRANSPORTATION — N/A — NAME — DATE
STREETLIGHT LAYOUT — N/A — NAME — DATE
MUNICIPAL WATER — N/A — NAME — DATE
ELECTRICAL CIRCUITS — MARLON DE LEON — DATE

DEPARTMENT OF PUBLIC WORKS
PEBBLE BEACH, CALIFORNIA

APPROVED BY MATTHEW CANO
DIRECTOR OF PUBLIC WORKS
N/A

REV. DATE MAY 08, 2018

view from 17 Mile Drive looking northeast at site

AT&T Wireless

CRAN_RSFR_PEBBL_202
Near 3399 17 Mile Drive, Pebble Beach, CA
Photosims Produced on 4-18-2025

Existing



Proposed



AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

view from 17 Mile Drive looking northwest at site

AT&T Wireless

CRAN_RSFR_PEBBL_202
Near 3399 17 Mile Drive, Pebble Beach, CA
Photosims Produced on 4-18-2025

Existing



Proposed



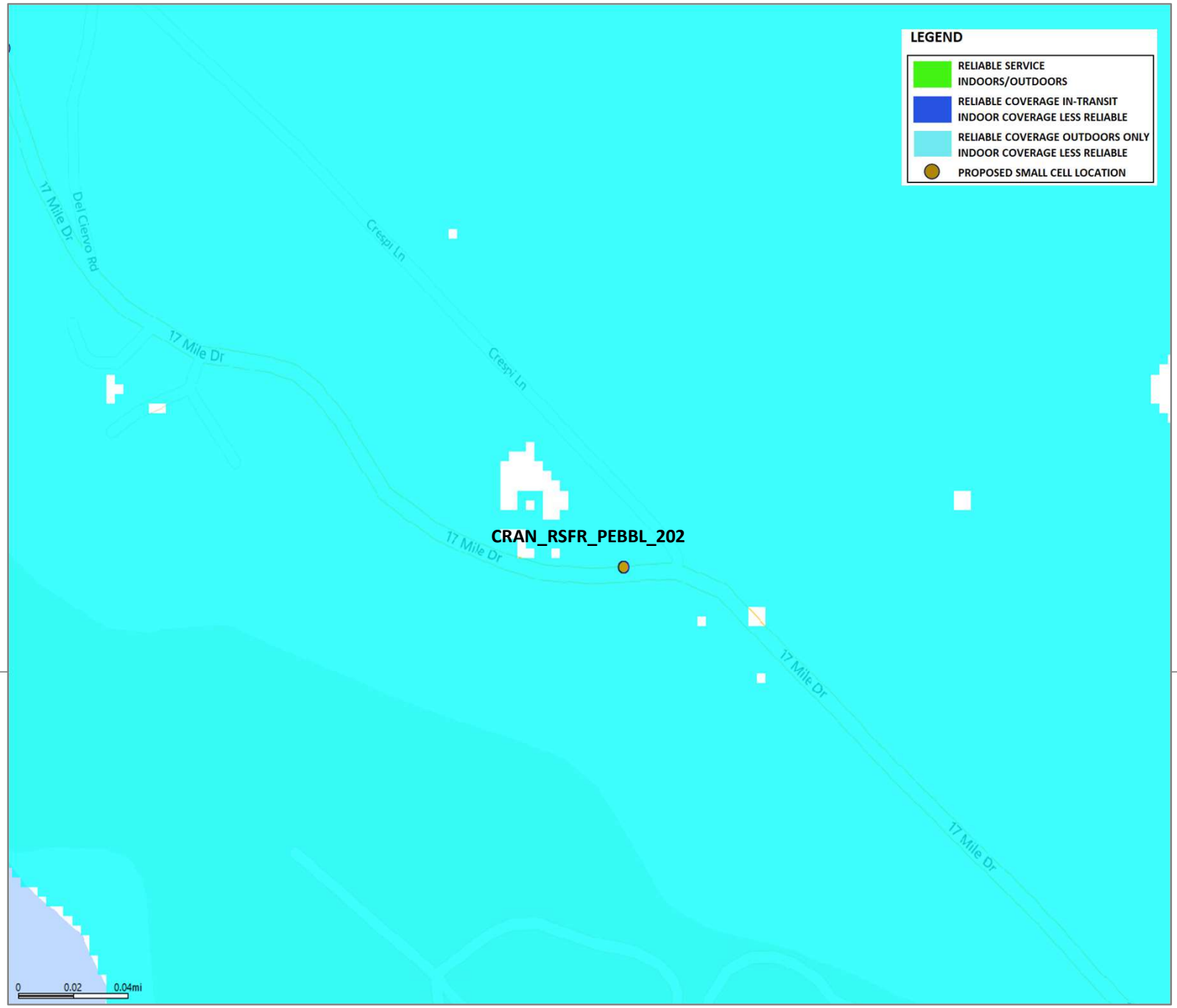
AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507



CRAN_RSFR_PEBBL_202
SERVICE MAP

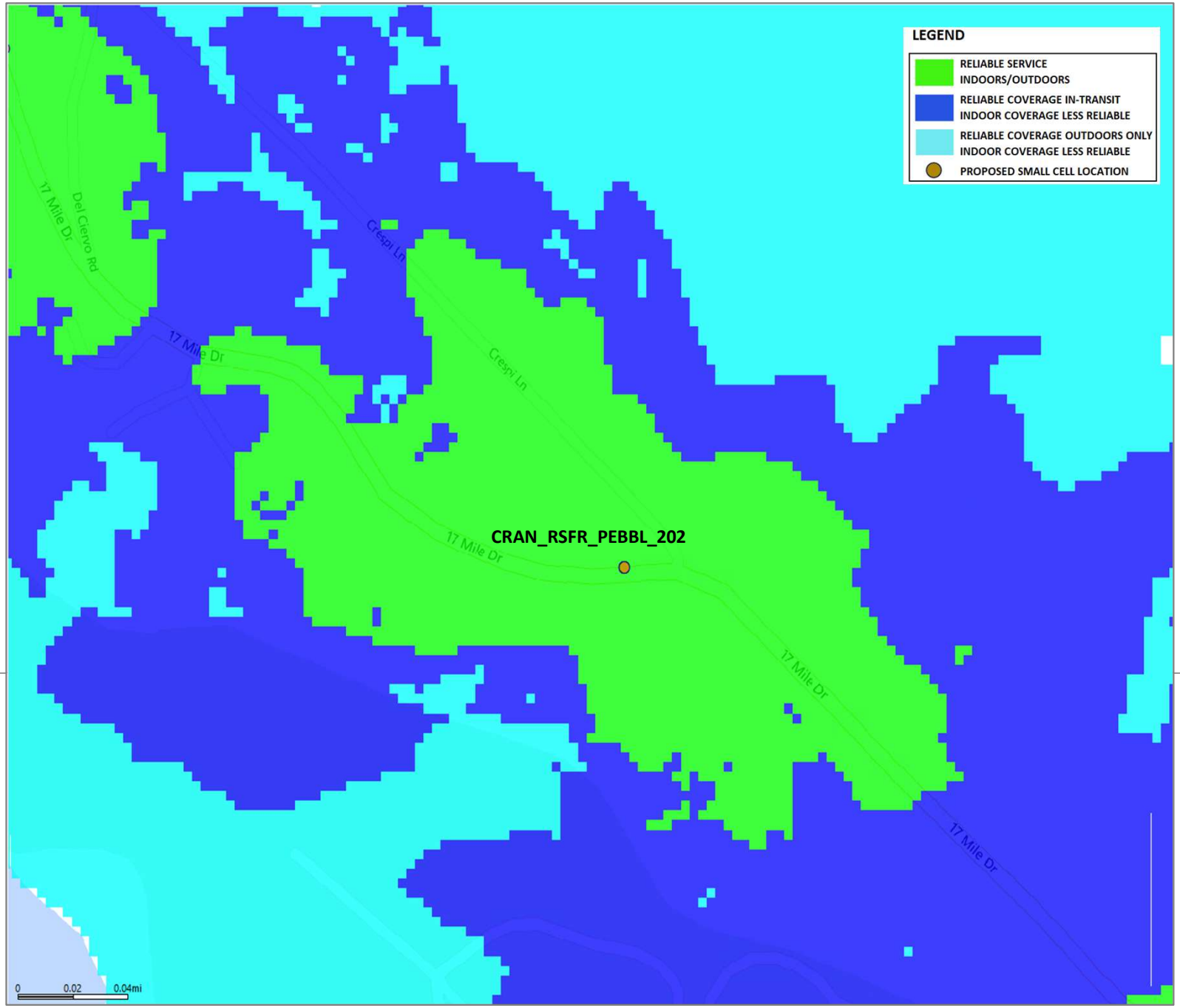
"AT&T PROPRIETARY -- THIS INFORMATION CONSTITUTES CONFIDENTIAL TRADE SECRETS AND COMMERCIAL OR FINANCIAL INFORMATION OWNED BY AT&T AND IS SHARED FOR CRITICAL INFRASTRUCTURE PROTECTION PURPOSES ONLY. IT IS EXEMPT FROM DISCLOSURE UNDER THE FREEDOM OF INFORMATION ACT (5 U.S.C. 552), EXEMPTIONS (B)(3)&(4), AND ITS DISCLOSURE IS PROHIBITED UNDER THE TRADE SECRETS ACT (18 U.S.C. 1905), THE CRITICAL INFRASTRUCTURE INFORMATION ACT OF 2002, 6 U.S.C. § 133, AND ANY STATE OR LOCAL LAW REQUIRING DISCLOSURE OF INFORMATION OR RECORDS. THIS INFORMATION MUST NOT BE COPIED OR DISTRIBUTED TO OTHERS NOT AGREED UPON BY AT&T, BUT IN ALL EVENTS DO NOT COPY OR DISTRIBUTE TO SUCH OTHERS WITHOUT NOTIFICATION PURSUANT TO EXECUTIVE ORDER 12600."

EXISTING LTE 700 COVERAGE PLOT



"AT&T PROPRIETARY -- THIS INFORMATION CONSTITUTES CONFIDENTIAL TRADE SECRETS AND COMMERCIAL OR FINANCIAL INFORMATION OWNED BY AT&T AND IS SHARED FOR CRITICAL INFRASTRUCTURE PROTECTION PURPOSES ONLY. IT IS EXEMPT FROM DISCLOSURE UNDER THE FREEDOM OF INFORMATION ACT (5 U.S.C. 552), EXEMPTIONS (B)(3)&(4), AND ITS DISCLOSURE IS PROHIBITED UNDER THE TRADE SECRETS ACT (18 U.S.C. 1905), THE CRITICAL INFRASTRUCTURE INFORMATION ACT OF 2002, 6 U.S.C. § 133, AND ANY STATE OR LOCAL LAW REQUIRING DISCLOSURE OF INFORMATION OR RECORDS. THIS INFORMATION MUST NOT BE COPIED OR DISTRIBUTED TO OTHERS NOT AGREED UPON BY AT&T, BUT IN ALL EVENTS DO NOT COPY OR DISTRIBUTE TO SUCH OTHERS WITHOUT NOTIFICATION PURSUANT TO EXECUTIVE ORDER 12600."

PROPOSED LTE 700 COVERAGE PLOT



"AT&T PROPRIETARY -- THIS INFORMATION CONSTITUTES CONFIDENTIAL TRADE SECRETS AND COMMERCIAL OR FINANCIAL INFORMATION OWNED BY AT&T AND IS SHARED FOR CRITICAL INFRASTRUCTURE PROTECTION PURPOSES ONLY. IT IS EXEMPT FROM DISCLOSURE UNDER THE FREEDOM OF INFORMATION ACT (5 U.S.C. 552), EXEMPTIONS (B)(3)&(4), AND ITS DISCLOSURE IS PROHIBITED UNDER THE TRADE SECRETS ACT (18 U.S.C. 1905), THE CRITICAL INFRASTRUCTURE INFORMATION ACT OF 2002, 6 U.S.C. § 133, AND ANY STATE OR LOCAL LAW REQUIRING DISCLOSURE OF INFORMATION OR RECORDS. THIS INFORMATION MUST NOT BE COPIED OR DISTRIBUTED TO OTHERS NOT AGREED UPON BY AT&T, BUT IN ALL EVENTS DO NOT COPY OR DISTRIBUTE TO SUCH OTHERS WITHOUT NOTIFICATION PURSUANT TO EXECUTIVE ORDER 12600."

Exhibit C

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MINUTES
Del Monte Land Use Advisory Committee
Thursday, September 18, 2025

1. Meeting called to order by Lori Lietzke **at** 3:01 pm

2. Roll Call

Members Present:
Lori Lietzke, Maureen Lyon, Carol Church, Rick Verbanec, Bart Bruno

Members Absent:
Ned Van Roekel, Kamlesh Parikh

3. Approval of Minutes:

A. **September 4, 2025** minutes

Motion: Bart Bruno (LUAC Member's Name)

Second: Rick Verbanec (LUAC Member's Name)

Ayes: Lori Lietzke, Maureen Lyon, Carol Church, Rick Verbanec, Bart Bruno

Noes:

Absent: Ned Van Roekel, Kamlesh Parikh

Abstain:

4. Public Comments: The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. Meeting Adjourned: 4:42 pm

Minutes taken by: Maureen Lyon

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

1.

Project Name: FELICITY LLC (AT&T MOBILITY)
File Number: PLN250237
Project Location: 3252 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-462-006-000
Project Planner: Jordan Evans-Polockow
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** _____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jordan Evans **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	X		Concern over height of pole – can it blend better with the surrounding forest? AT&T reps. Would explore that possibility. Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.

Dan Neault	**X**		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	**Policy/Ordinance Reference (If Known)**	**Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)**
Are poles on private property?	Poles are located on PB property/easements	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest	Yes, three already exist as well as Cypress Club project	

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Lori Lietzke, Maureen Lyon, Rick Verbanec

Noes: _____

Absent: _____

Abstain: Bart Bruno; Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

2.

Project Name: HARDCASTLE MICHAEL L TR (AT&T MOBILITY)
File Number: PLN250238
Project Location: 4035 Sunset Ln, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-111-018-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** _____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Dan Neault	X		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements AT&T and PG&E owners. Pole	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest	Yes, three already exist as well as Cypress Club project	

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: Maureen Lyon, Rick Verbanec, Lori Lietzke

Noes:

Absent:

Abstain: Bart Bruno; Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

3.

Project Name: PERACCHI DONALD J & JUDITH E TRS (AT&T MOBILITY)
File Number: PLN250239
Project Location: 1063 Wranglers Trail, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 007-232-016-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Dean Flippo - resident

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements AT&T and PG&E owners. Pole	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Rick Verbanec, Lori Lietzke

Noes: _____

Absent: _____

Abstain: Bart Bruno; Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

4.

Project Name: KINSEY EDWARD P & LISA J TRS (AT&T MOBILITY)
File Number: PLN250240
Project Location: 3201 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-481-006-000
Project Planner: Jordan Evans-Polockow
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jordan Evans **(Name)**

PUBLIC COMMENT:

NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	X		Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.
DanNeault	X		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen LYon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: Maureen Lyon, Rick Verbanec, Lori Lietzke

Noes:

Absent:

Abstain: Bart Bruno, Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

5.

Project Name: FORAKER AUDREY DORMER ET AL (AT&T MOBILITY)
File Number: PLN250241
Project Location: 3195 Cortez Rd, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-341-031-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements AT&T and PG&E owners. Pole	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

x Support Project with changes

___ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: Lori Lietzke, Rick Verbanec, Carol Church

Noes:

Absent:

Abstain: Carol Church, Bart Bruno

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

6.

Project Name: CEDROS 2017 LLC (AT&T MOBILITY)
File Number: PLN250242
Project Location: 3426 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-381-007-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:
NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	X		Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.
Dan Neault	X		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements	.
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Lori Lietzke, Rick Verbanec

Noes: _____

Absent: _____

Abstain: Bart Bruno, Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

7.

Project Name: ARNAIZ HOWARD D & LACEY M TRS (AT&T MOBILITY)
File Number: PLN250243
Project Location: 3173 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-481-013-000
Project Planner: Jordan Evans-Polockow
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jordan Evans **(Name)**

PUBLIC COMMENT:

NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	**X**		Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.
Dan Neault	**X**		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Lori Lietzke, Rick verbanec

Noes: _____

Absent: _____

Abstain: Carol Church, Bart Bruno

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

8.

Project Name: HARKER DENNIS T & SANDRA E TRS (AT&T MOBILITY)
File Number: PLN250244
Project Location: 3399 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-392-005-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:
NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	X		Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.
Dan Neault	X		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements .	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Lori Lietzke, Maureen Lyon, Rick Verbanec

Noes: _____

Absent: _____

Abstain: Bart Bruno, Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

9.

Project Name: KIM TONG P & SOON Y TRS (AT&T MOBILITY)
File Number: PLN250245
Project Location: 3213 Ballantrae Ln, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-471-023-000
Project Planner: Jordan Evans-Polockow
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** _____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jordan Evans **(Name)**

PUBLIC COMMENT:
NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	**Policy/Ordinance Reference (If Known)**	**Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)**
Are poles on private property?	Poles are located on PB property/easements .	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: Maureen Lyon, Lori Lietzke, Rick Verbanec

Noes:

Absent:

Abstain: Bart Bruno, Carol Church

Exhibit D

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Radio Frequency Emissions Compliance Report For AT&T Mobility

Site Name:	**CRAN_RSFR_PEBBL_202**	**Site Structure Type:**	**Wood Pole**
Address:	**3399 17 MILE DRIVE**	**Latitude:**	**36.563617**
	PEBBLE BEACH, CA 93953	**Longitude:**	**-121.931957**
Report Date:	**April 17, 2025**	**Project:**	**Modification**

Compliance Statement

Based on information provided by AT&T Mobility and predictive modeling, the CRAN_RSFR_PEBBL_202 installation proposed by AT&T Mobility will be compliant with Radiofrequency Radiation Exposure Limits of 47 C.F.R. §§ 1.1307(b)(3) and 1.1310. RF alerting signage and restricting access to the antenna to authorized personnel that have completed RF safety training is required for Occupational environment compliance. The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings.

Certification

I, Tim Alexander, am the reviewer and approver of this report and am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation, specifically in accordance with FCC's OET Bulletin 65. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.



SIGNED, 17 APR 2025

General Summary

The compliance framework is derived from the Federal Communications Commission (FCC) Rules and Regulations for preventing human exposure in excess of the applicable Maximum Permissible Exposure ("MPE") limits. At any location at this site, the power density resulting from each transmitter may be expressed as a percentage of the frequency-specific limits and added to determine if 100% of the exposure limit has been exceeded. The FCC Rules define two tiers of permissible exposure differentiated by the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure. General Population / Uncontrolled exposure limits apply to those situations in which persons may not be aware of the presence of electromagnetic energy, where exposure is not employment-related, or where persons cannot exercise control over their exposure. Occupational / Controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment, have been made fully aware of the potential for exposure, and can exercise control over their exposure. Based on the criteria for these classifications, the FCC General Population limit is considered to be a level that is safe for continuous exposure time. The FCC General Population limit is 5 times more restrictive than the Occupational limits.

7430 New Technology Way, Suite 150 Frederick, Maryland 21703 (703) 596-1022 Phone www.waterfordconsultants.com

Table 1: FCC Limits

Frequency (MHz)	*Limits for General Population/ Uncontrolled Exposure*		*Limits for Occupational/ Controlled Exposure*	
	Power Density (mW/cm^2)	**Averaging Time (minutes)**	**Power Density (mW/cm^2)**	**Averaging Time (minutes)**
30-300	0.2	30	1	6
300-1500	f/1500	30	f/300	6
1500-100,000	1.0	30	5.0	6

f=Frequency (MHz)

In situations where the predicted MPE exceeds the General Population threshold in an accessible area as a result of emissions from multiple transmitters, FCC licensees that contribute greater than 5% of the aggregate MPE share responsibility for mitigation.

Based on the computational guidelines set forth in FCC OET Bulletin 65, Waterford Consultants, LLC has developed software to predict the overall Maximum Permissible Exposure possible at any location given the spatial orientation and operating parameters of multiple RF sources. The power density in the Far Field of an RF source is specified by OET-65 Equation 5 as follows:

$$S = \frac{EIRP}{4 \cdot \pi \cdot R^2} \ (\mathrm{mW/cm^2})$$

Where EIRP is the Effective Radiated Power relative to an isotropic antenna and R is the distance between the antenna and point of study. Additionally, consideration is given to the manufacturers' horizontal and vertical antenna patterns as well as radiation reflection. At any location, the predicted power density in the Far Field is the spatial average of points within a 0 to 6-foot vertical profile that a person would occupy. Near field power density is based on OET-65 Equation 20 stated as

$$S = \left(\frac{180}{\theta_{BW}}\right) \cdot \frac{100 \cdot P_{in}}{\pi \cdot R \cdot h} \ (\mathrm{mW/cm^2})$$

Where P_{in} is the power input to the antenna, θ_{BW} is the horizontal pattern beamwidth and h is the aperture length.

Some antennas employ beamforming technology where RF energy allocated to each customer device is dynamically directed toward their location. In the analysis presented herein, predicted exposure levels are based on all beams at full utilization (i.e. full power) simultaneously focused in any direction. As this condition is unlikely to occur, the actual power density levels at ground and at adjacent structures are expected to be less that the levels reported below. These theoretical results represent maximum-case predictions as all RF emitters are assumed to be operating at 100% duty cycle.

For any area in excess of 100% General Population MPE, access controls with appropriate RF alerting signage must be put in place and maintained to restrict access to authorized personnel. Signage must be posted to be visible upon approach from any direction to provide notification of potential conditions within these areas. Subject to other site security requirements, occupational personnel should be trained in RF safety and equipped with personal protective equipment (e.g. RF personal monitor) designed for safe work in the vicinity of RF emitters. Controls such as physical barriers to entry imposed by locked doors, hatches and ladders or other access control mechanisms may be supplemented by alarms that alert the individual and notify site management of a breach in access control. Waterford Consultants, LLC recommends that any work activity in these designated areas or in front of any transmitting antennas be coordinated with all wireless tenants.

Analysis

AT&T Mobility proposes the following installation at this location:

- INSTALL (2) NEW 2' PANEL ANTENNA ON TOP OF WOODEN UTILITY POLE
- INSTALL (1) NEW WOODEN UTILITY POLE
- INSTALL (1) NEW RADIO 4490, ON WOODEN UTILITY POLE

The antennas will be mounted on a 23.8’ Wood Pole with centerlines 25.9’ above ground level. Proposed antenna operating parameters are listed in Appendix A. Other appurtenances such as GPS antennas, RRUs and hybrid cable below the antennas are not sources of RF emissions. No other antennas are known to be operating in the vicinity of this site.

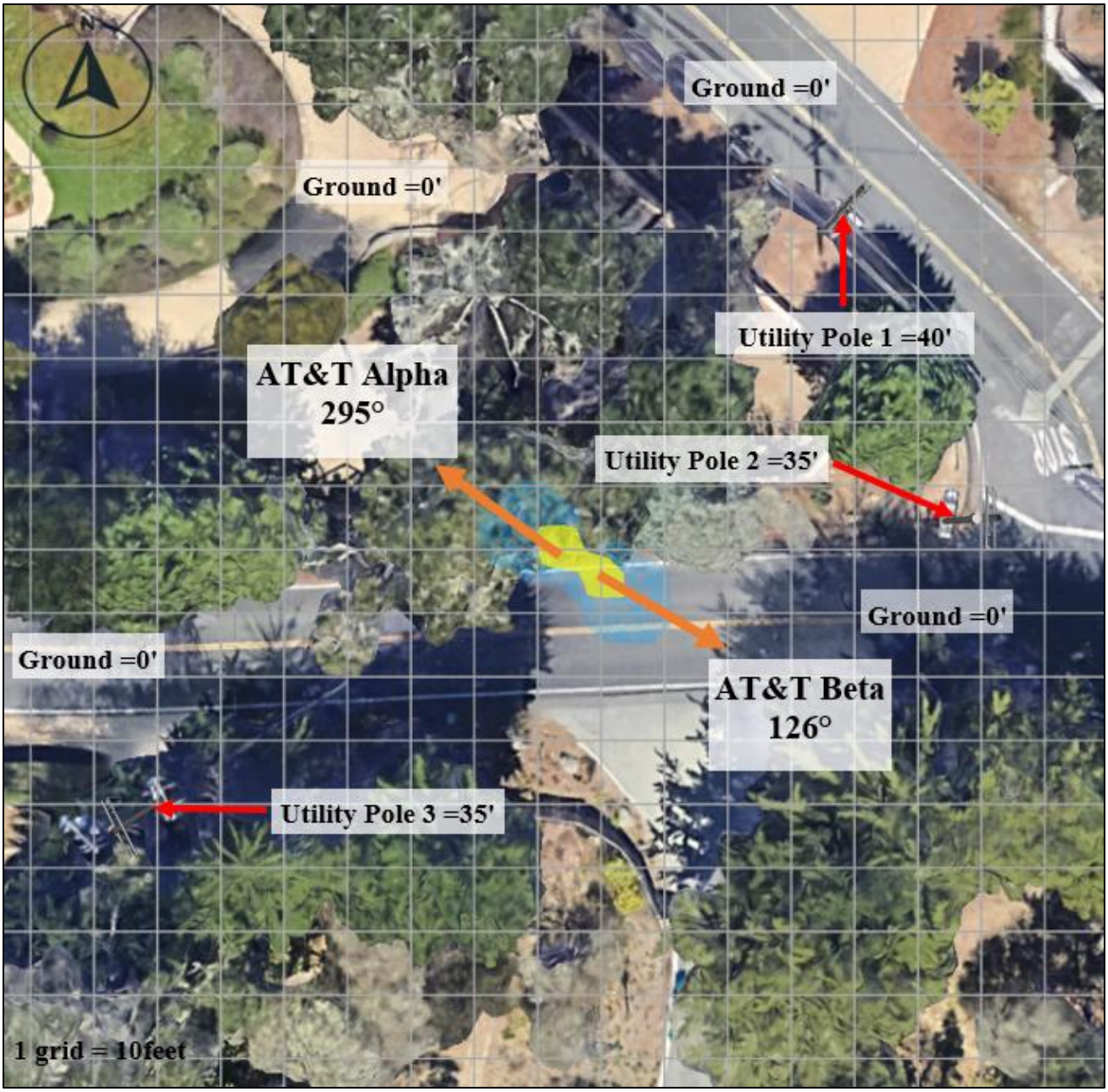


Figure 1: Antenna Locations

Power density decreases significantly with distance from any antenna. The panel-type antennas to be employed at this site are highly directional by design and the orientation in azimuth and mounting elevation, as documented, serves to reduce the potential to exceed MPE limits at any location other than directly in front of the antennas. For accessible areas at ground level, the maximum predicted power density level resulting from all AT&T Mobility operations is 2.5% of the FCC General Population limits. (Figure 1.3). The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings

On the pole in front of the antennas, predicted MPE levels will exceed the FCC General Population limits within 16 feet in front of the antennas and within 6 feet below the Antennas. The maximum predicted power density level resulting from all AT&T Mobility operations directly in front of the antennas is 3744.53% of the FCC General Population limits (748.906% of the FCC Occupational limits). Waterford Consultants, LLC recommends posting RF alerting signage (ACP Caution) on the pole visible upon approach that informs personnel accessing this area of basic precautions to be followed when working around antennas. This recommendation is depicted in Figure 2. Any work activity in front of transmitting antennas should be coordinated with AT&T Mobility.

The following plots show the cumulative spatial average predicted power density levels in the reference plane indicated as a percentage of the General Public Limits. Please note that 100% of the General Public Limits corresponds to 20% of the Occupational Limits.



Legend

Study Zone	Elev. (ft)	Type	Exposure Profile	Max MPE	Att	Carriers
Antenna Level	20.0 - 60.0	3D Area	3D Sula9 GP 5.0 res	3744.53%	0.00	AT&T

100%-500%	500%-5000%	5000%+

Exposure Profile Name	Model	Exposure Area	Standard	Resolution	RCF
3D Sula9 GP 5.0 res	Sula 9	Spatial Avg. (6 ft)	FCC General Public	5.0 ft3	1.0

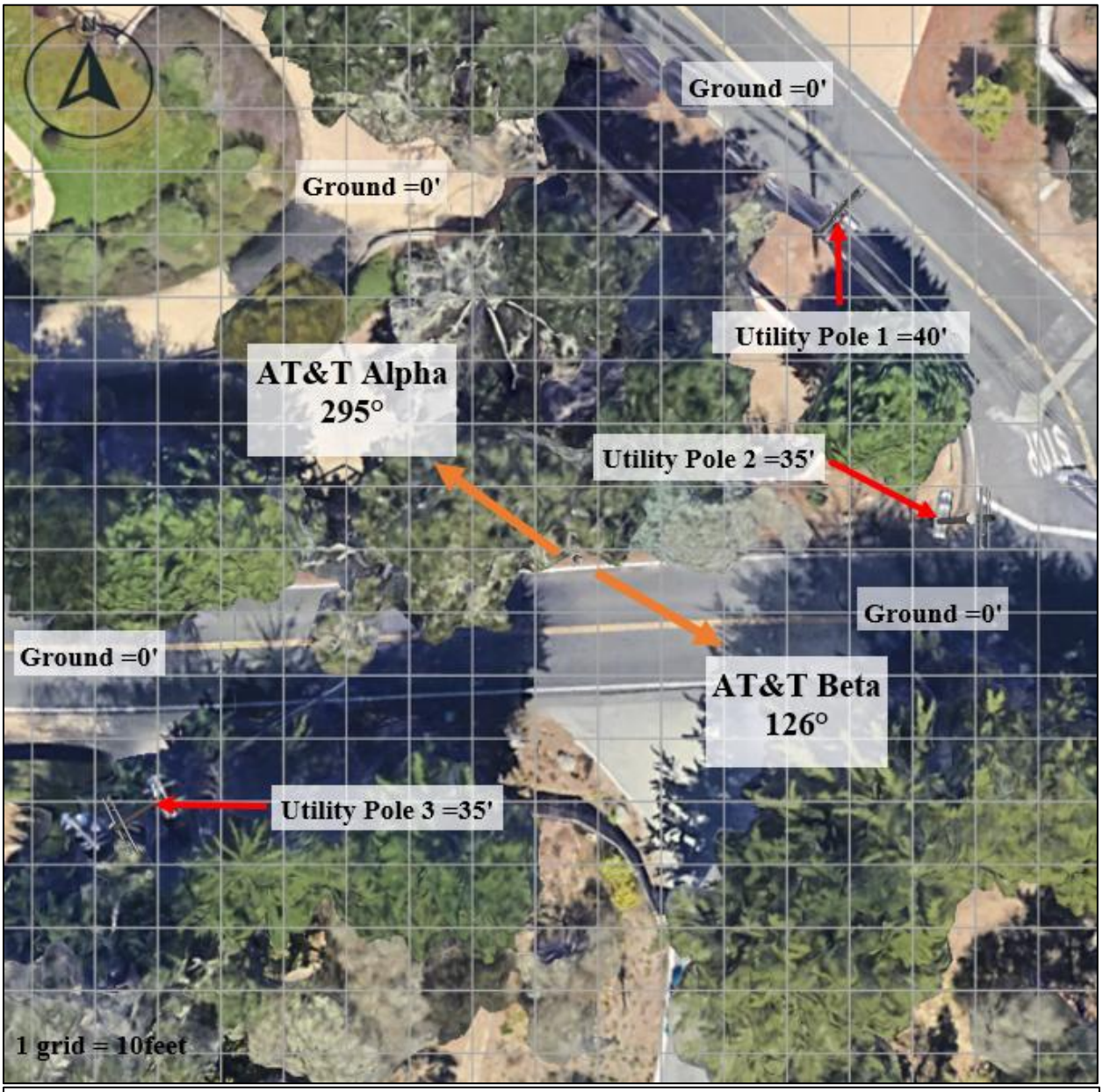
AT&T

Grid Size: 10.00 feet

Floor = Elevation +6' | Mid-Level = Elevation +/- 3'

Figure1.1: Antenna Level

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Legend

Study Zone	Elev. (ft)	Type	Exposure Profile	Max MPE	Att	Carriers
Utility Pole 1	0.1 - 40.1	3D Area	3D Sula9 GP 5.0 res	0.13%	0.00	AT&T
Utility Pole 3	0.1 - 35.1	3D Area	3D Sula9 GP 5.0 res	0.44%	0.00	AT&T
Utility Pole 2	0.1 - 35.1	3D Area	3D Sula9 GP 5.0 res	1.78%	0.00	AT&T

100%-500% | 500%-5000% | 5000%+

Exposure Profile Name	Model	Exposure Area	Standard	Resolution	RCF
3D Sula9 GP 5.0 res	Sula 9	Spatial Avg. (6 ft)	FCC General Public	5.0 ft3	1.0

AT&T

Grid Size: 10.00 feet

Floor = Elevation +6' | Mid-Level = Elevation +/- 3'

Figure 1.2: Utility Poles Level.



Legend

Study Zone	Elev. (ft)	Type	Exposure Profile	Max MPE	Att	Carriers
Ground	0.1	Floor	2D Sula9 GP 0.5 res	2.50%	0.00	AT&T

5%-100%	100%-500%	500%-5000%	5000%+

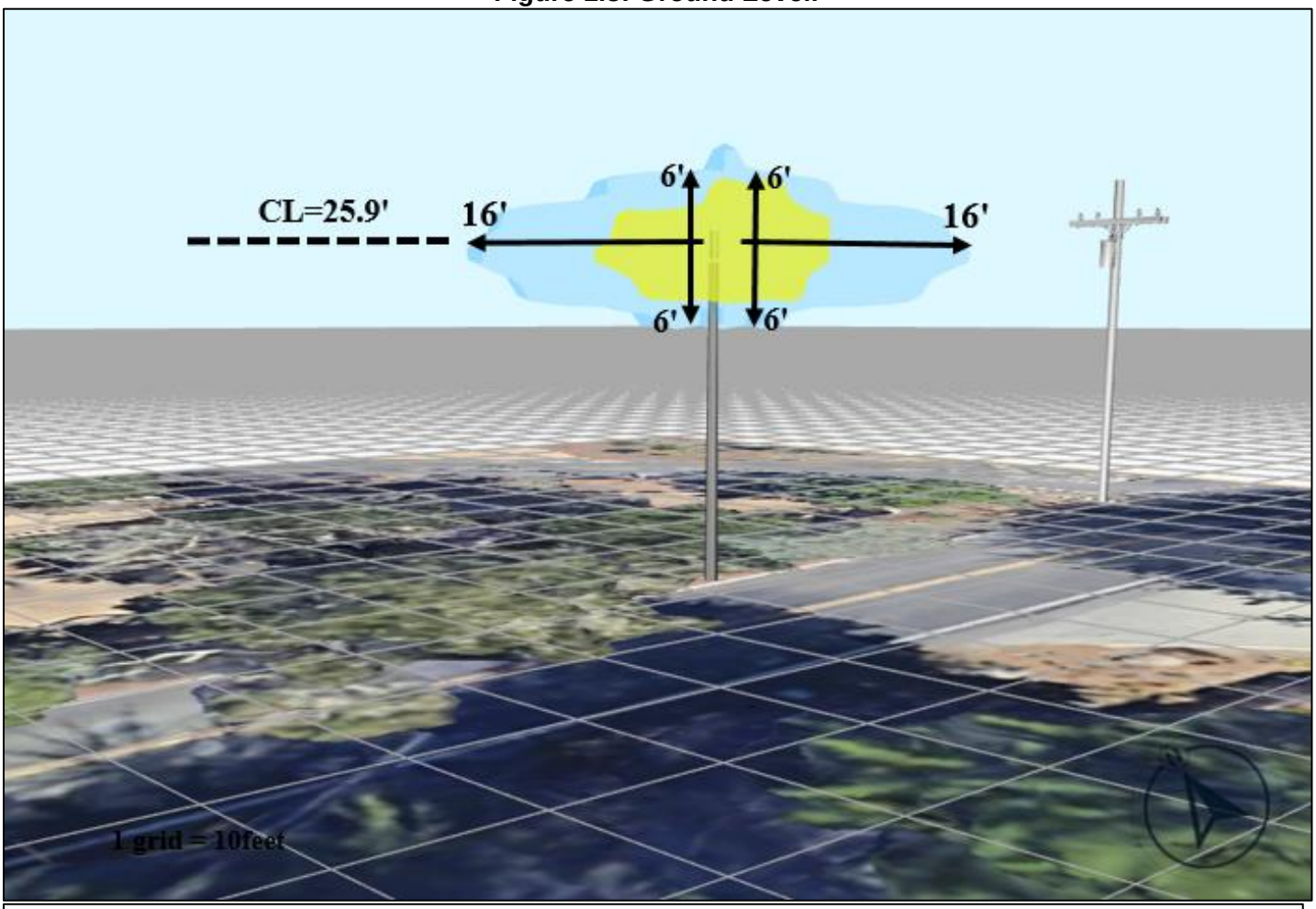
Exposure Profile Name	Model	Exposure Area	Standard	Resolution	RCF
2D Sula9 GP 0.5 res	Sula 9	Spatial Avg. (6 ft)	FCC General Public	0.5 ft3	1.0

AT&T

Grid Size: 10.00 feet

Floor = Elevation +6' | Mid-Level = Elevation +/- 3'

Figure 1.3: Ground Level.



Legend

Study Zone	Elev. (ft)	Type	Exposure Profile	Max MPE	Att	Carriers
Antenna Level	20.0 - 60.0	3D Area	3D Sula9 GP 5.0 res	3744.53%	0.00	AT&T

100%-500% | 500%-5000% | 5000%+

Exposure Profile Name	Model	Exposure Area	Standard	Resolution	RCF
3D Sula9 GP 5.0 res	Sula 9	Spatial Avg. (6 ft)	FCC General Public	5.0 ft3	1.0

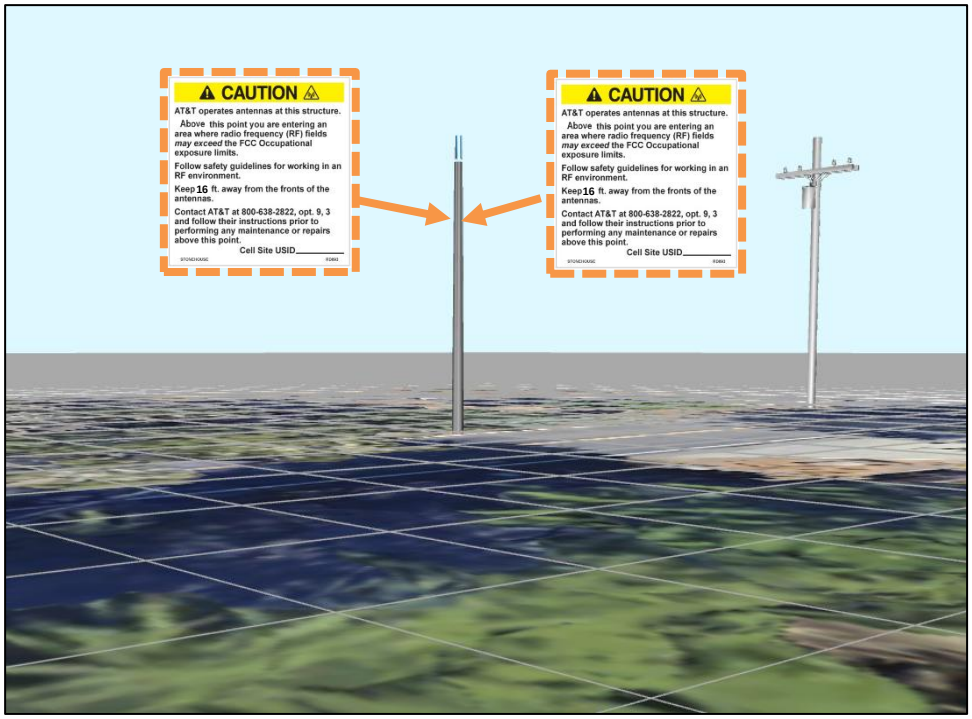
AT&T

Grid Size: 10.00 feet

Floor = Elevation +6' | Mid-Level = Elevation +/- 3'

Figure1.4: Elevation Level

Compliance Requirement Diagram (Access Location)



Recommendations

AT&T Mobility Access Location
Install (2) ACP Caution "Above" signs at 6ft below the antennas or 19.9ft AGL.

Materials
(2) ACP Caution "Above" signs sized 7"x7"

Safe Distance = 16ft
Bottom Distance = 6ft

Proposed Signs/Barriers

Existing Signs/Barriers

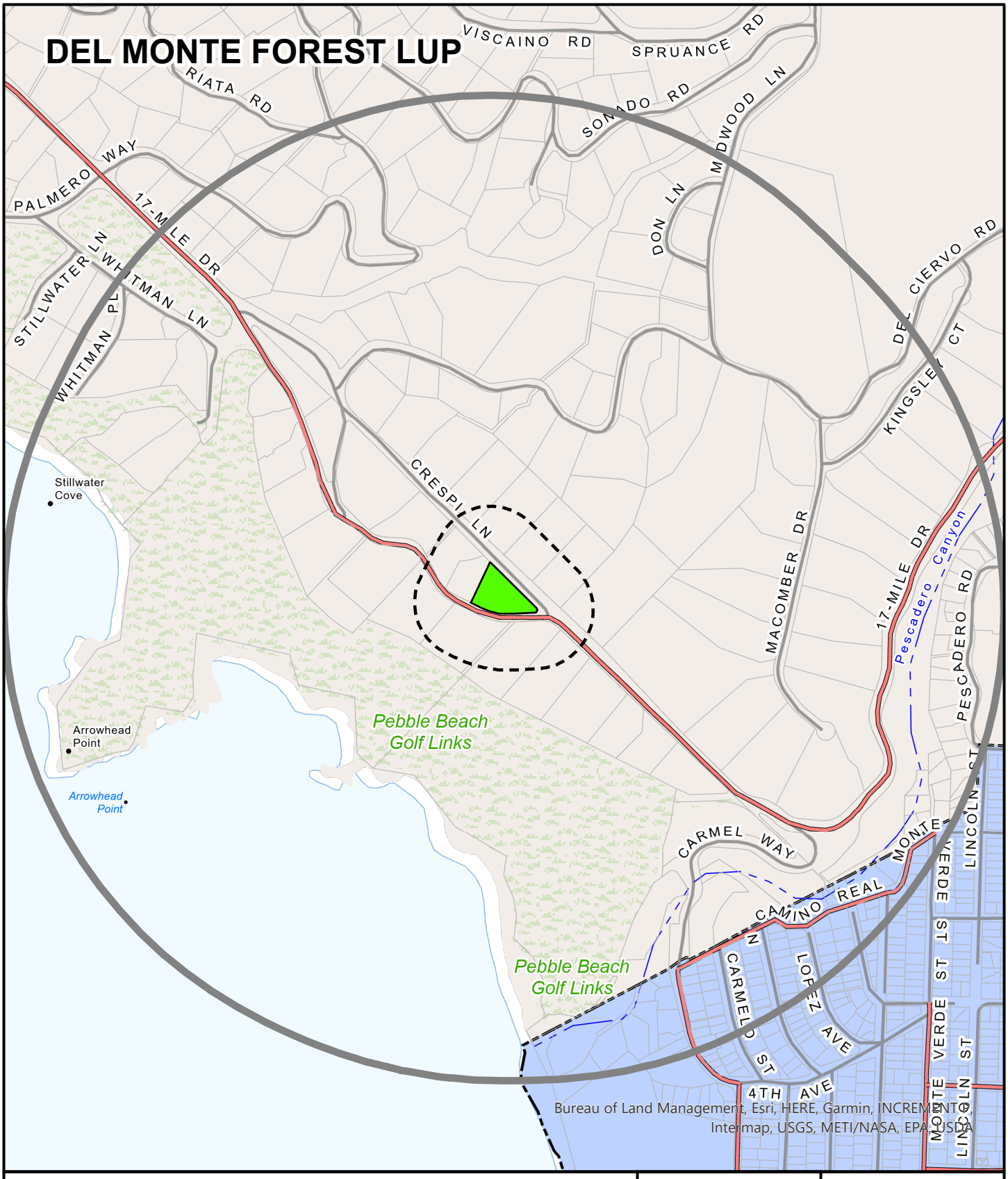
Figure 2: Mitigation Recommendations

Appendix A: Operating Parameters Considered in this Analysis

Ant #	Operator	Antenna Make	Antenna Model	Type	Frequency (MHz)	Block	mech/elec Az (Deg)	mech downtilt (Deg)	Horizontal Beam Width (Deg)	Antenna Length/Aperture (ft)	Antenna Gain (dBd)	TPO (Watts)	Total ERP (Watts)	Antenna Centerline Ground Level (ft)	Bottom of Antenna Ground Level (ft)
1	AT&T	GALTRONICS	GP2414-06844	Panel	700	B12	295	0	73	2	6.25	120	506.03	25.9	24.9
1	AT&T	GALTRONICS	GP2414-06844	Panel	850	B5	295	0	74	2	6.15	120	494.51	25.9	24.9
2	AT&T	GALTRONICS	GP2414-06844	Panel	700	B12	126	0	73	2	6.25	120	506.03	25.9	24.9
2	AT&T	GALTRONICS	GP2414-06844	Panel	850	B5	126	0	74	2	6.15	120	494.51	25.9	24.9

Exhibit E

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APPLICANT: PEBBLE BEACH COMANY (AT&T MOBILITY)

APN: 008392005000 **FILE #** PLN250244

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: JADE MASOI

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Exhibit F

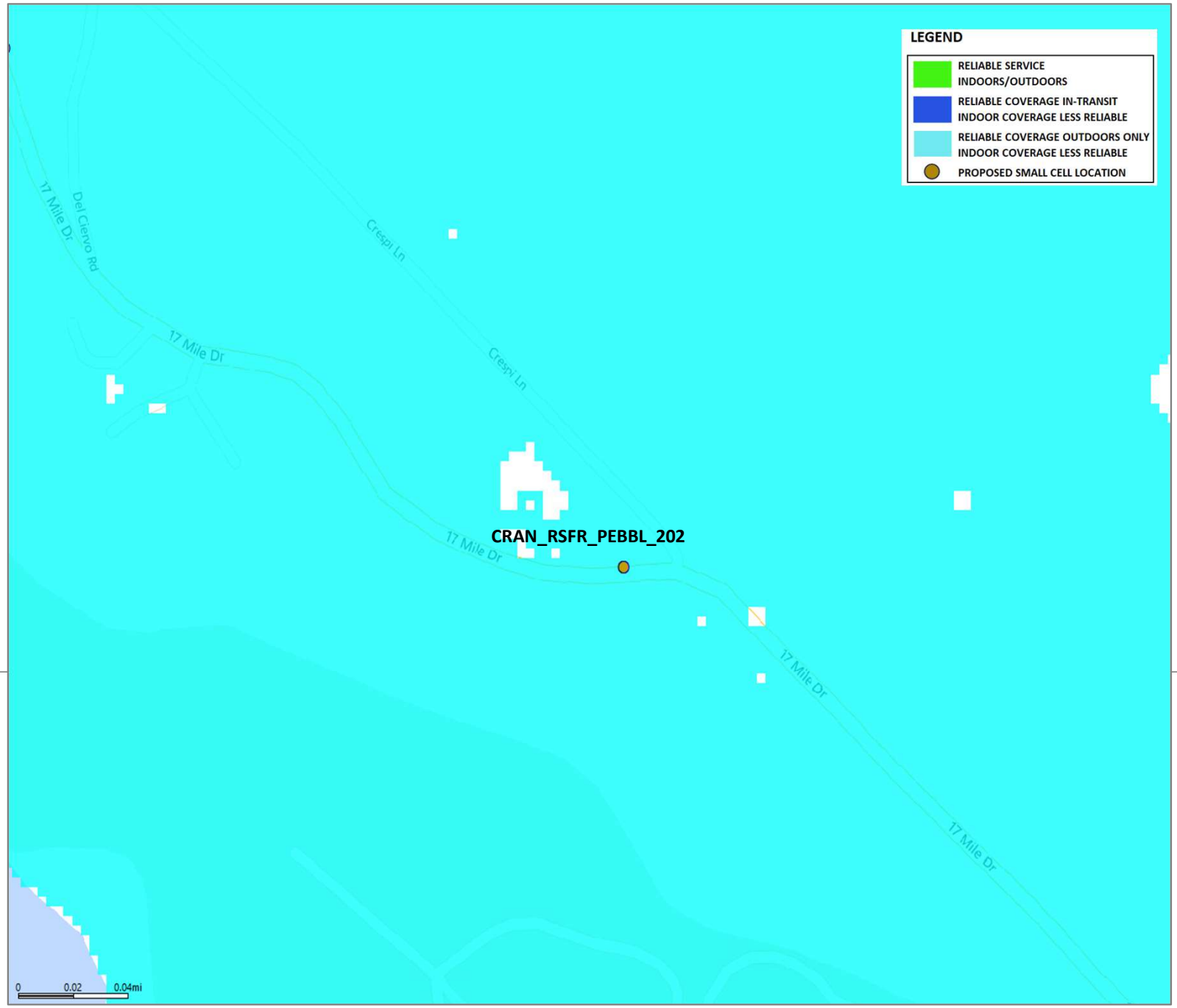
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CRAN_RSFR_PEBBL_202
SERVICE MAP

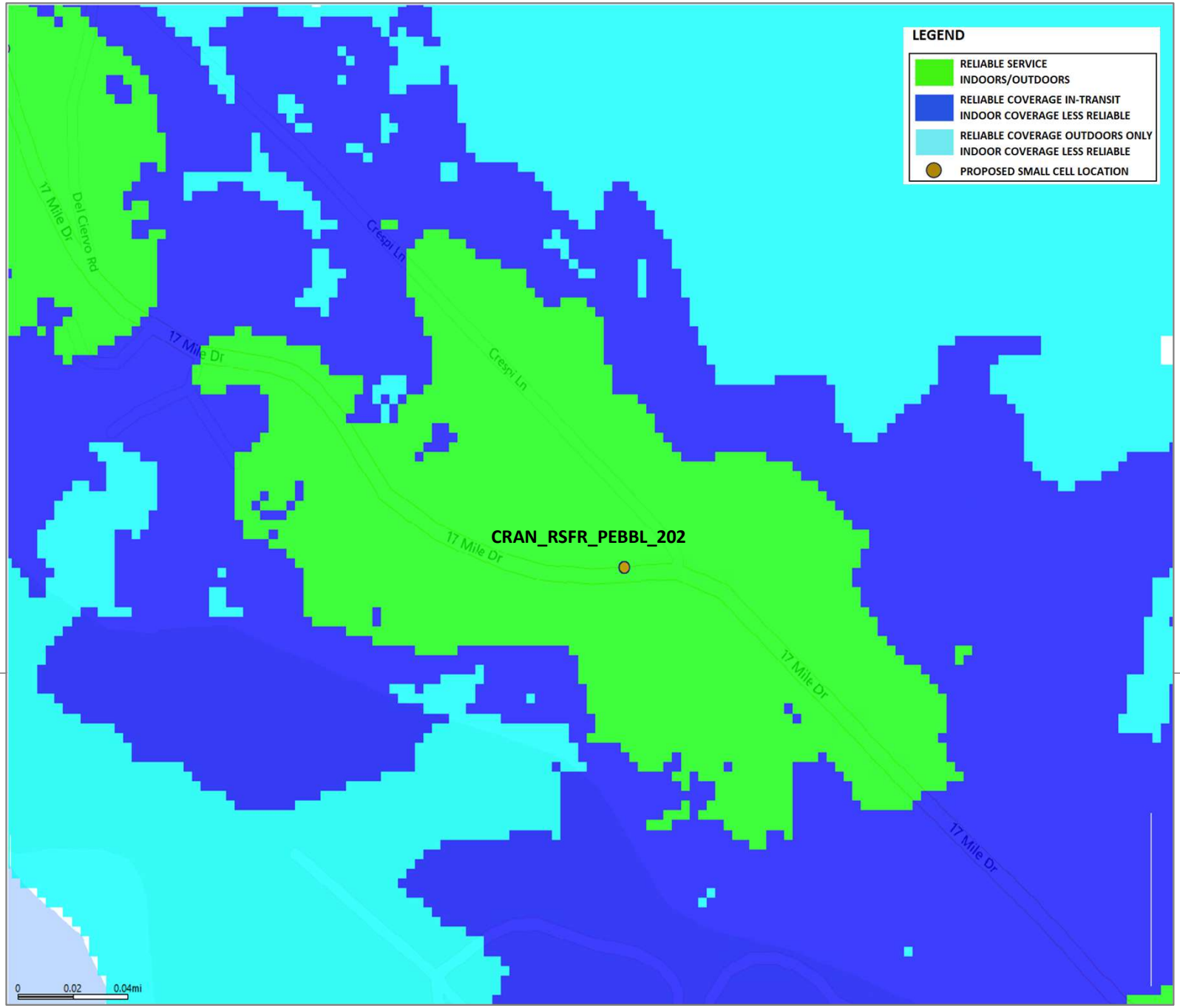
"AT&T PROPRIETARY -- THIS INFORMATION CONSTITUTES CONFIDENTIAL TRADE SECRETS AND COMMERCIAL OR FINANCIAL INFORMATION OWNED BY AT&T AND IS SHARED FOR CRITICAL INFRASTRUCTURE PROTECTION PURPOSES ONLY. IT IS EXEMPT FROM DISCLOSURE UNDER THE FREEDOM OF INFORMATION ACT (5 U.S.C. 552), EXEMPTIONS (B)(3)&(4), AND ITS DISCLOSURE IS PROHIBITED UNDER THE TRADE SECRETS ACT (18 U.S.C. 1905), THE CRITICAL INFRASTRUCTURE INFORMATION ACT OF 2002, 6 U.S.C. § 133, AND ANY STATE OR LOCAL LAW REQUIRING DISCLOSURE OF INFORMATION OR RECORDS. THIS INFORMATION MUST NOT BE COPIED OR DISTRIBUTED TO OTHERS NOT AGREED UPON BY AT&T, BUT IN ALL EVENTS DO NOT COPY OR DISTRIBUTE TO SUCH OTHERS WITHOUT NOTIFICATION PURSUANT TO EXECUTIVE ORDER 12600."

EXISTING LTE 700 COVERAGE PLOT



"AT&T PROPRIETARY -- THIS INFORMATION CONSTITUTES CONFIDENTIAL TRADE SECRETS AND COMMERCIAL OR FINANCIAL INFORMATION OWNED BY AT&T AND IS SHARED FOR CRITICAL INFRASTRUCTURE PROTECTION PURPOSES ONLY. IT IS EXEMPT FROM DISCLOSURE UNDER THE FREEDOM OF INFORMATION ACT (5 U.S.C. 552), EXEMPTIONS (B)(3)&(4), AND ITS DISCLOSURE IS PROHIBITED UNDER THE TRADE SECRETS ACT (18 U.S.C. 1905), THE CRITICAL INFRASTRUCTURE INFORMATION ACT OF 2002, 6 U.S.C. § 133, AND ANY STATE OR LOCAL LAW REQUIRING DISCLOSURE OF INFORMATION OR RECORDS. THIS INFORMATION MUST NOT BE COPIED OR DISTRIBUTED TO OTHERS NOT AGREED UPON BY AT&T, BUT IN ALL EVENTS DO NOT COPY OR DISTRIBUTE TO SUCH OTHERS WITHOUT NOTIFICATION PURSUANT TO EXECUTIVE ORDER 12600."

PROPOSED LTE 700 COVERAGE PLOT



"AT&T PROPRIETARY -- THIS INFORMATION CONSTITUTES CONFIDENTIAL TRADE SECRETS AND COMMERCIAL OR FINANCIAL INFORMATION OWNED BY AT&T AND IS SHARED FOR CRITICAL INFRASTRUCTURE PROTECTION PURPOSES ONLY. IT IS EXEMPT FROM DISCLOSURE UNDER THE FREEDOM OF INFORMATION ACT (5 U.S.C. 552), EXEMPTIONS (B)(3)&(4), AND ITS DISCLOSURE IS PROHIBITED UNDER THE TRADE SECRETS ACT (18 U.S.C. 1905), THE CRITICAL INFRASTRUCTURE INFORMATION ACT OF 2002, 6 U.S.C. § 133, AND ANY STATE OR LOCAL LAW REQUIRING DISCLOSURE OF INFORMATION OR RECORDS. THIS INFORMATION MUST NOT BE COPIED OR DISTRIBUTED TO OTHERS NOT AGREED UPON BY AT&T, BUT IN ALL EVENTS DO NOT COPY OR DISTRIBUTE TO SUCH OTHERS WITHOUT NOTIFICATION PURSUANT TO EXECUTIVE ORDER 12600."

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Exhibit G

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view from 17 Mile Drive looking northeast at site

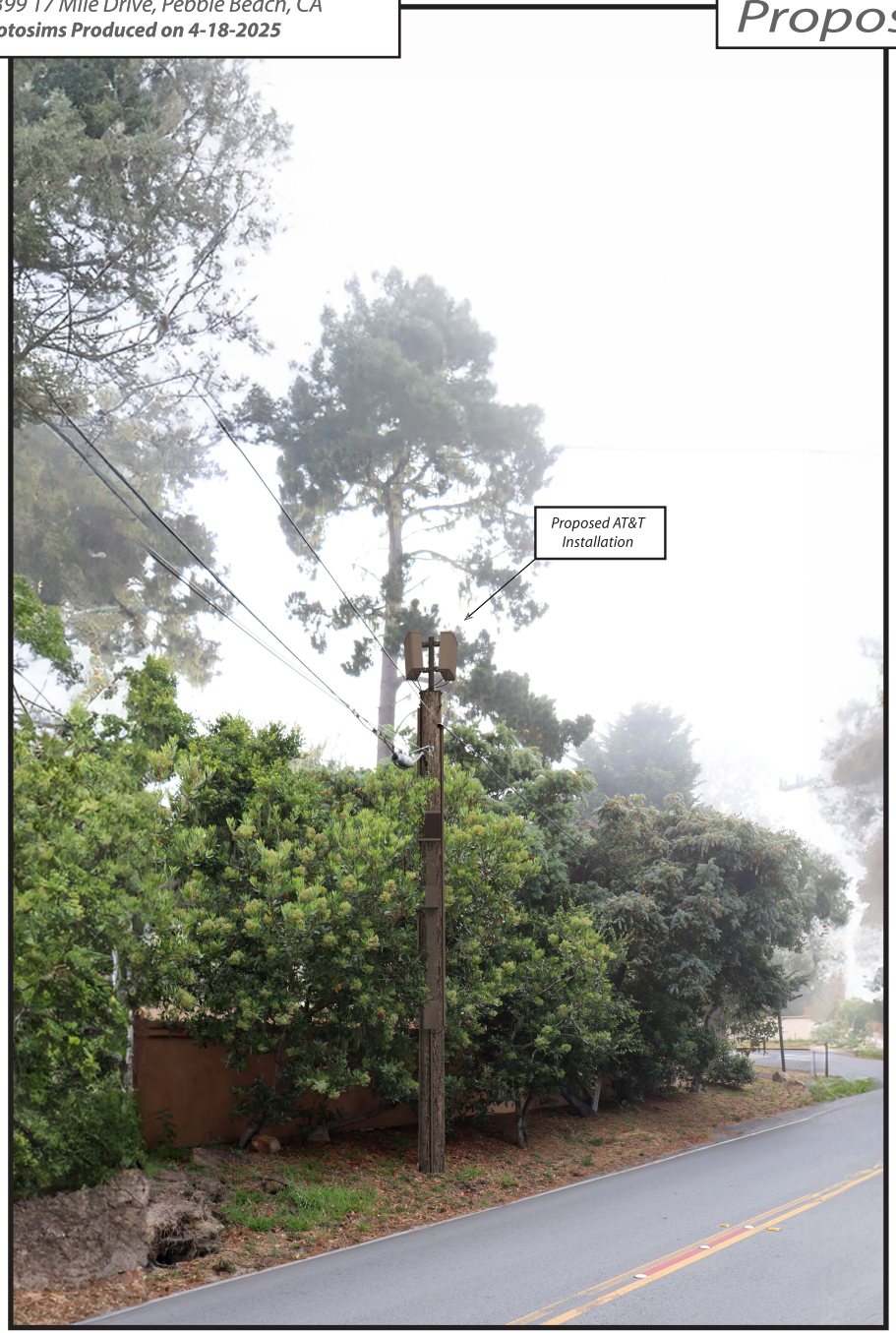
AT&T Wireless

CRAN_RSFR_PEBBL_202
Near 3399 17 Mile Drive, Pebble Beach, CA
Photosims Produced on 4-18-2025

Existing



Proposed



AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

view from 17 Mile Drive looking northwest at site

AT&T Wireless

CRAN_RSFR_PEBBL_202
Near 3399 17 Mile Drive, Pebble Beach, CA
Photosims Produced on 4-18-2025

Existing



Proposed



AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Introduced: 10/24/2025 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Zoning Administrator

PLN250237 - PEBBLE BEACH COMPANY (AT&T MOBILITY)

Public hearing to consider the removal of an existing 24-2-foot-high utility pole and installation of a wireless telecommunication facility consisting of a 31-7-foot-high pole with two antennas and associated equipment, greater than the height allowed for the zoning district, within 750 feet of a known archaeological resource.

Project Location: PG&E right-of-way, adjacent to the property located at 3252 17 Mile Drive, Pebble Beach, CA 93953 (Coordinates 36.566834° N, -121.959752° W)

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution to:

a. Find the project qualifies for a Class 3 Categorical Exemption from CEQA Guidelines Section 15303, and that none of the exceptions from Section 15300.2 apply to the project; and

b. Approve a Combined Development Permit consisting of a : 1) Coastal Development Permit and Design Approval to allow the removal of an existing 24-2 foot high utility pole and installation of a wireless telecommunication facility consisting of a 31-7 foot high pole with two antennas and associated equipment, 2) Coastal Development Permit to exceed the height of 30 feet established for the district; and 3) Coastal Administrative Permit for development within 750 feet of an archaeological resource.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 8 conditions of approval.

PROJECT INFORMATION

Agent: Justin Giarritta
Property Owner: PEBBLE BEACH COMPANY (AT&T MOBILITY)
APN: 008-462-006-000
Parcel Size: N/A
Zoning: N/A
Plan Area: Del Monte Forest Land Use Plan (Coastal Zone)
Flagged and Staked: N/A
Project Planner: Jordan Evans-Polockow, Assistant Planner
Evans-PolockowJ@countyofmonterey.gov , (831)755-7065

SUMMARY/DISCUSSION:

The project site is located within a utility easement on 17 Mile Drive (Coordinates 36.566834° N, -121.959752° W), adjacent to 3252 17 Mile Drive, Pebble Beach, within the Del Monte Forest Area. The Applicant (AT&T Mobility) proposes to remove an existing 24-2-foot-high utility pole and install a wireless telecommunication facility (WCF) consisting of a 31-7-foot-high pole with two antennas and associated equipment, greater than the height allowed for the zoning district, within 750 feet of a known archaeological resource. The existing utility pole is within an easement, owned and managed by Pacific Gas & Electric (PG&E). PG&E submitted a letter to the County authorizing AT&T Mobility for the proposed development. This project does not include an increase in wastewater generation or installation, upgrade, or repairs to any onsite wastewater treatment system components.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan (General Plan), Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Coastal Implementation Plan (DMF CIP), and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Site Location and Analysis. The development is proposed to be located within the existing utility easement owned by PG&E on 17-Mile Drive, which is a private road, owned and maintained by Pebble Beach Company. The General Plan does not specify a land use designation for privately or publicly owned roads; however, the County considers such land use as Public/Quasi Public use, serving the public at large. Accordingly, Title 20, section 20.40.050.S allows for WCF subject to a Coastal Development Permit in each case. Staff analyzed the proposed development for the best siting and location for the WCF. There is an existing utility pole, and the proposed development would replace this pole to allow AT&T to provide maximum coverage to its customers. The Applicant provided Service Coverage Maps illustrating this area to have poor coverage, and the proposed WCF would provide a clear and consistent mobile service within the area (**Exhibit C**). According to those Service Maps, the proposed facility is necessary to close significant service coverage gap area along 17 Mile Drive.

Co-Location: Title 20 section 20.64.310 encourages co-location of wireless facilities when possible. Co-location opportunities were analyzed for the proposed project. There are no existing WCF that could be used for co-location and meet the coverage objectives identified in the plan provided. However, the proposed development would be installed in the same location where an existing PG&E utility pole is located. The project includes the removal of the existing 24-2 utility pole and install a 31-7 WCF which includes two antennas, two radios and associated equipment. The project includes a condition to encourage future co-location by other wireless carriers (Condition No. 6).

Design and Visual Resources. DMF LUP Figure 3 identifies this subject area to be within the 17-Mile Drive public viewshed and near a designated vista point. DMF LUP Policy 48 indicates that new development within visually prominent settings, as illustrated on the Del Monte Forest Visual Resources Map (Figure 3), shall be sited and designed in such a manner that will not take away the scenic value of the area. The installation of the WCF would include a pole that proposes to match the existing colors and materials, dark brown wood, blending with the surrounding Monterey Pine trees

along 17 Mile Drive. The height would not significantly surpass the tree line in order to blend in more with its surrounding landscape. Consistent with DMF LUP Policy 53, the design of the proposed development would not detract from the public views and scenic values, including Ghost Tree as the closest location, along with Lone Cypress and Pescadero Point also within a half mile radius. The existing utility pole has a height of 24-2 feet and the WCF proposes to be at 31-7 feet in height. Although this exceeds the maximum height allowed for PQP, Title 20 section 20.62.030 allows for towers, poles, water tanks and similar structures may be erected to a greater height than the limit established by the zoning district subject to the granting of a Coastal Development Permit.

The proposed development is consistent with the DMF LUP Policies 123 and 137 as the project will not block significant public views towards the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. The design and siting of the proposed wooden WCF does not significantly increase the height of the existing wooden utility pole and would not significantly increase the visual impacts over the existing baseline (**see Exhibit D**). As proposed, the project would not result in any adverse visual impacts and is consistent with the applicable visual resource policies of the DMF LUP. As proposed and designed, the development would blend with the surrounding environment, consistent with the DMF Visual Resource Policies.

Radio Frequency. The applicant has submitted a Radio Frequency Emissions Compliance Report prepared by Waterford Consultants, evaluating the proposed WCF **(Exhibit E**). The report finds that the facility will comply with prevailing Federal Communications Commission (FCC) and Occupational Safety and Health Administration (OSHA) standards for limiting public exposure to radio frequency energy. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. The site is adequate for the proposed development of the wireless communication facility and the applicant has demonstrated that it is the most adequate for the provision of services as required by the FCC.

Cultural Resources. According to Monterey County Geographic Information System (GIS) records identifies the subject property to be within a high archaeological sensitivity area and is within a potentially known archaeological resource area. A previous Archaeological Monitoring Letter (LIB170057) for the adjacent property concluded that a small portion of a known recorded site is on the adjacent property; however, through testing and field surveys, the potential concluded that there were no impacts to archaeological resources. An archaeological waiver was submitted to and approved by a designee of the Chief of Planning given that the proposed development does not involve land clearing and land disturbance of previously disturbed land due to the replacement pole going in the exact same location as the existing pole, and no cultural resources were discovered in the initial installation of the original existing pole. Staff has deemed that an archaeological report is not required under the DMF CIP section 20.147.080.B.11. There is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited due to the development being located on previous minimal ground disturbance to replace a pre-existing wood pole. This will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

CEQA:
California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction of small facilities or new structures. The proposed project is to remove an existing 24-2-foot-high utility pole and install a wireless telecommunication facility consisting of a 31-7-foot-high pole with two antennas and associated equipment, greater than the height allowed for the zoning district, within 750 feet of a known archaeological resource. The project does not involve the removal of trees or major vegetation. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects was identified during staff review of the development application. There is no cumulative impact without any prior successive projects of the same type in the same place, over time. There is no significant effect on the environment due to unusual circumstances. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. Views from the 17-Mile Drive scenic corridor and designated vista points near the proposed development will not be significantly impacted because AT&T Mobility will be installing the proposed project where a utility pole currently exists.

LUAC:
The proposed project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review on September 18th, 2025. The LUAC voted unanimously to recommend approval of the project.

OTHER AGENCY INVOLVEMENT
The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Pebble Beach Community Services District
California Coastal Commission

Prepared by: Jordan Evans-Polockow, Assistant Planner, x7065
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans
Exhibit B - Vicinity Map
Exhibit C - Coverage Map
Exhibit D - Photo Simulations
Exhibit E - Radio Frequency Study
Exhibit F - Del Monte Forest LUAC Minutes

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Planner; Jacquelyn M. Nickerson, Principal Planner; PEBBLE BEACH COMPANY (AT&T MOBILITY),

Property Owner; Justin Giarritta, Agent; The Open Monterey Project (Molly Erickson); Landwatch: Planning File PLN250237

County of Monterey
Zoning Administrator

Legistar File Number: ZA 25-059

Item No.8

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

October 30, 2025

Introduced: 10/24/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Zoning Administrator

PLN250237 - PEBBLE BEACH COMPANY (AT&T MOBILITY)

Public hearing to consider the removal of an existing 24-2-foot-high utility pole and installation of a wireless telecommunication facility consisting of a 31-7-foot-high pole with two antennas and associated equipment, greater than the height allowed for the zoning district, within 750 feet of a known archaeological resource.

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The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 8 conditions of approval.

PROJECT INFORMATION

Agent: Justin Giarritta
Property Owner: PEBBLE BEACH COMPANY (AT&T MOBILITY)
APN: 008-462-006-000
Parcel Size: N/A
Zoning: N/A
Plan Area: Del Monte Forest Land Use Plan (Coastal Zone)
Flagged and Staked: N/A
Project Planner: Jordan Evans-Polockow, Assistant Planner
Evans-PolockowJ@countyofmonterey.gov , (831)755-7065

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LUAC:
The proposed project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review on September 18th, 2025. The LUAC voted unanimously to recommend approval of the project.

OTHER AGENCY INVOLVEMENT
The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Pebble Beach Community Services District
California Coastal Commission

Prepared by: Jordan Evans-Polockow, Assistant Planner, x7065
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

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Exhibit F - Del Monte Forest LUAC Minutes

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Planner; Jacquelyn M. Nickerson, Principal Planner; PEBBLE BEACH COMPANY (AT&T MOBILITY),

Property Owner; Justin Giarritta, Agent; The Open Monterey Project (Molly Erickson); Landwatch: Planning File PLN250237

Exhibit A

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DRAFT RESOLUTION

Before the Zoning Administrator in and for the County of Monterey, State of California

In the matter of the application of:
PEBBLE BEACH COMPANY (AT&T Mobility) (PLN250237) RESOLUTION NO. --
Resolution by the Monterey County Zoning Administrator:

1) Finding the project categorically exempt per CEQA Guidelines section 15303 and that none of the exceptions from Section 15300.2 apply to the project; and
2) Approving a Combined Development Permit consisting of a: 1) Coastal Development Permit and Design Approval to allow the removal of an existing 24-2 foot high utility pole and installation of a wireless telecommunication facility consisting of a 31-7 foot high pole with two antennas and associated equipment, 2) Coastal Development Permit to exceed the height of 30 feet established for the district; and 3) Coastal Administrative Permit for development within 750 feet of an archaeological resource.

[PLN250237, PEBBLE BEACH COMPANY (AT&T MOBILITY), PG&E right-of-way (Coordinates 36.566834° N, -121.959752° W), adjacent to the property located at 3252 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (APN: 008-462-006-000)]

The PEBBLE BEACH COMPANY (AT&T MOBILITY) application (PLN250237) came on for public hearing before the County of Monterey Zoning Administrator on October 30, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- 1982 Monterey County General Plan (General Plan);
- Del Monte Forest Land Use Plan (DMF LUP);
- Del Monte Forest Coastal Implementation Plan (DMF CIP); and
- Monterey County Code (MCC) Zoning Ordinance (Title 20)

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Allowed Use. The property is located off of the right-of-way within a utility easement on 17 Mile Drive (Coordinates 36.566834° N, -121.959752° W), adjacent to 3252 17 Mile Drive, Pebble Beach (APN 008-462-006-000), Del Monte Forest Land Use Plan, Coastal Zone. The parcel is considered to be in its land use as Public/Quasi Public, or "PQP". The General Plan does not specify a land use designation for privately or publicly owned roads; however, the County considers such land use as Public/Quasi Public use, serving the public at large. Title 20 section 20.40.050.S identifies wireless communication facilities (WCF) as a conditional use subject to the granting of a Coastal Development Permit. The project proposes to remove an existing 24-2-foot-high utility pole and install a wireless telecommunication facility (WCF) consisting of a 31-7-foot-high pole with two antennas and associated equipment, greater than the height allowed for the zoning district, within 750 feet of a known archaeological resource. Therefore, the project is consistent with the zoning.

c) Lot Legality. The subject site is located in the Pacific Gas & Electric (PG&E) right-of-way (36.566821° N, -121.959725° W) and adjacent from the property of 3252 17 Mile Drive, Pebble Beach.

d) Design and Visual Resources. The subject area includes a Design Control Overlay, which is intended to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character pursuant to Title 20 Chapter 20.44. The proposed WCF will utilize the same material and colors as the existing utility pole, which is wooden dark brown. The development is surrounded by existing vegetation and will blend with the surrounding environment.

DMF LUP Figure 3 identifies this subject area to be within the 17-Mile Drive public viewshed and near a designated vista point. DMF LUP Policy 48 indicates that new development within visually prominent settings, as illustrated on the Del Monte Forest Visual Resources Map (Figure 3), shall be sited and designed in such a manner that will not take away the scenic value of the area. The installation of the WCF will include a pole that proposes to match the existing colors and materials, dark brown wood, blending with the surrounding Monterey Pine trees along 17 Mile Drive. The height will not significantly surpass the tree line in order to blend in more with its surrounding landscape. Consistent with DMF LUP Policy 53, the design of the proposed development would not detract from the public views and scenic values, including Ghost Tree as the closest location, along with Lone Cypress and Pescadero Point also within a half mile radius. The existing utility pole

has a height of 24-2 feet and the WCF proposes to be at 31-7 feet in height. Although this exceeds the maximum height allowed for PQP, Title 20 section 20.62.030 allows for towers, poles, water tanks and similar structures may be erected to a greater height than the limit established by the zoning district subject to the granting of a Coastal Development Permit.

The proposed development is consistent with the DMF LUP Policies 123 and 137 as the project will not block significant public views towards the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. The design and siting of the proposed wooden WCF does not significantly increase the height of the existing wooden utility pole and would not significantly increase the visual impacts over the existing baseline. As proposed, the project will not result in any adverse visual impacts and is consistent with the applicable visual resource policies of the DMF LUP. As proposed and designed, the development would blend with the surrounding environment, consistent with the DMF Visual Resource Policies.

e) Cultural Resources. According to Monterey County Geographic Information System (GIS) records identifies the subject property to be within a high archaeological sensitivity area and is within a potentially known resource area. Staff has deemed that an archaeological report from the adjacent parcel is not required due to the findings of a previous Archaeological Monitoring Letter LIB170057 (APN: 008-462-006-000) for the adjacent property. The letter continued discussing that there is a small portion of a known recorded site is on the adjacent property; however, through testing and field surveys, the potential concluded that there were no impacts to archaeological resources. The report stated that from previous land disturbance there was no evidence of archaeological features or midden soils ,and there remains limited potential for impacts to significant archaeological features from impacts of the existing single family dwelling. Staff has deemed that an archaeological report is not required under the DMF CIP section 20.147.080.B.11. An archaeological waiver was submitted to and approved by a designee of the Chief of Planning given that the proposed development does not involve land clearing and land disturbance of previously disturbed land due to the replacement pole going in the exact same location as the existing pole, and no cultural resources were discovered in the initial installation of the original existing pole. There is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited due to the development being located on previous minimal ground disturbance to replace a pre-existing wood pole. This will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

f) Wireless Telecommunication Facility. As demonstrated in Finding 6 the project is consistent with the regulations for siting and design of WCF contained in Title 20 section 20.64.310.

g) Public Access. As demonstrated in Finding 7, the development is consistent with public access policies of the DMF LUP.

h) Land Use Advisory Committee. The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC, at a noticed public meeting on September 18, 2025, 5 to 0 (2 absent) voted to support the project as proposed. Public concern was raised regarding the height of the proposed replacement wood pole, but the applicant adjusted the height to be closer to the original height.

i) The project planner conducted a site inspection on October 7th, 2025, to verify that the proposed project on the subject parcel conforms to the applicable plans and policies.

j) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD- Planning for the proposed development found in Project File PLN250237.

2. **FINDING:** **SITE SUITABILITY –** The site is physically suitable for the use proposed.

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, Pebble Beach Community Services District, HCD-Public Works, HCD-Environmental Services, and the Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

b) Staff identified potential impacts to resources. The following reports have been prepared:

- "Radio Frequency Emissions Compliance Report for AT&T Mobility" prepared by Waterford Consultants, Fredrick MA, October 10th, 2025.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. All development shall be in accordance with these reports.

c) Staff conducted a site inspection on October 7th, 2025, to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD-Planning for the proposed development found in Project File PLN250237.

3. **FINDING:** **HEALTH AND SAFETY –** The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE: a) The project was reviewed by HCD-Planning, Pebble Beach Community Services District, HCD-Public Works, HCD-Environmental Services,

and the Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities are available. The existing power pole will provide electricity. The proposed project will not require the use of water or sewer.

c) A Radio Frequency (RF) engineering analysis was prepared by Waterford Consultants, evaluating the proposed WCF. The report finds that the facility will comply with prevailing Federal Communications Commission (FCC) and Occupational Safety and Health Administration (OSHA) standards for limiting public exposure to radio frequency energy. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. The site is adequate for the proposed development of the wireless communication facility and the applicant has demonstrated that it is the most adequate for the provision of services as required by the FCC.

d) Staff conducted a site inspection on October 7th, 2025, to verify that the site is suitable for this use.

e) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD-Planning for the proposed development found in Project File PLN250237.

4. **FINDING:** **NO VIOLATIONS –** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE:

a) Staff reviewed County of Monterey HCD-Planning and Building Services Department records and is not aware of any violations existing on subject property.

b) Staff conducted a site inspection on October 7th, 2025, and researched County records to assess if any violation exists on the subject property.

c) There are no known violations on the subject parcel.

d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN250237.

5. **FINDING:** **CEQA (Exempt) –** The project is categorically exempt from environmental review, and no unusual circumstances were identified to exist for the proposed project. California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts the construction and location of new, small facilities or structures.

EVIDENCE:

a) The development will be replacing and extending an existing 24-foot 2-inch PG&E wooden pole to a 28-foot 6-inch wooden pole. The project will also include two antennas, two power supply unit, two remote radio units, two conduits, and an equipment shelter, increasing the overall height of the development to 31-feet 6-inches. Because the wireless facility is considered a small facility and the support structures are also small, they qualify for a categorical exemption as described in section

15303 of the CEQA Guidelines.

b) No evidence of significant adverse environmental effects was identified during staff review of the development application. There is no cumulative impact without any prior successive projects of the same type in the same place, over time. There is no significant effect on the environment due to unusual circumstances. Views from the 17-Mile Drive scenic corridor and designated vista points near the proposed development will not be significantly impacted because AT&T Mobility will be installing the proposed project where a utility pole currently exists (see evidence "c" in Finding 1). None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. The project is not located on a hazardous waste site, near a scenic highway or historical resource. The project would not contribute to a cumulative impact of successive projects as there are no other wireless communication facilities in proximity to this project site.

c) No adverse environmental effects were identified during staff review of the development application during a site visit on October 7th, 2025.

d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250237.

6. **FINDING:** **WIRELESS COMMUNICATION FACILITIES** – The development of the proposed wireless communications facility will not significantly affect any designated public viewing area, scenic corridor, or any identified environmentally sensitive area or resources. The site is adequate for the proposed development of the wireless communications facility, and the applicant has demonstrated that it is the most adequate for the provision of services as required by the Federal Communications Commission (FCC). The proposed wireless communications facility complies with all applicable requirements of Monterey County Code (MCC) Section 20.64.310. The subject property on which the wireless communication facility is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions, and any other applicable provisions of MCC, and that all zoning violation abatement costs, if any, have been paid. The proposed telecommunication facility will not create a hazard for aircraft in flight**.**

EVIDENCE: a) This project consists of the removal of an existing 24'-2" foot high utility pole owned by Pacific Gas and Electric (PG&E) and installation of a wireless telecommunication facility consisting of a 31'-7" foot wooden pole, two 3'-foot canister antennae, and associated equipment including two panel antennae, two power supply units, a PG&E Smart Meter, two mounted radios, two conduits, an equipment bracket, and new wooden pole. The property is located off of the PG&E right-of-way within an existing utility easement (Coordinates 36.566834° N, -121.959752° W), adjacent to 3252 17 Mile Drive, Pebble Beach.

b) Pursuant to the requirements in Title 20 section 20.64.310(c), wireless communication facilities are allowed on any lot or parcel in any zoning district subject to the appropriate entitlement including the construction, modification, and placement of any antennas used for

multi-channel distributions services and personal wireless service facilities. The proposed AT&T Mobility wireless facility removes the existing PG&E transmission tower and installs a WCF on a new pole as a replacement and therefore is subject to a Coastal Development Permit as identified in Title 20 section 20.40.050.S as a conditional use for the proposed project site zoning of "PQP".

c) Site Location and Analysis Staff analyzed the proposed development for the best siting and location for the WCF. The proposed WCF that will replace the existing 24-2-foot-high utility pole with a 31-7-foot-high utility pole will not substantially visually impact or alter the public's access to the views of nearby scenic points of interest along 17 Mile Drive. The WCF will match the existing pole's dark brown wooden finish and blend with its surroundings, consistent with DMF LUP Policy 48.

d) Co-Location. Title 20 section 20.64.310(H)(b) encourages co-location of facilities and the DMF Land Use Plan Visual Resources Chapter 2 within its Resource Management Element that protects the integrity of visual resources. While no existing WCFs met the coverage objectives for co-location, the project utilizes the same location as the PG&E pole, minimizing new infrastructure and visual clutter. As the replacement pole will be increased of 7 feet 5 inches with minor additions, staff has found that this new facility will not substantially alter the visual impact of the existing lattice tower, when viewed from 17 Mile Drive.

   Title 20 section 20.64.310 encourages co-location of wireless facilities when possible. Co-location opportunities were analyzed for the proposed project. There are no existing WCF that could be used for co-location and meet the coverage objectives identified in the plan provided. However, the proposed development would be installed in the same location where an existing PG&E utility pole is located. Photographic simulations provided by the applicant illustrate that there is not a significant increase to the visually perceived bulk or height of the existing tower. Finding 1, evidence "d" depicts the design adaptations and the correlating details to illustrate the preventative strides to preserve the scenic viewshed The project includes a condition to encourage future co-location by other wireless carriers (Condition No. 6).

e) The project is consistent with Monterey County Code Chapter 20.92, Airport Approach Zoning, and does not require review by the Monterey County Airport Land Use Commission. This project does not affect any aircraft zones identified in Monterey County Code section 20.92.050 and therefore need not comply with the heights outlined in Monterey County Code section 20.92.060. The proposed telecommunication facility will not create a hazard for airport approaches or departures.

f) The project does not penetrate a Federal Aviation Regulation (FAR) Part 77 Imaginary Surface. The project site is located approximately 12.5 miles from Monterey Regional Airport, the nearest public use airport. If deemed necessary by the FCC, warning lights would be located on top of the structure to prevent conflict with any aircraft

when visibility is limited. The proposed telecommunication facility will not create a hazard for aircraft in flight.

h) The project planner reviewed the project application materials and plans and the County GIS database to verify that the project on the subject parcel conforms to the plans listed above and that the site is suitable for this use. The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN250237.

7. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE:

a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in DMF CIP Section 20.147.130.

b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

c) The subject property is not described as an area where Major Public Access & Recreational Facilities requires visual or physical public access (Figure 8, DMF LUP).

d) As proposed, the development project will not interfere with visual access from or to 17-Mile Drive and nearby designated vista points. The proposed development is consistent with DMF LUP Policies 123 and 137 and will not block significant public views towards the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. The design and siting of the proposed WCF does not significantly increase the height of the existing structure and would not significantly increase the visual impacts over the existing baseline. As proposed, the project is consistent with the applicable visual resource and public access policies of the DMF LUP.

e) The project planner completed a site inspection on October 7th, 2025, to verify that the proposed project would not impact public access. The project planner also reviewed plans and visual simulations to verify that the proposed development will not impact public access or visual resources/access. See evidence "d" above. See also Finding No. 1 and supporting evidence.

f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN250237.

8. **FINDING:** **APPEALABILITY -** The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

EVIDENCE:

g) Board of Supervisors. Pursuant to Title 20 sections 20.44.070 and

20.86.030 of the Monterey County Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

h) Coastal Commission. Pursuant to Title 20 section 20.86.080, the proposed project is subject to appeal by/to the California Coastal Commission because it is a project involves development between the sea and the first through public road paralleling the sea (State Reserve 1), and development that is permitted in the underlying zone as a conditional use.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Find the project the project Categorically Exempt per Section 15303 of the CEQA Guidelines and does not meet any of the exceptions under Section 15300.2;
2. Approve a Combined Development Permit Consisting of a: 1) Coastal Development Permit and Design Approval to allow the allow the removal of an existing 24-2 foot high utility pole and installation of a wireless telecommunication facility consisting of a 31-7 foot high pole with two antennas and associated equipment, 2) Coastal Development Permit to exceed the height of 30 feet established for the district, and 3) Coastal Administrative Permit for development within 750 feet of a known archaeological resource.

PASSED AND ADOPTED this 30th day of October 2025.

_____
Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

   Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the

mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services offices in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN250237

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit I (PLN250237) consisting of a: 1) Coastal Development Permit and Design Approval to allow the removal of an existing 24-2 foot high utility pole and installation of a wireless telecommunication facility consisting of a 31-7 foot high pole with two antennas and associated equipment, 2) a Coastal Development Permit to exceed the height of 30 feet established for the district, and 3) a Coastal Administrative Permit for development within 750 feet of a known archaeological resource. The project is located in the PG&E right-of-way (Coordinate 36.566821° N, -121.959725° W), adjacent to the property located at 3252 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-462-006-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 008-462-006-000 on October 30th, 2025. The permit was granted subject to 8 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD039(A) - WIRELESS INDEMNIFICATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant agrees as a condition and in consideration of the approval of the permit to enter into an indemnification agreement with the County whereby the applicant agrees to defend, indemnify, and hold harmless the County, its officers, agents and employees from actions or claims of any description brought on account of any injury or damages sustained by any person or property resulting from the issuance of the permit and conduct of the activities authorized under said permit. Applicant shall obtain the permission of the owner on which the wireless communication facility is located to allow the recordation of said indemnification agreement, and the applicant shall cause said indemnification agreement to be recorded by the County Recorder as a prerequisite to the issuance of the building and/or grading permit. The County shall promptly notify the applicant of any such claim, action, or proceeding and the County shall cooperate fully in the defense thereof. The County may, at its sole discretion, participate in the defense of such action, but such participation shall not relieve applicant of its obligations under this condition. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit signed and notarized Indemnification Agreement to the Director of HCD-Planning for review and signature by the County.

Prior to the issuance of grading or building permits, the Owner/Applicant shall submit proof of recordation of the Indemnification Agreement, as outlined, to HCD-Planning.

5. PD039(B) - WIRELESS REDUCE VISUAL IMPACTS

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall agree in writing that if future technological advances allow for reducing the visual impacts of the telecommunication facility, the applicant shall make modifications to the facility accordingly to reduce the visual impact as part of the facility's normal replacement schedule. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit, in writing, a declaration agreeing to comply with the terms of this condition HCD - Planning for review and approval.

6. PD039(C) - WIRELESS CO-LOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant and/or successors assigns shall encourage co-location by other wireless carriers on this tower assuming appropriate permits are approved for co-location. Any expansion or additions of microwave dishes, antennas and/or similar appurtenances located on the monopole, which are not approved pursuant to this permit, are not allowed unless the appropriate authority approves additional permits or waivers. In any case, the overall height of the pole shall not exceed the specified height. (HCD - Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall encourage co-location by other wireless carriers on this tower assuming appropriate permits are approved for co-location. The overall height of the pole shall not exceed ___ feet.

7. PD039(D) - WIRELESS REMOVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If the applicant abandons the facility or terminates the use, the applicant shall remove the monopole, panel antennas, and equipment shelter. Upon such termination or abandonment, the applicant shall enter into a site restoration agreement subject to the approval of the Director of HCD - Planning and County Counsel. The site shall be restored to its natural state within six (6) months of the termination of use or abandonment of the site.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to abandoning the facility or terminating the use, the Owner/Applicant shall submit a site restoration agreement to HCD - Planning subject to the approval of the HCD - Director of Planning and County Counsel.

Within 6 months of termination of use or abandonment of the site, the Owner Applicant shall restore the site to its natural state.

8. PD039(E) - WIRELESS EMISSION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The facility must comply with Federal Communications Commission (FCC) emission standards. If the facility is in violation of FCC emission standards, the Director of HCD - Planning shall set a public hearing before the Appropriate Authority whereupon the appropriate authority may, upon a finding based on substantial evidence that the facility is in violation of the then existing FCC emission standards, revoke the permit or modify the conditions of the permit. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of use and on an on-going basis, the Owner/Applicant shall submit documentation demonstrating compliance with the FCC emission standards to the Director of HCD-Planning for review and approval.

On an on-going basis, if the facility is in violation of FCC emission standards, the Director of HCD-Planning shall set a public hearing before the Appropriate Authority to consider revocation or modification of the permit.

CRAN_RSFR_PEBBL_208

(NEAR) 3252 17 MILE DR
PEBBLE BEACH, CA 93953

SITE ID:	CRAN_RSFR_PEBBL_208
IWM:	WSSFR0052077
FA CODE:	16519535
SITE TYPE:	WOODEN PG&E UTILITY POLE
POLE #:	121500348
COUNTY:	MONTEREY

PROJECT TEAM

APPLICANT:
AT&T MOBILITY
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583
CONTACT: MARC GRABISCH
EMAIL: MG387K@ATT.COM

AT&T MOBILITY PROJECT MANAGER:
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5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583
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EMAIL: JUSTIN.GIARRITTA@NEXTEDGENETWORKS.COM

A&E PROJECT MANAGER:
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ALPHARETTA, GA 30005
PHONE: (530) 305-6898
EMAIL: TODD.LAWRENCE@NEXTEDGENETWORKS.COM

CONSTRUCTION MANAGER:
NEXT EDGE
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GA 30005
PHONE: (415) 989.1102
EMAIL: ATTPROJECTTEAM@MODUSLLC.COM

PROJECT DESCRIPTION

AT&T PROPOSES TO INSTALL A NEW WIRELESS COMMUNICATION SITE ON A WOODEN PG&E UTILITY POLE IN THE PUBLIC RIGHT-OF-WAY.

SCOPE:

- INSTALL (2) NEW 2' PANEL ANTENNA ON TOP OF WOODEN PG&E UTILITY POLE
- INSTALL (1) NEW RADIO 4490, (1) RADIO 4467 ON WOODEN PG&E UTILITY POLE
- INSTALL (2) NEW PSU AC08 ON WOODEN PG&E UTILITY POLE
- INSTALL (1) NEW COAX CONDUIT FROM EQUIPMENT TO NEW PANEL ANTENNA
- INSTALL (1) NEW POWER CONDUIT FROM P.O.C. TO EQUIPMENT
- INSTALL (1) NEW FIBER CONDUIT FROM P.O.C. TO EQUIPMENT
- INSTALL (1) NEW EQUIPMENT BRACKET
- INSTALL (1) NEW SMART METER / DISCONNECT
- CABLING TO BE INSTALLED IN A TIGHT NEAT MANNER WITHOUT EXCESS CABLE LOOPS
- ALL AT&T ADDED APPURTENANCES SHALL BE PAINTED TO MATCH POLE COLOR (NON-GLOSSY "SABLE" BY SHERWIN WILLIAMS, OR EQUIVALENT)
- EXISTING WOOD UTILITY POLE TO BE REPLACED WITH NEW WOOD UTILITY POLE BY PG&E

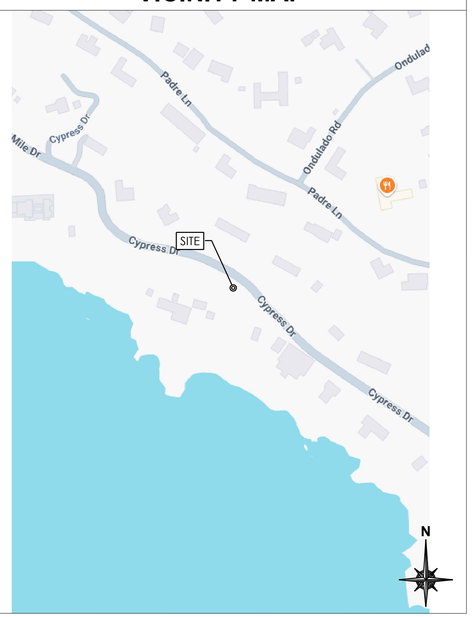
DRAWING INDEX

SHEET NO.	SHEET TITLE
T-1	TITLE SHEET
T-2	GENERAL NOTES
C-1	SURVEY
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN & PROPOSED EQUIPMENT LAYOUT PLANS
A-3	ELEVATIONS
A-4	ELEVATIONS
D-1	DETAILS
D-2	DETAILS
E-1	ELECTRICAL GENERAL NOTES
E-2	ONE-LINE DIAGRAM & GROUNDING SCHEMATIC
E-3	ELECTRICAL DETAILS
TCP-1	TRAFFIC CONTROL PLAN

POLE PHOTO



VICINITY MAP



SITE INFORMATION

SITE ADDRESS:	(NEAR) 3252 17 MILE DR PEBBLE BEACH, CA 93953
OWNER:	PG&E 1 MARKET STREET, SPEAR TOWER SAN FRANCISCO, CA 94105-1126
APPLICANT:	AT&T MOBILITY 5001 EXECUTIVE PARKWAY SAN RAMON, CA 94583
LATITUDE:	36.566834 NAD83
LONGITUDE:	-121.959752 NAD83
COUNTY:	MONTEREY
JURISDICTION:	PEBBLE BEACH
ASSESSORS PARCEL NUMBER:	PUBLIC RIGHT OF WAY NEAR 008-462-008
ZONING:	PUBLIC ROW
ELEVATION:	79.886' AMSL

CALL 811 BEFORE YOU DIG
IT'S THE LAW

THE UTILITIES SHOWN HEREIN ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER/SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL THE UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO THE (E) UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- 2022 CALIFORNIA BUILDING CODE (CBC), BASED ON THE 2021 IBC
- 2022 CALIFORNIA ELECTRICAL CODE (CEC), BASED ON THE 2020 NEC
- 2022 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2021 UMC
- 2022 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2021 UPC
- 2022 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CALGREEN)
- 2022 CALIFORNIA FIRE CODES WITH ALL LOCAL AMENDMENTS, BASED ON THE 2021 IFC
- ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
- CALIFORNIA GENERAL ORDER 95 (G.O. 95, 2020)
- NCJPA OPERATIONS/ ROUTINE HANDBOOK (2019)
- NATIONAL ELECTRICAL CODE (NEC) (2023 EDITION)
- NATIONAL ELECTRICAL SAFETY CODE IEEE C2 2023 (NESC)
- CITY / COUNTY ORDINANCES

ACCESSIBILITY REQUIREMENTS FOR PERSONS WITH DISABILITIES:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY IS NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA ADMINISTRATIVE STATE CODE PART 2, TITLE 24, CHAPTER 11B, SECTION 11038.

AT&T
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SAN RAMON, CA
94583

NextEdge
1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JLV
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	01/17/25	90% CD
0	09/30/24	100% CD

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. WAGER
No.65117
Exp. 09/30/27
CIVIL
STATE OF CALIFORNIA

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

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(NEAR) 3252 17 MILE DR
PEBBLE BEACH, CA 93953

TITLE SHEET

T-1

GENERAL NOTES

GENERAL CONSTRUCTION NOTES

1. PLANS ARE INTENDED TO BE DIAGRAMMATIC ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.

2. THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.

3. CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600, FOR UTILITY LOCATIONS, 2 WORKING DAYS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.

4. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.

5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CBC'S REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE, FOR, BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.

6. REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT / ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT / ENGINEER.

7. THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.

8. DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE AREA LINES, UNLESS OTHERWISE NOTED.

9. ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT / ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS, OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.

10. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT / ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT / ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.

11. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.

12. ANY EXISTING COMPONENTS DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO IT'S ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.

13. ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.

GENERAL NOTES FOR EXISTING CELL SITES

1. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR.

2. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS MUST BE VERIFIED. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.

3. THE EXISTING CELL SITE IS IN FULL COMMERCIAL OPERATION. ANY CONSTRUCTION WORK BY CONTRACTOR SHALL NOT DISRUPT THE EXISTING NORMAL OPERATION. ANY WORK ON EXISTING EQUIPMENT MUST BE COORDINATED WITH CONTRACTOR. ALSO, WORK SHOULD BE SCHEDULED FOR AN APPROPRIATE MAINTENANCE WINDOW USUALLY IN LOW TRAFFIC PERIODS AFTER MIDNIGHT.

4. SINCE THE CELL SITE IS ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE ADVISED TO BE WORN TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS.

5. CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. CONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD (N) TRAYS AS NECESSARY. CONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONTRACTOR.

6. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.

APPLICABLE CODES, REGULATIONS AND STANDARDS:

1. CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION.

2. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE TIME OF PERMITTING AWARD SHALL GOVERN THE DESIGN.

3. CONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
   - 3.1. - AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
   - 3.2. - AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
   - 3.3. - TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-F, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES
   - 3.4. - INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRICAL EQUIPMENT.
   - 3.5. -IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")

4. TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS
   - 4.1. TELCORDIA GR-63 NETWORK EQUIPMENT-BUILDING SYSTEM (NEBS): PHYSICAL PROTECTION
   - 4.2. TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING
   - 4.3. TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS
   - 4.4. TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS

5. ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS

6. FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

GENERAL TRENCHING NOTES

1. MAINTAIN 24" MINIMUM COVER FOR ALL ELECTRICAL CONDUITS, U.O.N.
2. MAINTAIN 30" MINIMUM COVER FOR ALL TELECOMMUNICATIONS CONDUITS.
3. MINIMUM 1" SAND SHADING BELOW CONDUITS, AND 6" COVERING ON TOP OF CONDUITS REQUIRED.
4. REFER TO SHEET E-1 FOR ADDITIONAL REQUIREMENTS

GENERAL GROUNDING NOTES

1. GROUNDING SHALL BE TESTED AT 5 OHMS OR LESS.
2. WOOD MOLDING, STAPLED EVERY 3'-0" AND AT EACH END.

GENERAL CONDUIT NOTES

1. ALL CONDUITS WILL BE MANDRELED AND EQUIPPED WITH 3/8" PULL ROPE.
2. SCHEDULE 40 CONDUIT FOR UNDERGROUND USE.
3. SCHEDULE 80 CONDUIT FOR RISER USE AND ELSEWHERE AS NOTES. TRANSITION FROM SCHEDULE 40 PVC OR RIGID STEEL CONDUIT TO SCHEDULE 80 USING APPROVED FITTINGS DESIGNED TO PROVIDE A SMOOTH INTERIOR WALL TRANSITION TO THE REDUCED INTERIOR DIAMETER OF SCHEDULE 80. ADJUST CONDUIT SIZE IF NECESSARY TO MAINTAIN THE INTERIOR AREA REQUIRED FOR THE WIRING SPECIFIED.
4. GALVANIZED STEEL CONDUIT FOR ANY CONDUIT UNDER 3", STUB UP 10" THEN CONVERT TO SCHEDULE 80.
5. CONTRACTOR TO STUB UP POLE 10" w/ 3" POWER CONDUIT. POWER COMPANY TO CONVERT FROM 3" STUB SCHEDULE 80 TO 2" SCHEDULE 80 FROM TOP OF STUB UP.
6. ZRC COLD GALVANIZING COMPOUND OR EQUIVALENT IS REQUIRED ON EXPOSED THREADS IN RIGID STEEL CONDUIT AND THE CUT ENDS OF SUPPORT STRUTS, ETC. TO PREVENT RUSTING.

TYPICAL R.O.W. POLE CONSTRUCTION NOTES

1. CABLE NOT TO IMPEDE 15" CLEAR SPACE OFF POLE FACE.
2. ALL CLIMB STEPS NEXT TO CONDUIT SHALL HAVE EXTENDED STEPS.
3. NO BOLT THREADS TO PROTRUDE MORE THAN 1-1/2"
4. ALL HOLES IN POLE LEFT FROM REARRANGEMENT OF CLIMB STEPS TO BE FILLED.
5. 90° SHORT SWEEPS UNDER ANTENNA ARM, ALL CABLES MUST TRANSITION ON THE INSIDE OR BOTTOM OF THE ARM (NO CABLE ON TOP OF ARM).
6. USE 90° CONNECTOR AT CABLE CONNECTION FOR OMNI DOWN ANTENNAS.
7. USE CABLE CLAMPS TO SECURE CABLE TO ARMS, PLACE 2" AT&T WIRELESS CABLE I.D. TAGS ON BOTH SIDES OF ARMS.
8. USE 1/2" DIA. CABLE ON ANTENNAS UNLESS OTHERWISE SPECIFIED.
9. PLACE GPS ON ARM OF SOUTHERN SKY EXPOSURE AT MINIMUM 6' FROM TRANSMIT ANTENNA WHICH IS 24" AWAY FROM CENTER OF POLE.
10. FILL VOID AROUND CABLES AT CONDUIT OPENING WITH FOAM SEALANT TO PREVENT WATER INTRUSION.

CONTRACTOR REQUIREMENTS

DO NOT SCALE OFF DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK

ABBREVIATIONS

A.B.	ANCHOR BOLT	GLB. (GLU-LAM)	GLUE LAMINATED BEAM
ABV.	ABOVE	GPS	GLOBAL POSITIONING SYSTEM
ACCA	ANTENNA CABLE COVER ASSEMBLY	GRND.	GROUND
ADD'L	ADDITIONAL	HDR.	HEADER
A.F.F.	ABOVE FINISHED FLOOR	HGR.	HANGER
A.F.G.	ABOVE FINISHED GRADE	HT.	HEIGHT
AGL	ABOVE GROUND LEVEL	ICGB.	ISOLATED COPPER GROUND BUS
ALUM	ALUMINUM	IN.(")	INCH(ES)
ALT.	ALTERNATE	INT.	INTERIOR
AMSL	ABOVE SEA LEVEL	LB.(#)	POUND(S)
ANT.	ANTENNA	L.B.	LAG BOLTS
APPRX.	APPROXIMATE(LY)	L.F.	LINEAR FEET(FOOT)
ARCH.	ARCHITECT(URAL)	L	LONGITUDINAL
AWG.	AMERICAN WIRE GAUGE	MAS.	MASONRY
BLDG.	BUILDING	MAX.	MAXIMUM
BLK.	BLOCK	M.B.	MACHINE BOLT
BLKG	BLOCKING	MECH.	MECHANICAL
BM.	BEAM	MFR.	MANUFACTURER
B.N.	BOUNDARY NAILING	MIN.	MINIMUM
BN	BACK-UP CABINET	MISC.	MISCELLANEOUS
BTCW.	BARE TINNED COPPER WIRE	MTL.	METAL
B.O.	BOTTOM	NO.(#)	NUMBER
B.O.F.	BOTTOM OF FOOTING	N.T.S.	NOT TO SCALE
CAB.	CABINET	(N)	NEW
CANT.	CANTILEVER(ED)	O.C.	ON CENTER
C.I.P.	CAST IN PLACE	OPNG.	OPENING
CLG.	CEILING	P/C	PRE CAST CONCRETE
℄	CENTERLINE	PCS	PERSONAL COMMUNICATION SERVICES
CLR.	CLEAR	ℙ	PLATE
COL.	COLUMN	PLY.	PLYWOOD
CONC.	CONCRETE	PPC.	POWER PROTECTION CABINET
CONN.	CONNECTION(OR)	PRC.	PRIMARY FLEXING CABINET
CONST.	CONSTRUCTION	P.S.F.	POUNDS PER SQUARE FOOT
CONT.	CONTINUOUS	P.S.I.	POUNDS PER SQUARE INCH
⌀	PENNY (NAILS)	P.T.	PRESSURE TREATED
DBL.	DOUBLE	PWR.	POWER (CABINET)
DEPT.	DEPARTMENT	QTY.	QUANTITY
D.F.	DOUGLAS FIR	RAD.(R)	RADIUS
DIA.	DIAMETER	REF.	REFERENCE
DIAG.	DIAGONAL	REINF.	REINFORCING
DIM.	DIMENSION	REQ'D.	REQUIRED
DWG.	DRAWING(S)	RGS.	RIGID GALVANIZED STEEL
DWL.	DOWEL(S)	R.O.W.	RIGHT OF WAY
EA.	EACH	SCH.	SCHEDULE
EL.	ELEVATION	SHT.	SHEET
ELEC.	ELECTRICAL	SIM.	SIMILAR
ELEV.	ELEVATOR	SPEC.	SPECIFICATION(S)
EMT.	ELECTRICAL METALLIC TUBING	SQ.	SQUARE
E.N.	EDGE NAIL	S.S.	STAINLESS STEEL
ENG.	ENGINEER	STD.	STANDARD
EQ.	EQUAL	STL.	STEEL
EXP.	EXPANSION	STRUC.	STRUCTURAL
EXST.(E)	EXISTING	TEMP.	TEMPORARY
EXT.	EXTERIOR	THK.	THICKNESS
FAB.	FABRICATION(OR)	T.N.	TOE NAIL
F.F.	FINISH FLOOR	T.O.A.	TOP OF ANTENNA
F.G.	FINISH GRADE	T.O.C.	TOP OF CURB
FIN.	FINISH(ED)	T.O.F.	TOP OF FOUNDATION
FLR.	FLOOR	T.O.P.	TOP OF PLATE(PARAPET)
FDN.	FOUNDATION	T.O.S.	TOP OF STEEL
F.O.C.	FACE OF CONCRETE	T.O.W.	TOP OF WALL
F.O.M.	FACE OF MASONRY	TYP.	TYPICAL
F.O.S.	FACE OF STUD	U.G.	UNDER GROUND
F.O.W.	FACE OF WALL	U.L.	UNDERWRITES LABORATORY
F.S.	FINISH SURFACE	U.N.O.	UNLESS NOTED OTHERWISE
FT.(')	FOOT(FEET)	V.I.F.	VERIFY IN FIELD
FTG.	FOOTING	W	WIDE(WIDTH)
G.	GROWTH(CABINET)	W/	WITH
GA.	GAUGE	WD.	WOOD
GI.	GALVANIZE(D)	W.P.	WEATHERPROOF
G.F.I.	GROUND FAULT CIRCUIT INTERRUPTER	WT.	WEIGHT

LEGEND

SPOT ELEVATION	STEEL
REVISION	GROUT OR PLASTER
GRID REFERENCE	(E) BRICK
DETAIL REFERENCE	(E) MASONRY
ELEVATION REFERENCE	CONCRETE
SECTION REFERENCE	EARTH
MATCH LINE	GRAVEL
WORK POINT	PLYWOOD
	SAND
	CENTERLINE
	PROPERTY/LEASE LINE
	GROUND CONDUCTOR
T	TELEPHONE CONDUIT
E	ELECTRICAL CONDUIT
E/T	ELECTRICAL & TELCO CONDUITS
A	COAXIAL CABLE
O/H	OVERHEAD LINES
X	CHAIN LINK FENCING
	WOOD FENCING
OHT/OHP	OVERHEAD COMM/ OVERHEAD POWER

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NextEdge

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30005

DRAWN BY:	JLV
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	01/17/25	90% CD
0	09/30/24	100% CD

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. WAGER
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STATE OF CALIFORNIA

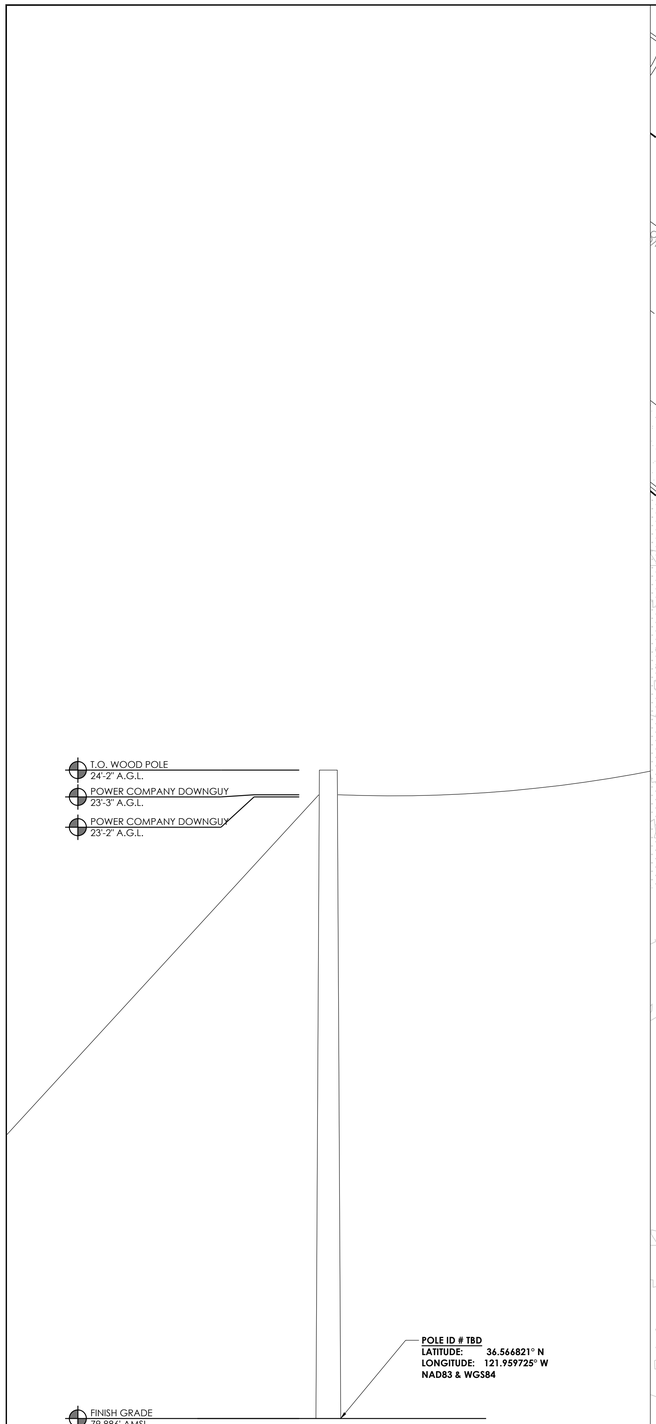
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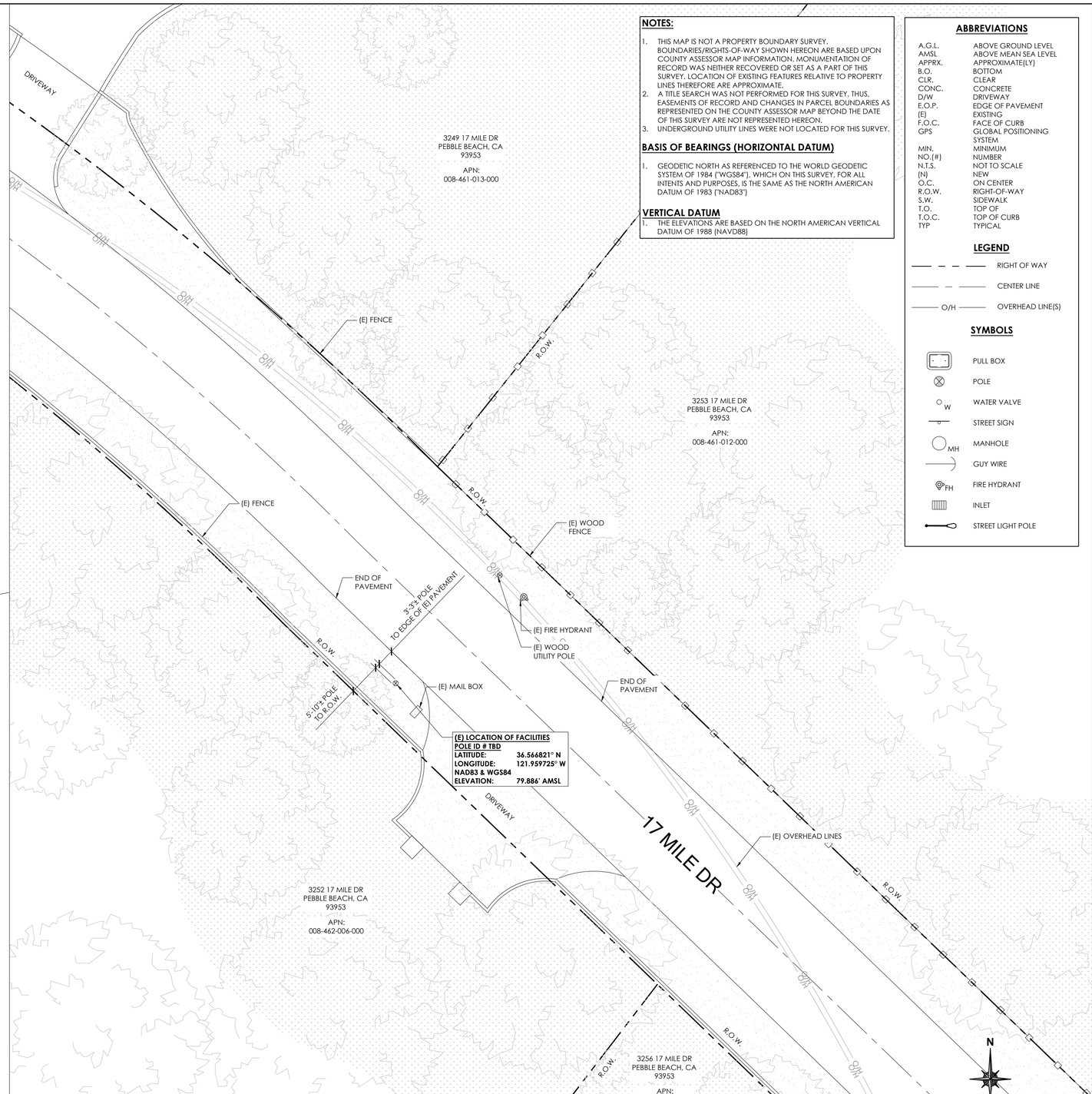
GENERAL NOTES

T-2



ELEVATION

SCALE 3/8"=1'-0" | 2



24"x36" SCALE: 1" = 10'
11"x17" SCALE: 1" = 20'
10' 5' 0' 10'

SCALE 1"=10'-0" | 1

SITE PLAN

NOTES:

1. THIS MAP IS NOT A PROPERTY BOUNDARY SURVEY. BOUNDARIES/RIGHTS-OF-WAY SHOWN HEREON ARE BASED UPON COUNTY ASSESSOR MAP INFORMATION. MONUMENTATION OF RECORD WAS NEITHER RECOVERED OR SET AS A PART OF THIS SURVEY. LOCATION OF EXISTING FEATURES RELATIVE TO PROPERTY LINES THEREFORE ARE APPROXIMATE.
2. A TITLE SEARCH WAS NOT PERFORMED FOR THIS SURVEY, THUS, EASEMENTS OF RECORD AND CHANGES IN PARCEL BOUNDARIES AS REPRESENTED ON THE COUNTY ASSESSOR MAP BEYOND THE DATE OF THIS SURVEY ARE NOT REPRESENTED HEREON.
3. UNDERGROUND UTILITY LINES WERE NOT LOCATED FOR THIS SURVEY.

BASIS OF BEARINGS (HORIZONTAL DATUM)

1. GEODETIC NORTH AS REFERENCED TO THE WORLD GEODETIC SYSTEM OF 1984 ("WGS84"), WHICH ON THIS SURVEY, FOR ALL INTENTS AND PURPOSES, IS THE SAME AS THE NORTH AMERICAN DATUM OF 1983 ("NAD83")

VERTICAL DATUM

1. THE ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

ABBREVIATIONS

A.G.L.	ABOVE GROUND LEVEL
AMSL	ABOVE MEAN SEA LEVEL
APPRX.	APPROXIMATE(LY)
B.O.	BOTTOM
CLR.	CLEAR
CONC.	CONCRETE
D/W	DRIVEWAY
E.O.P.	EDGE OF PAVEMENT
(E)	EXISTING
F.O.C.	FACE OF CURB
GPS	GLOBAL POSITIONING SYSTEM
MIN.	MINIMUM
NO.(#)	NUMBER
N.T.S.	NOT TO SCALE
(N)	NEW
O.C.	ON CENTER
R.O.W.	RIGHT-OF-WAY
S.W.	SIDEWALK
T.O.	TOP OF
T.O.C.	TOP OF CURB
TYP	TYPICAL

LEGEND

- RIGHT OF WAY
- CENTER LINE
- O/H — OVERHEAD LINE(S)

SYMBOLS

- PULL BOX
- POLE
- W — WATER VALVE
- STREET SIGN
- MH — MANHOLE
- GUY WIRE
- FH — FIRE HYDRANT
- INLET
- STREET LIGHT POLE

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DRAWN BY:	JLV
CHECKED BY:	RM
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	01/17/25	100% SURVEY

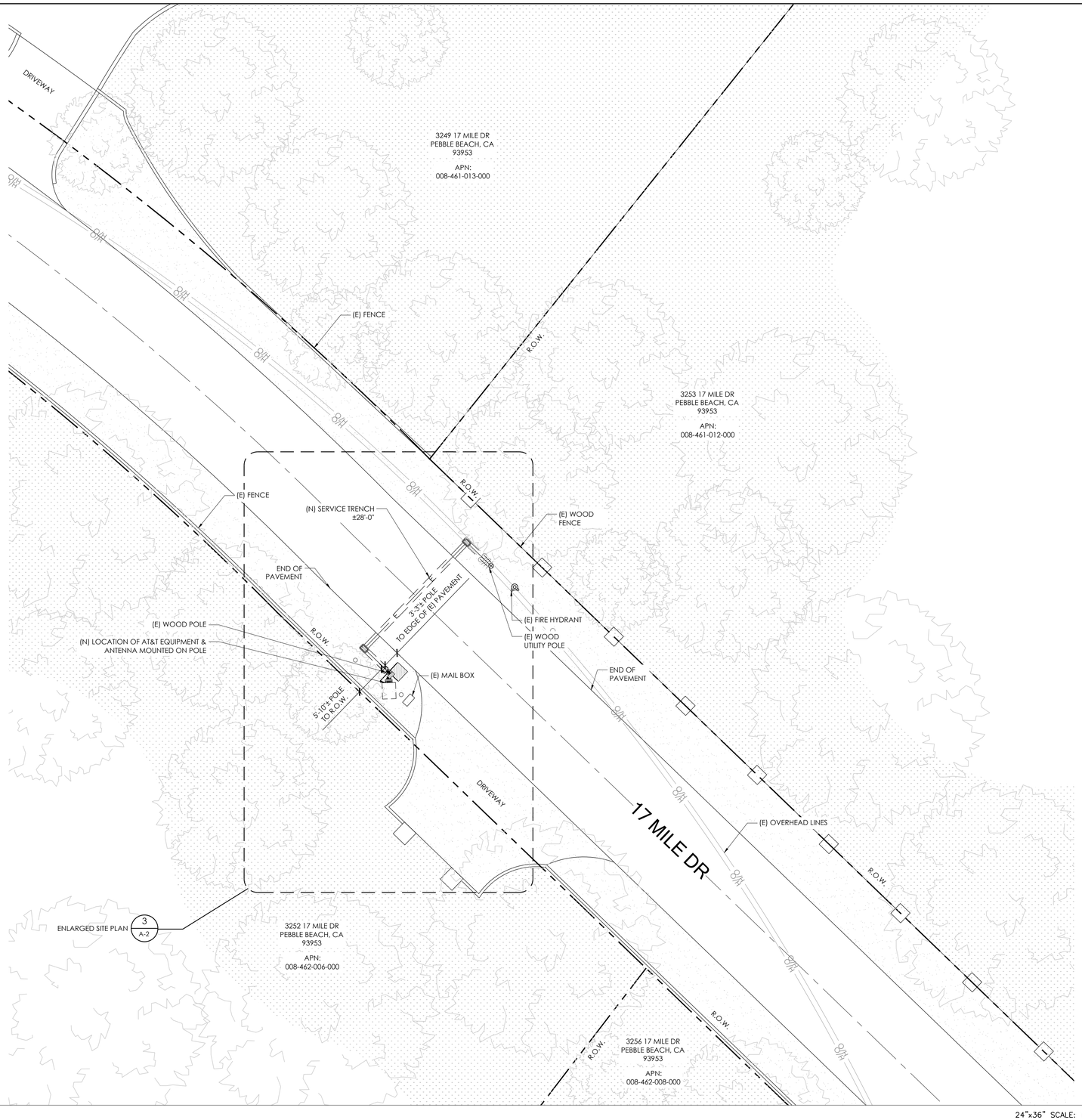
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SURVEY

C-1



SITE PLAN

24"x36" SCALE: 1" = 10'-0"
11"x17" SCALE: 1" = 20'-0"

10' 5' 0' 10'

1

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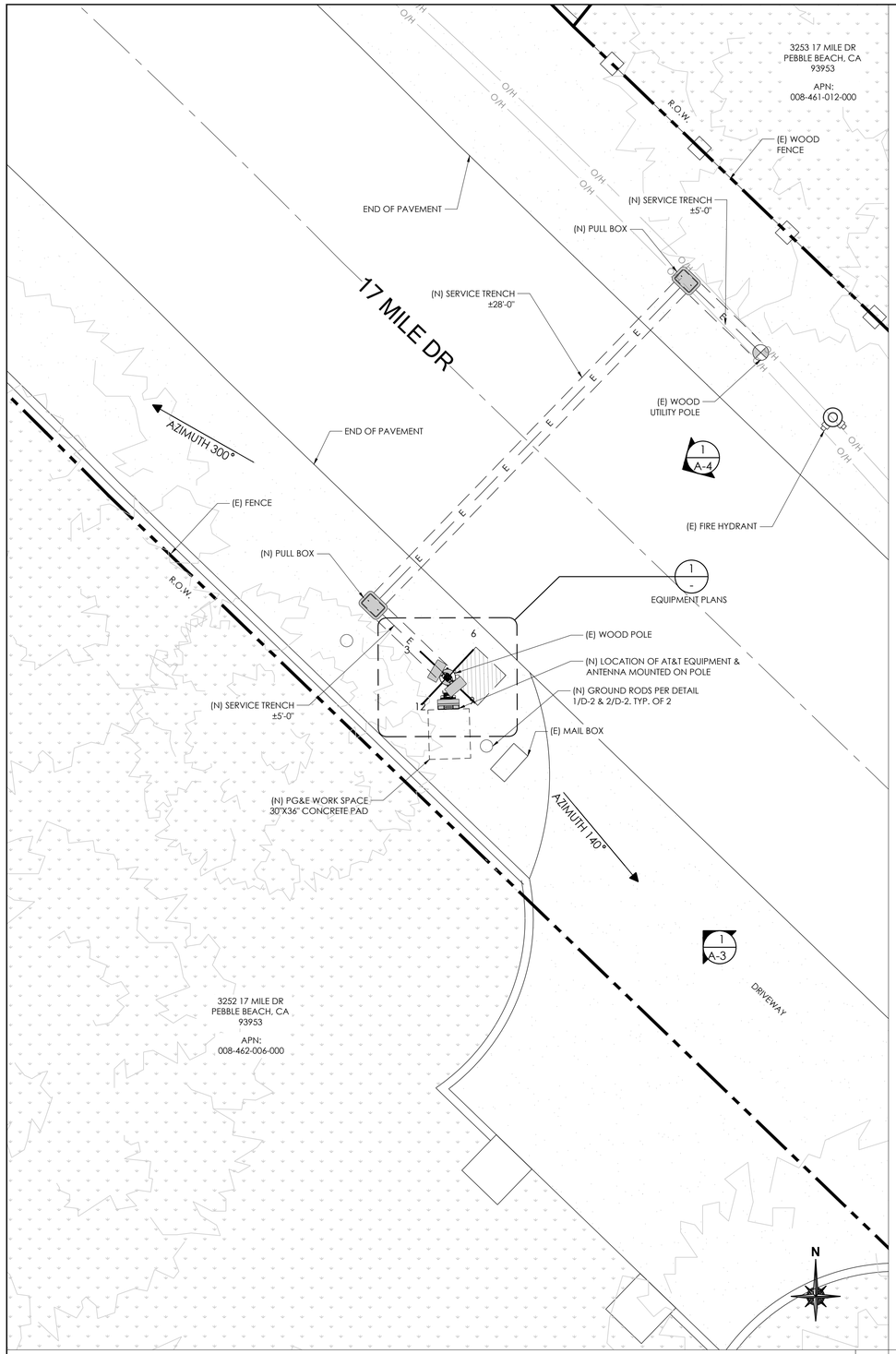
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PEBBLE BEACH, CA 93953

SITE PLAN

A-1

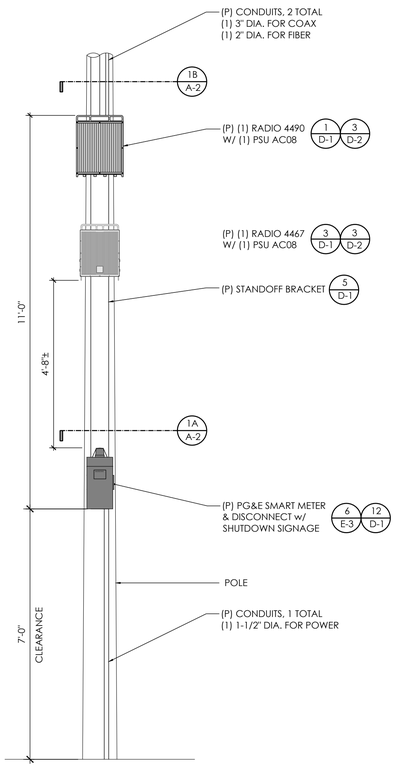


ENLARGED SITE PLAN

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"
4' 3' 2' 1' 0" 4'

3

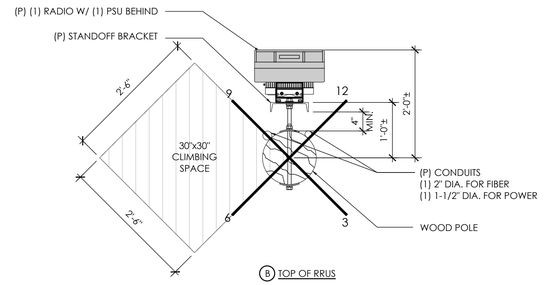
NOTES:
1. ALL EQUIPMENT SHALL BE PLACED (VERTICALLY) AS CLOSE AS ALLOWED BY POLE OWNER, WHILE MAINTAINING MINIMUM CLEARANCE REQUIREMENTS.
2. MAINTAIN 4" MIN. OFFSET BETWEEN THE MOUNTING BRACKET FLANGE AND THE POLE
3. ALL ANTENNAS, BRACKETS, CABLING, CONDUIT, AND OTHER EQUIPMENT WILL BE PAINTED NON-GLOSSY SABLE BY SHERWIN WILLIAMS (OR EQUIVALENT)
4. SWEEP CONDUIT RUNS AROUND (E) CROSS ARMS WHERE THEY OCCUR, SEE DETAIL 6/D-2
5. CABLING TO BE INSTALLED IN A TIGHT NEAT MANNER WITHOUT EXCESS CABLE LOOPS



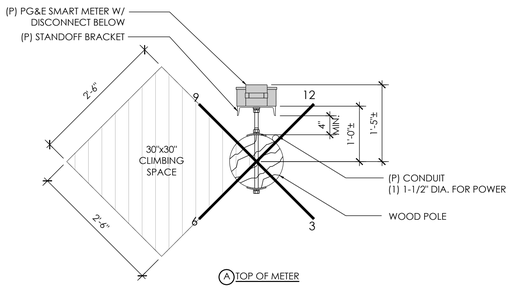
(P) ELEVATION

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

2



B TOP OF RRUS



A TOP OF METER

N

(P) EQUIPMENT PLANS

24"x36" SCALE: 3/4" = 1'-0"
11"x17" SCALE: 3/8" = 1'-0"
1' 6" 0" 1'

1

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5005 EXECUTIVE PARKWAY
SAN RAMON, CA
94583

NextEdge
1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JLV
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	01/17/25	90% CD
0	09/30/24	100% CD

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. WINTER
No. 65117
Exp. 09/30/27
CIVIL
STATE OF CALIFORNIA

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PEBBLE BEACH, CA 93953

ENLARGED SITE PLAN & PROPOSED ELEVATION / EQUIPMENT PLANS

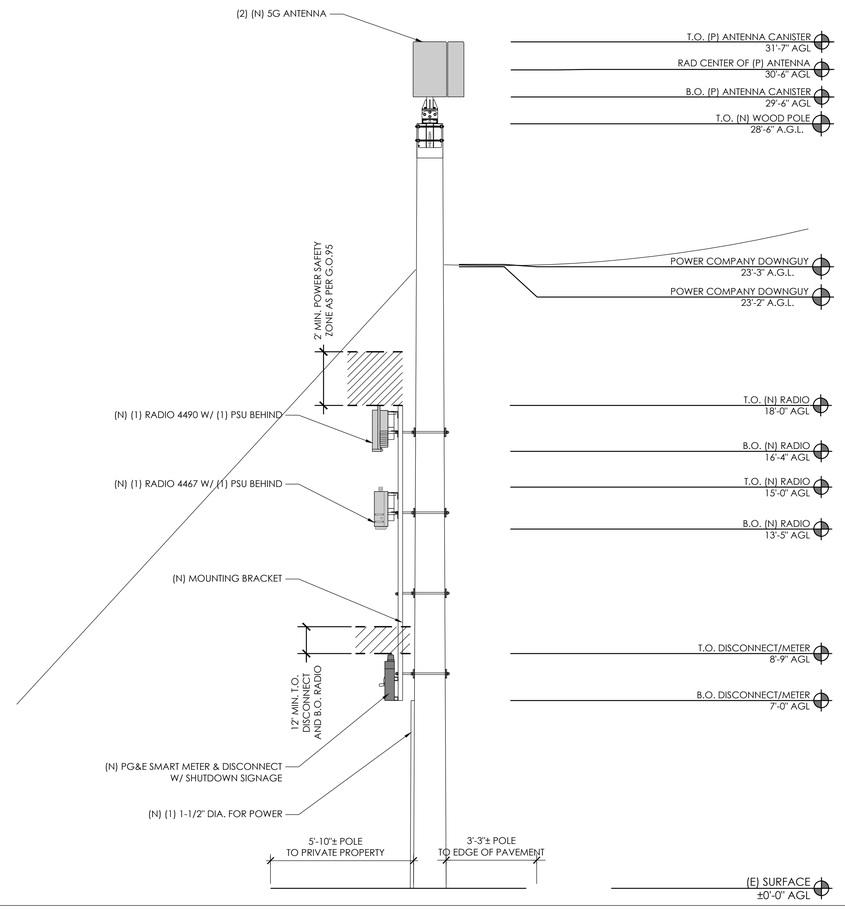
A-2

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5. CABLING TO BE INSTALLED IN A TIGHT NEAT MANNER WITHOUT EXCESS CABLE LOOPS

EXISTING SIDE ELEVATION

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"

2



PROPOSED SIDE ELEVATION

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"

1

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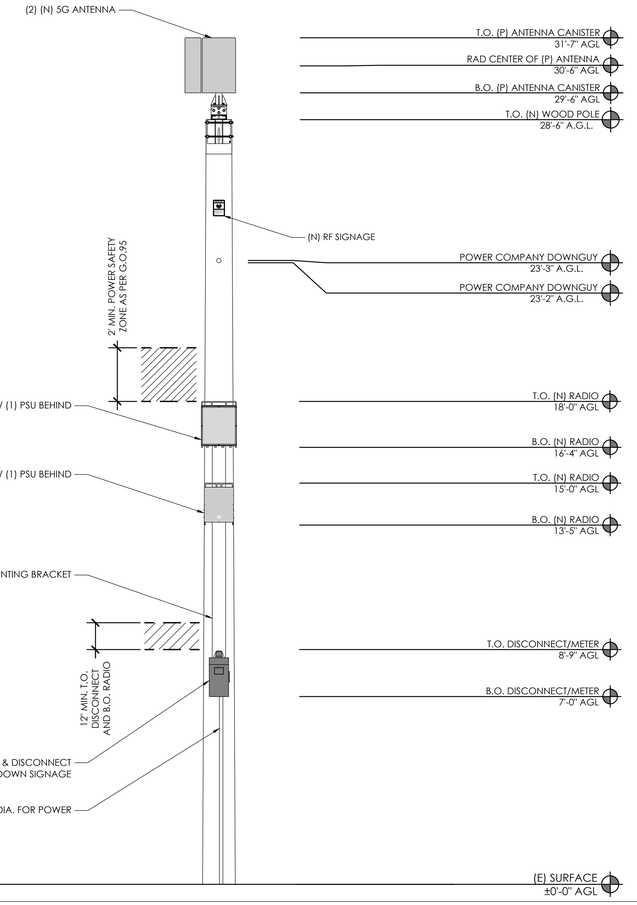
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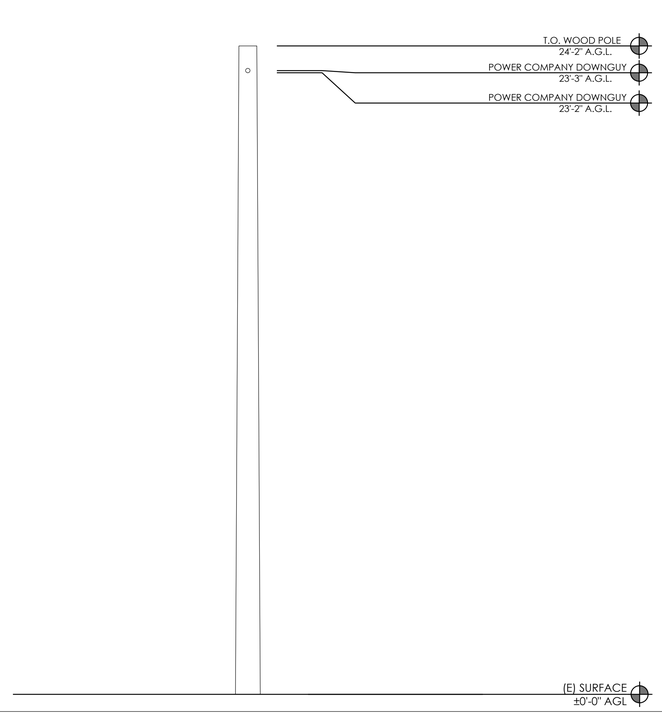
ELEVATIONS

A-3

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PROPOSED REAR ELEVATION | 1



EXISTING REAR ELEVATION | 2

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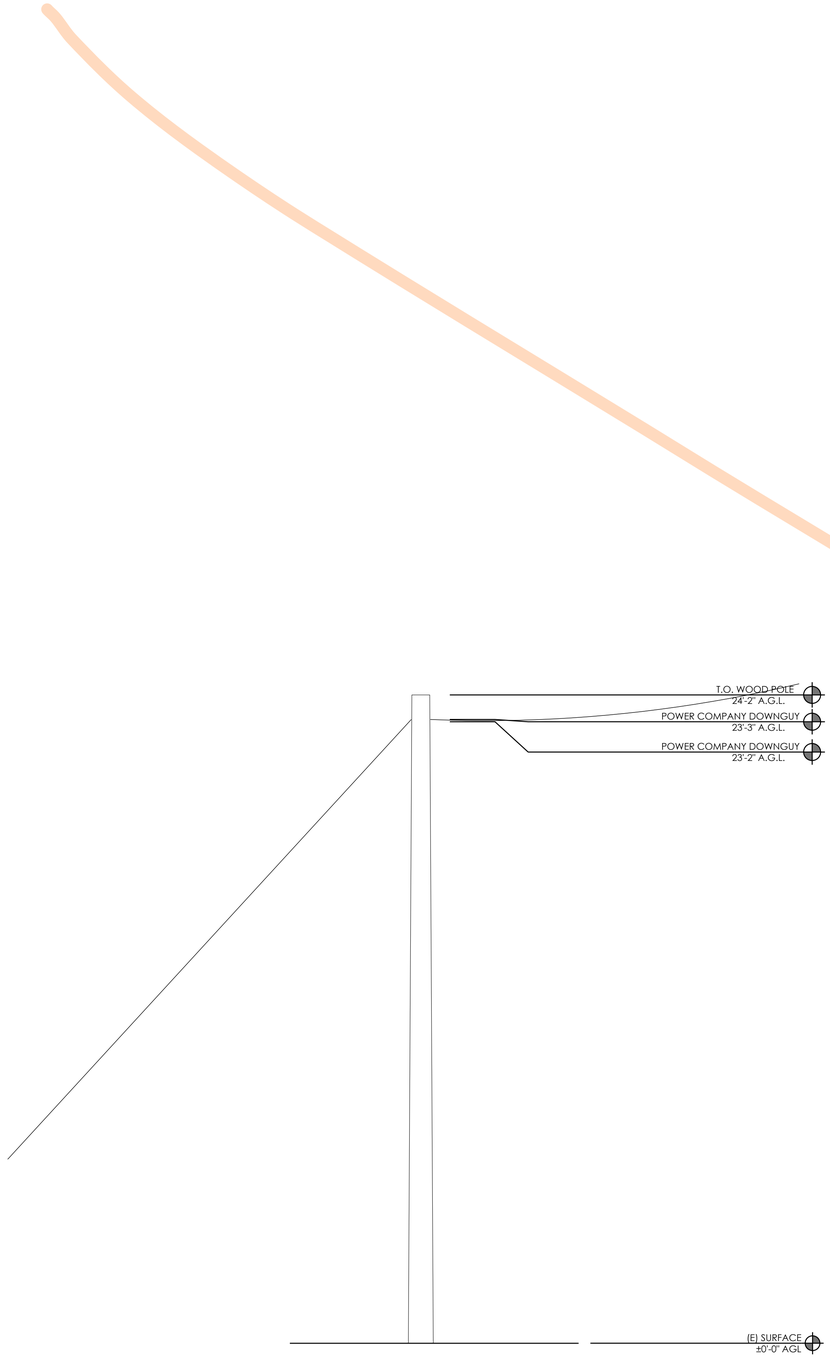
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ELEVATIONS

A-4

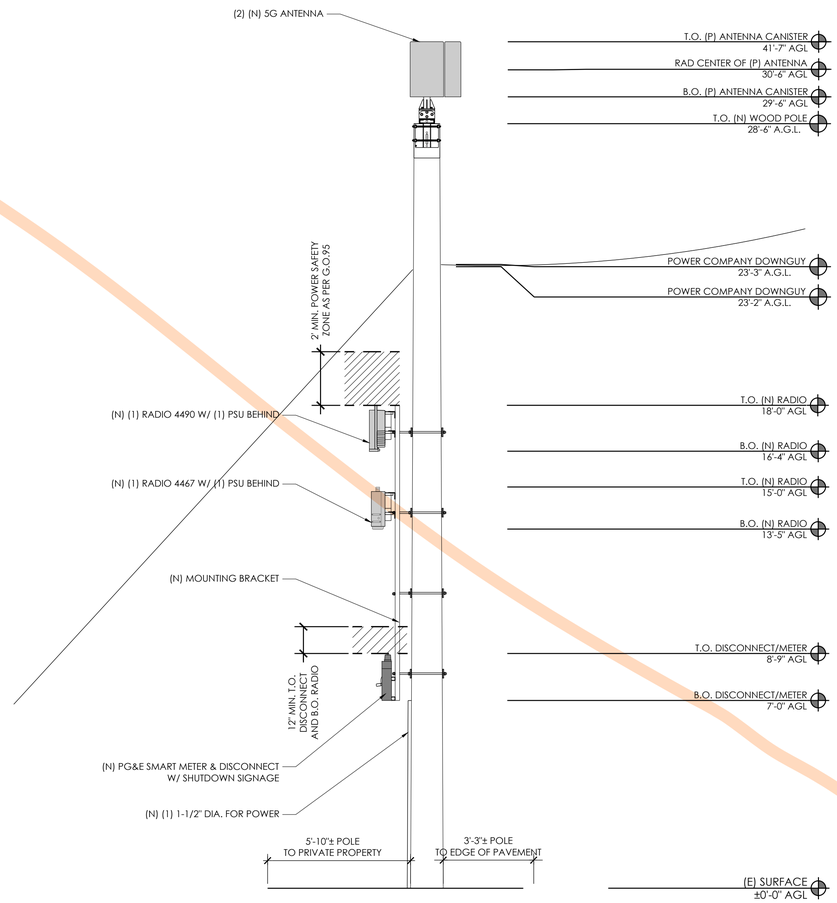
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24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"
2' 1' 0" 2'

2



PROPOSED SIDE ELEVATION

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"
2' 1' 0" 2'

1

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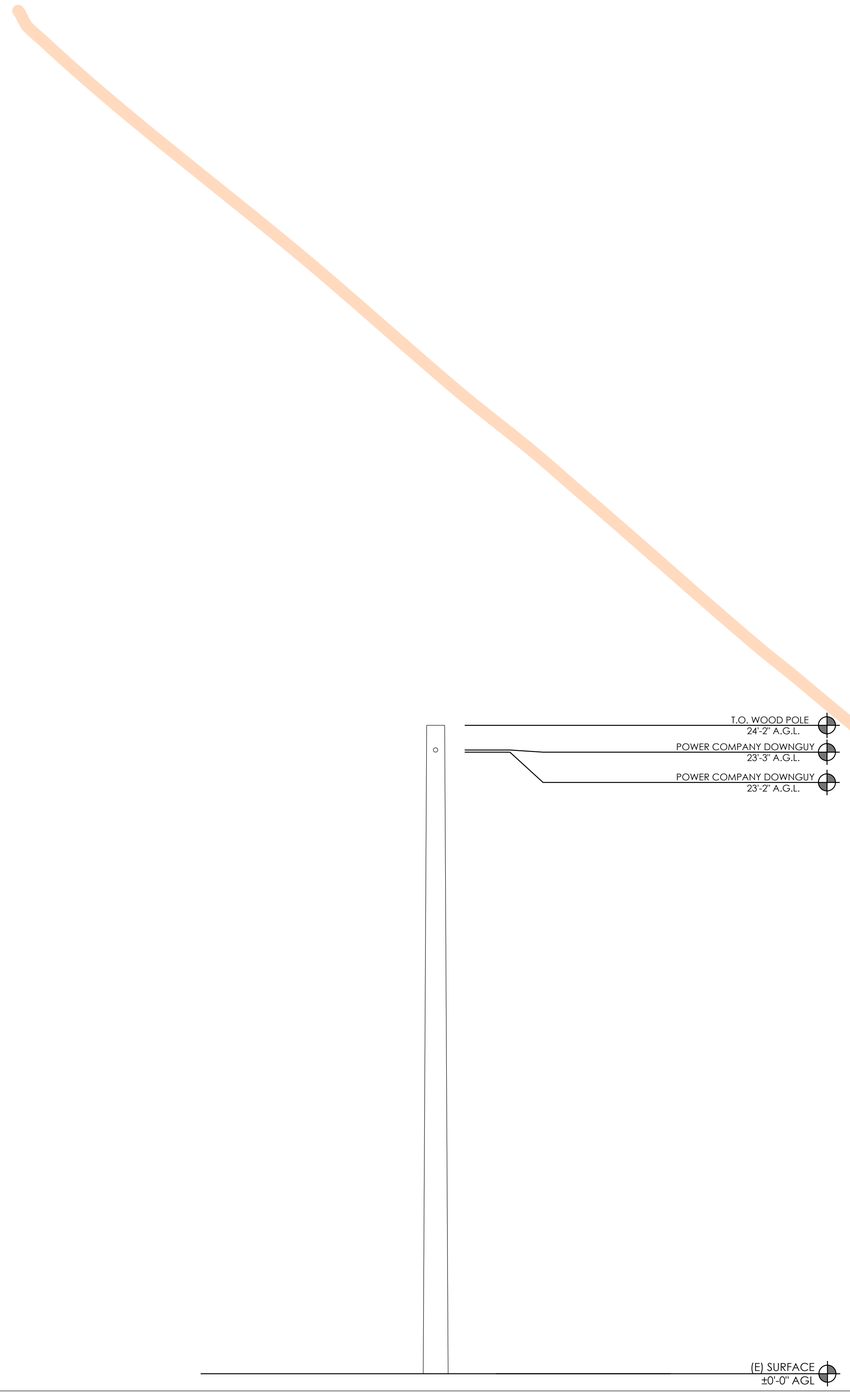
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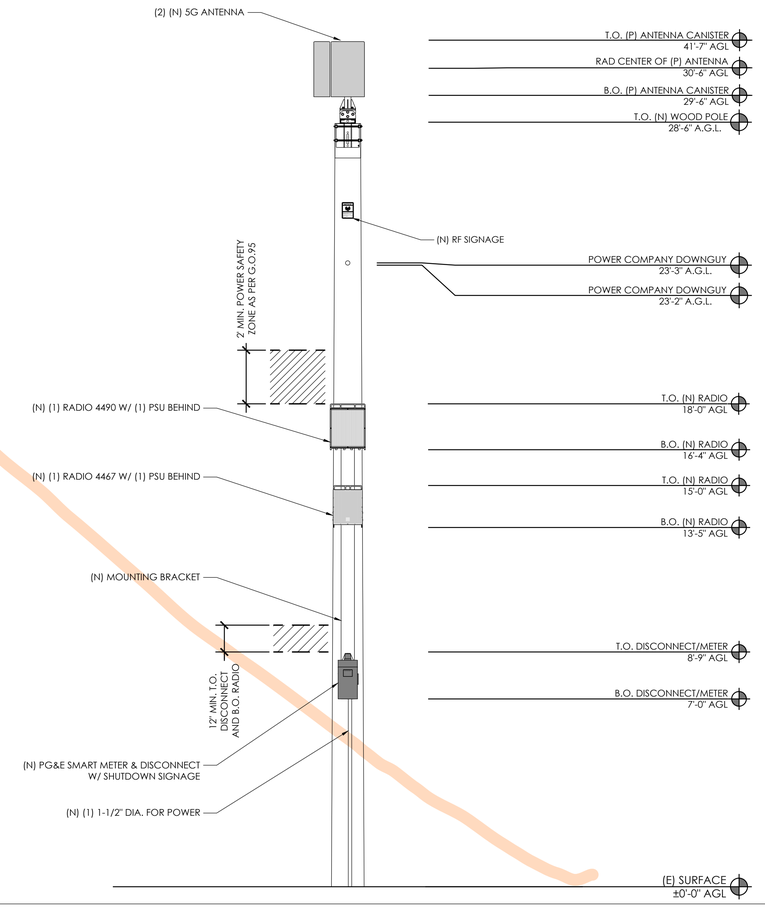
ELEVATIONS

A-3

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EXISTING REAR ELEVATION | 2



PROPOSED REAR ELEVATION | 1

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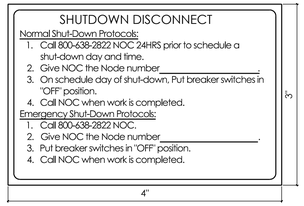
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(NEAR) 3252 17 MILE DR
PEBBLE BEACH, CA 93953

ELEVATIONS

A-4



NOTES:

1. SIGN PROVIDED BY GC MOUNTED TO OUTSIDE OF DISCONNECT COVER
2. CONTRACTOR TO NOTE MARKET ID, SITE ID, SITE NAME

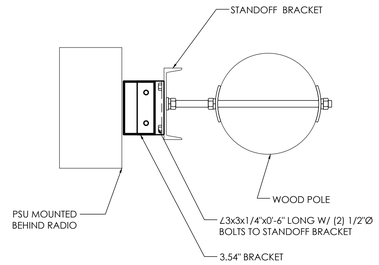
SHUTDOWN SIGNAGE

SCALE: NTS

12

NOT USED

9



PLAN VIEW

RADIO MOUNT

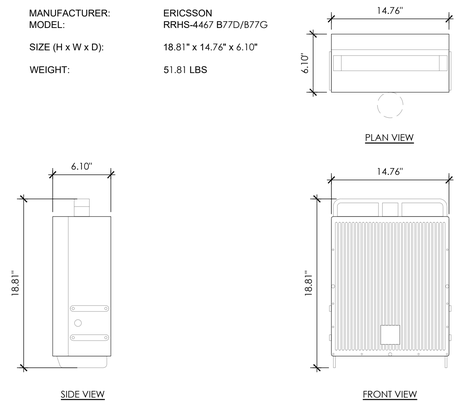
SCALE: NTS

6

MANUFACTURER: ERICSSON
MODEL: RRHS-4467 B77D/B77G

SIZE (H x W x D): 18.81" x 14.76" x 6.10"

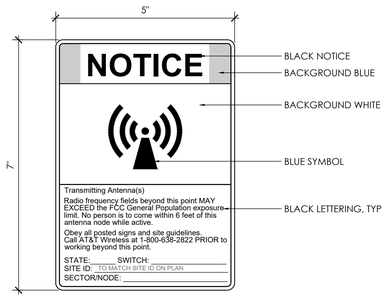
WEIGHT: 51.81 LBS



RADIO 4467

SCALE: NTS

3



NOTES:

1. OUTDOOR RATED SELF ADHESIVE VINYL DECAL WITH UV PROTECTION.
2. POST SIGN 3'-0" BELOW PROPOSED ANTENNA.
3. CONTRACTOR TO CONFIRM SPECIFIC SIGN REQUIREMENTS WITH AT&T WIRELESS. THE CITY OF SAN FRANCISCO PUBLIC UTILITIES COMMISSION AND AUTHORITIES HAVING JURISDICTION PRIOR TO FABRICATION.
4. DECAL SHALL FACE OUT THE STREET AND WHEN FEASIBLE AWAY FROM THE STREET, IF NO BUILDING WINDOW IS PRESENT WITHIN 25 FEET FACING THE EXISTING POLE.

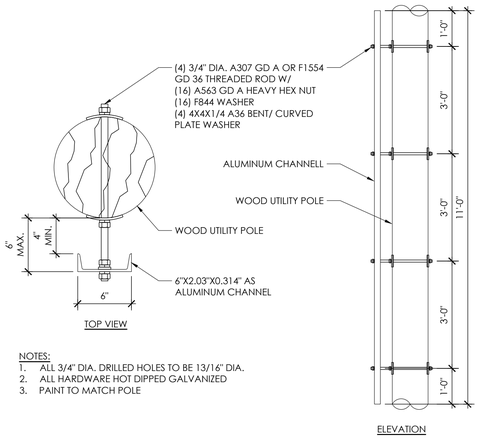
RF SIGNAGE

SCALE: NTS

11

NOT USED

8



NOTES:

1. ALL 3/4" DIA. DRILLED HOLES TO BE 13/16" DIA.
2. ALL HARDWARE HOT DIPPED GALVANIZED
3. PAINT TO MATCH POLE

STANDOFF BRACKET

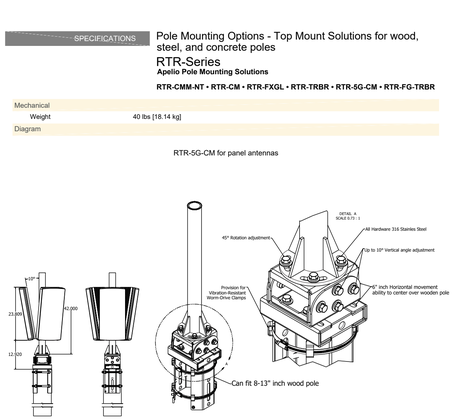
SCALE: NTS

5

NOT USED

SCALE: NTS

2



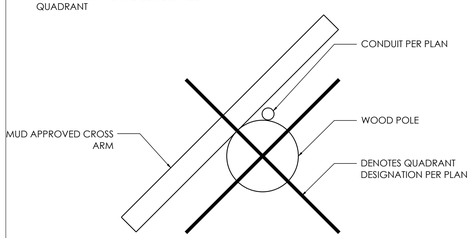
ANTENNA MOUNT

SCALE: NTS

10

TYP CROSS ARM OBSTRUCTION

7



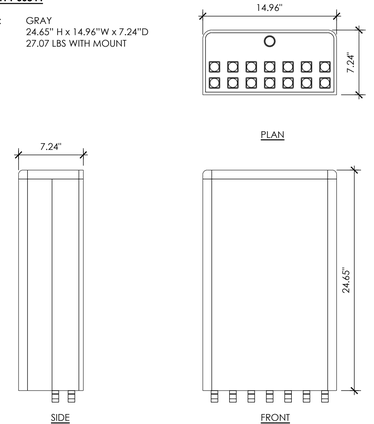
ANTENNA

SCALE: NTS

4

GALTRONICS GP2414-06844

ANTENNA COLOR: GRAY
DIMENSIONS: 24.65" H x 14.96"W x 7.24"D
NET WEIGHT: 27.07 LBS WITH MOUNT



RADIO 4490

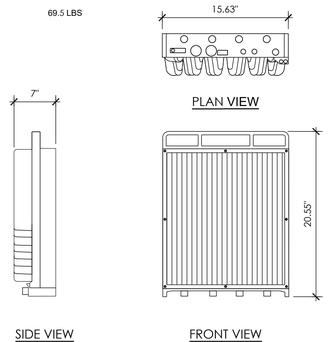
SCALE: NTS

1

MANUFACTURER: ERICSSON
MODEL: RRHS-4490 B5/B12

SIZE (H x W x D): 20.55" x 15.63" x 7.0"

WEIGHT: 69.5 LBS



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DETAILS

D-1

NOT USED | 12

NOT USED | 11

NOT USED | 10

PVC CONDUIT RISER SIZE AS PER DRAWINGS

14 GA. HOT DIP GALV. CONDUIT STRAP @ 3'-0" O.C.

#8 x 2-1/2" GALV. WOOD SCREWS

12"

SECTION

PVC CONDUIT RISER SIZE AS PER DRAWINGS

1"

14 GA. HOT DIP GALV. CONDUIT STRAP

.75"

(2) 9/16 DIA. HOLE

ELEVATION

CONDUIT BRACKET | 9

NOT USED | 8

NOT USED | 7

NOTE:
CONDUITS SHALL IN NO CASE, CROSS OVER INTO THE CLIMB SPACE QUADRANT, OR OTHER QUADRANTS

EQUIPMENT BRACKET

PROPOSED FIBER CONDUIT

WOOD POLE

PROPOSED COAX CONDUIT (ABOVE BRACKET)

PROPOSED POWER CONDUIT

DENOTES QUADRANT DESIGNATION PER PLAN

TYPICAL CONDUIT PLAN

CROSS ARM WHERE OCCURS

WOOD POLE

PROPOSED POWER CONDUIT

PROPOSED COAX CONDUIT

PROPOSED FIBER CONDUIT

DENOTES QUADRANT DESIGNATION PER PLAN

TYPICAL CROSS ARM OBSTRUCTION

TYP CROSS ARM OBSTRUCTION | 6

NOT USED | 5

NOT USED | 4

ERICSSON PSU AC 08

DIMENSIONS: 2.72" TALL x 10.79" WIDE x 7.09" DEEP

WEIGHT: 11.46 lbs

THE PSU IS REQUIRED TO OPERATE THE RADIO ON AC. IF THE RADIO IS INSTALLED OUTDOORS, THE ACCU IS ALSO REQUIRED, OTHERWISE THE ACCU IS OPTIONAL. THE EQUIPMENT FOR AC POWER SUPPLY IS SHOWN FIGURE 1

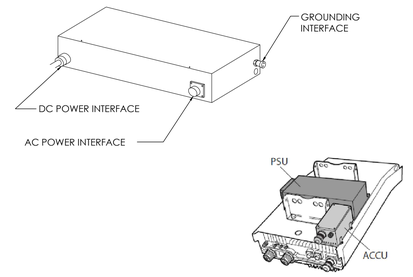


FIGURE 1

PSU | SCALE NTS | 3

TOP OF GRADE OR FINISHED SURFACE

PRECAST CONCRETE GROUND BOX WITH ENGRAVED LIP-CHRISTY OR EQUIVALENT

2'-0" MIN.

12" MIN.

TEST LOOP, 12" BELOW FINISHED GRADE MAX.

MECHANICAL CONNECTION

SAND

#2 AWG IN 1-1/2" SCHED 80 PVC CONDUIT

5/8" DIA. x 10 FT. GROUND ROD PER N.E.C. ARTICLE 250

NOTE:
MAINTAIN 18" MIN. CLEARANCE FROM POLE MINIMUM SPACING BETWEEN (2) GROUND ROD IS 6'-0" PER G.O. 95 SECTION 59.4.A.2.f

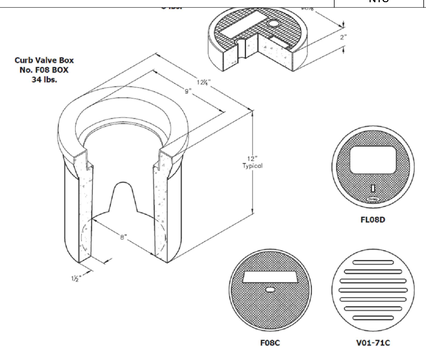
GROUND ROD | SCALE NTS | 2

NOT USED | 3

NOT USED | 2

NOT USED | 1

Curb Valve Box No. F08 BOX 34 lbs.



A high density reinforced concrete box with non-settling shoulders positioned to maintain grade and facilitate back filling. Approximate dimensions and weight shown.

Oldcastle Ordering Code	Item	Approx. Shipping Weight	Description
F08BOX	BOX	34 lbs.	F08 Curb Valve Box (8" I.D. x 12" High) – 48 per pallet
F08R	LID	8 lbs.	Reinforced Concrete Lid with Plastic Ring
F08C	LID	8 lbs.	Cast Iron Lid
FL08D	LID	2 lbs.	Fibrelyte Lid, Non-Concrete
V01-71C	LID	12 lbs.	Cast Iron Grate ADA Compliant

GROUND ROD ENCLOSURE | SCALE NTS | 1

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DETAILS

D-2

ELECTRICAL NOTES

1. GENERAL REQUIREMENTS

A. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE AND ALL STATE AND LOCAL CODES. NOTHING IN THESE PLANS OR SPECIFICATIONS SHALL BE CONSTRUED AS TO PERMIT WORK NOT CONFORMING TO THE MOST STRINGENT OF THESE CODES. SHOULD CHANGES BE NECESSARY IN THE DRAWINGS OR SPECIFICATIONS TO MAKE THE WORK COMPLY WITH THESE REQUIREMENTS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING AND CEASE WORK ON PARTS OF THE CONTRACT

B. THE CONTRACTOR SHALL MAKE A SITE VISIT PRIOR TO BIDDING AND CONSTRUCTION TO VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES. THE CONTRACTOR ASSUMES ALL LIABILITY FOR FAILURE TO COMPLY WITH THIS PROVISION.

C. THE EXTENT OF THE WORK IS INDICATED BY THE DRAWINGS, SCHEDULES, AND SPECIFICATIONS AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT. THE WORK SHALL CONSIST OF FURNISHING ALL LABOR, EQUIPMENT, MATERIALS AND SUPPLIES NECESSARY FOR A COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM. THE WORK SHALL ALSO INCLUDE THE COMPLETION OF ALL ELECTRICAL WORK NOT MENTIONED OR SHOWN WHICH ARE NECESSARY FOR SUCCESSFUL OPERATION OF ALL SYSTEMS.

D. THE CONTRACTOR SHALL PREPARE A BID FOR A COMPLETE AND OPERATIONAL SYSTEM, WHICH INCLUDES THE COST FOR MATERIAL AND LABOR.

E. WORKMANSHIP AND NEAT APPEARANCE SHALL BE AS IMPORTANT AS THE OPERATION. DEFECTIVE OR DAMAGED MATERIALS SHALL BE REPLACED OR REPAIRED PRIOR TO FINAL ACCEPTANCE IN A MANNER ACCEPTABLE TO OWNER AND ENGINEER.

F. COMPLETE THE ENTIRE INSTALLATION AS SOON AS THE PROGRESS OF THE WORK WILL PERMIT.

G. ANY ERROR, OMISSION OR DESIGN DISCREPANCY ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION OR CORRECTION BEFORE CONSTRUCTION.

H. "PROVIDE" INDICATES THAT ALL ITEMS ARE TO BE FURNISHED, INSTALLED AND CONNECTED IN PLACE.

I. CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING PERMITS AND PAY ALL REQUIRED FEES.

2. EQUIPMENT LOCATION

A. ALL DRAWINGS INDICATE DIAGRAMMATICALLY THE DESIRED LOCATIONS OR ARRANGEMENTS OF CONDUIT RUNS, OUTLETS, EQUIPMENT, ETC., AND ARE TO BE FOLLOWED AS CLOSELY AS POSSIBLE. PROPER JUDGEMENT MUST BE EXERCISED IN EXECUTING THE WORK SO AS TO SECURE THE BEST POSSIBLE INSTALLATION IN THE AVAILABLE SPACE AND TO OVERCOME LOCAL DIFFICULTIES DUE TO SPACE LIMITATIONS OR INTERFERENCE OF STRUCTURE CONDITIONS ENCOUNTERED.

B. IN THE EVENT CHANGES IN THE INDICATED LOCATIONS OR ARRANGEMENTS ARE NECESSARY, DUE TO FIELD CONDITIONS IN THE BUILDING CONSTRUCTION OR REARRANGEMENT OF EQUIPMENT, SUCH CHANGES SHALL BE MADE WITHOUT COST, PROVIDING THE CHANGE IS ORDERED BEFORE THE CONDUIT RUNS, ETC., AND WORK DIRECTLY CONNECTED TO THE SAME IS INSTALLED AND NO EXTRA MATERIALS ARE REQUIRED.

C. COORDINATE THE WORK OF THE SECTION WITH THAT OF ALL OTHER TRADES. WHERE CONFLICTS OCCUR, CONSULT WITH THE PERSPECTIVE CONTRACTOR AND COME TO AGREEMENT AS TO CHANGES NECESSARY. OBTAIN WRITTEN ACCEPTANCE FROM ENGINEER FOR THE PROPOSED CHANGES BEFORE PROCEEDING.

3. TESTS

A. BEFORE FINAL ACCEPTANCE OF WORK, THE CONTRACTOR SHALL INSURE THAT ALL EQUIPMENT, SYSTEMS, FIXTURES, ETC., ARE WORKING SATISFACTORILY AND TO THE INTENT OF THE DRAWINGS.

4. PERMITS

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING OUT AND PAYING FOR ALL THE REQUIRED PERMITS, INSPECTION AND EXAMINATION WITHOUT ADDITIONAL EXPENSE TO THE OWNER.

5. GROUNDING

A. THE CONTRACTOR SHALL PROVIDE A COMPLETE, AND APPROVED GROUNDING SYSTEM INCLUDING ELECTRODES, ELECTRODE CONDUCTOR, BONDING CONDUCTORS, AND EQUIPMENT CONDUCTORS AS REQUIRED BY ARTICLE 250 OF NATIONAL ELECTRICAL CODE.

B. CONDUITS CONNECTED TO EQUIPMENT AND DEVICES SHALL BE METALLICALLY JOINED TOGETHER TO PROVIDE EFFECTIVE ELECTRICAL CONTINUITY.

C. FEEDERS AND BRANCH CIRCUIT WIRING INSTALLED IN A NONMETALLIC CONDUIT SHALL INCLUDE A CODE SIZED GROUNDING CONDUCTOR HAVING GREEN INSULATION. THE GROUND CONDUCTOR SHALL BE PROPERLY CONNECTED AT BOTH ENDS TO MAINTAIN ELECTRICAL CONTINUITY.

D. REFER TO GROUND BUS DETAILS. PROVIDE NEW GROUND SYSTEM COMPLETE WITH CONDUCTORS, GROUND ROD AND DESCRIBED TERMINATIONS.

E. ALL GROUNDING CONDUCTORS SHALL BE SOLID TINNED COPPER AND ANNEALED #2 UNLESS NOTED OTHERWISE.

F. ALL NON-DIRECT BURIED TELEPHONE EQUIPMENT GROUND CONDUCTORS SHALL BE #2 STRANDED, THHN (GREEN) INSULATION.

G. ALL GROUND CONNECTIONS SHALL BE MADE WITH "HYGROUND" COMPRESSION SYSTEM BURNDY CONNECTORS EXCEPT WHERE NOTED OTHERWISE.

H. PAINT AT ALL GROUND CONNECTIONS SHALL BE REMOVED.

I. GROUNDING SYSTEM RESISTANCE SHALL NOT EXCEED 5 OHMS. IF THE RESISTANCE VALUE IS EXCEEDED, NOTIFY THE OWNER FOR FUTURE INSTRUCTION ON METHODS FOR REDUCING THE RESISTANCE VALUE. SUBMIT TEST REPORTS AND FURNISH TO ATT ONCE COMPLETE SET OF PRINTS SHOWING "INSTALLED WORK".

6. UTILITY SERVICE

A. TELEPHONE AND ELECTRICAL METERING FACILITIES SHALL CONFORM TO THE REQUIREMENTS OF THE SERVING UTILITY COMPANIES. CONTRACTOR SHALL VERIFY SERVICE LOCATIONS AND REQUIREMENTS. SERVICE INFORMATION WILL BE FURNISHED BY THE SERVING UTILITIES.

B. CONFORM TO ALL REQUIREMENTS OF THE SERVING UTILITY COMPANIES.

7. PRODUCTS

A. ALL MATERIALS SHALL BE NEW, CONFORMING WITH THE NEC, ANSI, NEMA, AND THEY SHALL BE U.L. LISTED AND LABELED.

B. CONDUIT:

B.1. RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR. RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAPPED WRAPPED WITH HUNTS WRAP PROCESS NO. 3.

B.2. ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL. FITTINGS SHALL BE COMPRESSION TYPE. EMT SHALL BE USED ONLY FOR INTERIOR RUNS.

B.3. FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR "SQUEEZE" TYPE. SEAL TIGHT FLEXIBLE CONDUIT. ALL CONDUIT IN EXCESS OF SIX FEET IN LENGTH SHALL HAVE FULL SIZE GROUND WIRE.

B.4. ALL UNDERGROUND CONDUITS SHALL BE PVC SCHEDULE 40 (UNLESS NOTED OTHERWISE) AT A MINIMUM DEPTH OF 24" BELOW GRADE.

B.5. ALL CONDUIT ONLY (C.O.) SHALL HAVE PULL ROPE.

C. ALL WIRE AND CABLE SHALL BE COPPER, 600 VOLT, #12 AWG MINIMUM UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. CONDUCTORS #10 AWG AND SMALLER SHALL BE SOLID. CONDUCTORS #8 AWG AND LARGER SHALL BE STRANDED. TYPE THHN INSULATION USED UNLESS CONDUCTORS INSTALLED IN CONDUIT EXPOSED TO WEATHER, IN WHICH CASE TYPE THWN INSULATION SHALL BE USED.

D. PROVIDE GALVANIZED COATED STEEL BOXES AND ACCESSORIES SIZED PER CODE TO ACCOMMODATE ALL DEVICES AND WIRING.

E. TOGGLE SWITCHES SHALL BE 20 AMP, 120 VOLT AC, SPECIFICATION GRADE WHITE (UNLESS NOTED OTHERWISE) FINISH. MOUNT SWITCHES AT +48" ABOVE FINISHED FLOOR.

F. PANELBOARD SHALL BE DEAD FRONT SAFETY TYPE WITH ANTI-BURN SOLDERLESS COMPRESSION APPROVED FOR COPPER CONDUCTORS, COPPER BUS BARS, FULL SIZED NEUTRAL BUS, GROUND BUS AND EQUIPPED WITH QUICK-MAKE QUICK-BREAK BOLT-IN TYPE THERMAL MAGNETIC CIRCUIT BREAKERS. MOUNT TOP OF THE PANELBOARD AT 6'-3" ABOVE FINISHED FLOOR. PROVIDE TYPEWRITTEN CIRCUIT DIRECTORY.

G. ALL CIRCUIT BREAKERS, MAGNETIC STARTERS AND OTHER ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THAN MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED.

H. GROUND RODS SHALL BE COPPER CLAD STEEL, 5/8" ROUND AND 10' LONG. COPPERWELD OR APPROVED EQUAL.

I. CONDUIT REQUIREMENTS (TYP., U.N.O.): UNDERGROUND: PVC (SCHED 40 OR 80). INDOOR: EMT (RGS IN TRAFFIC AREAS, OUTDOOR (ABOVE GRADE): RGS.

J. PLACE "TRUE TAPE" AND PULL ROPE IN THE CONDUITS AS REQUIRED.

8. INSTALLATION

A. PROVIDE SUPPORTING DEVICES FOR ALL ELECTRICAL EQUIPMENT, FIXTURES, BOXES, PANEL, ETC., EQUIPMENT SHALL BE BRACED TO WITHSTAND HORIZONTAL FORCES IN ACCORDANCE WITH STATE AND LOCAL CODE REQUIREMENTS. PROVIDE PRIOR ALIGNMENT AND LEVELING OF ALL DEVICES AND FIXTURES.

9. PROJECT CLOSEOUT

A. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.

B. PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS AND CIRCUITS.

GENERAL ABBREVIATIONS

A	AMPERE
ACCA	ANTENNA CABLE COVER ASSEMBLY
AIC	AMPERE INTERRUPTING CAPACITY
APPROX	APPROXIMATELY
AT	AMPERE TRIP
AWG	AMERICAN WIRE GAGE
BATT	BATTERY
BD	BOARD
BR	BRANCH
BRKR	BREAKER
BTCW	BARE TINNED COPPER WIRE
C	CONDUIT
CAB	CABINET
CB	CIRCUIT BREAKER
CKT	CIRCUIT
CONT	CONTINUOUS
DEM	DEMAND
(E)	EXISTING
EGR	EMERGENCY GEN. RECEPTACLE
ELEC	ELECTRICAL
EMT	ELECTRICAL METALLIC TUBING
ENCL	ENCLOSURE
EXIST	EXISTING
FAC	FACTOR
F/A	FIRE ALARM
FLUOR	FLUORESCENT
FT	FOOT/FEET
FU	FUSE
G	GROUND
GND	GROUNDING
GPS	GLOBAL POSITIONING SYSTEM
HDBC	HARD DRAWN COPPER WIRE
HPS	HIGH PRESSURE SODIUM
LG	LENGTH
LPS	LOW PRESSURE SODIUM
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MLO	MAIN LUGS ONLY
MTD	MOUNTED
MTG	MOUNTING
MTS	MANUAL TRANSFER SWITCH
N	NEUTRAL
(N)	NEW
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOC.
OH	OVERHEAD
P	POLE
PH	PHASE
PNLBD	PANELBOARD
PRI	PRIMARY
PWR	POWER
RCPT	RECEPTACLE
RGS	RIGID GALVANIZED STEEL
SAF	SAFETY
SDBC	SOFT DRAWN BARE COPPER
SEC	SECONDARY
S.N.	SOLID NEUTRAL
SURF	SURFACE
SW	SWITCH
TEL	TELEPHONE
TYP	TYPICAL
U/G	UNDERGROUND
U.L.	UNDERWRITER'S LABORATORY INC.
U.N.O.	UNLESS NOTED OTHERWISE
V	VOLT
VAC	VOLT ALTERNATING CURRENT
W	WATT OR WIRE
W/	WITH
W/O	WITHOUT
XFER	TRANSFER
XFMR	TRANSFORMER
XLPE	CROSS-LINK POLYETHYLENE

ELECTRICAL LEGEND

——OHT/OHP——	OVERHEAD COMM/OVERHEAD POWER
—— E ——	POWER RUN
—— T ——	TELCO RUN
—— E/T ——	POWER/TELCO RUN
—— G ——	GROUND LINE
	FUSE, SIZE AND TYPE AS INDICATED.
	LIGHTING FIXTURE
	5/8" X 10'-0" ,CU. GND ROD 24" MIN. BELOW GRADE.
	MECHANICAL CONNECTION
	CIRCUIT BREAKER

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SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JLV
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	01/17/25	90% CD
0	09/30/24	100% CD

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. WALKER
No. 65117
Exp. 09/30/27
CIVIL
STATE OF CALIFORNIA

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ELECTRICAL GENERAL NOTES

E-1

NOTES:
1. GROUND ROD: UL LISTED COPPER CLAD STEEL. MINIMUM 5/8" DIAMETER x 10'-0" LONG. ALL GROUND RODS MAY BE INSTALLED WITH INSPECTION SLEEVES. GROUND RODS SHALL BE DRIVEN TO THE DEPTH OF GROUND CONDUCTOR.

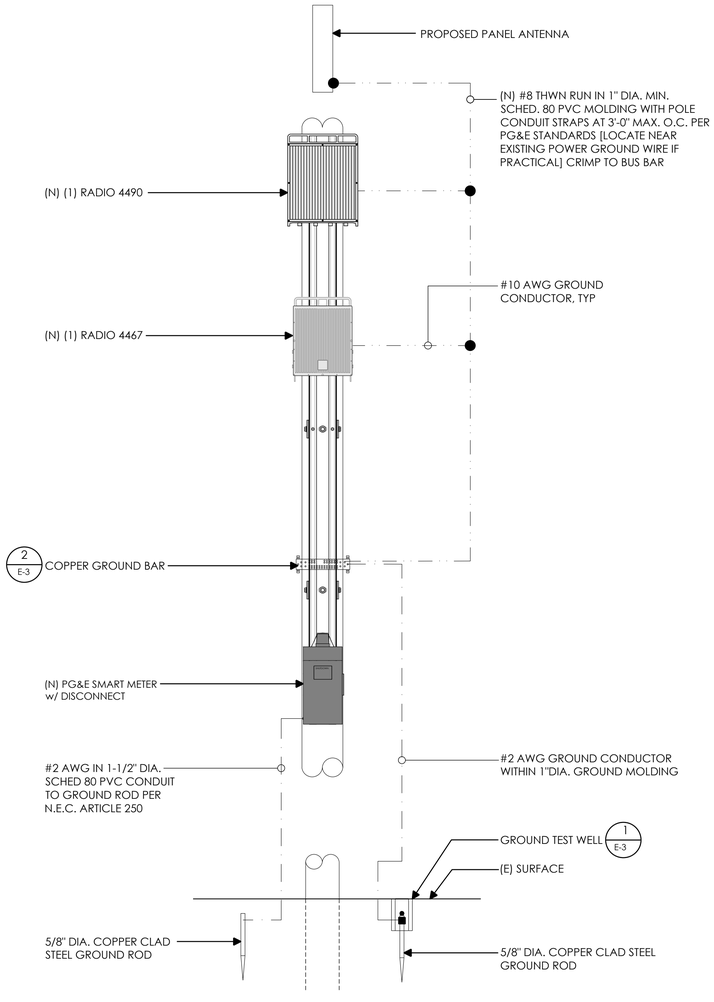
2. CELL REFERENCE GROUND BAR: POINT OF GROUND REFERENCE FOR ALL COMMUNICATIONS EQUIPMENT FRAMES. ALL BONDS ARE MADE WITH STRANDED GREEN INSULATED COPPER CONDUCTORS SIZED AS SHOWN. BOND TO GROUND ROD AS SHOWN IN THE GROUNDING SCHEMATIC.

3. EXTERIOR UNIT BONDS: METALLIC OBJECTS SHALL BE BONDED TO THE EXTERIOR GROUND ROD.

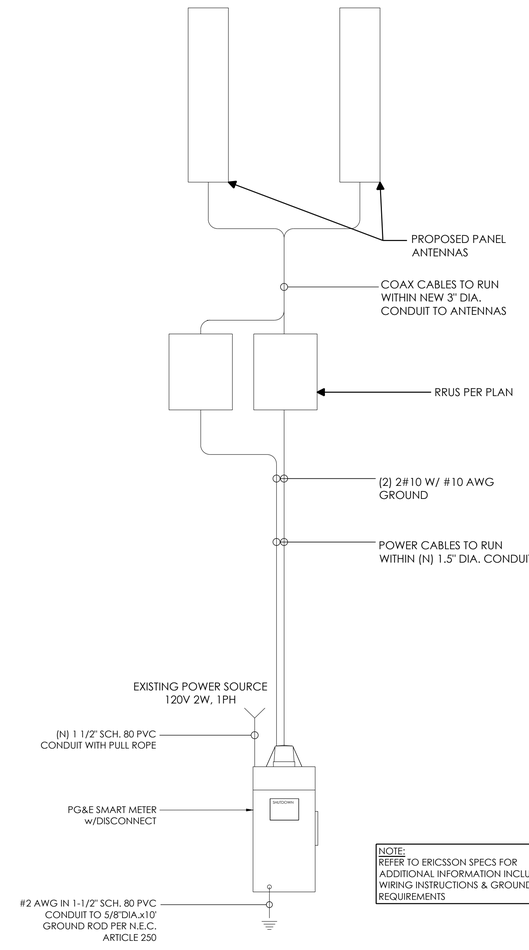
4. PROVIDE ALL ELECTRICAL WORK & MATERIALS AS SHOWN ON THE DWGS, AS CALLED FOR HEREIN, & AS IS NECESSARY TO FURNISH A COMPLETE INSTALLATION.

5. OUTDOOR EQUIPMENT SHALL BE RATED NEMA 3R AND/OR UL LISTED FOR WET ENVIRONMENT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING THE GROUNDING SYSTEM AND ENSURING A 5 OHM OR LESS GROUNDING PATH. ADDITIONAL GROUND RODS AND/OR CHEMICAL ROD SYSTEM SHALL BE USED TO ACHIEVE THIS REQUIREMENT IF THE GIVEN DESIGN CANNOT BE MADE TO ACHIEVE THIS REQUIREMENT.



GROUNDING SCHEMATIC 2



NOTE:
REFER TO ERICSSON SPECS FOR ADDITIONAL INFORMATION INCLUDING WIRING INSTRUCTIONS & GROUNDING REQUIREMENTS

ONE-LINE DIAGRAM 1

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5005 EXECUTIVE PARKWAY
SAN RAMON, CA
94583

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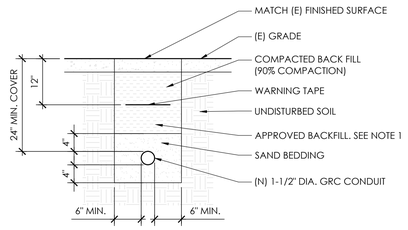
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ONE-LINE DIAGRAM &
GROUNDING SCHEMATIC

E-2

NOT USED (12)

UTILITY TRENCH (9)



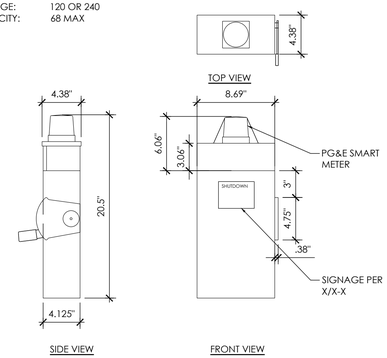
NOTES:

1. TRENCH BACKFILL: CLASS II OR CLASS III AGGREGATE BASE AT 90% COMPACTION. NATIVE MATERIALS MAY BE USED AS BACKFILL WITH WRITTEN CONSENT OF A/E. NATIVE BACKFILL COMPACTION SHALL BE 90%. CONTRACTOR SHALL VERIFY SUITABILITY OF NATIVE BACKFILL PRIOR TO START OF CONSTRUCTION.
2. VERIFY LOCATIONS OF ALL EXISTING UTILITIES BELOW GRADE VIA UNDERGROUND SERVICE LOCATOR PRIOR TO ANY EXCAVATION.
3. ADJUST LOCATION OF TRENCH AS REQUIRED PER RESULTS OF UNDERGROUND SERIVCE LOCATOR RESULTS TO AVOID CONFLICT WITH EXISTING UTILITIES.
4. PATCH / REPAIR ADJACENT SURFACES TO CONDITION EXISTING PRIOR TO WORK.
5. ALL CONCRETE REPAIR WORK SHALL BE DONE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE (ACI) 301.

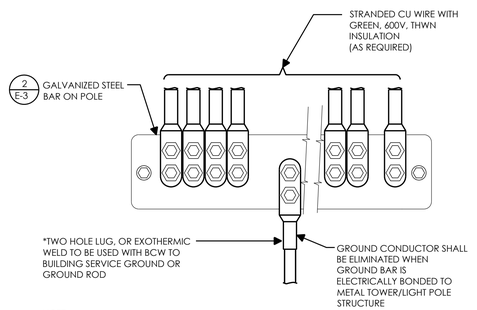
DISCONNECT (6)

TESCO DISCONNECT BOX WITH CT AND METER SOCKET

COLOR: GRAY
DIMENSIONS: 20.5" TALL x 8.69" WIDE x 4.38" DEEP
TOTAL WEIGHT:
PHASE.: SINGLE
VOLTAGE: 120 OR 240
AMPACITY: 68 MAX



GROUND WIRE TO BAR (3)

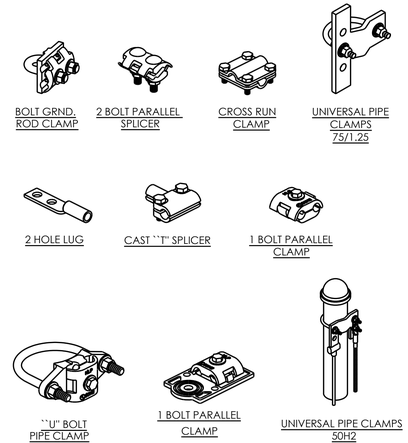


NOTE:
GROUND BARS AT BOTTOM OF TOWERS/LIGHT POLES SHALL ONLY USE EXOTHERMIC WELDS.

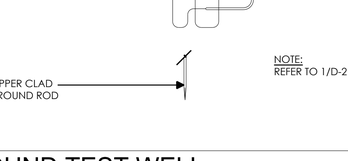
NOT USED (11)

NOT USED (8)

EXOTHERMIC WELD CONNECTION (5)



GROUND BAR (2)



NOTES:

1. COPPER GROUND BAR, HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION. (ACTUAL GROUND BAR SIZE WILL VARY BASED ON NUMBER OF GROUND CONNECTIONS)
2. INSULATORS, NEWTON INSTRUMENT CAT. NO. 3061-4 OR APPROVED EQUAL
3. 5/8" LOCK WASHERS, NEWTON INSTRUMENT CO., CAT. NO. 3015-8 OR APPROVED EQUAL
4. WALL MOUNTING BRACKET, NEWTON INSTRUMENT CO., CAT NO. A-6056 OR APPROVED EQUAL
5. 5/8-11 X 1" HHCS BOLTS, NEWTON INSTRUMENT CO., CAT NO. 3012-1 OR APPROVED EQUAL
6. INSULATORS SHALL BE ELIMINATED WHEN BONDING DIRECTLY TO TOWER/MONOPINE STRUCTURE. CONNECTION TO TOWER/MONOPINE STRUCTURE SHALL BE PER MANUFACTURERS RECOMMENDATIONS.
7. VALMONT TINMG212U-K (OR EQUIVALENT) 1/4"X2"X12"

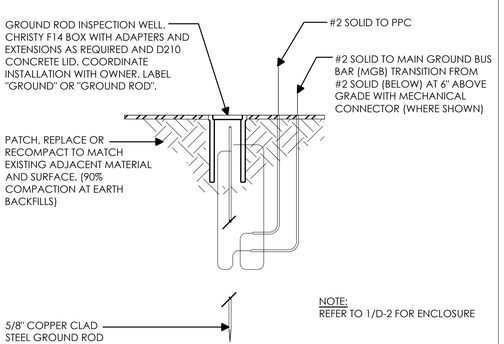
NOT USED (10)

ELECTRICAL LOAD CALCULATIONS (7)

Electrical Load Calculations @ 120V			
Radio	**Wattage**	**1.25*VA**	**Amps**
4490	480	600.0	5.0
4467	320	400.0	3.3
		0.0	0.0
		0.0	0.0
		0.0	0.0
Totals		1000.0	8.3
Disconnect / Meter: 68 Amps			
Total Load: 12.3%			

MECHANICAL CONNECTION (4)

GROUND TEST WELL (1)



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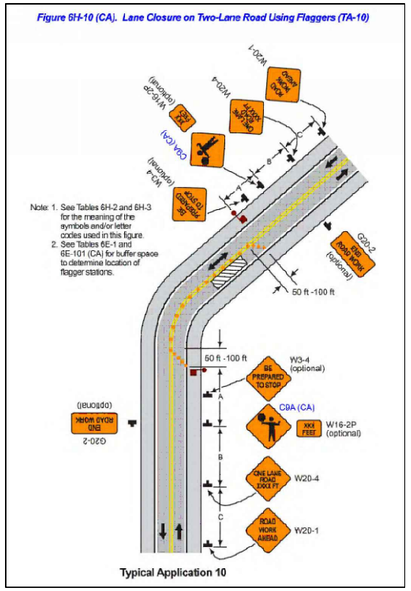
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ELECTRICAL DETAILS

E-3



TA-10 FOR REFERENCE ONLY

PEDESTRIANS SHALL BE ESCORTED THROUGH OR AROUND THE WORK AREA, PER CAMUTCD TA-28 OR TA-29 AS APPLICABLE, THROUGHOUT THE COURSE OF WORK.

SJ MUTCD TABLE					
POSTED SPEED (MPH)	DISTANCE BETWEEN SIGNS			TAPER	BUFFER
	A	B	C	L (SEE NOTE)	
15	200'	200'	200'	45'	55'
20	200'	200'	200'	80'	55'
25	200'	200'	200'	125'	55'
30	350'	350'	350'	180'	85'
35	350'	350'	350'	245'	120'
40	350'	350'	350'	320'	220'
45	350'	350'	350'	540'	360'
50	500'	500'	500'	600'	425'
55	500'	500'	500'	660'	495'
60	500'	500'	500'	720'	570'
65	500'	500'	500'	780'	645'

NOTES:
A. DISTANCE IN FEET UNLESS OTHERWISE NOTED.
B. CONTRACTOR TO VERIFY EXISTING SPEED LIMIT.
C. DISTANCE SHOWN ARE NOT VALID FOR LIMITED ACCESS HIGHWAYS. CONSULT STATE DOT MANUAL FOR DISTANCES.
D. ADJUST DISTANCES TO COMPLY WITH REQUIREMENT OF THE STATE OR LOCAL HIGHWAY AUTHORITY HAVING JURISDICTION.
E. TAPER LENGTHS SHOWN ON 12' LANE WIDTH.

TRAFFIC CONTROL TABLE | 2

SPEED LIMIT = 25 MPH



N

TRAFFIC CONTROL PLAN

24"x36" SCALE: 1" = 50'-0"
11"x17" SCALE: 1" = 100'-0"
50' 25' 0' 50'

SCALE 1"=50'-0" | 1

TRAFFIC CONTROL NOTES

1. ALL DELINEATORS SHALL BE EQUIPPED WITH REFLECTORS AT NIGHT TIME.

2. ALL TRAFFIC CONTROL DEVICES, STRIPES, MARKINGS, LEGENDS AND RAISED PAVEMENT MARKERS SHALL CONFORM TO THE LATEST EDITIONS OF THE FOLLOWING: A) CA MUTCD, B) STATE OF CALIFORNIA STANDARD SPECIFICATIONS, C) SPECIAL PROVISIONS, AND D) STANDARD PLANS.

3. THE CONTRACTOR PERFORMING THE WORK ON A PUBLIC STREET SHALL ASSUME RESPONSIBILITY AS FOLLOWS: A) INSTALL AND MAINTAIN THE TRAFFIC CONTROL DEVICES AS SHOWN HEREIN, B) ANY ADDITIONAL TRAFFIC CONTROL DEVICES THAT MAY BE REQUIRED TO INSURE THE SAFE MOVEMENT OF TRAFFIC AND PEDESTRIANS THROUGH OR AROUND THE WORK AREA, AND C) PROVIDE MAXIMUM PROTECTION AND SAFETY TO CONSTRUCTION WORKERS.

4. THE CITY OR COUNTY OF RECORD AS WELL AS CALTRANS RESERVE THE RIGHT TO OBSERVE THESE TRAFFIC CONTROL PLANS IN USE. THEY HAVE THE AUTHORITY TO MAKE ANY NECESSARY CHANGES AS FIELD CONDITIONS WARRANT. ANY CHANGES SHALL SUPERSEDE THESE PLANS. THE EXACT LOCATION OF ALL EQUIPMENT AND TRAFFIC CONTROL DEVICES SHALL BE DETERMINED BY THE ENGINEER.

5. ALL SIGNS, DELINEATORS, BARRICADES, ETC. AND THEIR INSTALLATION SHALL CONFORM TO THE LATEST EDITIONS OF THE: A) CA. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, B) THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS, C) SPECIAL PROVISIONS, AND D) STANDARD PLANS.

6. IN ORDER TO PRESERVE THEIR APPEARANCE AND CONTINUITY, ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN THEIR PROPER POSITION AT ALL TIMES AND SHALL BE REPAIRED, REPLACED OR CLEANED AS NECESSARY, AND AS DIRECTED BY THE ENGINEER

7. ALL TRAFFIC LANES SHALL HAVE A MINIMUM OF 5 FEET CLEARANCE FROM OPEN EXCAVATIONS AND MINIMUM OF 2 FEET FROM VERTICAL OBSTRUCTIONS.

8. THE CONTRACTOR SHALL PROVIDE FLAGGERS AS DEEMED NECESSARY BY THE ENGINEER, COUNTY INSPECTOR, OR CALTRANS PERMIT INSPECTOR.

9. ALL ADVANCED WARNING SIGNS SHALL BE EQUIPPED WITH FLAGS.

10. ALL TRAFFIC CONTROL DEVICES SHALL BE IN PLACE AT ALL TIMES DURING ANY WORK ON SITE.

11. PLACE ADDITIONAL SIGNS AS FOLLOWS: A) "LANE CLOSED", (C30) ON THE TYPE II BARRICADES AT 100 FOOT INTERVALS THROUGHOUT EXTENDED WORK AREAS IN EACH LANE THAT IS CLOSED AND B) "OPEN TRENCH" (C27) WHENEVER AN OPEN EXCAVATION AREA EXISTS ADJACENT TO THE TRAVELED WAY.

12. ALL TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE REMOVED FOLLOWING COMPLETION OF EACH CONSTRUCTION STAGE AND THE PERMANENT TRAFFIC CONTROL DEVICES SHALL BE RESTORED BY THE CONTRACTOR UPON COMPLETION OF WORK.

13. THE CONTRACTOR SHALL REPLACE AND/OR REPAIR ALL DAMAGED STRIPING AT THE END OF EACH WORKING DAY.

14. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICAN DISABILITY ACT AS RELATED TO PEDESTRIAN ACCESS AND SHALL MAINTAIN PEDESTRIAN ACCESS AT ALL TIMES PER ADA REQUIREMENTS. ANY SIDEWALK CLOSURE AND/OR DETOUR SHALL COMPLY WITH THE WATCH STANDARDS AND MUST OBTAIN APPROVAL FROM THE CITY OR COUNTY OF RECORD.

15. THE CONTRACTOR SHALL COVER OR REMOVE ALL CONFLICTING SIGNS.

16. THE CONTRACTOR SHALL POST "SYMBOLS" UNEVEN LANES, "STEEL PLATES AHEAD" OR "BUMP" SIGNS FOR PAVEMENT SURFACE DISRUPTIONS OF $\frac{1}{2}$" OR GREATER. PAVEMENT DISRUPTIONS FOR 1" OR GREATER SHALL HAVE A BEVELED EDGE OF FOUR (4) HORIZONTAL TO ONE (1) VERTICAL.

17. BEFORE PLATE BRIDGING, THE CONTRACTOR SHALL INSTALL "CAUTION STEEL PLATES ADHEAD" AND/OR "ROUGH ROAD SIGNS.

18. THE RESIDENTS AND BUSINESSES SHALL BE NOTIFIED OF THE DATES & TIMES OF CONSTRUCTION TWO (2) WEEKS PRIOR TO THE WORK START DATE.

TRAFFIC SYMBOL LEGEND

- TRAFFIC CONE (10' MAX SPACING)
- TRAFFIC SIGN
- LANE DIRECTION
- STAGING AREA
- FLAGGER

AT&T
5001 EXECUTIVE PARKWAY
SAN RAMON, CA
94583

PlannENG
4746 Clayton Rd,
Concord, CA, 94521
☎ (925) 408-2159
e-✉ splanneng@gmail.com
www.planneng.com

DRAWN BY:
CHECKED BY:
APPROVED BY:

REV	DATE	DESCRIPTION
0	14/04/23	100% CD

LICENSED PROFESSIONAL ENGINEER
MANOUCHEHR HAKHAMANESHI
C 88083
EXP: 03/31/2026
CIVIL
STATE OF CALIFORNIA

CRAN_RSFR_PEBBL_208
3252 17 MILE DR
PEBBLE BEACH, CA 93953

TRAFFIC CONTROL PLAN

TCP-1

PlannENG
4746 Clayton Rd,
Concord, CA, 94521
☎ (925) 408-2159
e-✉ splanneng@gmail.com
www.planneng.com

Date:							
Scale:	SEE DRAWING						
Designed:	TDL						
Drawn:	BBB						
Checked:							
Proj. Engr:							
File:		◇	REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

PLAN
FOR THE IMPROVEMENT OF
CRAN_RSFR_PEBBL_208
3252 17 MILE DR
PEBBLE BEACH, CA 93953
PEBBLE BEACH CALIFORNIA

PERMIT #
PROJECT #
PROJECT INSPECTOR:
VOICE MAIL:

PROJECT ENGINEER NAME DATE	DEPARTMENT OF TRANSPORTATION - OPS N/A NAME DATE	
DEPARTMENT OF TRANSPORTATION N/A NAME DATE	STREETLIGHT LAYOUT N/A NAME DATE	
MUNICIPAL WATER N/A NAME DATE	ELECTRICAL CIRCUITS MARLON DE LEON DATE	

DEPARTMENT OF PUBLIC WORKS
PEBBLE BEACH, CALIFORNIA

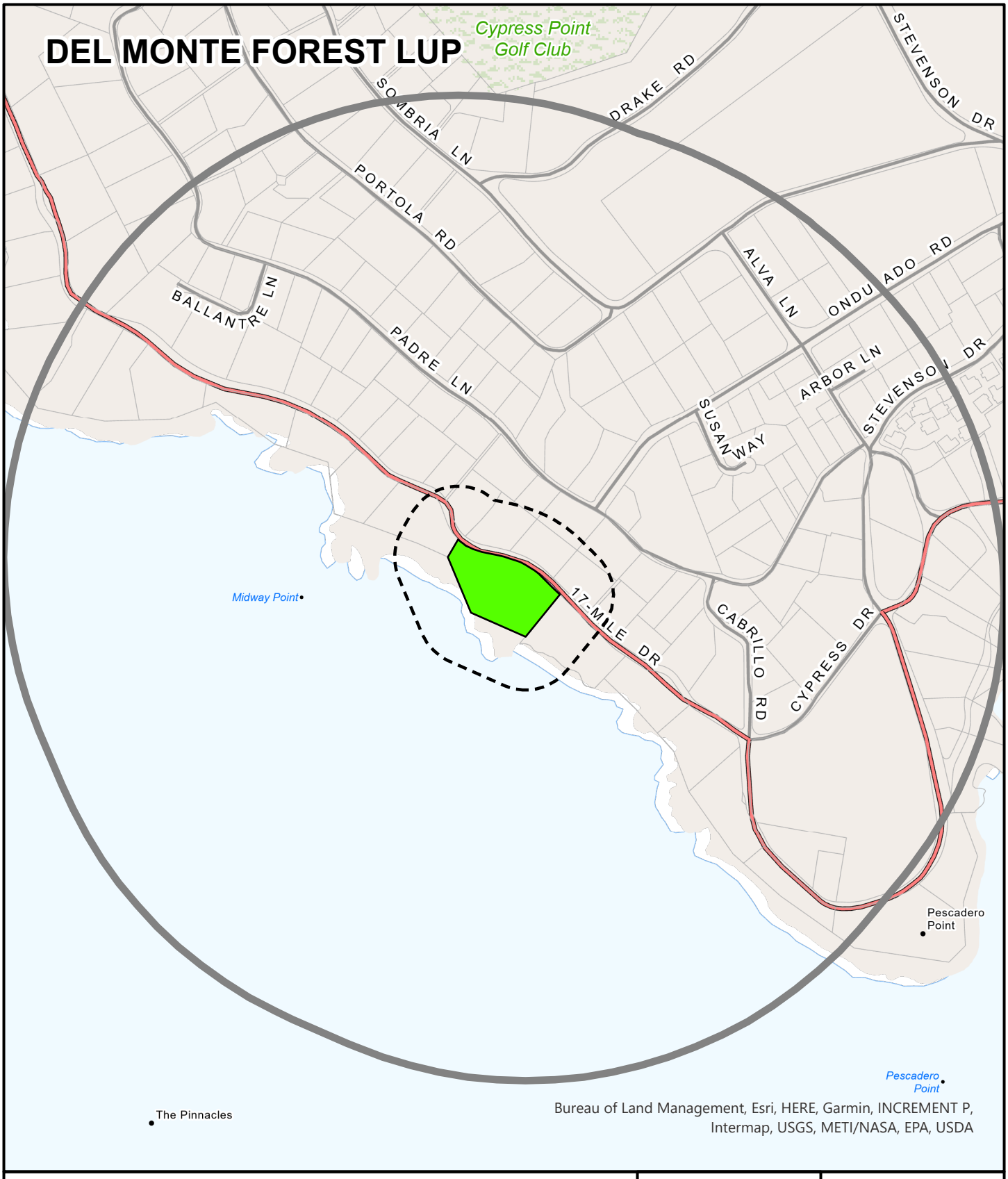
APPROVED BY MATTHEW CANO
DIRECTOR OF PUBLIC WORKS
N/A

REV. DATE MAY 08, 2018

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Exhibit B

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APPLICANT: FELICITY LLC (AT&T MOBILITY)

APN: 008462006000 **FILE #** PLN250237

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: JORDAN EVANS

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Exhibit C

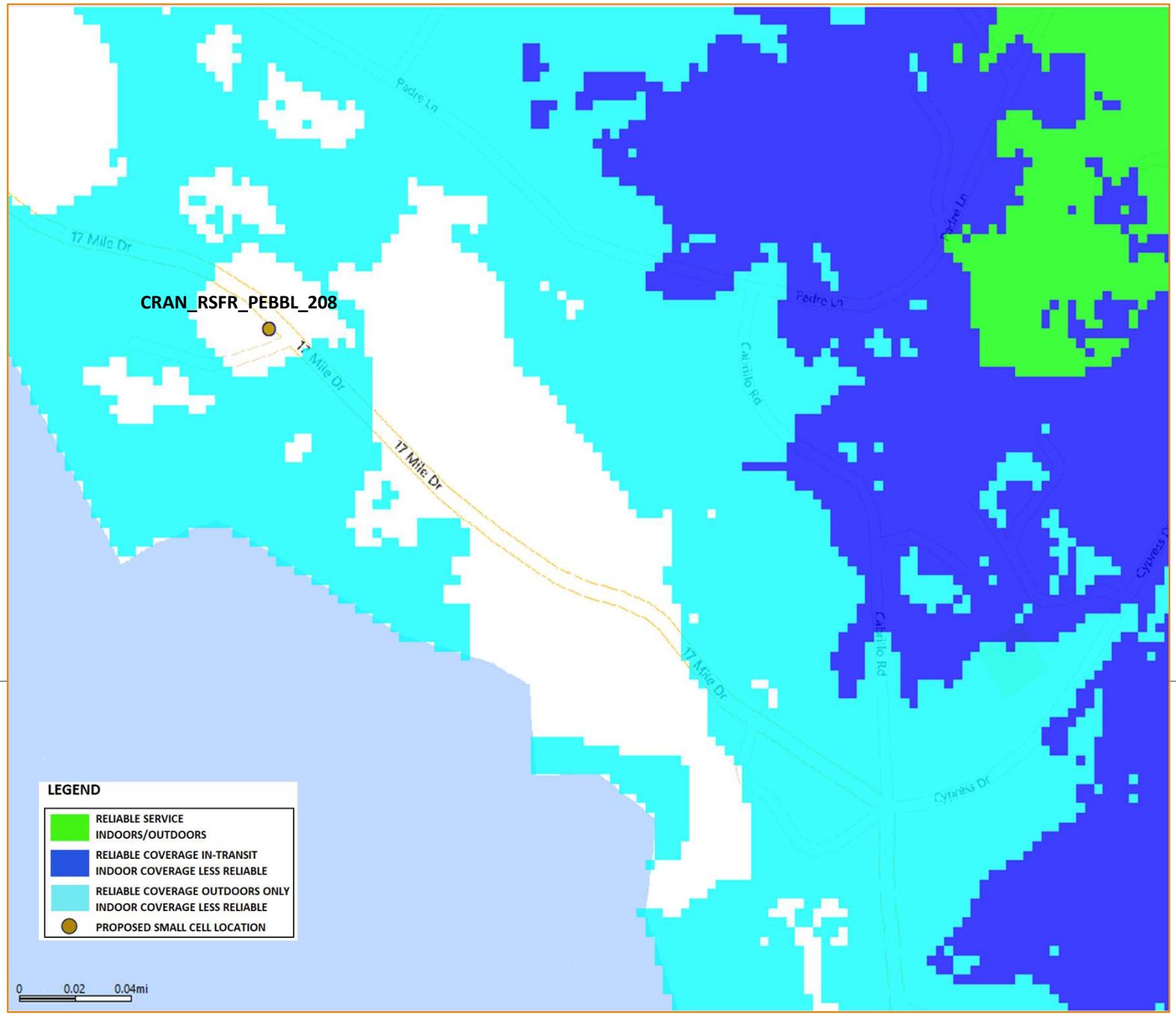
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CRAN_RSFR_PEBBL_208
SERVICE MAP

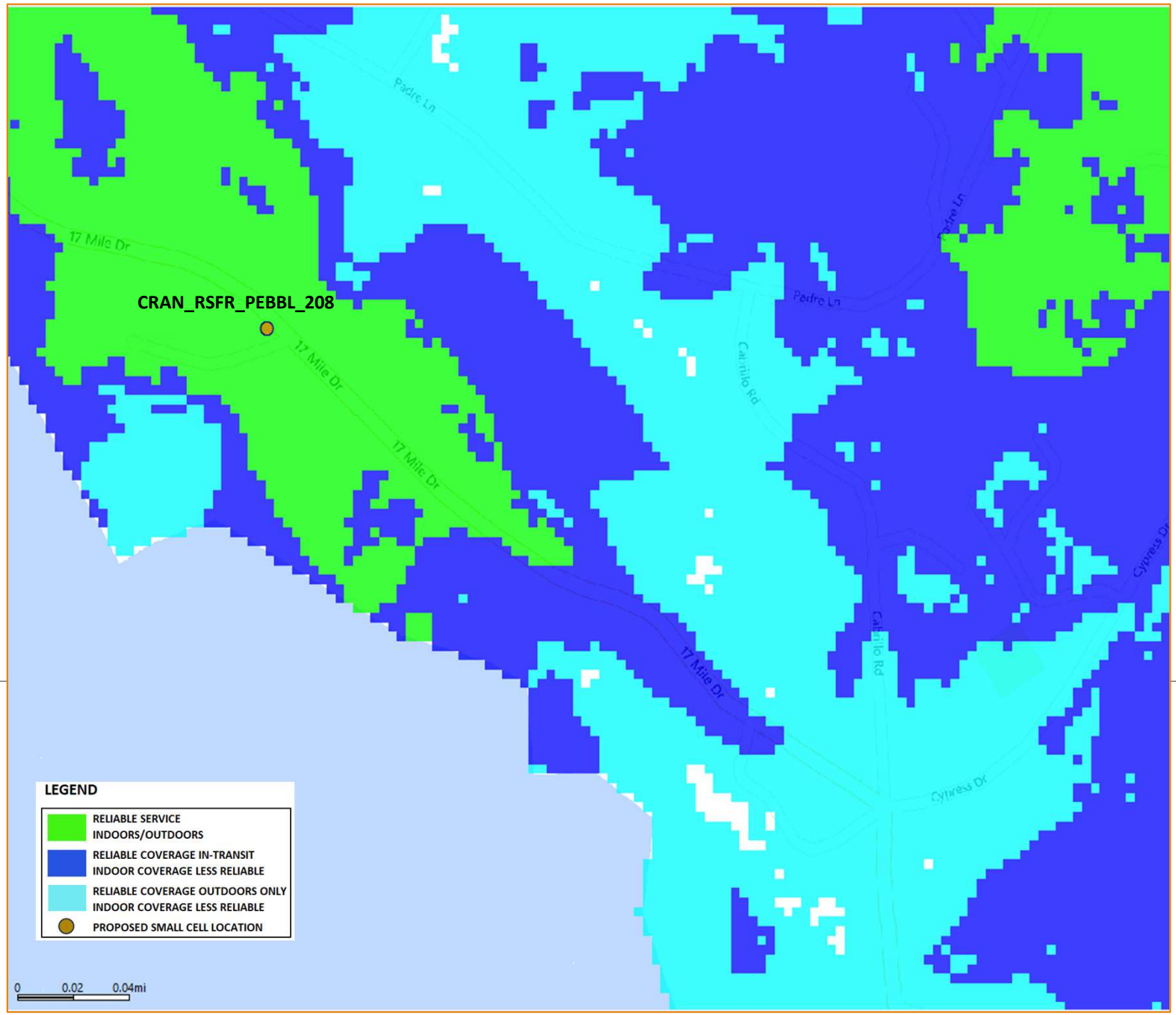
"AT&T PROPRIETARY -- THIS INFORMATION CONSTITUTES CONFIDENTIAL TRADE SECRETS AND COMMERCIAL OR FINANCIAL INFORMATION OWNED BY AT&T AND IS SHARED FOR CRITICAL INFRASTRUCTURE PROTECTION PURPOSES ONLY. IT IS EXEMPT FROM DISCLOSURE UNDER THE FREEDOM OF INFORMATION ACT (5 U.S.C. 552), EXEMPTIONS (B)(3)&(4), AND ITS DISCLOSURE IS PROHIBITED UNDER THE TRADE SECRETS ACT (18 U.S.C. 1905), THE CRITICAL INFRASTRUCTURE INFORMATION ACT OF 2002, 6 U.S.C. § 133, AND ANY STATE OR LOCAL LAW REQUIRING DISCLOSURE OF INFORMATION OR RECORDS. THIS INFORMATION MUST NOT BE COPIED OR DISTRIBUTED TO OTHERS NOT AGREED UPON BY AT&T, BUT IN ALL EVENTS DO NOT COPY OR DISTRIBUTE TO SUCH OTHERS WITHOUT NOTIFICATION PURSUANT TO EXECUTIVE ORDER 12600."

EXISTING LTE 700 COVERAGE PLOT



"AT&T PROPRIETARY -- THIS INFORMATION CONSTITUTES CONFIDENTIAL TRADE SECRETS AND COMMERCIAL OR FINANCIAL INFORMATION OWNED BY AT&T AND IS SHARED FOR CRITICAL INFRASTRUCTURE PROTECTION PURPOSES ONLY. IT IS EXEMPT FROM DISCLOSURE UNDER THE FREEDOM OF INFORMATION ACT (5 U.S.C. 552), EXEMPTIONS (B)(3)&(4), AND ITS DISCLOSURE IS PROHIBITED UNDER THE TRADE SECRETS ACT (18 U.S.C. 1905), THE CRITICAL INFRASTRUCTURE INFORMATION ACT OF 2002, 6 U.S.C. § 133, AND ANY STATE OR LOCAL LAW REQUIRING DISCLOSURE OF INFORMATION OR RECORDS. THIS INFORMATION MUST NOT BE COPIED OR DISTRIBUTED TO OTHERS NOT AGREED UPON BY AT&T, BUT IN ALL EVENTS DO NOT COPY OR DISTRIBUTE TO SUCH OTHERS WITHOUT NOTIFICATION PURSUANT TO EXECUTIVE ORDER 12600."

PROPOSED LTE 700 COVERAGE PLOT



"AT&T PROPRIETARY -- THIS INFORMATION CONSTITUTES CONFIDENTIAL TRADE SECRETS AND COMMERCIAL OR FINANCIAL INFORMATION OWNED BY AT&T AND IS SHARED FOR CRITICAL INFRASTRUCTURE PROTECTION PURPOSES ONLY. IT IS EXEMPT FROM DISCLOSURE UNDER THE FREEDOM OF INFORMATION ACT (5 U.S.C. 552), EXEMPTIONS (B)(3)&(4), AND ITS DISCLOSURE IS PROHIBITED UNDER THE TRADE SECRETS ACT (18 U.S.C. 1905), THE CRITICAL INFRASTRUCTURE INFORMATION ACT OF 2002, 6 U.S.C. § 133, AND ANY STATE OR LOCAL LAW REQUIRING DISCLOSURE OF INFORMATION OR RECORDS. THIS INFORMATION MUST NOT BE COPIED OR DISTRIBUTED TO OTHERS NOT AGREED UPON BY AT&T, BUT IN ALL EVENTS DO NOT COPY OR DISTRIBUTE TO SUCH OTHERS WITHOUT NOTIFICATION PURSUANT TO EXECUTIVE ORDER 12600."

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Exhibit D

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view from 17 Mile Drive looking southwest at site

AT&T Wireless

CRAN_RSFR_PEBBL_208
Near 3252 17 Mile Drive, Pebble Beach, CA
Photosims Produced on 10-3-2025

Existing



Proposed



AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

view from 17 Mile Drive looking southeast at site

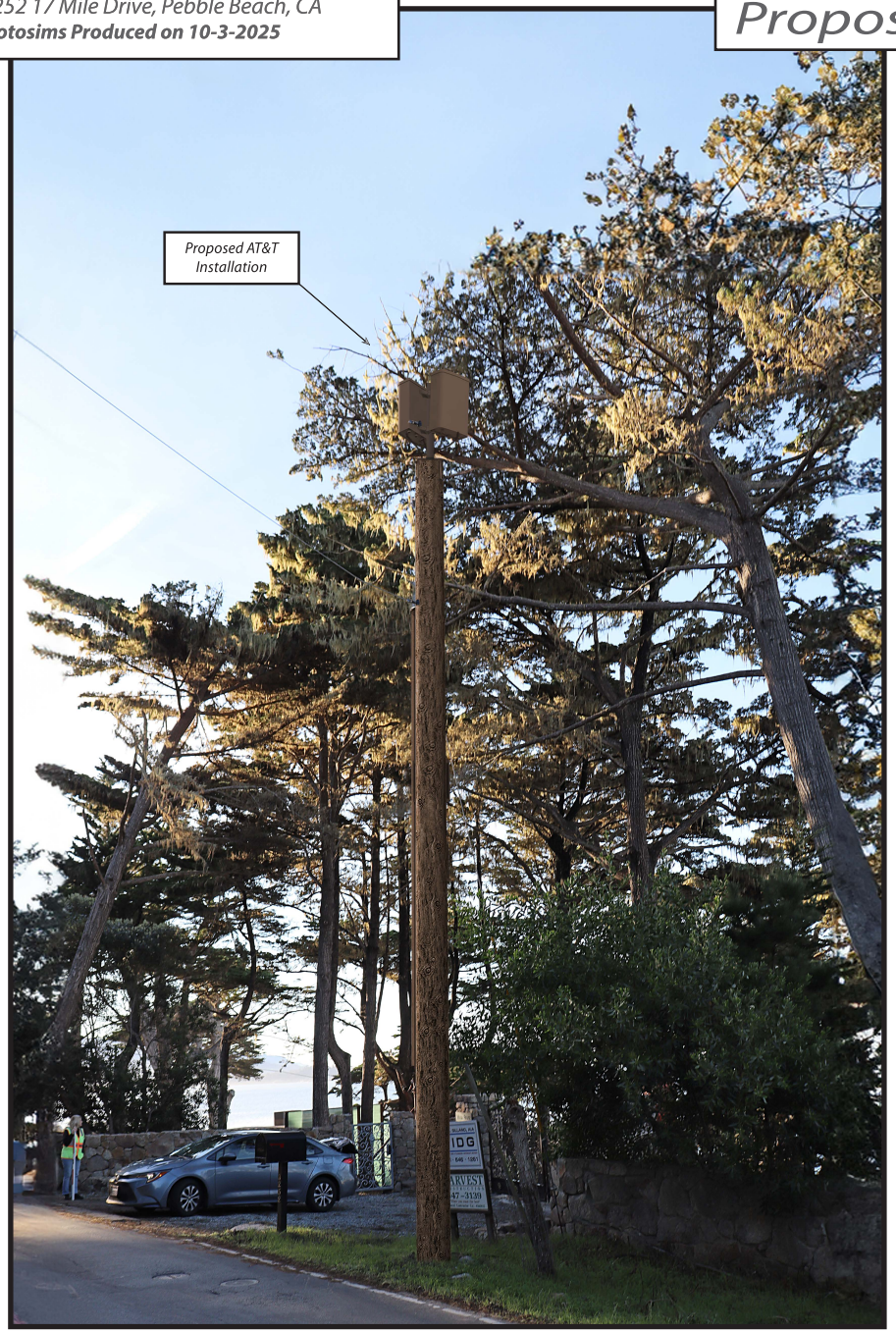
AT&T Wireless

CRAN_RSFR_PEBBL_208
Near 3252 17 Mile Drive, Pebble Beach, CA
Photosims Produced on 10-3-2025

Existing



Proposed



AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Exhibit E

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Radio Frequency Emissions Compliance Report For AT&T Mobility

Site Name:	**CRAN_RSFR_PEBBL_208**	**Site Structure Type:**	**Wood Pole**
Address:	**(Near) 3252 17 MILE DRIVE**	**Latitude:**	**36.566834**
	PEBBLE BEACH, CA 93953	**Longitude:**	**-121.959752**
Report Date:	**Oct 10, 2025**	**Project:**	**Small Cell**

Compliance Statement

Based on information provided by AT&T Mobility and predictive modeling, the CRAN_RSFR_PEBBL_208 installation proposed by AT&T Mobility will be compliant with Radiofrequency Radiation Exposure Limits of 47 C.F.R. §§ 1.1307(b)(3) and 1.1310. RF alerting signage and restricting access to the antenna to authorized personnel that have completed RF safety training is required for Occupational environment compliance. The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings.

Certification

I, Tim Alexander, am the reviewer and approver of this report and am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation, specifically in accordance with FCC's OET Bulletin 65. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.



SIGNED, 10 OCT 2025

General Summary

The compliance framework is derived from the Federal Communications Commission (FCC) Rules and Regulations for preventing human exposure in excess of the applicable Maximum Permissible Exposure ("MPE") limits. At any location at this site, the power density resulting from each transmitter may be expressed as a percentage of the frequency-specific limits and added to determine if 100% of the exposure limit has been exceeded. The FCC Rules define two tiers of permissible exposure differentiated by the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure. General Population / Uncontrolled exposure limits apply to those situations in which persons may not be aware of the presence of electromagnetic energy, where exposure is not employment-related, or where persons cannot exercise control over their exposure. Occupational / Controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment, have been made fully aware of the potential for exposure, and can exercise control over their exposure. Based on the criteria for these classifications, the FCC General Population limit is considered to be a level that is safe for continuous exposure time. The FCC General Population limit is 5 times more restrictive than the Occupational limits.

7430 New Technology Way, Suite 150 Frederick, Maryland 21703 (703) 596-1022 Phone www.waterfordconsultants.com

Table 1: FCC Limits

Frequency (MHz)	*Limits for General Population/ Uncontrolled Exposure*		*Limits for Occupational/ Controlled Exposure*	
	Power Density (mW/cm^2)	Averaging Time (minutes)	Power Density (mW/cm^2)	Averaging Time (minutes)
30-300	0.2	30	1	6
300-1500	f/1500	30	f/300	6
1500-100,000	1.0	30	5.0	6

f=Frequency (MHz)

In situations where the predicted MPE exceeds the General Population threshold in an accessible area as a result of emissions from multiple transmitters, FCC licensees that contribute greater than 5% of the aggregate MPE share responsibility for mitigation.

Based on the computational guidelines set forth in FCC OET Bulletin 65, Waterford Consultants, LLC has developed software to predict the overall Maximum Permissible Exposure possible at any location given the spatial orientation and operating parameters of multiple RF sources. The power density in the Far Field of an RF source is specified by OET-65 Equation 5 as follows:

$$S = \frac{EIRP}{4 \cdot \pi \cdot R^2} \ (\mathrm{mW/cm^2})$$

Where EIRP is the Effective Radiated Power relative to an isotropic antenna and R is the distance between the antenna and point of study. Additionally, consideration is given to the manufacturers' horizontal and vertical antenna patterns as well as radiation reflection. At any location, the predicted power density in the Far Field is the spatial average of points within a 0 to 6-foot vertical profile that a person would occupy. Near field power density is based on OET-65 Equation 20 stated as

$$S = \left(\frac{180}{\theta_{BW}}\right) \cdot \frac{100 \cdot P_{in}}{\pi \cdot R \cdot h} \ (\mathrm{mW/cm^2})$$

Where P_{in} is the power input to the antenna, θ_{BW} is the horizontal pattern beamwidth and h is the aperture length.

Some antennas employ beamforming technology where RF energy allocated to each customer device is dynamically directed toward their location. In the analysis presented herein, predicted exposure levels are based on all beams at full utilization (i.e. full power) simultaneously focused in any direction. As this condition is unlikely to occur, the actual power density levels at ground and at adjacent structures are expected to be less that the levels reported below. These theoretical results represent maximum-case predictions as all RF emitters are assumed to be operating at 100% duty cycle.

For any area in excess of 100% General Population MPE, access controls with appropriate RF alerting signage must be put in place and maintained to restrict access to authorized personnel. Signage must be posted to be visible upon approach from any direction to provide notification of potential conditions within these areas. Subject to other site security requirements, occupational personnel should be trained in RF safety and equipped with personal protective equipment (e.g. RF personal monitor) designed for safe work in the vicinity of RF emitters. Controls such as physical barriers to entry imposed by locked doors, hatches and ladders or other access control mechanisms may be supplemented by alarms that alert the individual and notify site management of a breach in access control. Waterford Consultants, LLC recommends that any work activity in these designated areas or in front of any transmitting antennas be coordinated with all wireless tenants.

Analysis

AT&T Mobility proposes the following installation at this location:

· INSTALL (2) NEW 2' PANEL ANTENNA ON TOP OF WOODEN PG&E UTILITY POLE
· INSTALL (1) NEW WOODEN PG&E UTILITY POLE
· INSTALL (1) NEW RADIO 4490, (1) RADIO 4467

The antenna will be mounted on a 28.5’ Wood Pole with centerlines 30.5’ above ground level. Proposed antenna operating parameters are listed in Appendix A. Other appurtenances such as GPS antennas, RRUs and hybrid cable below the antennas are not sources of RF emissions. No other antennas are known to be operating in the vicinity of this site.



Figure 1: Antenna Locations

Power density decreases significantly with distance from any antenna. The panel-type antennas to be employed at this site are highly directional by design and the orientation in azimuth and mounting elevation, as documented, serves to reduce the potential to exceed MPE limits at any location other than directly in front of the antennas. For accessible areas at ground level, the maximum predicted power density level resulting from all AT&T Mobility operations is 2.37% of the FCC General Population limits. (Figure 1.2). The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings

On the pole in front of the antenna, predicted MPE levels will exceed the FCC General Population limits within 18 feet in front of the antennas and within 6 feet below the Antenna. The maximum predicted power density level resulting from all AT&T Mobility operations directly in front of the antennas is 5649.53% of the FCC General Population limits (1129.906% of the FCC Occupational limits). Waterford Consultants, LLC recommends posting RF alerting signage (ACP Caution) on the pole visible upon approach that informs personnel accessing this area of basic precautions to be followed when working around antennas. This recommendation is depicted in Figure 2. Any work activity in front of transmitting antennas should be coordinated with AT&T Mobility.

The following plots show the cumulative spatial average predicted power density levels in the reference plane indicated as a percentage of the General Public Limits. Please note that 100% of the General Public Limits corresponds to 20% of the Occupational Limits.



Legend

Study Zone	Elev. (ft)	Type	Exposure Profile	Max MPE	Att	Carriers
Antenna Level	20.0 - 60.0	3D Area	3D Sula9 GP 2.5 res	5649.53%	0.00	AT&T

100%-500% | 500%-5000% | 5000%+

Exposure Profile Name	Model	Exposure Area	Standard	Resolution	RCF
3D Sula9 GP 2.5 res	Sula 9	Spatial Average (6 ft)	FCC General Population	2.5 ft3	1.0

AT&T

Mitigation — Existing — Proposed — Installed — To Remove — Max MPE

Grid Size: 10.00 feet

Floor = Elevation +6' | Mid-Level = Elevation +/- 3'

Figure1.1: Antenna Level



Legend

Study Zone	Elev. (ft)	Type	Exposure Profile	Max MPE	Att	Carriers
Ground	0.1	Floor	2D Sula9 GP 0.5 res	2.37%	0.00	AT&T

5%-100%	100%-500%	500%-5000%	5000%+

Exposure Profile Name	Model	Exposure Area	Standard	Resolution	RCF
2D Sula9 GP 0.5 res	Sula 9	Spatial Avg. (6 ft)	FCC General Public	0.5 ft3	1.0

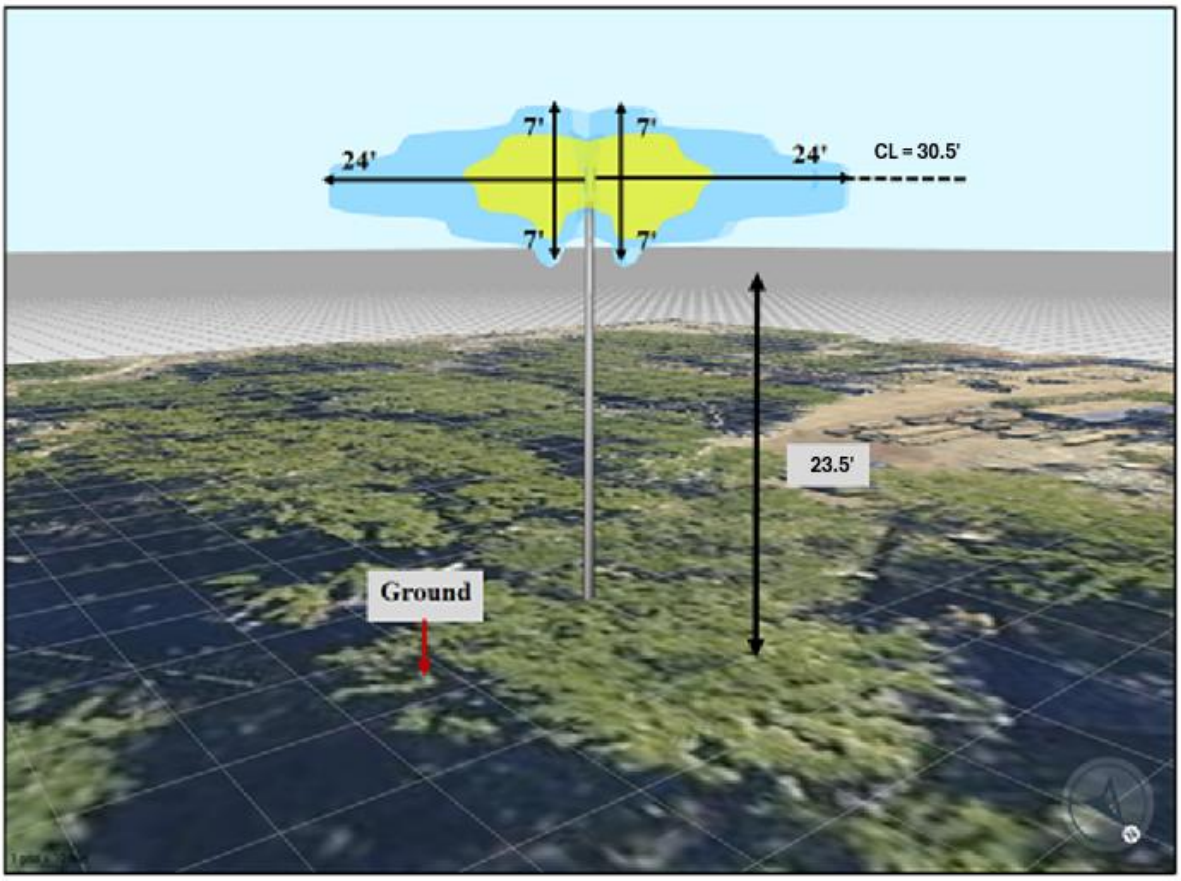
AT&T

Max MPE

Grid Size: 10.00 feet

Floor = Elevation +6' | Mid-Level = Elevation +/- 3'

Figure 1.2: Ground Level.



Legend

Study Zone	Elev. (ft)	Type	Exposure Profile	Max MPE	Att	Carriers
Elevation	20.0 - 60.0	3D Area	3D Sula9 GP 2.5 res	5649.53%	0.00	AT&T

100%-500% | 500%-5000% | 5000%+

Exposure Profile Name	Model	Exposure Area	Standard	Resolution	RCF
3D Sula9 GP 2.5 res	Sula 9	Spatial Average (6 ft)	FCC General Population	2.5 ft3	1.0

AT&T

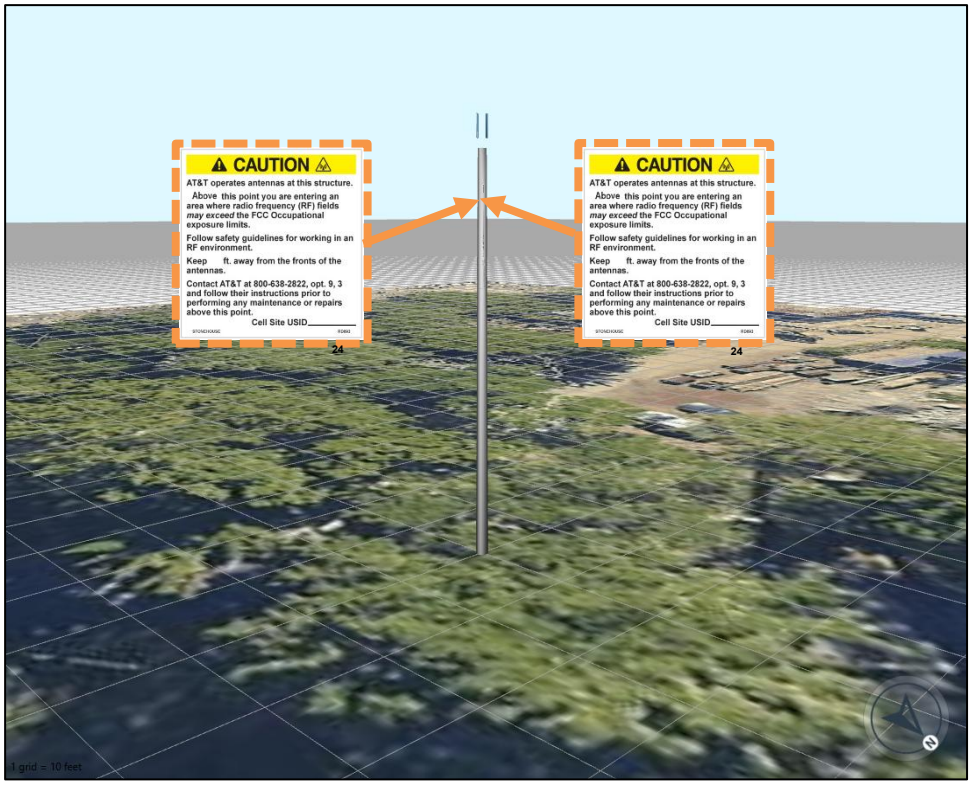
Mitigation — Existing — Proposed — Installed — To Remove — Max MPE

Grid Size: 10.00 feet

Floor = Elevation +6' | Mid-Level = Elevation +/- 3'

Figure1.3: Elevation Level

Compliance Requirement Diagram (Access Location)



Recommendations

AT&T Mobility Access Location
Install (2) ACP Caution "Above" signs at 7ft below the antennas CL or 23.5ft AGL.

Materials
(2) ACP Caution "Above" signs sized 7"x7"

Safe Distance = 24ft
Bottom Distance = 7ft

Proposed Signs/Barriers | Existing Signs/Barriers

Figure 2: Mitigation Recommendations

Appendix A: Operating Parameters Considered in this Analysis

Ant #	Operator	Antenna Make	Antenna Model	Type	Frequency (MHz)	Block	mech/elec Az (Deg)	mech downtilt (Deg)	Horizontal Beam Width (Deg)	Antenna Length/Aperture (ft)	Antenna Gain (dBd)	TPO (Watts)	Total ERP (Watts)	Antenna Centerline Ground Level (ft)	Bottom of Antenna Ground Level (ft)
1	AT&T	GALTRONICS	GP2414-06844	Panel	700	B12	140	0	73	2	6.25	120	506.03	30.5	29.5
1	AT&T	GALTRONICS	GP2414-06844	Panel	850	B5	140	0	74	2	6.15	120	494.52	30.5	29.5
1	AT&T	GALTRONICS	GP2414-06844	Panel	3700	B77G	140	0	58	2	11.05	80	1018.80	30.5	29.5
1	AT&T	GALTRONICS	GP2414-06844	Panel	3500	B77G	140	0	58	2	11.05	80	1018.80	30.5	29.5
2	AT&T	GALTRONICS	GP2414-06844	Panel	700	B12	300	0	73	2	6.25	120	506.03	30.5	29.5
2	AT&T	GALTRONICS	GP2414-06844	Panel	850	B5	300	0	74	2	6.15	120	494.52	30.5	29.5
2	AT&T	GALTRONICS	GP2414-06844	Panel	3700	B77G	300	0	58	2	11.05	80	1018.80	30.5	29.5
2	AT&T	GALTRONICS	GP2414-06844	Panel	3500	B77G	300	0	58	2	11.05	80	1018.80	30.5	29.5

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Exhibit F

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MINUTES
Del Monte Land Use Advisory Committee
Thursday, September 18, 2025

1. Meeting called to order by Lori Lietzke **at** 3:01 pm

2. Roll Call

Members Present:
Lori Lietzke, Maureen Lyon, Carol Church, Rick Verbanec, Bart Bruno

Members Absent:
Ned Van Roekel, Kamlesh Parikh

3. Approval of Minutes:

A. **September 4, 2025** minutes

Motion: Bart Bruno (LUAC Member's Name)

Second: Rick Verbanec (LUAC Member's Name)

Ayes: Lori Lietzke, Maureen Lyon, Carol Church, Rick Verbanec, Bart Bruno

Noes:

Absent: Ned Van Roekel, Kamlesh Parikh

Abstain:

4. Public Comments: The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. Meeting Adjourned: 4:42 pm

Minutes taken by: Maureen Lyon

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

1.

Project Name: FELICITY LLC (AT&T MOBILITY)
File Number: PLN250237
Project Location: 3252 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-462-006-000
Project Planner: Jordan Evans-Polockow
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** _____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jordan Evans **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	X		Concern over height of pole – can it blend better with the surrounding forest? AT&T reps. Would explore that possibility. Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.

Dan Neault	**X**		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	**Policy/Ordinance Reference (If Known)**	**Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)**
Are poles on private property?	Poles are located on PB property/easements	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest	Yes, three already exist as well as Cypress Club project	

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Lori Lietzke, Maureen Lyon, Rick Verbanec

Noes: _____

Absent: _____

Abstain: Bart Bruno; Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

2.

Project Name: HARDCASTLE MICHAEL L TR (AT&T MOBILITY)
File Number: PLN250238
Project Location: 4035 Sunset Ln, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-111-018-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** _____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Dan Neault	X		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements AT&T and PG&E owners. Pole	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest	Yes, three already exist as well as Cypress Club project	

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: Maureen Lyon, Rick Verbanec, Lori Lietzke

Noes:

Absent:

Abstain: Bart Bruno; Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

3.

Project Name: PERACCHI DONALD J & JUDITH E TRS (AT&T MOBILITY)
File Number: PLN250239
Project Location: 1063 Wranglers Trail, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 007-232-016-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Dean Flippo - resident

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements AT&T and PG&E owners. Pole	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Rick Verbanec, Lori Lietzke

Noes: _____

Absent: _____

Abstain: Bart Bruno; Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

4.

Project Name: KINSEY EDWARD P & LISA J TRS (AT&T MOBILITY)
File Number: PLN250240
Project Location: 3201 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-481-006-000
Project Planner: Jordan Evans-Polockow
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jordan Evans **(Name)**

PUBLIC COMMENT:

NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	X		Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.
DanNeault	X		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen LYon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Rick Verbanec, Lori Lietzke

Noes: _____

Absent: _____

Abstain: Bart Bruno, Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

5.

Project Name: FORAKER AUDREY DORMER ET AL (AT&T MOBILITY)
File Number: PLN250241
Project Location: 3195 Cortez Rd, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-341-031-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	**Policy/Ordinance Reference (If Known)**	**Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)**
Are poles on private property?	Poles are located on PB property/easements AT&T and PG&E owners. Pole	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

x Support Project with changes

___ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: Lori Lietzke, Rick Verbanec, Carol Church

Noes:

Absent:

Abstain: Carol Church, Bart Bruno

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

6.

Project Name: CEDROS 2017 LLC (AT&T MOBILITY)
File Number: PLN250242
Project Location: 3426 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-381-007-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:
NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	X		Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.
Dan Neault	X		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements	.
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Lori Lietzke, Rick Verbanec

Noes: _____

Absent: _____

Abstain: Bart Bruno, Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

7.

Project Name: ARNAIZ HOWARD D & LACEY M TRS (AT&T MOBILITY)
File Number: PLN250243
Project Location: 3173 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-481-013-000
Project Planner: Jordan Evans-Polockow
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jordan Evans **(Name)**

PUBLIC COMMENT:

NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	**X**		Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.
Dan Neault	**X**		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Lori Lietzke, Rick verbanec

Noes: _____

Absent: _____

Abstain: Carol Church, Bart Bruno

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

8.

Project Name: HARKER DENNIS T & SANDRA E TRS (AT&T MOBILITY)
File Number: PLN250244
Project Location: 3399 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-392-005-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:
NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	X		Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.
Dan Neault	X		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements .	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Lori Lietzke, Maureen Lyon, Rick Verbanec

Noes: _____

Absent: _____

Abstain: Bart Bruno, Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

9.

Project Name: KIM TONG P & SOON Y TRS (AT&T MOBILITY)
File Number: PLN250245
Project Location: 3213 Ballantrae Ln, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-471-023-000
Project Planner: Jordan Evans-Polockow
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jordan Evans **(Name)**

PUBLIC COMMENT:
NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	**Policy/Ordinance Reference (If Known)**	**Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)**
Are poles on private property?	Poles are located on PB property/easements .	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: Maureen Lyon, Lori Lietzke, Rick Verbanec

Noes:

Absent:

Abstain: Bart Bruno, Carol Church

Introduced: 10/24/2025 **Current Status:** Agenda Ready

Version: 2 **Matter Type:** Zoning Administrator

PLN250240 - PEBBLE BEACH COMPANY (AT&T MOBILITY)

Public hearing to consider the removal of an existing 38-8-foot-high utility pole and installation of a wireless telecommunication facility consisting of a 49-7-foot-high pole with two antennas and associated equipment, greater than the height allowed for the zoning district, within 750 feet of a known archaeological resource.

Project Location: PG&E right-of-way, adjacent to the property located at 3201 17 Mile Drive, Pebble Beach, CA 93953 (Coordinates 36.571735° N, -121.969188° W)

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution to:

a. Find the project qualifies for a Class 3 Categorical Exemption from CEQA Guidelines Section 15303, and that none of the exceptions from Section 15300.2 apply to the project; and
b. Approve a Combined Development Permit consisting of a : 1) Coastal Development Permit and Design Approval to allow the removal of an existing 38-8 foot high utility pole and installation of a wireless telecommunication facility consisting of a 49-7 foot high pole with two antennas and associated equipment, 2) Coastal Development Permit to exceed the height of 30 feet established for the district; and 3) Coastal Administrative Permit for development within 750 feet of an archaeological resource.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 8 conditions of approval.

PROJECT INFORMATION

Agent: Justin Giarritta
Property Owner: PEBBLE BEACH COMPANY (AT&T MOBILITY)
APN: 008-481-006-000
Parcel Size: N/A
Zoning: N/A
Planning Area: Del Monte Forest Land Use Plan (Coastal Zone)
Flagged and Staked: N/A
Project Planner: Jordan Evans-Polockow, Assistant Planner
Evans-PolockowJ@countyofmonterey.gov , (831)755-7065

SUMMARY/DISCUSSION:

The project site is located within a utility easement on 17 Mile Drive (Coordinates 36.571735° N, -121.969188° W), adjacent to 3201 17 Mile Drive, Pebble Beach, within the Del Monte Forest Area. The Applicant (AT&T Mobility) proposes to remove an existing 38-8-foot-high utility pole and install a wireless telecommunication facility (WCF) consisting of a 49-7-foot-high pole with two antennas and associated equipment, greater than the height allowed for the zoning district, within 750 feet of a known archaeological resource. The existing utility pole is within an easement, owned and managed by Pacific Gas & Electric (PG&E). PG&E submitted a letter to the County authorizing AT&T Mobility for the proposed development. This project does not include an increase in wastewater generation or installation, upgrade, or repairs to any onsite wastewater treatment system components.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan (General Plan), Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Coastal Implementation Plan (DMF CIP), and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Site Location and Analysis. The development is proposed to be located within the existing utility easement owned by PG&E on 17-Mile Drive, which is a private road, owned and maintained by Pebble Beach Company. The General Plan does not specify a land use designation for privately or publicly owned roads; however, the County considers such land use as Public/Quasi Public use, serving the public at large. Accordingly, Title 20, section 20.40.050.S allows for WCF subject to a Coastal Development Permit in each case. Staff analyzed the proposed development for the best siting and location for the WCF. There is an existing utility pole, and the proposed development would replace this pole to allow AT&T to provide maximum coverage to its customers. The Applicant provided Service Coverage Maps illustrating this area to have poor coverage, and the proposed WCF would provide a clear and consistent mobile service within the area (Exhibit C). According to those Service Maps, the proposed facility is necessary to close significant service coverage gap area along 17 Mile Drive.

Co-Location: Title 20 section 20.64.310 encourages co-location of wireless facilities when possible. Co-location opportunities were analyzed for the proposed project. There are no existing WCF that could be used for co-location and meet the coverage objectives identified in the plan provided. However, the proposed development would be installed in the same location where an existing PG&E utility pole is located. The project includes the removal of the existing 38-8 utility pole and install a 49-7 WCF which includes two antennas, two radios and associated equipment. The project includes a condition to encourage future co-location by other wireless carriers (Condition No. 6).

Design and Visual Resources. DMF LUP Figure 3 identifies this subject area to be within the 17-Mile Drive public viewshed and near a designated vista point. DMF LUP Policy 48 indicates that new development within visually prominent settings, as illustrated on the Del Monte Forest Visual Resources Map (Figure 3), shall be sited and designed in such a manner that will not take away the scenic value of the area. The installation of the WCF would include a pole that proposes to match the existing colors and materials, dark brown wood, in order to blend in with the surrounding Monterey

Pine trees along 17 Mile Drive. The height will not significantly surpass the tree line in order to blend in more with its surrounding landscape. Consistent with DMF LUP Policy 53, the design of the proposed development would not detract from the public views and scenic values, including Lone Cypress, Cypress Point Lookout and Crocker Grove, all within a mile radius. The existing utility pole has a height of 38-8 feet and the WCF proposes to be at 49-7 feet in height. Although this exceeds the maximum height allowed for PQP, Title 20 section 20.62.030 allows for towers, poles, water tanks and similar structures may be erected to a greater height than the limit established by the zoning district subject to the granting of a Coastal Development Permit. As proposed and designed, the development would blend with the surrounding environment, consistent with the DMF Visual Resource Policies.

The proposed development is consistent with the DMF LUP Policies 123 and 137 as the project will not block significant public views towards the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. The design and siting of the proposed wooden WCF does not significantly increase the height of the existing wooden utility pole and would not significantly increase the visual impacts over the existing baseline (**see Exhibit D**). As proposed, the project would not result in any adverse visual impacts and is consistent with the applicable visual resource policies of the DMF LUP.

Radio Frequency. The applicant has submitted a Radio Frequency Emissions Compliance Report prepared by Waterford Consultants, evaluating the proposed WCF **(Exhibit E**). The report finds that the facility will comply with prevailing Federal Communications Commission (FCC) and Occupational Safety and Health Administration (OSHA) standards for limiting public exposure to radio frequency energy. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. The site is adequate for the proposed development of the wireless communication facility and the applicant has demonstrated that it is the most adequate for the provision of services as required by the FCC.

Cultural Resources. According to Monterey County Geographic Information System (GIS) records identifies the subject property to be within a high archaeological sensitivity area and is within a potentially known archaeological resource area. The proposed development would be installed where an existing utility pole is located, within previously disturbed areas. Two Archaeological reports under LIB160115 and LIB160109 adjacent and in close proximity to the development were reviewed and both reports showed that the field survey performed concluded potential deposits along the ocean edge of the properties and outside of the proposed developed area, but the locations of the resources have been destroyed from the construction the existing single-family dwelling. An archaeological waiver was submitted to and approved by a designee of the Chief of Planning given that the proposed development does not involve land clearing and land disturbance of previously disturbed land due to the replacement pole going in the exact same location as the existing pole, and no cultural resources were discovered in the initial installation of the original existing pole. Staff has deemed that an archaeological report is not required under the DMF CIP section 20.147.080.B.11. This will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

CEQA:
California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction of small facilities or new structures. The proposed project is to remove an existing 38-8-foot-high utility pole and install a wireless telecommunication facility consisting of a 49-7-foot-high pole with two antennas and associated equipment, greater than the height allowed for the zoning district, within 750 feet of a known archaeological resource. The project does not involve the removal of trees or major vegetation. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects was identified during staff review of the development application. There is no cumulative impact without any prior successive projects of the same type in the same place, over time. There is no significant effect on the environment due to unusual circumstances. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. Views from the 17-Mile Drive scenic corridor and designated vista points near the proposed development will not be significantly impacted because AT&T Mobility will be installing the proposed project where a utility pole currently exists.

LUAC:
The proposed project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review on September 18th, 2025. The LUAC voted unanimously to recommend approval of the project.

OTHER AGENCY INVOLVEMENT
The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Pebble Beach Community Services District
California Coastal Commission

Prepared by: Jordan Evans-Polockow, Assistant Planner, x7065
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans
Exhibit B - Vicinity Map
Exhibit C - Coverage Map
Exhibit D - Photo Simulations
Exhibit E - Radio Frequency Study
Exhibit F - Del Monte Forest LUAC Minutes

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Planner; Jacquelyn M. Nickerson, Principal Planner; PEBBLE BEACH COMPANY (AT&T MOBILITY),

Property Owner; Justin Giarritta, Agent; The Open Monterey Project (Molly Erickson); Landwatch: Planning File PLN250240

County of Monterey
Zoning Administrator

Item No.9

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

October 30, 2025

Legistar File Number: ZA 25-060

Introduced: 10/24/2025 **Current Status:** Agenda Ready
Version: 2 **Matter Type:** Zoning Administrator

PLN250240 - PEBBLE BEACH COMPANY (AT&T MOBILITY)
Public hearing to consider the removal of an existing 38-8-foot-high utility pole and installation of a wireless telecommunication facility consisting of a 49-7-foot-high pole with two antennas and associated equipment, greater than the height allowed for the zoning district, within 750 feet of a known archaeological resource.
Project Location: PG&E right-of-way, adjacent to the property located at 3201 17 Mile Drive, Pebble Beach, CA 93953 (Coordinates 36.571735° N, -121.969188° W)
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS
It is recommended that the Zoning Administrator adopt a resolution to:

a. Find the project qualifies for a Class 3 Categorical Exemption from CEQA Guidelines Section 15303, and that none of the exceptions from Section 15300.2 apply to the project; and
b. Approve a Combined Development Permit consisting of a : 1) Coastal Development Permit and Design Approval to allow the removal of an existing 38-8 foot high utility pole and installation of a wireless telecommunication facility consisting of a 49-7 foot high pole with two antennas and associated equipment, 2) Coastal Development Permit to exceed the height of 30 feet established for the district; and 3) Coastal Administrative Permit for development within 750 feet of an archaeological resource.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 8 conditions of approval.

PROJECT INFORMATION
Agent: Justin Giarritta
Property Owner: PEBBLE BEACH COMPANY (AT&T MOBILITY)
APN: 008-481-006-000
Parcel Size: N/A
Zoning: N/A
Planning Area: Del Monte Forest Land Use Plan (Coastal Zone)
Flagged and Staked: N/A
Project Planner: Jordan Evans-Polockow, Assistant Planner
Evans-PolockowJ@countyofmonterey.gov , (831)755-7065

SUMMARY/DISCUSSION:

The project site is located within a utility easement on 17 Mile Drive (Coordinates 36.571735° N, -121.969188° W), adjacent to 3201 17 Mile Drive, Pebble Beach, within the Del Monte Forest Area. The Applicant (AT&T Mobility) proposes to remove an existing 38-8-foot-high utility pole and install a wireless telecommunication facility (WCF) consisting of a 49-7-foot-high pole with two antennas and associated equipment, greater than the height allowed for the zoning district, within 750 feet of a known archaeological resource. The existing utility pole is within an easement, owned and managed by Pacific Gas & Electric (PG&E). PG&E submitted a letter to the County authorizing AT&T Mobility for the proposed development. This project does not include an increase in wastewater generation or installation, upgrade, or repairs to any onsite wastewater treatment system components.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan (General Plan), Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Coastal Implementation Plan (DMF CIP), and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Site Location and Analysis. The development is proposed to be located within the existing utility easement owned by PG&E on 17-Mile Drive, which is a private road, owned and maintained by Pebble Beach Company. The General Plan does not specify a land use designation for privately or publicly owned roads; however, the County considers such land use as Public/Quasi Public use, serving the public at large. Accordingly, Title 20, section 20.40.050.S allows for WCF subject to a Coastal Development Permit in each case. Staff analyzed the proposed development for the best siting and location for the WCF. There is an existing utility pole, and the proposed development would replace this pole to allow AT&T to provide maximum coverage to its customers. The Applicant provided Service Coverage Maps illustrating this area to have poor coverage, and the proposed WCF would provide a clear and consistent mobile service within the area (Exhibit C). According to those Service Maps, the proposed facility is necessary to close significant service coverage gap area along 17 Mile Drive.

Co-Location: Title 20 section 20.64.310 encourages co-location of wireless facilities when possible. Co-location opportunities were analyzed for the proposed project. There are no existing WCF that could be used for co-location and meet the coverage objectives identified in the plan provided. However, the proposed development would be installed in the same location where an existing PG&E utility pole is located. The project includes the removal of the existing 38-8 utility pole and install a 49-7 WCF which includes two antennas, two radios and associated equipment. The project includes a condition to encourage future co-location by other wireless carriers (Condition No. 6).

Design and Visual Resources. DMF LUP Figure 3 identifies this subject area to be within the 17-Mile Drive public viewshed and near a designated vista point. DMF LUP Policy 48 indicates that new development within visually prominent settings, as illustrated on the Del Monte Forest Visual Resources Map (Figure 3), shall be sited and designed in such a manner that will not take away the scenic value of the area. The installation of the WCF would include a pole that proposes to match the existing colors and materials, dark brown wood, in order to blend in with the surrounding Monterey

Pine trees along 17 Mile Drive. The height will not significantly surpass the tree line in order to blend in more with its surrounding landscape. Consistent with DMF LUP Policy 53, the design of the proposed development would not detract from the public views and scenic values, including Lone Cypress, Cypress Point Lookout and Crocker Grove, all within a mile radius. The existing utility pole has a height of 38-8 feet and the WCF proposes to be at 49-7 feet in height. Although this exceeds the maximum height allowed for PQP, Title 20 section 20.62.030 allows for towers, poles, water tanks and similar structures may be erected to a greater height than the limit established by the zoning district subject to the granting of a Coastal Development Permit. As proposed and designed, the development would blend with the surrounding environment, consistent with the DMF Visual Resource Policies.

The proposed development is consistent with the DMF LUP Policies 123 and 137 as the project will not block significant public views towards the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. The design and siting of the proposed wooden WCF does not significantly increase the height of the existing wooden utility pole and would not significantly increase the visual impacts over the existing baseline (**see Exhibit D**). As proposed, the project would not result in any adverse visual impacts and is consistent with the applicable visual resource policies of the DMF LUP.

Radio Frequency. The applicant has submitted a Radio Frequency Emissions Compliance Report prepared by Waterford Consultants, evaluating the proposed WCF **(Exhibit E**). The report finds that the facility will comply with prevailing Federal Communications Commission (FCC) and Occupational Safety and Health Administration (OSHA) standards for limiting public exposure to radio frequency energy. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. The site is adequate for the proposed development of the wireless communication facility and the applicant has demonstrated that it is the most adequate for the provision of services as required by the FCC.

Cultural Resources. According to Monterey County Geographic Information System (GIS) records identifies the subject property to be within a high archaeological sensitivity area and is within a potentially known archaeological resource area. The proposed development would be installed where an existing utility pole is located, within previously disturbed areas. Two Archaeological reports under LIB160115 and LIB160109 adjacent and in close proximity to the development were reviewed and both reports showed that the field survey performed concluded potential deposits along the ocean edge of the properties and outside of the proposed developed area, but the locations of the resources have been destroyed from the construction the existing single-family dwelling. An archaeological waiver was submitted to and approved by a designee of the Chief of Planning given that the proposed development does not involve land clearing and land disturbance of previously disturbed land due to the replacement pole going in the exact same location as the existing pole, and no cultural resources were discovered in the initial installation of the original existing pole. Staff has deemed that an archaeological report is not required under the DMF CIP section 20.147.080.B.11. This will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

CEQA:
California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction of small facilities or new structures. The proposed project is to remove an existing 38-8-foot-high utility pole and install a wireless telecommunication facility consisting of a 49-7-foot-high pole with two antennas and associated equipment, greater than the height allowed for the zoning district, within 750 feet of a known archaeological resource. The project does not involve the removal of trees or major vegetation. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects was identified during staff review of the development application. There is no cumulative impact without any prior successive projects of the same type in the same place, over time. There is no significant effect on the environment due to unusual circumstances. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. Views from the 17-Mile Drive scenic corridor and designated vista points near the proposed development will not be significantly impacted because AT&T Mobility will be installing the proposed project where a utility pole currently exists.

LUAC:
The proposed project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review on September 18th, 2025. The LUAC voted unanimously to recommend approval of the project.

OTHER AGENCY INVOLVEMENT
The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Pebble Beach Community Services District
California Coastal Commission

Prepared by: Jordan Evans-Polockow, Assistant Planner, x7065
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans
Exhibit B - Vicinity Map
Exhibit C - Coverage Map
Exhibit D - Photo Simulations
Exhibit E - Radio Frequency Study
Exhibit F - Del Monte Forest LUAC Minutes

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Planner; Jacquelyn M. Nickerson, Principal Planner; PEBBLE BEACH COMPANY (AT&T MOBILITY),

Property Owner; Justin Giarritta, Agent; The Open Monterey Project (Molly Erickson); Landwatch: Planning File PLN250240

Exhibit A

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DRAFT RESOLUTION

Before the Zoning Administrator in and for the County of Monterey, State of California

In the matter of the application of:

PEBBLE BEACH COMPANY (AT&T Mobility) (PLN250240) RESOLUTION NO. --

Resolution by the Monterey County Zoning Administrator:

1) Finding the project categorically exempt per CEQA Guidelines section 15303 and that none of the exceptions from Section 15300.2 apply to the project; and
2) Approving a Combined Development Permit consisting of a: 1) Coastal Development Permit and Design Approval to allow the removal of an existing 38-8 foot high utility pole and installation of a wireless telecommunication facility consisting of a 49-7 foot high pole with two antennas and associated equipment, 2) Coastal Development Permit to exceed the height of 30 feet established for the district; and 3) Coastal Administrative Permit for development within 750 feet of an archaeological resource.

[PLN250140, PEBBLE BEACH COMPANY (AT&T MOBILITY), located in the PG&E right-of-way (Coordinates 36.571735° N, -121.969188° W), adjacent to the property located at 3201 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (APN: 008-481-006-000)]

The PEBBLE BEACH COMPANY (AT&T MOBILITY) application (PLN250240) came on for public hearing before the Monterey County Zoning Administrator on October 30, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

   EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- 1982 Monterey County General Plan (General Plan);
- Del Monte Forest Land Use Plan (DMF LUP);
- Del Monte Forest Coastal Implementation Plan (DMF CIP); and
- Monterey County Code (MCC) Zoning Ordinance (Title 20)

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Allowed Use. The property is located off of the right-of-way within a utility easement on 17 Mile Drive (Coordinate 36.571735° N, -121.969188° W), adjacent to 3201 17 Mile Drive, Pebble Beach (APN 008-481-006-000), Del Monte Forest Land Use Plan, Coastal Zone. The parcel is considered to be in its land use as Public/Quasi Public, or "PQP". The General Plan does not specify a land use designation for privately or publicly owned roads; however, the County considers such land use as Public/Quasi Public use, serving the public at large. Title 20 section 20.40.050.S identifies wireless communication facilities (WCF) as a conditional use subject to the granting of a Coastal Development Permit. Title 20 section 20.12.050.AA identifies wireless communication facilities (WCF) as a conditional use subject to the granting of a Coastal Development Permit. The project proposes to remove an existing 38-8-foot-high utility pole and install a wireless telecommunication facility (WCF) consisting of a 49-7-foot-high pole with two antennas and associated equipment, greater than the height allowed for the zoning district, within 750 feet of a known archaeological resource. Therefore, the project is consistent with the zoning.

c) Lot Legality. The subject site is located in the Pacific Gas & Electric (PG&E) right-of-way (36.571735° N, -121.969188° W) and adjacent from the property of 3201 17 Mile Drive, Pebble Beach.

d) Design and Visual Resources. The subject area includes a Design Control Overlay, which is intended to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character pursuant to Title 20 Chapter 20.44. The proposed WCF will utilize the same material and colors as the existing utility pole, which is wooden dark brown. The development is surrounded by existing vegetation and will blend with the surrounding environment.

Del Monte Visual Resources Map within Figure 3 (Visual Resources, in the DMF LUP) identifies this subject area to be within the 17-Mile drive public viewshed and near a designated vista point project. This designation is due to the project being located along 17 Mile Drive within surrounding Points of Interest & Public Access in Figure 8 of the DMF LUP, including Lone Cypress, Cypress Point Lookout and Crocker Grove, all within a mile radius. Pursuant to Title 20 section 20.64.310.H.1, wireless communication facilities should not be sited to create visual clutter or negatively affect specific views. From 17 Mile Drive, the facility cannot be drastically seen as the proposed WCF will be in the same location as the existing utility pole 17 Mile Drive and

vegetation screening. DMF LUP Policy 48 indicates that new development within visually prominent settings, as illustrated on the Del Monte Forest Visual Resources Map (Figure 3), shall be sited and designed in such a manner that will not take away the scenic value of the area. The installation of the WCF would include a pole that proposes to match the existing colors and materials, dark brown wood, in order to blend in with the surrounding Monterey Pine trees along 17 Mile Drive. The height would not significantly surpass the tree line in order to blend in with its surrounding landscape. The existing utility pole has a height of 38-8 feet and the WCF proposes to be at 49-7 feet in height. Although this exceeds the maximum height allowed for PQP, Title 20 section 20.62.030 allows for towers, poles, water tanks and similar structures may be erected to a greater height than the limit established by the zoning district subject to the granting of a Coastal Development Permit. The proposed development is consistent with the DMF LUP Policies 123 and 137 as the project will not block significant public views towards the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. As proposed, the project would not result in any adverse visual impacts and is consistent with the applicable visual resource policies of the DMF LUP. As proposed and designed, the development would blend with the surrounding environment, consistent with the DMF Visual Resource Policies.

e) Cultural Resources. According to Monterey County Geographic Information System (GIS) records identifies the subject property to be within a high archaeological sensitivity area and is within a potentially known archaeological resource area. However, there is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited due to the development being located on previous minimal ground disturbance to replace a pre-existing wood pole. Staff has deemed that an archaeological report is not required after reviewing two Cultural Resource reports across the street from the adjacent parcel to the proposed development on 17 Mile Drive, under LIB160115 (APN: 008-491-009-000) and LIB160109 (APN: 008-491-010-000). These reports both found that both parcels contained evidence of potential cultural resources, but the locations on these parcels where they were located has already been affected from the construction the existing single-family dwellings. Both reports found that the field survey performed discovered potential deposits along the ocean edge of the properties and outside of the proposed developed area. Staff has deemed that an archaeological report is not required under the DMF CIP section 20.147.080.B.11. An archaeological waiver was submitted to and approved by a designee of the Chief of Planning given that the proposed development does not involve land clearing and land disturbance of previously disturbed land due to the replacement pole going in the exact same location as the existing pole, and no cultural resources were discovered in the initial installation of the original existing pole. There is no evidence that any cultural resources would be disturbed, and the

potential for inadvertent impacts to cultural resources is limited. This will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

f) Wireless Telecommunication Facility. As demonstrated in Finding 6 the project is consistent with the regulations for siting and design of WCF contained in Title 20 section 20.64.310.

g) Public Access. As demonstrated in Finding 7, the development is consistent with public access policies of the DMF LUP.

h) Land Use Advisory Committee. The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC, at a noticed public meeting on September 18, 2025, 5 to 0 (2 absent) voted to support the project as proposed.

i) The project planner conducted a site inspection on October 7th, 2025, to verify that the proposed project on the subject parcel conforms to the applicable plans and policies.

j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD- Planning for the proposed development found in Project File PLN250240.

2. **FINDING:** **SITE SUITABILITY –** The site is physically suitable for the use proposed.

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, Pebble Beach Community Services District, HCD-Public Works, HCD-Environmental Services, and the Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

b) Staff identified potential impacts to resources. The following reports have been prepared:

- "Radio Frequency Emissions Compliance Report for AT&T Mobility" prepared by Waterford Consultants, Fredrick, MA, January 16th, 2025.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. All development shall be in accordance with these reports.

c) Staff conducted a site inspection on October 7th, 2025, to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN250240.

3. **FINDING:** **HEALTH AND SAFETY -** The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the

neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE:

a) The project was reviewed by HCD-Planning, Pebble Beach Community Services District, HCD-Public Works, HCD-Environmental Services, and the Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities are available. The existing power pole will provide electricity. The proposed project will not require the use of water or sewer.

c) A Radio Frequency (RF) engineering analysis was prepared by Waterford Consultants, evaluating the proposed WCF. The report finds that the facility will comply with prevailing Federal Communications Commission (FCC) and Occupational Safety and Health Administration (OSHA) standards for limiting public exposure to radio frequency energy. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. The site is adequate for the proposed development of the wireless communication facility and the applicant has demonstrated that it is the most adequate for the provision of services as required by the FCC.

d) Staff conducted a site inspection on October 7th, 2025, to verify that the site is suitable for this use.

e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN250240.

4. **FINDING:** **NO VIOLATIONS -** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE:

a) Staff reviewed Monterey County HCD-Planning and Building Services Department records and is not aware of any violations existing on subject property.

b) Staff conducted a site inspection on October 7th, 2025, and researched County records to assess if any violation exists on the subject property.

c) There are no known violations on the subject parcel.

d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN250240.

5. **FINDING:** **CEQA (Exempt) –** The project is categorically exempt from environmental review, and no unusual circumstances were identified to exist for the proposed project. California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts the construction and location of new, small facilities or structures.

EVIDENCE:

a) The development will be replacing and extending an existing 38'-8" foot PG&E wood pole to a 47-feet 7-inch wooden pole. The project will

also include two antennas, two power supply units, two remote radio units, two conduits, and an equipment shelter, increasing the overall height to 49-feet 7-inches. Because the wireless facility is considered a small facility and the support structures are also small, they qualify for a categorical exemption as described in section 15303 of the CEQA Guidelines.

b) No evidence of significant adverse environmental effects was identified during staff review of the development application. There is no cumulative impact without any prior successive projects of the same type in the same place, over time. There is no significant effect on the environment due to unusual circumstances. Views from the 17-Mile Drive scenic corridor and designated vista points near the proposed development will not be significantly impacted because AT&T Mobility will be installing the proposed project where a utility pole currently exists (see evidence "c" in Finding 1). None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. The project is not located on a hazardous waste site, near a scenic highway or historical resource. The project would not contribute to a cumulative impact of successive projects as there are no other wireless communication facilities in proximity to this project site.

c) No adverse environmental effects were identified during staff review of the development application during a site visit on October 7th, 2025.

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN250240.

6. **FINDING:** **WIRELESS COMMUNICATION FACILITIES** – The development of the proposed wireless communications facility will not significantly affect any designated public viewing area, scenic corridor, or any identified environmentally sensitive area or resources. The site is adequate for the proposed development of the wireless communications facility, and the applicant has demonstrated that it is the most adequate for the provision of services as required by the Federal Communications Commission (FCC). The proposed wireless communications facility complies with all applicable requirements of Monterey County Code (MCC) Section 20.64.310. The subject property on which the wireless communication facility is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions, and any other applicable provisions of MCC, and that all zoning violation abatement costs, if any, have been paid. The proposed telecommunication facility will not create a hazard for aircraft in flight**.**

EVIDENCE: a) This project consists of the removal of an existing 38'-8" foot high utility pole owned by Pacific Gas and Electric (PG&E) and installation of a wireless telecommunication facility consisting of a 49'-7" foot wooden pole, two 2'-foot canister antennae, and associated equipment including two panel antennae, two power supply units, a PG&E Smart Meter, two mounted radios, two conduits, an equipment bracket, and new wooden pole. The property is located off of the right-of-way within an existing utility easement (Coordinate 36.571735° N, -121.969188°

W), adjacent to 3201 17 Mile Drive, Pebble Beach.

b) Pursuant to the requirements in Title 20 section 20.64.310(C), wireless communication facilities are allowed on any lot or parcel in any zoning district subject to the appropriate entitlement including the construction, modification, and placement of any antennas used for multi-channel distributions services and personal wireless service facilities. The proposed AT&T Mobility wireless facility removes the existing PG&E transmission tower and installs a WCF as a replacement and therefore is subject to a Coastal Development Permit as identified in Title 20 section 20.40.050.S as a conditional use for the proposed project site zoning of "PQP".

c) Site Location and Analysis Staff analyzed the proposed development for the best siting and location for the WCF. The proposed WCF that will replace the existing 38-8-foot-high utility pole with a 49-7-foot-high utility pole will not substantially visually impact or alter the public's access to the views of nearby scenic points of interest along 17 Mile Drive. The WCF will match the existing pole's dark brown wooden finish and blend with its surroundings, consistent with DMF LUP Policy 48.

d) Co-Location. Title 20 section 20.64.310(H)(b) encourages co-location of facilities and the DMF Land Use Plan Visual Resources Chapter 2 within its Resource Management Element that protects the integrity of visual resources. As the replacement pole will be increased of 10 feet 11 inches with minor additions, the proposed development will not substantially alter the visual impact of the existing PG&E wood pole, when viewed from 17 Mile Drive.

   Title 20 section 20.64.310 encourages co-location of wireless facilities when possible. Co-location opportunities were analyzed for the proposed project. There are no existing WCF that could be used for co-location and meet the coverage objectives identified in the plan provided. However, the proposed development would be installed in the same location where an existing PG&E utility pole is located. Photographic simulations provided by the applicant illustrate that there is not a significant increase to the visually perceived bulk or height of the existing tower. Finding 1, evidence "d" depicts the design adaptations and the correlating details to illustrate the preventative strides to preserve the scenic viewshed. The project includes a condition to encourage future co-location by other wireless carriers (Condition No. 6).

e) The project is consistent with Monterey County Code Chapter 20.92, Airport Approach Zoning, and does not require review by the Monterey County Airport Land Use Commission. This project does not affect any aircraft zones identified in Monterey County Code section 20.92.050 and therefore need not comply with the heights outlined in Monterey County Code section 20.92.060. The proposed telecommunication facility will not create a hazard for airport approaches or departures.

f) The project does not penetrate a Federal Aviation Regulation (FAR) Part 77 Imaginary Surface. The project site is located approximately 11.9 miles from Monterey Regional Airport, the nearest public use airport. If deemed necessary by the FCC, warning lights would be located on top of the structure to prevent conflict with any aircraft when visibility is limited. The proposed telecommunication facility will not create a hazard for aircraft in flight.

h) The project planner reviewed the project application materials and plans and the County GIS database to verify that the project on the subject parcel conforms to the plans listed above and that the site is suitable for this use. The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN250240.

7. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE:

a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in DMF CIP Section 20.147.130.

b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

c) The subject property is not described as an area where Major Public Access & Recreational Facilities requires visual or physical public access (Figure 8, DMF LUP).

d) As proposed, the development project will not interfere with visual access from or to 17-Mile Drive and nearby designated vista points. The proposed development is consistent with DMF LUP Policies 123 and 137 and will not block significant public views towards the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. The design and siting of the proposed WCF does not significantly increase the height of the existing structure and would not significantly increase the visual impacts over the existing baseline. As proposed, the project is consistent with the applicable visual resource and public access policies of the DMF LUP.

e) The project planner completed a site inspection on October 7th, 2025, to verify that the proposed project would not impact public access. The project planner also reviewed plans and visual simulations to verify that the proposed development will not impact public access or visual resources/access. See evidence "d" above. See also Finding No. 1 and supporting evidence.

f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250240.

8. **FINDING:** **APPEALABILITY -** The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

EVIDENCE: g) Board of Supervisors. Pursuant to Title 20 sections 20.44.070 and 20.86.030 of the Monterey County Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

h) Coastal Commission. Pursuant to Title 20 section 20.86.080, the proposed project is subject to appeal by/to the California Coastal Commission because it is a project involves development between the sea and the first through public road paralleling the sea (State Reserve 1), and development that is permitted in the underlying zone as a conditional use.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Find the project the project Categorically Exempt per Section 15303 of the CEQA Guidelines and does not meet any of the exceptions under Section 15300.2;
2. Approve a Combined Development Permit Consisting of a: 1) Coastal Development Permit and Design Approval to allow the removal of an existing 38-8-foot-high utility pole and installation of a wireless telecommunication facility consisting of a 49-7-foot-high-pole with two antennas and associated equipment, 2) Coastal Development Permit to exceed the height of 30 feet established for the district, and 3) Coastal Administrative Permit for development within 750 feet of a known archaeological resource.

PASSED AND ADOPTED this 30th day of October 2025.

_____

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

   Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted,

otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services offices in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN250240

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN250240) consisting of a: 1) Coastal Development Permit and Design Approval to allow the removal of an existing 38-8 foot high utility pole and installation of a wireless telecommunication facility consisting of a 49-7 foot high pole with two antennas and associated equipment, 2) Coastal Development Permit to exceed the height of 30 feet established for the district, and 3) Coastal Administrative Permit for development within 750 feet of a known archaeological resource. The property is located in the PG&E right-of-way (Coordinate 36.571735° N, -121.969188° W), adjacent to the property located at 3201 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-481-006-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 008-481-006-000 on October 30th, 2025. The permit was granted subject to 8 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD039(A) - WIRELESS INDEMNIFICATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant agrees as a condition and in consideration of the approval of the permit to enter into an indemnification agreement with the County whereby the applicant agrees to defend, indemnify, and hold harmless the County, its officers, agents and employees from actions or claims of any description brought on account of any injury or damages sustained by any person or property resulting from the issuance of the permit and conduct of the activities authorized under said permit. Applicant shall obtain the permission of the owner on which the wireless communication facility is located to allow the recordation of said indemnification agreement, and the applicant shall cause said indemnification agreement to be recorded by the County Recorder as a prerequisite to the issuance of the building and/or grading permit. The County shall promptly notify the applicant of any such claim, action, or proceeding and the County shall cooperate fully in the defense thereof. The County may, at its sole discretion, participate in the defense of such action, but such participation shall not relieve applicant of its obligations under this condition. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit signed and notarized Indemnification Agreement to the Director of HCD-Planning for review and signature by the County.

Prior to the issuance of grading or building permits, the Owner/Applicant shall submit proof of recordation of the Indemnification Agreement, as outlined, to HCD-Planning.

5. PD039(B) - WIRELESS REDUCE VISUAL IMPACTS

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall agree in writing that if future technological advances allow for reducing the visual impacts of the telecommunication facility, the applicant shall make modifications to the facility accordingly to reduce the visual impact as part of the facility's normal replacement schedule. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit, in writing, a declaration agreeing to comply with the terms of this condition HCD - Planning for review and approval.

6. PD039(C) - WIRELESS CO-LOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant and/or successors assigns shall encourage co-location by other wireless carriers on this tower assuming appropriate permits are approved for co-location. Any expansion or additions of microwave dishes, antennas and/or similar appurtenances located on the monopole, which are not approved pursuant to this permit, are not allowed unless the appropriate authority approves additional permits or waivers. In any case, the overall height of the pole shall not exceed the specified height. (HCD - Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall encourage co-location by other wireless carriers on this tower assuming appropriate permits are approved for co-location. The overall height of the pole shall not exceed ___ feet.

7. PD039(D) - WIRELESS REMOVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If the applicant abandons the facility or terminates the use, the applicant shall remove the monopole, panel antennas, and equipment shelter. Upon such termination or abandonment, the applicant shall enter into a site restoration agreement subject to the approval of the Director of HCD - Planning and County Counsel. The site shall be restored to its natural state within six (6) months of the termination of use or abandonment of the site.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to abandoning the facility or terminating the use, the Owner/Applicant shall submit a site restoration agreement to HCD - Planning subject to the approval of the HCD - Director of Planning and County Counsel.

Within 6 months of termination of use or abandonment of the site, the Owner Applicant shall restore the site to its natural state.

8. PD039(E) - WIRELESS EMISSION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The facility must comply with Federal Communications Commission (FCC) emission standards. If the facility is in violation of FCC emission standards, the Director of HCD - Planning shall set a public hearing before the Appropriate Authority whereupon the appropriate authority may, upon a finding based on substantial evidence that the facility is in violation of the then existing FCC emission standards, revoke the permit or modify the conditions of the permit. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of use and on an on-going basis, the Owner/Applicant shall submit documentation demonstrating compliance with the FCC emission standards to the Director of HCD-Planning for review and approval.

On an on-going basis, if the facility is in violation of FCC emission standards, the Director of HCD-Planning shall set a public hearing before the Appropriate Authority to consider revocation or modification of the permit.

CRAN_RSFR_PEBBL_210

(NEAR) 3201 17 MILE DR
PEBBLE BEACH, CA 93953

SITE ID:	CRAN_RSFR_PEBBL_210
IWM:	WSSFR0052078
FA CODE:	16519529
SITE TYPE:	WOODEN PG&E UTILITY POLE
POLE #:	120119672
COUNTY:	MONTEREY

PROJECT TEAM

APPLICANT:
AT&T MOBILITY
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583
CONTACT: MARC GRABISCH
EMAIL: MG387K@ATT.COM

AT&T MOBILITY PROJECT MANAGER:
AT&T MOBILITY
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583
CONTACT: SEAN RANDALL
EMAIL: SR9530@ATT.COM

AT&T MOBILITY RF MANAGER:
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583
CONTACT: HENRY PINEDA
EMAIL: HP088P@ATT.COM

PROJECT MANAGER:
NEXT EDGE
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GA 30005
PHONE: (707) 225-2865
EMAIL: JUSTIN.GIARRITTA@NEXTEDGENETWORKS.COM

A&E PROJECT MANAGER:
NEXT EDGE
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GA 30005
PHONE: (530) 305-6898
EMAIL: TODD.LAWRENCE@NEXTEDGENETWORKS.COM

CONSTRUCTION MANAGER:
NEXT EDGE
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GA 30005
PHONE: (415) 989.1102
EMAIL: ATTPROJECTTEAM@MODUSLLC.COM

PROJECT DESCRIPTION

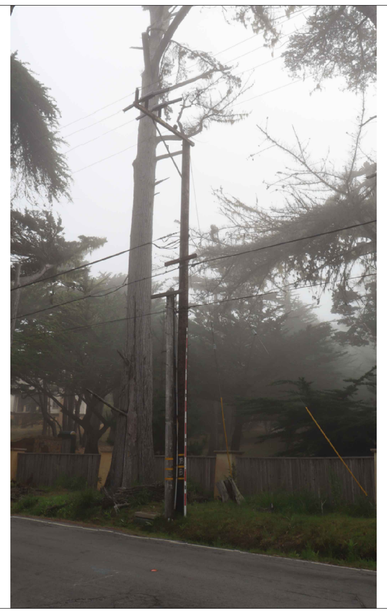
AT&T PROPOSES TO INSTALL A NEW WIRELESS COMMUNICATION SITE ON A WOODEN PG&E UTILITY POLE

SCOPE:
- INSTALL (2) NEW 2' PANEL ANTENNA ON TOP OF WOODEN PG&E UTILITY POLE
- INSTALL (1) NEW RADIO 4490, (1) RADIO 4467 ON WOODEN PG&E UTILITY POLE
- INSTALL (2) NEW PSU AC08 ON WOODEN PG&E UTILITY POLE
- INSTALL (1) NEW COAX CONDUIT FROM EQUIPMENT TO NEW PANEL ANTENNA
- INSTALL (1) NEW POWER CONDUIT FROM P.O.C. TO EQUIPMENT
- INSTALL (1) NEW FIBER CONDUIT FROM P.O.C. TO EQUIPMENT
- INSTALL (1) NEW EQUIPMENT BRACKET
- INSTALL (1) NEW SMART METER / DISCONNECT
- CABLING TO BE INSTALLED IN A TIGHT NEAT MANNER WITHOUT EXCESS CABLE LOOPS
- ALL AT&T ADDED APPURTENANCES SHALL BE PAINTED TO MATCH POLE COLOR (NON-GLOSSY "SABLE" BY SHERWIN WILLIAMS, OR EQUIVALENT)
- EXISTING WOOD UTILITY POLE TO BE REPLACED WITH NEW WOOD UTILITY POLE BY PG&E

DRAWING INDEX

SHEET NO.	SHEET TITLE
T-1	TITLE SHEET
T-2	GENERAL NOTES
C-1	SURVEY
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN & PROPOSED EQUIPMENT LAYOUT PLANS
A-3	ELEVATIONS
A-4	ELEVATIONS
D-1	DETAILS
D-2	DETAILS
E-1	ELECTRICAL GENERAL NOTES
E-2	ONE-LINE DIAGRAM & GROUNDING SCHEMATIC
E-3	ELECTRICAL DETAILS
TCP-1	TRAFFIC CONTROL PLAN

POLE PHOTO



VICINITY MAP



SITE INFORMATION

SITE ADDRESS:	(NEAR) 3201 17 MILE DR PEBBLE BEACH, CA 93953
OWNER:	PG&E 1 MARKET STREET, SPEAR TOWER SAN FRANCISCO, CA 94105-1126
APPLICANT:	AT&T MOBILITY 5005 EXECUTIVE PARKWAY SAN RAMON, CA 94583
LATITUDE:	36.571735 NAD83
LONGITUDE:	-121.969187 NAD83
COUNTY:	MONTEREY
JURISDICTION:	PEBBLE BEACH
ASSESSORS PARCEL NUMBER:	NEAR 008-481-006
ZONING:	LDR/2.5-D(CZ)
ELEVATION:	72.355' AMSL

CALL 811 BEFORE YOU DIG
IT'S THE LAW

THE UTILITIES SHOWN HEREIN ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER/SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL THE UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO THE (E) UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- 2022 CALIFORNIA BUILDING CODE (CBC), BASED ON THE 2021 IBC
- 2022 CALIFORNIA ELECTRICAL CODE (CEC), BASED ON THE 2020 NEC
- 2022 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2021 UMC
- 2022 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2021 UPC
- 2022 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CALGREEN)
- 2022 CALIFORNIA FIRE CODES WITH ALL LOCAL AMENDMENTS, BASED ON THE 2021 IFC
- ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
- CALIFORNIA GENERAL ORDER 95 (G.O. 95, 2020)
- NCJPA OPERATIONS/ ROUTINE HANDBOOK (2019)
- NATIONAL ELECTRICAL CODE (NEC) (2023 EDITION)
- NATIONAL ELECTRICAL SAFETY CODE IEEE C2 2023 (NESC)
- CITY / COUNTY ORDINANCES

ACCESSIBILITY REQUIREMENTS FOR PERSONS WITH DISABILITIES:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY IS NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA ADMINISTRATIVE STATE CODE PART 2, TITLE 24, CHAPTER 11B, SECTION 11038.

AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA
94583

NextEdge
1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JLV
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	11/07/24	90% CD
0	01/27/25	100% CD

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. WARD
No.65117
Exp. 09/30/25
CIVIL
STATE OF CALIFORNIA

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

CRAN_RSFR_PEBBL_210

(NEAR) 3201 17 MILE DR
PEBBLE BEACH, CA 93953

TITLE SHEET

T-1

GENERAL NOTES

GENERAL CONSTRUCTION NOTES

1. PLANS ARE INTENDED TO BE DIAGRAMMATIC ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.

2. THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.

3. CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600, FOR UTILITY LOCATIONS, 2 WORKING DAYS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.

4. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.

5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CBC'S REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE, FOR, BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.

6. REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT / ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT / ENGINEER.

7. THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.

8. DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE AREA LINES, UNLESS OTHERWISE NOTED.

9. ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT / ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS, OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.

10. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT / ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT / ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.

11. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.

12. ANY EXISTING COMPONENTS DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO IT'S ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.

13. ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.

GENERAL NOTES FOR EXISTING CELL SITES

1. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR.

2. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS MUST BE VERIFIED. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.

3. THE EXISTING CELL SITE IS IN FULL COMMERCIAL OPERATION. ANY CONSTRUCTION WORK BY CONTRACTOR SHALL NOT DISRUPT THE EXISTING NORMAL OPERATION. ANY WORK ON EXISTING EQUIPMENT MUST BE COORDINATED WITH CONTRACTOR. ALSO, WORK SHOULD BE SCHEDULED FOR AN APPROPRIATE MAINTENANCE WINDOW USUALLY IN LOW TRAFFIC PERIODS AFTER MIDNIGHT.

4. SINCE THE CELL SITE IS ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE ADVISED TO BE WORN TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS.

5. CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. CONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD (N) TRAYS AS NECESSARY. CONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONTRACTOR.

6. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.

APPLICABLE CODES, REGULATIONS AND STANDARDS:

1. CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION.

2. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE TIME OF PERMITTING AWARD SHALL GOVERN THE DESIGN.

3. CONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
   - 3.1. - AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
   - 3.2. - AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
   - 3.3. - TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-F, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES
   - 3.4. - INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRICAL EQUIPMENT.
   - 3.5. -IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")

4. TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS
   - 4.1. TELCORDIA GR-63 NETWORK EQUIPMENT-BUILDING SYSTEM (NEBS): PHYSICAL PROTECTION
   - 4.2. TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING
   - 4.3. TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS
   - 4.4. TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS

5. ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS

6. FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

GENERAL TRENCHING NOTES

1. MAINTAIN 24" MINIMUM COVER FOR ALL ELECTRICAL CONDUITS, U.O.N.
2. MAINTAIN 30" MINIMUM COVER FOR ALL TELECOMMUNICATIONS CONDUITS.
3. MINIMUM 1" SAND SHADING BELOW CONDUITS, AND 6" COVERING ON TOP OF CONDUITS REQUIRED.
4. REFER TO SHEET E-1 FOR ADDITIONAL REQUIREMENTS

GENERAL GROUNDING NOTES

1. GROUNDING SHALL BE TESTED AT 5 OHMS OR LESS.
2. WOOD MOLDING, STAPLED EVERY 3'-0" AND AT EACH END.

GENERAL CONDUIT NOTES

1. ALL CONDUITS WILL BE MANDRELED AND EQUIPPED WITH 3/8" PULL ROPE.
2. SCHEDULE 40 CONDUIT FOR UNDERGROUND USE.
3. SCHEDULE 80 CONDUIT FOR RISER USE AND ELSEWHERE AS NOTES. TRANSITION FROM SCHEDULE 40 PVC OR RIGID STEEL CONDUIT TO SCHEDULE 80 USING APPROVED FITTINGS DESIGNED TO PROVIDE A SMOOTH INTERIOR WALL TRANSITION TO THE REDUCED INTERIOR DIAMETER OF SCHEDULE 80. ADJUST CONDUIT SIZE IF NECESSARY TO MAINTAIN THE INTERIOR AREA REQUIRED FOR THE WIRING SPECIFIED.
4. GALVANIZED STEEL CONDUIT FOR ANY CONDUIT UNDER 3", STUB UP 10" THEN CONVERT TO SCHEDULE 80.
5. CONTRACTOR TO STUB UP POLE 10" w/ 3" POWER CONDUIT. POWER COMPANY TO CONVERT FROM 3" STUB SCHEDULE 80 TO 2" SCHEDULE 80 FROM TOP OF STUB UP.
6. ZRC COLD GALVANIZING COMPOUND OR EQUIVALENT IS REQUIRED ON EXPOSED THREADS IN RIGID STEEL CONDUIT AND THE CUT ENDS OF SUPPORT STRUTS, ETC. TO PREVENT RUSTING.

TYPICAL R.O.W. POLE CONSTRUCTION NOTES

1. CABLE NOT TO IMPEDE 15" CLEAR SPACE OFF POLE FACE.
2. ALL CLIMB STEPS NEXT TO CONDUIT SHALL HAVE EXTENDED STEPS.
3. NO BOLT THREADS TO PROTRUDE MORE THAN 1-1/2"
4. ALL HOLES IN POLE LEFT FROM REARRANGEMENT OF CLIMB STEPS TO BE FILLED.
5. 90° SHORT SWEEPS UNDER ANTENNA ARM, ALL CABLES MUST TRANSITION ON THE INSIDE OR BOTTOM OF THE ARM (NO CABLE ON TOP OF ARM).
6. USE 90° CONNECTOR AT CABLE CONNECTION FOR OMNI DOWN ANTENNAS.
7. USE CABLE CLAMPS TO SECURE CABLE TO ARMS, PLACE 2" AT&T WIRELESS CABLE I.D. TAGS ON BOTH SIDES OF ARMS.
8. USE 1/2" DIA. CABLE ON ANTENNAS UNLESS OTHERWISE SPECIFIED.
9. PLACE GPS ON ARM OF SOUTHERN SKY EXPOSURE AT MINIMUM 6' FROM TRANSMIT ANTENNA WHICH IS 24" AWAY FROM CENTER OF POLE.
10. FILL VOID AROUND CABLES AT CONDUIT OPENING WITH FOAM SEALANT TO PREVENT WATER INTRUSION.

CONTRACTOR REQUIREMENTS

DO NOT SCALE OFF DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK

ABBREVIATIONS

A.B.	ANCHOR BOLT	GLB. (GLU-LAM)	GLUE LAMINATED BEAM
ABV.	ABOVE	GPS	GLOBAL POSITIONING SYSTEM
ACCA	ANTENNA CABLE COVER ASSEMBLY	GRND.	GROUND
ADD'L	ADDITIONAL	HDR.	HEADER
A.F.F.	ABOVE FINISHED FLOOR	HGR.	HANGER
A.F.G.	ABOVE FINISHED GRADE	HT.	HEIGHT
AGL	ABOVE GROUND LEVEL	ICGB.	ISOLATED COPPER GROUND BUS
ALUM	ALUMINUM	IN.(")	INCH(ES)
ALT.	ALTERNATE	INT.	INTERIOR
AMSL	ABOVE SEA LEVEL	LB.(#)	POUND(S)
ANT.	ANTENNA	L.B.	LAG BOLTS
APPRX.	APPROXIMATE(LY)	L.F.	LINEAR FEET(FOOT)
ARCH.	ARCHITECT(URAL)	L.	LONGITUDINAL
AWG.	AMERICAN WIRE GAUGE	MAS.	MASONRY
BLDG.	BUILDING	MAX.	MAXIMUM
BLK.	BLOCK	M.B.	MACHINE BOLT
BLKG	BLOCKING	MECH.	MECHANICAL
BM.	BEAM	MFR.	MANUFACTURER
B.N.	BOUNDARY NAILING	MIN.	MINIMUM
BN	BACK-UP CABINET	MISC.	MISCELLANEOUS
BTCW.	BARE TINNED COPPER WIRE	MTL.	METAL
B.O.	BOTTOM	NO.(#)	NUMBER
B.O.F.	BOTTOM OF FOOTING	N.T.S.	NOT TO SCALE
CAB.	CABINET	(N)	NEW
CANT.	CANTILEVER(ED)	O.C.	ON CENTER
C.I.P.	CAST IN PLACE	OPNG.	OPENING
CLG.	CEILING	P/C	PRE CAST CONCRETE
℄	CENTERLINE	PCS	PERSONAL COMMUNICATION SERVICES
CLR.	CLEAR	ℙ	PLATE
COL.	COLUMN	PLY.	PLYWOOD
CONC.	CONCRETE	PPC.	POWER PROTECTION CABINET
CONN.	CONNECTION(OR)	PRC.	PRIMARY FLEXING CABINET
CONST.	CONSTRUCTION	P.S.F.	POUNDS PER SQUARE FOOT
CONT.	CONTINUOUS	P.S.I.	POUNDS PER SQUARE INCH
⌀	PENNY (NAILS)	P.T.	PRESSURE TREATED
DBL.	DOUBLE	PWR.	POWER (CABINET)
DEPT.	DEPARTMENT	QTY.	QUANTITY
D.F.	DOUGLAS FIR	RAD.(R)	RADIUS
DIA.	DIAMETER	REF.	REFERENCE
DIAG.	DIAGONAL	REINF.	REINFORCING
DIM.	DIMENSION	REQ'D.	REQUIRED
DWG.	DRAWING(S)	RGS.	RIGID GALVANIZED STEEL
DWL.	DOWEL(S)	R.O.W.	RIGHT OF WAY
EA.	EACH	SCH.	SCHEDULE
EL.	ELEVATION	SHT.	SHEET
ELEC.	ELECTRICAL	SIM.	SIMILAR
ELEV.	ELEVATOR	SPEC.	SPECIFICATION(S)
EMT.	ELECTRICAL METALLIC TUBING	SQ.	SQUARE
E.N.	EDGE NAIL	S.S.	STAINLESS STEEL
ENG.	ENGINEER	STD.	STANDARD
EQ.	EQUAL	STL.	STEEL
EXP.	EXPANSION	STRUC.	STRUCTURAL
EXST.(E)	EXISTING	TEMP.	TEMPORARY
EXT.	EXTERIOR	THK.	THICKNESS
FAB.	FABRICATION(OR)	T.N.	TOE NAIL
F.F.	FINISH FLOOR	T.O.A.	TOP OF ANTENNA
F.G.	FINISH GRADE	T.O.C.	TOP OF CURB
FIN.	FINISH(ED)	T.O.F.	TOP OF FOUNDATION
FLR.	FLOOR	T.O.P.	TOP OF PLATE(PARAPET)
FDN.	FOUNDATION	T.O.S.	TOP OF STEEL
F.O.C.	FACE OF CONCRETE	T.O.W.	TOP OF WALL
F.O.M.	FACE OF MASONRY	TYP.	TYPICAL
F.O.S.	FACE OF STUD	U.G.	UNDER GROUND
F.O.W.	FACE OF WALL	U.L.	UNDERWRITES LABORATORY
F.S.	FINISH SURFACE	U.N.O.	UNLESS NOTED OTHERWISE
FT.(')	FOOT(FEET)	V.I.F.	VERIFY IN FIELD
FTG.	FOOTING	W	WIDE(WIDTH)
G.	GROWTH(CABINET)	W/	WITH
GA.	GAUGE	WD.	WOOD
GI.	GALVANIZE(D)	W.P.	WEATHERPROOF
G.F.I.	GROUND FAULT CIRCUIT INTERRUPTER	WT.	WEIGHT

LEGEND

SPOT ELEVATION	STEEL
REVISION	GROUT OR PLASTER
GRID REFERENCE	(E) BRICK
DETAIL REFERENCE	(E) MASONRY
ELEVATION REFERENCE	CONCRETE
SECTION REFERENCE	EARTH
MATCH LINE	GRAVEL
WORK POINT	PLYWOOD
	SAND
	CENTERLINE
	PROPERTY/LEASE LINE
	GROUND CONDUCTOR
T	TELEPHONE CONDUIT
E	ELECTRICAL CONDUIT
E/T	ELECTRICAL & TELCO CONDUITS
A	COAXIAL CABLE
O/H	OVERHEAD LINES
X	CHAIN LINK FENCING
	WOOD FENCING
OHT/OHP	OVERHEAD COMM/ OVERHEAD POWER

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94583

NextEdge

1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JLV
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	11/07/24	90% CD
0	01/27/25	100% CD

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. WARD
No. 65117
Exp. 09/30/25
CIVIL
STATE OF CALIFORNIA

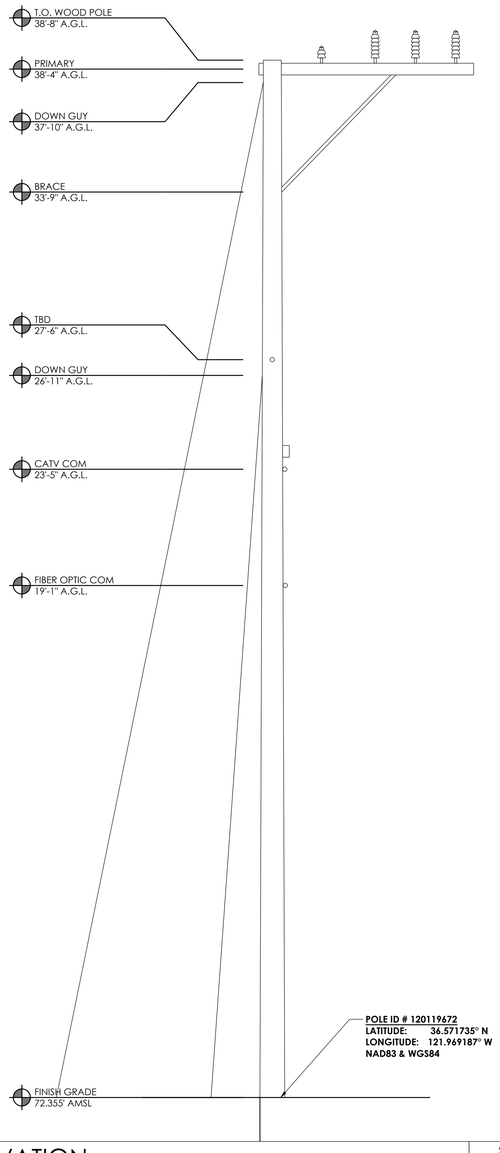
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PEBBLE BEACH, CA 93953

GENERAL NOTES

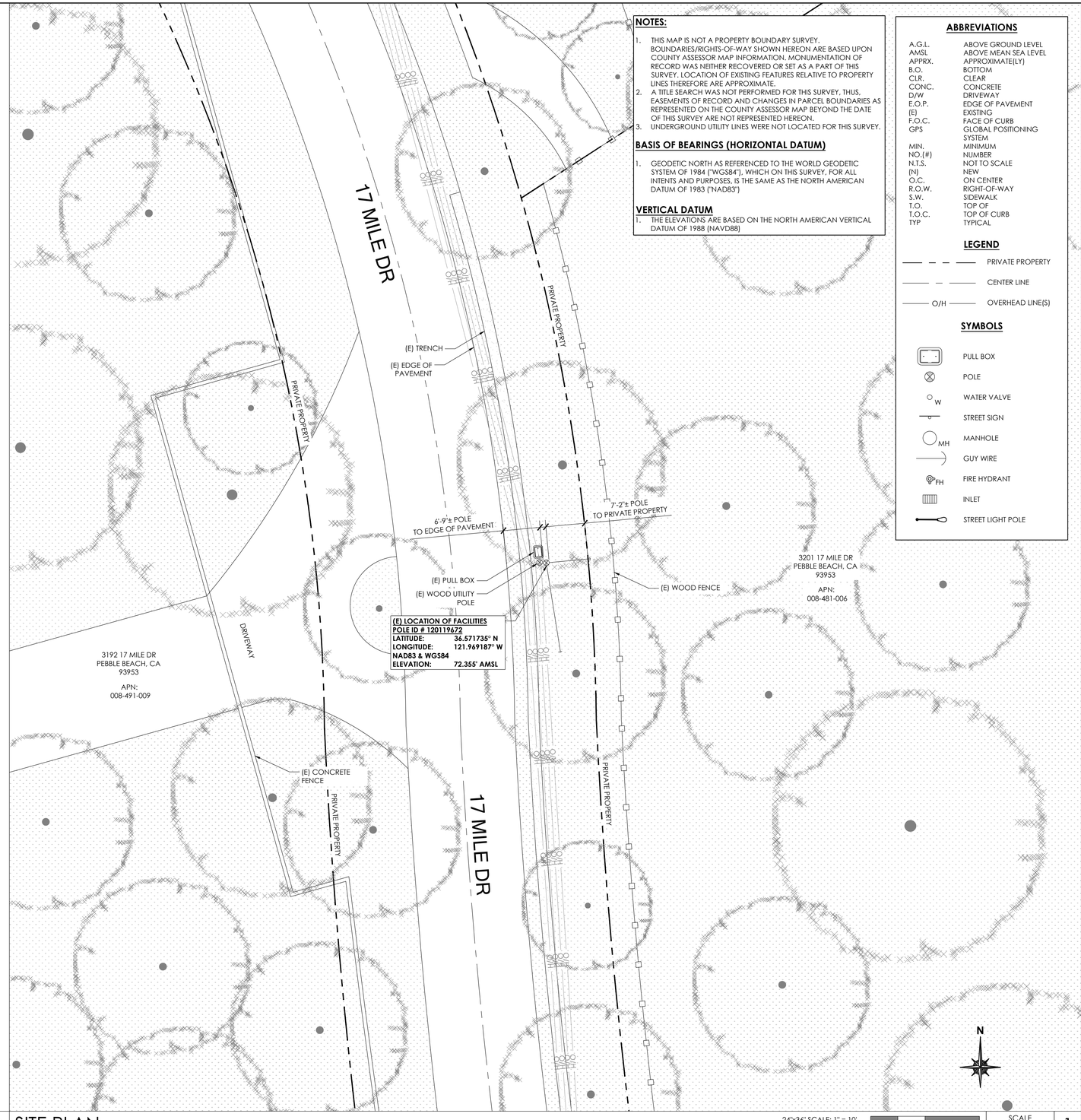
T-2



ELEVATION

SCALE 3/8"=1'-0"

2



SITE PLAN

24"x36" SCALE: 1" = 10'
11"x17" SCALE: 1" = 20'

10' 5' 0' 10'

SCALE 1"=10'-0"

1

NOTES:

1. THIS MAP IS NOT A PROPERTY BOUNDARY SURVEY. BOUNDARIES/RIGHTS-OF-WAY SHOWN HEREON ARE BASED UPON COUNTY ASSESSOR MAP INFORMATION. MONUMENTATION OF RECORD WAS NEITHER RECOVERED OR SET AS A PART OF THIS SURVEY. LOCATION OF EXISTING FEATURES RELATIVE TO PROPERTY LINES THEREFORE ARE APPROXIMATE.
2. A TITLE SEARCH WAS NOT PERFORMED FOR THIS SURVEY, THUS, EASEMENTS OF RECORD AND CHANGES IN PARCEL BOUNDARIES AS REPRESENTED ON THE COUNTY ASSESSOR MAP BEYOND THE DATE OF THIS SURVEY ARE NOT REPRESENTED HEREON.
3. UNDERGROUND UTILITY LINES WERE NOT LOCATED FOR THIS SURVEY.

BASIS OF BEARINGS (HORIZONTAL DATUM)

1. GEODETIC NORTH AS REFERENCED TO THE WORLD GEODETIC SYSTEM OF 1984 ("WGS84"), WHICH ON THIS SURVEY, FOR ALL INTENTS AND PURPOSES, IS THE SAME AS THE NORTH AMERICAN DATUM OF 1983 ("NAD83")

VERTICAL DATUM

1. THE ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

ABBREVIATIONS

A.G.L.	ABOVE GROUND LEVEL
AMSL	ABOVE MEAN SEA LEVEL
APPRX.	APPROXIMATE(LY)
B.O.	BOTTOM
CLR.	CLEAR
CONC.	CONCRETE
D/W	DRIVEWAY
E.O.P.	EDGE OF PAVEMENT
(E)	EXISTING
F.O.C.	FACE OF CURB
GPS	GLOBAL POSITIONING SYSTEM
MIN.	MINIMUM
NO.(#)	NUMBER
N.T.S.	NOT TO SCALE
(N)	NEW
O.C.	ON CENTER
R.O.W.	RIGHT-OF-WAY
S.W.	SIDEWALK
T.O.	TOP OF
T.O.C.	TOP OF CURB
TYP	TYPICAL

LEGEND

- PRIVATE PROPERTY
- CENTER LINE
- O/H — OVERHEAD LINE(S)

SYMBOLS

- PULL BOX
- POLE
- W — WATER VALVE
- STREET SIGN
- MH — MANHOLE
- GUY WIRE
- FH — FIRE HYDRANT
- INLET
- STREET LIGHT POLE

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DRAWN BY:	FZA
CHECKED BY:	RM
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	08/29/24	100% SURVEY

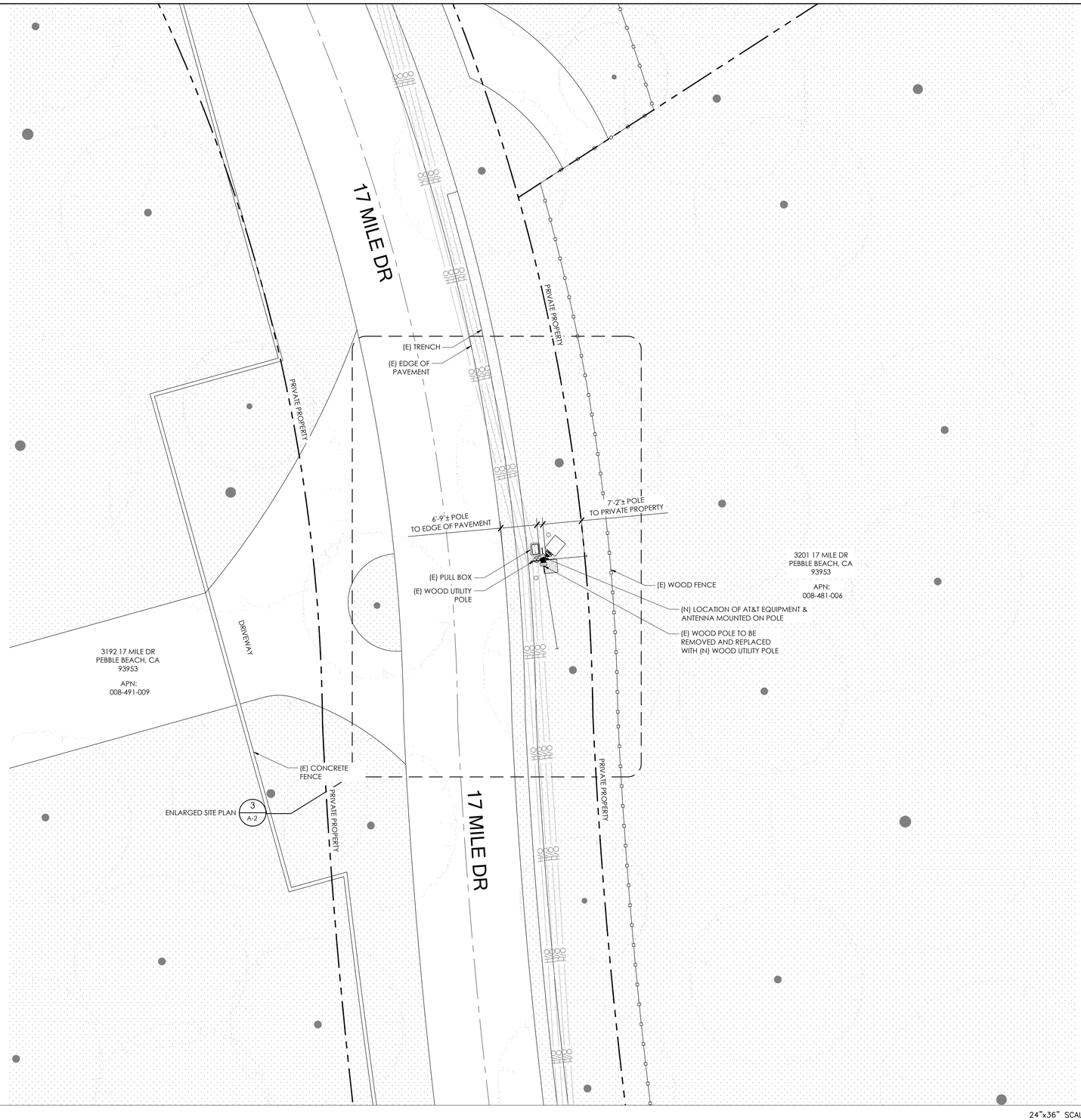
REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. WEBER
No.65117
Exp. 09/30/25
CIVIL
STATE OF CALIFORNIA

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3201 17 MILE DR
PEBBLE BEACH, CA 93953

SURVEY

C-1



SITE PLAN

24"x36" SCALE: 1" = 10'-0"
11"x17" SCALE: 1" = 20'-0"

10' 5' 0' 10'

1

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SAN RAMON, CA
94583

NextEdge
1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JLV
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	11/07/24	90% CD
0	01/27/25	100% CD

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. WINER
No.65117
Exp. 09/30/25
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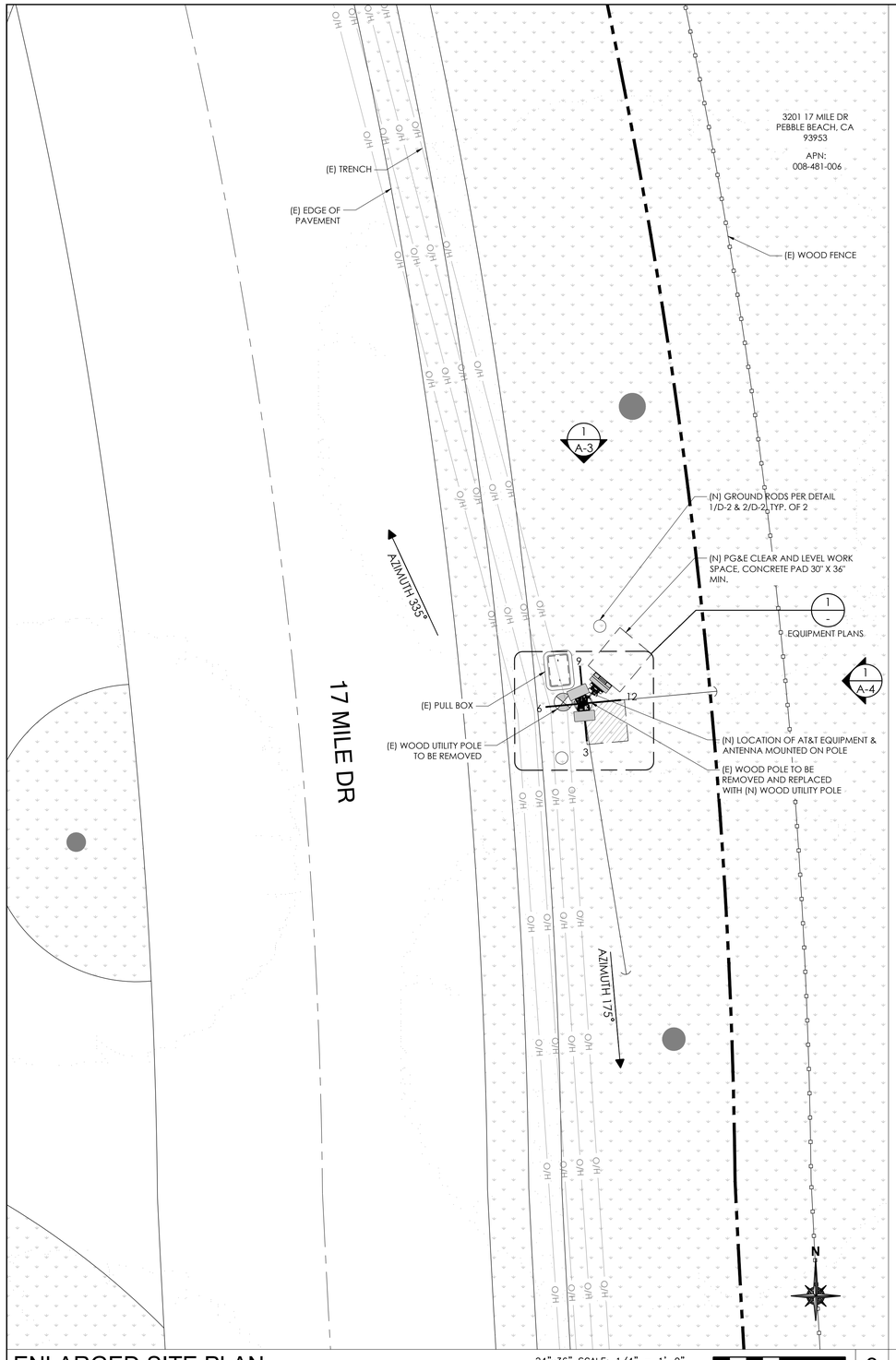
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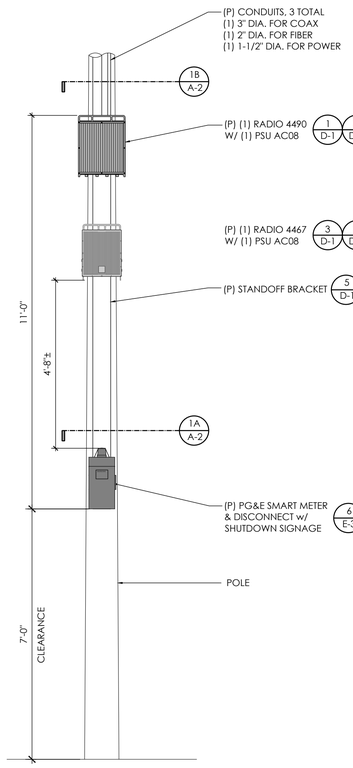
SITE PLAN

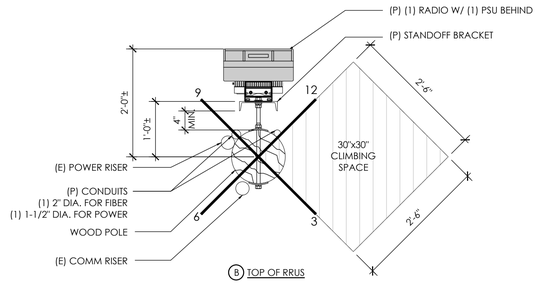
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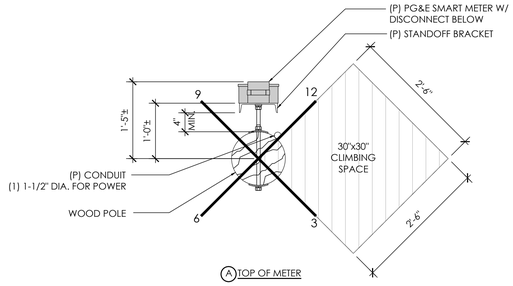


NOTES:

1. ALL EQUIPMENT SHALL BE PLACED (VERTICALLY) AS CLOSE AS ALLOWED BY POLE OWNER, WHILE MAINTAINING MINIMUM CLEARANCE REQUIREMENTS.
2. MAINTAIN 4" MIN. OFFSET BETWEEN THE MOUNTING BRACKET FLANGE AND THE POLE
3. ALL ANTENNAS, BRACKETS, CABLING, CONDUIT, AND OTHER EQUIPMENT WILL BE PAINTED NON-GLOSSY SABLE BY SHERWIN WILLIAMS (OR EQUIVALENT)
4. SWEEP CONDUIT RUNS AROUND (E) CROSS ARMS WHERE THEY OCCUR, SEE DETAIL 6/D-2
5. CABLING TO BE INSTALLED IN A TIGHT NEAT MANNER WITHOUT EXCESS CABLE LOOPS







N

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94583

NextEdge
1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JLV
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	11/07/24	90% CD
0	01/27/25	100% CD

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. WALK
No. 85117
Exp. 09/30/25
CIVIL
STATE OF CALIFORNIA

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ENLARGED SITE PLAN & PROPOSED ELEVATION / EQUIPMENT PLANS

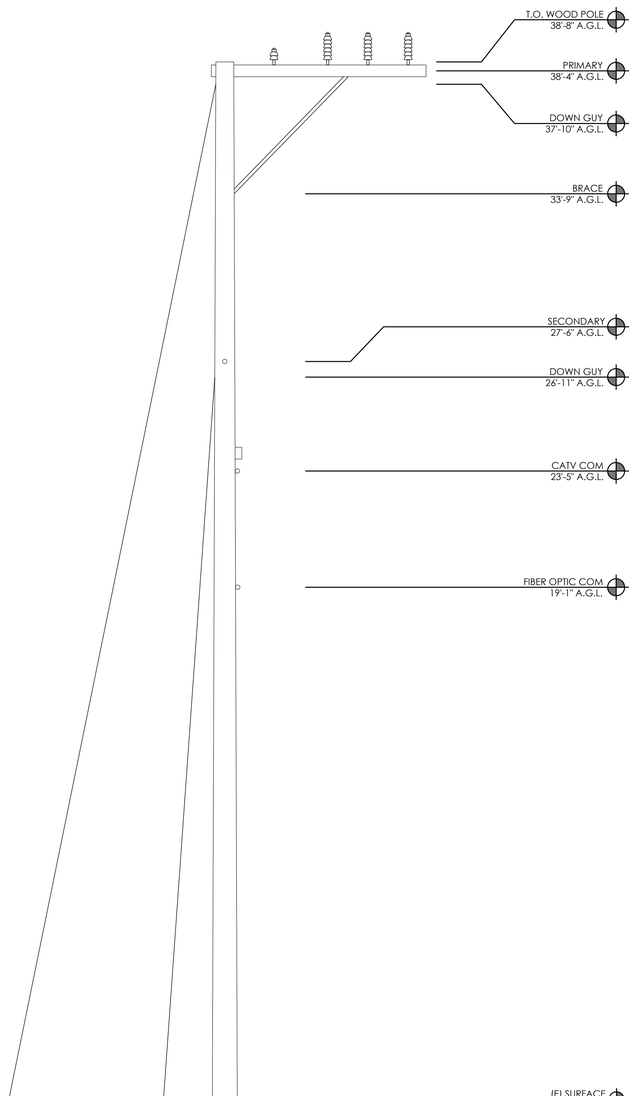
A-2

ENLARGED SITE PLAN 24"x36" SCALE: 1/4" = 1'–0" 11"x17" SCALE: 1/8" = 1'–0" 4' 3' 2' 1' 0" 4' 3

(P) ELEVATION 24"x36" SCALE: NTS 11"x17" SCALE: NTS 2

(P) EQUIPMENT PLANS 24"x36" SCALE: 3/4" = 1'–0" 11"x17" SCALE: 3/8" = 1'–0" 1' 6" 0" 1' 1

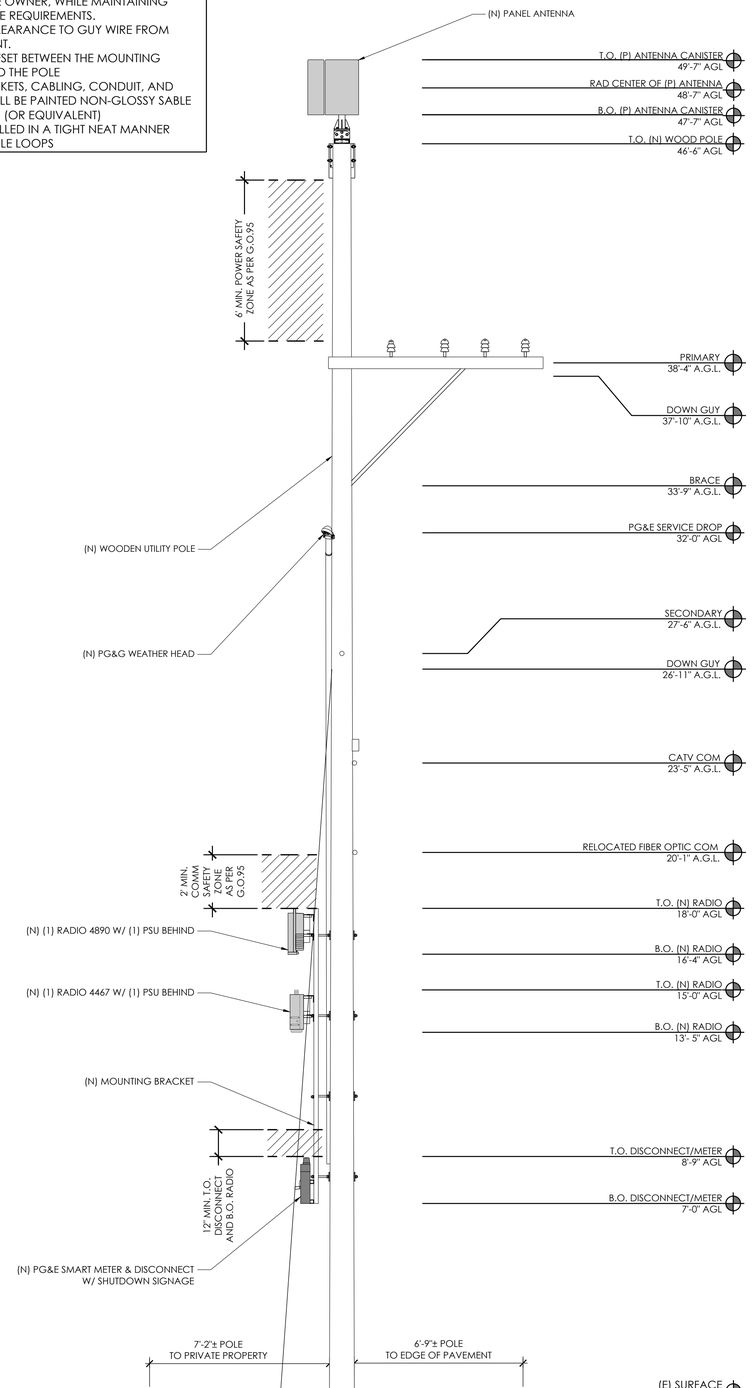
NOTES:
1. ALL EQUIPMENT SHALL BE PLACED (VERTICALLY) AS CLOSE AS ALLOWED BY POLE OWNER, WHILE MAINTAINING MINIMUM CLEARANCE REQUIREMENTS.
2. MAINTAIN 12" MIN. CLEARANCE TO GUY WIRE FROM PROPOSED EQUIPMENT.
3. MAINTAIN 4" MIN. OFFSET BETWEEN THE MOUNTING BRACKET FLANGE AND THE POLE
4. ALL ANTENNAS, BRACKETS, CABLING, CONDUIT, AND OTHER EQUIPMENT WILL BE PAINTED NON-GLOSSY SABLE BY SHERWIN WILLIAMS (OR EQUIVALENT)
5. CABLING TO BE INSTALLED IN A TIGHT NEAT MANNER WITHOUT EXCESS CABLE LOOPS



EXISTING SIDE ELEVATION

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"
2' 1' 0" 2'

2



PROPOSED SIDE ELEVATION

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"
2' 1' 0" 2'

1

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NextEdge
1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JLV
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	11/07/24	90% CD
0	01/27/25	100% CD

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. WEAR
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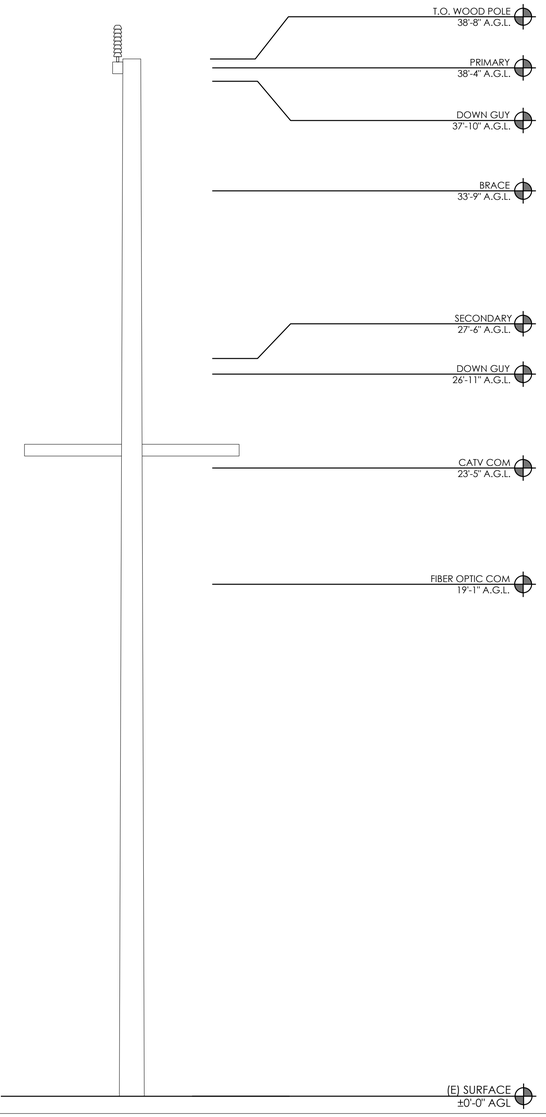
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ELEVATIONS

A-3



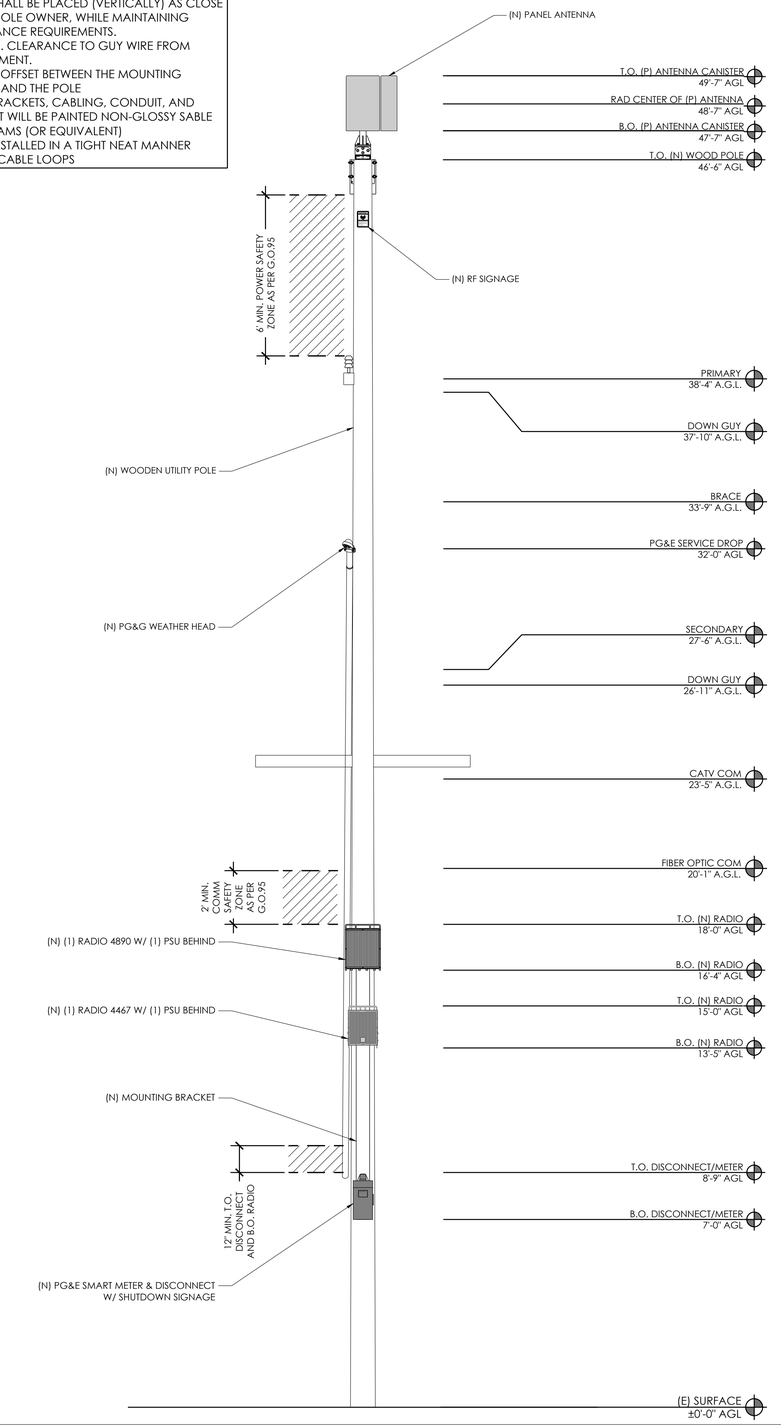
EXISTING REAR ELEVATION

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"

2 | 2

NOTES:

1. ALL EQUIPMENT SHALL BE PLACED (VERTICALLY) AS CLOSE AS ALLOWED BY POLE OWNER, WHILE MAINTAINING MINIMUM CLEARANCE REQUIREMENTS.
2. MAINTAIN 12" MIN. CLEARANCE TO GUY WIRE FROM PROPOSED EQUIPMENT.
3. MAINTAIN 4" MIN. OFFSET BETWEEN THE MOUNTING BRACKET FLANGE AND THE POLE
4. ALL ANTENNAS, BRACKETS, CABLING, CONDUIT, AND OTHER EQUIPMENT WILL BE PAINTED NON-GLOSSY SABLE BY SHERWIN WILLIAMS (OR EQUIVALENT)
5. CABLING TO BE INSTALLED IN A TIGHT NEAT MANNER WITHOUT EXCESS CABLE LOOPS



PROPOSED REAR ELEVATION

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"

1 | 1

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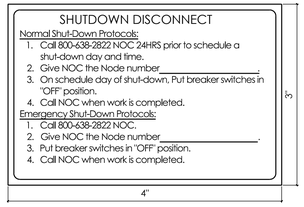
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ELEVATIONS

A-4



NOTES:

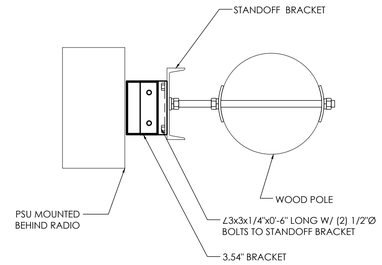
1. SIGN PROVIDED BY GC MOUNTED TO OUTSIDE OF DISCONNECT COVER
2. CONTRACTOR TO NOTE MARKET ID, SITE ID, SITE NAME

SHUTDOWN SIGNAGE

SCALE	
NTS	12

NOT USED

SCALE	
NTS	9

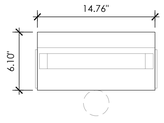


PLAN VIEW

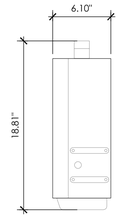
RADIO MOUNT

SCALE	
NTS	6

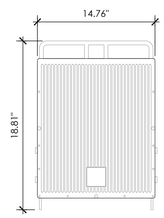
MANUFACTURER:	ERICSSON
MODEL:	RRHS-4467 B77D/B77G
SIZE (H x W x D):	18.81" x 14.76" x 6.10"
WEIGHT:	51.81 LBS



PLAN VIEW



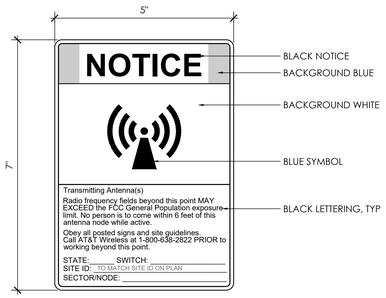
SIDE VIEW



FRONT VIEW

RADIO 4467

SCALE	
NTS	3



NOTES:

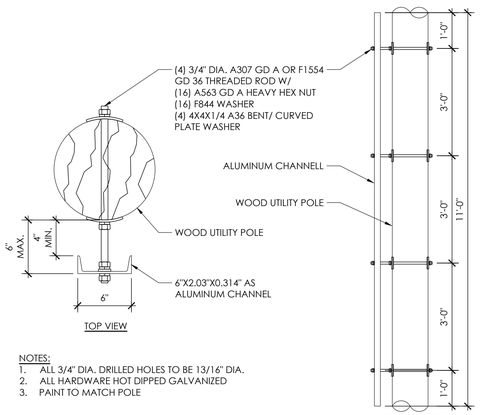
1. OUTDOOR RATED SELF ADHESIVE VINYL DECAL WITH UV PROTECTION.
2. POST SIGN 3'-0" BELOW PROPOSED ANTENNA.
3. CONTRACTOR TO CONFIRM SPECIFIC SIGN REQUIREMENTS WITH AT&T WIRELESS, AND PUBLIC UTILITIES COMMISSION AND AUTHORITIES HAVING JURISDICTION PRIOR TO FABRICATION.
4. DECAL SHALL FACE OUT THE STREET AND WHEN FEASIBLE AWAY FROM THE STREET, IF NO BUILDING WINDOW IS PRESENT WITHIN 25 FEET FACING THE EXISTING POLE.

RF SIGNAGE

SCALE	
NTS	11

NOT USED

SCALE	
NTS	8



TOP VIEW

ELEVATION

NOTES:

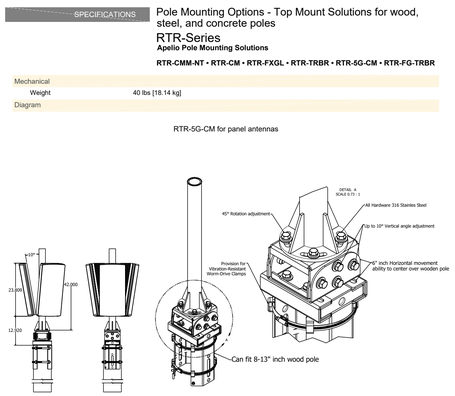
1. ALL 3/4" DIA. DRILLED HOLES TO BE 13/16" DIA.
2. ALL HARDWARE HOT DIPPED GALVANIZED
3. PAINT TO MATCH POLE

STANDOFF BRACKET

SCALE	
NTS	5

NOT USED

SCALE	
NTS	2



ANTENNA MOUNT

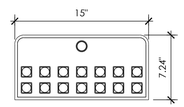
SCALE	
NTS	10

NOT USED

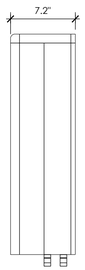
SCALE	
NTS	7

GALTRONICS GP2418-07327

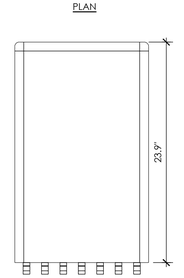
ANTENNA COLOR:	GRAY
DIMENSIONS:	23.9" H x 15"W x 7.2"D
NET WEIGHT:	17.5 LBS WITH MOUNT



PLAN



SIDE

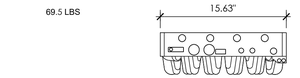


FRONT

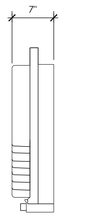
ANTENNA

SCALE	
NTS	4

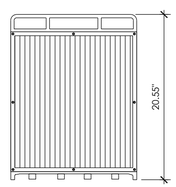
MANUFACTURER:	ERICSSON
MODEL:	RRHS-4490 B5/B12
SIZE (H x W x D):	20.55" x 15.63" x 7.0"
WEIGHT:	69.5 LBS



PLAN VIEW



SIDE VIEW



FRONT VIEW

RADIO 4490

SCALE	
NTS	1

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ALPHARETTA, GA
30005

DRAWN BY:	JLV
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	11/07/24	90% CD
0	01/27/25	100% CD

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. WARE
No.65117
Exp. 09/30/25
CIVIL
STATE OF CALIFORNIA

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(NEAR) 3201 17 MILE DR
PEBBLE BEACH, CA 93953

DETAILS

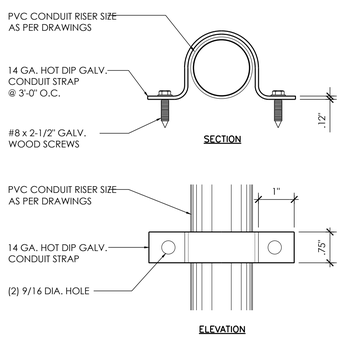
D-1

NOT USED

NOT USED

NOT USED

NOT USED

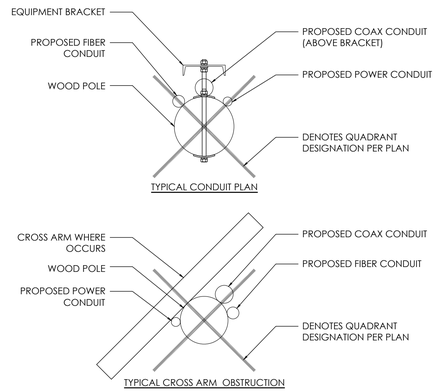


CONDUIT BRACKET

NOT USED

NOT USED

NOTE:
CONDUITS SHALL IN NO CASE, CROSS OVER INTO THE CLIMB SPACE QUADRANT, OR OTHER QUADRANTS



TYP CROSS ARM OBSTRUCTION

NOT USED

NOT USED

ERICSSON PSU AC 08

DIMENSIONS: 2.72" TALL x 10.79" WIDE x 7.09" DEEP

WEIGHT: 11.46 lbs

THE PSU IS REQUIRED TO OPERATE THE RADIO ON AC. IF THE RADIO IS INSTALLED OUTDOORS, THE ACCU IS ALSO REQUIRED, OTHERWISE THE ACCU IS OPTIONAL. THE EQUIPMENT FOR AC POWER SUPPLY IS SHOWN FIGURE 1

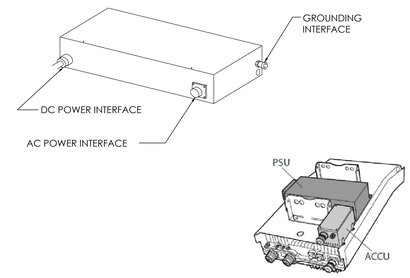


FIGURE 1

PSU

SCALE
NTS

3

NOT USED

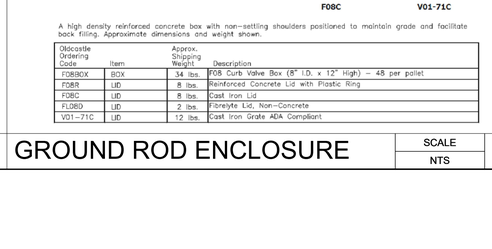
NOT USED

NOT USED

GROUND ROD

SCALE
NTS

2



NOTE:
MAINTAIN 18" MIN. CLEARANCE FROM POLE MINIMUM SPACING BETWEEN (2) GROUND ROD IS 6'-0" PER G.O. 95 SECTION 59.4.A.2.f

NOT USED

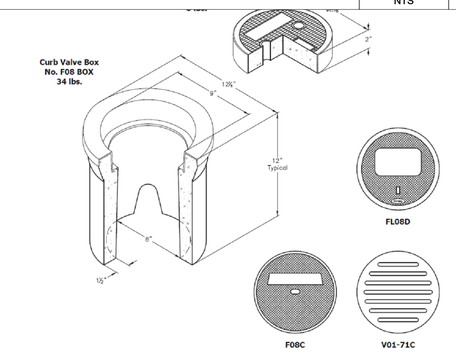
NOT USED

NOT USED

GROUND ROD ENCLOSURE

SCALE
NTS

1



A high density reinforced concrete box with non-settling shoulders positioned to maintain grade and facilitate back filling. Approximate dimensions and weight shown.

Oldcastle Ordering Code	Item	Approx. Shipping Weight	Description
F08BOX	BOX	34 lbs.	F08 Curb Valve Box (8" I.D. x 12" High) – 48 per pallet
F08R	LID	8 lbs.	Reinforced Concrete Lid with Plastic Ring
F08C	LID	8 lbs.	Cast Iron Lid
FL08D	LID	2 lbs.	Fibrelyte Lid, Non-Concrete
V01-71C	LID	12 lbs.	Cast Iron Grate ADA Compliant

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PEBBLE BEACH, CA 93953

DETAILS

D-2

ELECTRICAL NOTES

1. GENERAL REQUIREMENTS

A. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE AND ALL STATE AND LOCAL CODES. NOTHING IN THESE PLANS OR SPECIFICATIONS SHALL BE CONSTRUED AS TO PERMIT WORK NOT CONFORMING TO THE MOST STRINGENT OF THESE CODES. SHOULD CHANGES BE NECESSARY IN THE DRAWINGS OR SPECIFICATIONS TO MAKE THE WORK COMPLY WITH THESE REQUIREMENTS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING AND CEASE WORK ON PARTS OF THE CONTRACT

B. THE CONTRACTOR SHALL MAKE A SITE VISIT PRIOR TO BIDDING AND CONSTRUCTION TO VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES. THE CONTRACTOR ASSUMES ALL LIABILITY FOR FAILURE TO COMPLY WITH THIS PROVISION.

C. THE EXTENT OF THE WORK IS INDICATED BY THE DRAWINGS, SCHEDULES, AND SPECIFICATIONS AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT. THE WORK SHALL CONSIST OF FURNISHING ALL LABOR, EQUIPMENT, MATERIALS AND SUPPLIES NECESSARY FOR A COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM. THE WORK SHALL ALSO INCLUDE THE COMPLETION OF ALL ELECTRICAL WORK NOT MENTIONED OR SHOWN WHICH ARE NECESSARY FOR SUCCESSFUL OPERATION OF ALL SYSTEMS.

D. THE CONTRACTOR SHALL PREPARE A BID FOR A COMPLETE AND OPERATIONAL SYSTEM, WHICH INCLUDES THE COST FOR MATERIAL AND LABOR.

E. WORKMANSHIP AND NEAT APPEARANCE SHALL BE AS IMPORTANT AS THE OPERATION. DEFECTIVE OR DAMAGED MATERIALS SHALL BE REPLACED OR REPAIRED PRIOR TO FINAL ACCEPTANCE IN A MANNER ACCEPTABLE TO OWNER AND ENGINEER.

F. COMPLETE THE ENTIRE INSTALLATION AS SOON AS THE PROGRESS OF THE WORK WILL PERMIT.

G. ANY ERROR, OMISSION OR DESIGN DISCREPANCY ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION OR CORRECTION BEFORE CONSTRUCTION.

H. "PROVIDE" INDICATES THAT ALL ITEMS ARE TO BE FURNISHED, INSTALLED AND CONNECTED IN PLACE.

I. CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING PERMITS AND PAY ALL REQUIRED FEES.

2. EQUIPMENT LOCATION

A. ALL DRAWINGS INDICATE DIAGRAMMATICALLY THE DESIRED LOCATIONS OR ARRANGEMENTS OF CONDUIT RUNS, OUTLETS, EQUIPMENT, ETC., AND ARE TO BE FOLLOWED AS CLOSELY AS POSSIBLE. PROPER JUDGEMENT MUST BE EXERCISED IN EXECUTING THE WORK SO AS TO SECURE THE BEST POSSIBLE INSTALLATION IN THE AVAILABLE SPACE AND TO OVERCOME LOCAL DIFFICULTIES DUE TO SPACE LIMITATIONS OR INTERFERENCE OF STRUCTURE CONDITIONS ENCOUNTERED.

B. IN THE EVENT CHANGES IN THE INDICATED LOCATIONS OR ARRANGEMENTS ARE NECESSARY, DUE TO FIELD CONDITIONS IN THE BUILDING CONSTRUCTION OR REARRANGEMENT OF EQUIPMENT, SUCH CHANGES SHALL BE MADE WITHOUT COST, PROVIDING THE CHANGE IS ORDERED BEFORE THE CONDUIT RUNS, ETC., AND WORK DIRECTLY CONNECTED TO THE SAME IS INSTALLED AND NO EXTRA MATERIALS ARE REQUIRED.

C. COORDINATE THE WORK OF THE SECTION WITH THAT OF ALL OTHER TRADES. WHERE CONFLICTS OCCUR, CONSULT WITH THE PERSPECTIVE CONTRACTOR AND COME TO AGREEMENT AS TO CHANGES NECESSARY. OBTAIN WRITTEN ACCEPTANCE FROM ENGINEER FOR THE PROPOSED CHANGES BEFORE PROCEEDING.

3. TESTS

A. BEFORE FINAL ACCEPTANCE OF WORK, THE CONTRACTOR SHALL INSURE THAT ALL EQUIPMENT, SYSTEMS, FIXTURES, ETC., ARE WORKING SATISFACTORILY AND TO THE INTENT OF THE DRAWINGS.

4. PERMITS

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING OUT AND PAYING FOR ALL THE REQUIRED PERMITS, INSPECTION AND EXAMINATION WITHOUT ADDITIONAL EXPENSE TO THE OWNER.

5. GROUNDING

A. THE CONTRACTOR SHALL PROVIDE A COMPLETE, AND APPROVED GROUNDING SYSTEM INCLUDING ELECTRODES, ELECTRODE CONDUCTOR, BONDING CONDUCTORS, AND EQUIPMENT CONDUCTORS AS REQUIRED BY ARTICLE 250 OF NATIONAL ELECTRICAL CODE.

B. CONDUITS CONNECTED TO EQUIPMENT AND DEVICES SHALL BE METALLICALLY JOINED TOGETHER TO PROVIDE EFFECTIVE ELECTRICAL CONTINUITY.

C. FEEDERS AND BRANCH CIRCUIT WIRING INSTALLED IN A NONMETALLIC CONDUIT SHALL INCLUDE A CODE SIZED GROUNDING CONDUCTOR HAVING GREEN INSULATION. THE GROUND CONDUCTOR SHALL BE PROPERLY CONNECTED AT BOTH ENDS TO MAINTAIN ELECTRICAL CONTINUITY.

D. REFER TO GROUND BUS DETAILS. PROVIDE NEW GROUND SYSTEM COMPLETE WITH CONDUCTORS, GROUND ROD AND DESCRIBED TERMINATIONS.

E. ALL GROUNDING CONDUCTORS SHALL BE SOLID TINNED COPPER AND ANNEALED #2 UNLESS NOTED OTHERWISE.

F. ALL NON-DIRECT BURIED TELEPHONE EQUIPMENT GROUND CONDUCTORS SHALL BE #2 STRANDED, THHN (GREEN) INSULATION.

G. ALL GROUND CONNECTIONS SHALL BE MADE WITH "HYGROUND" COMPRESSION SYSTEM BURNDY CONNECTORS EXCEPT WHERE NOTED OTHERWISE.

H. PAINT AT ALL GROUND CONNECTIONS SHALL BE REMOVED.

I. GROUNDING SYSTEM RESISTANCE SHALL NOT EXCEED 5 OHMS. IF THE RESISTANCE VALUE IS EXCEEDED, NOTIFY THE OWNER FOR FUTURE INSTRUCTION ON METHODS FOR REDUCING THE RESISTANCE VALUE. SUBMIT TEST REPORTS AND FURNISH TO ATT ONCE COMPLETE SET OF PRINTS SHOWING "INSTALLED WORK".

6. UTILITY SERVICE

A. TELEPHONE AND ELECTRICAL METERING FACILITIES SHALL CONFORM TO THE REQUIREMENTS OF THE SERVING UTILITY COMPANIES. CONTRACTOR SHALL VERIFY SERVICE LOCATIONS AND REQUIREMENTS. SERVICE INFORMATION WILL BE FURNISHED BY THE SERVING UTILITIES.

B. CONFORM TO ALL REQUIREMENTS OF THE SERVING UTILITY COMPANIES.

7. PRODUCTS

A. ALL MATERIALS SHALL BE NEW, CONFORMING WITH THE NEC, ANSI, NEMA, AND THEY SHALL BE U.L. LISTED AND LABELED.

B. CONDUIT:

B.1. RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR. RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAPPED WRAPPED WITH HUNTS WRAP PROCESS NO. 3.

B.2. ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL. FITTINGS SHALL BE COMPRESSION TYPE. EMT SHALL BE USED ONLY FOR INTERIOR RUNS.

B.3. FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR "SQUEEZE" TYPE. SEAL TIGHT FLEXIBLE CONDUIT. ALL CONDUIT IN EXCESS OF SIX FEET IN LENGTH SHALL HAVE FULL SIZE GROUND WIRE.

B.4. ALL UNDERGROUND CONDUITS SHALL BE PVC SCHEDULE 40 (UNLESS NOTED OTHERWISE) AT A MINIMUM DEPTH OF 24" BELOW GRADE.

B.5. ALL CONDUIT ONLY (C.O.) SHALL HAVE PULL ROPE.

C. ALL WIRE AND CABLE SHALL BE COPPER, 600 VOLT, #12 AWG MINIMUM UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. CONDUCTORS #10 AWG AND SMALLER SHALL BE SOLID. CONDUCTORS #8 AWG AND LARGER SHALL BE STRANDED. TYPE THHN INSULATION USED UNLESS CONDUCTORS INSTALLED IN CONDUIT EXPOSED TO WEATHER, IN WHICH CASE TYPE THWN INSULATION SHALL BE USED.

D. PROVIDE GALVANIZED COATED STEEL BOXES AND ACCESSORIES SIZED PER CODE TO ACCOMMODATE ALL DEVICES AND WIRING.

E. TOGGLE SWITCHES SHALL BE 20 AMP, 120 VOLT AC, SPECIFICATION GRADE WHITE (UNLESS NOTED OTHERWISE) FINISH. MOUNT SWITCHES AT +48" ABOVE FINISHED FLOOR.

F. PANELBOARD SHALL BE DEAD FRONT SAFETY TYPE WITH ANTI-BURN SOLDERLESS COMPRESSION APPROVED FOR COPPER CONDUCTORS, COPPER BUS BARS, FULL SIZED NEUTRAL BUS, GROUND BUS AND EQUIPPED WITH QUICK-MAKE QUICK-BREAK BOLT-IN TYPE THERMAL MAGNETIC CIRCUIT BREAKERS. MOUNT TOP OF THE PANELBOARD AT 6'-3" ABOVE FINISHED FLOOR. PROVIDE TYPEWRITTEN CIRCUIT DIRECTORY.

G. ALL CIRCUIT BREAKERS, MAGNETIC STARTERS AND OTHER ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THAN MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED.

H. GROUND RODS SHALL BE COPPER CLAD STEEL, 5/8" ROUND AND 10' LONG. COPPERWELD OR APPROVED EQUAL.

I. CONDUIT REQUIREMENTS (TYP., U.N.O.): UNDERGROUND: PVC (SCHED 40 OR 80). INDOOR: EMT (RGS IN TRAFFIC AREAS, OUTDOOR (ABOVE GRADE): RGS.

J. PLACE "TRUE TAPE" AND PULL ROPE IN THE CONDUITS AS REQUIRED.

8. INSTALLATION

A. PROVIDE SUPPORTING DEVICES FOR ALL ELECTRICAL EQUIPMENT, FIXTURES, BOXES, PANEL, ETC., EQUIPMENT SHALL BE BRACED TO WITHSTAND HORIZONTAL FORCES IN ACCORDANCE WITH STATE AND LOCAL CODE REQUIREMENTS. PROVIDE PRIOR ALIGNMENT AND LEVELING OF ALL DEVICES AND FIXTURES.

9. PROJECT CLOSEOUT

A. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.

B. PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS AND CIRCUITS.

GENERAL ABBREVIATIONS

A	AMPERE
ACCA	ANTENNA CABLE COVER ASSEMBLY
AIC	AMPERE INTERRUPTING CAPACITY
APPROX	APPROXIMATELY
AT	AMPERE TRIP
AWG	AMERICAN WIRE GAGE
BATT	BATTERY
BD	BOARD
BR	BRANCH
BRKR	BREAKER
BTCW	BARE TINNED COPPER WIRE
C	CONDUIT
CAB	CABINET
CB	CIRCUIT BREAKER
CKT	CIRCUIT
CONT	CONTINUOUS
DEM	DEMAND
(E)	EXISTING
EGR	EMERGENCY GEN. RECEPTACLE
ELEC	ELECTRICAL
EMT	ELECTRICAL METALLIC TUBING
ENCL	ENCLOSURE
EXIST	EXISTING
FAC	FACTOR
F/A	FIRE ALARM
FLUOR	FLUORESCENT
FT	FOOT/FEET
FU	FUSE
G	GROUND
GND	GROUNDING
GPS	GLOBAL POSITIONING SYSTEM
HDBC	HARD DRAWN COPPER WIRE
HPS	HIGH PRESSURE SODIUM
LG	LENGTH
LPS	LOW PRESSURE SODIUM
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MLO	MAIN LUGS ONLY
MTD	MOUNTED
MTG	MOUNTING
MTS	MANUAL TRANSFER SWITCH
N	NEUTRAL
(N)	NEW
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOC.
OH	OVERHEAD
P	POLE
PH	PHASE
PNLBD	PANELBOARD
PRI	PRIMARY
PWR	POWER
RCPT	RECEPTACLE
RGS	RIGID GALVANIZED STEEL
SAF	SAFETY
SDBC	SOFT DRAWN BARE COPPER
SEC	SECONDARY
S.N.	SOLID NEUTRAL
SURF	SURFACE
SW	SWITCH
TEL	TELEPHONE
TYP	TYPICAL
U/G	UNDERGROUND
U.L.	UNDERWRITER'S LABORATORY INC.
U.N.O.	UNLESS NOTED OTHERWISE
V	VOLT
VAC	VOLT ALTERNATING CURRENT
W	WATT OR WIRE
W/	WITH
W/O	WITHOUT
XFER	TRANSFER
XFMR	TRANSFORMER
XLPE	CROSS-LINK POLYETHYLENE

ELECTRICAL LEGEND

——OHT/OHP——	OVERHEAD COMM/OVERHEAD POWER
—— E ——	POWER RUN
—— T ——	TELCO RUN
—— E/T ——	POWER/TELCO RUN
—— G ——	GROUND LINE
	FUSE, SIZE AND TYPE AS INDICATED.
	LIGHTING FIXTURE
	5/8" X 10'-0" ,CU. GND ROD 24" MIN. BELOW GRADE.
	MECHANICAL CONNECTION
	CIRCUIT BREAKER

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30005

DRAWN BY:	JLV
CHECKED BY:	TDL
APPROVED BY:	CW

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ELECTRICAL GENERAL NOTES

E-1

NOTES:
1. GROUND ROD: UL LISTED COPPER CLAD STEEL. MINIMUM 5/8" DIAMETER x 10'-0" LONG. ALL GROUND RODS MAY BE INSTALLED WITH INSPECTION SLEEVES. GROUND RODS SHALL BE DRIVEN TO THE DEPTH OF GROUND CONDUCTOR.

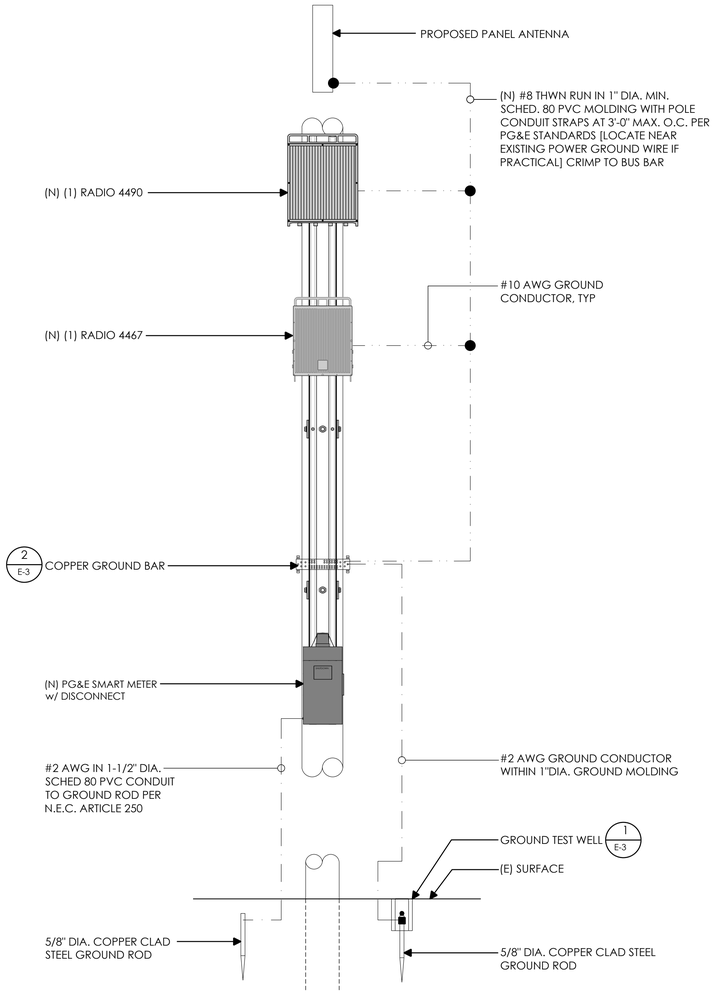
2. CELL REFERENCE GROUND BAR: POINT OF GROUND REFERENCE FOR ALL COMMUNICATIONS EQUIPMENT FRAMES. ALL BONDS ARE MADE WITH STRANDED GREEN INSULATED COPPER CONDUCTORS SIZED AS SHOWN. BOND TO GROUND ROD AS SHOWN IN THE GROUNDING SCHEMATIC.

3. EXTERIOR UNIT BONDS: METALLIC OBJECTS SHALL BE BONDED TO THE EXTERIOR GROUND ROD.

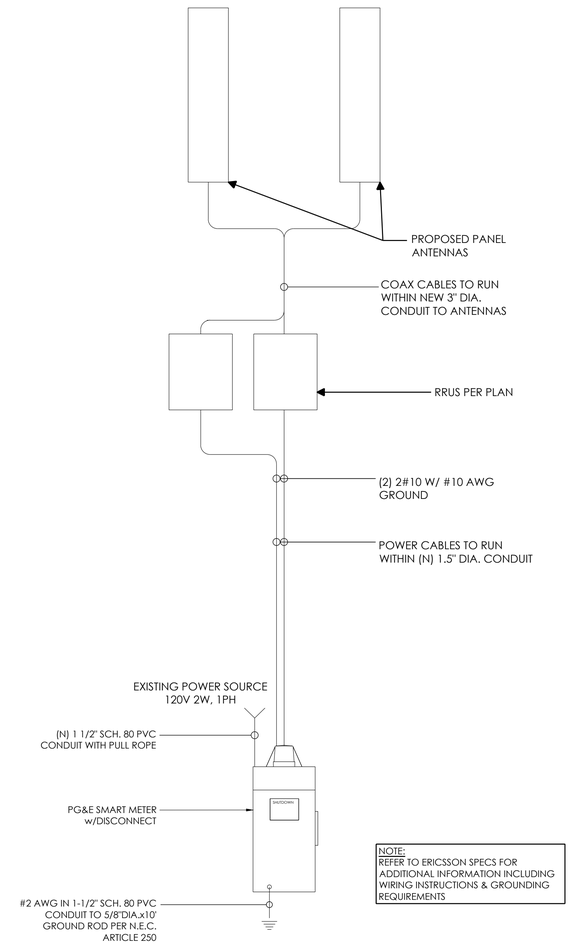
4. PROVIDE ALL ELECTRICAL WORK & MATERIALS AS SHOWN ON THE DWGS, AS CALLED FOR HEREIN, & AS IS NECESSARY TO FURNISH A COMPLETE INSTALLATION.

5. OUTDOOR EQUIPMENT SHALL BE RATED NEMA 3R AND/OR UL LISTED FOR WET ENVIRONMENT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING THE GROUNDING SYSTEM AND ENSURING A 5 OHM OR LESS GROUNDING PATH. ADDITIONAL GROUND RODS AND/OR CHEMICAL ROD SYSTEM SHALL BE USED TO ACHIEVE THIS REQUIREMENT IF THE GIVEN DESIGN CANNOT BE MADE TO ACHIEVE THIS REQUIREMENT.



GROUNDING SCHEMATIC 2



NOTE:
REFER TO ERICSSON SPECS FOR ADDITIONAL INFORMATION INCLUDING WIRING INSTRUCTIONS & GROUNDING REQUIREMENTS

ONE-LINE DIAGRAM 1

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CIVIL
STATE OF CALIFORNIA

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

CRAN_RSFR_PEBBL_210

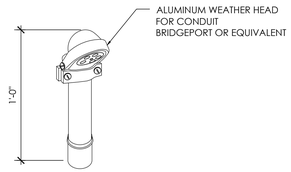
(NEAR) 3201 17 MILE DR
PEBBLE BEACH, CA 93953

ONE-LINE DIAGRAM &
GROUNDING SCHEMATIC

E-2

NOT USED (12)

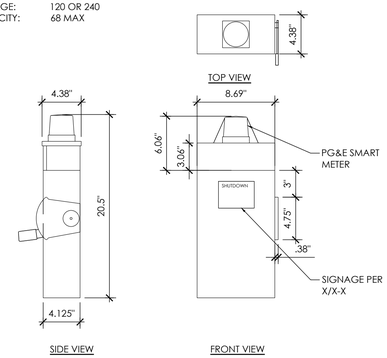
WEATHERHEAD (9)



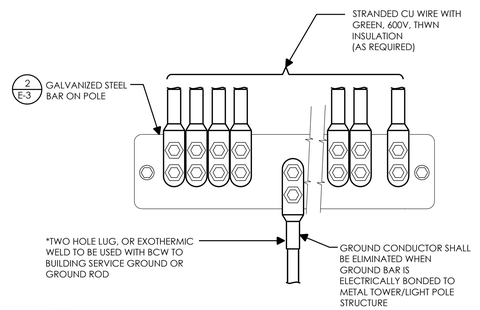
DISCONNECT (6)

TESCO DISCONNECT BOX WITH CT AND METER SOCKET

COLOR: GRAY
DIMENSIONS: 20.5" TALL x 8.69" WIDE x 4.38" DEEP
TOTAL WEIGHT:
PHASE.: SINGLE
VOLTAGE: 120 OR 240
AMPACITY: 68 MAX



GROUND WIRE TO BAR (3)

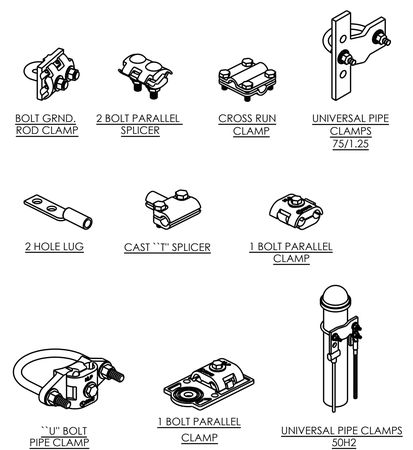


NOTE:
GROUND BARS AT BOTTOM OF TOWERS/LIGHT POLES SHALL ONLY USE EXOTHERMIC WELDS.

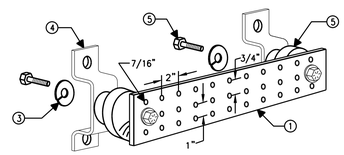
NOT USED (11)

NOT USED (8)

EXOTHERMIC WELD CONNECTION (5)



GROUND BAR (2)



NOTES:

1. COPPER GROUND BAR, HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION. (ACTUAL GROUND BAR SIZE WILL VARY BASED ON NUMBER OF GROUND CONNECTIONS)
2. INSULATORS, NEWTON INSTRUMENT CAT. NO. 3061-4 OR APPROVED EQUAL
3. 5/8" LOCK WASHERS, NEWTON INSTRUMENT CO., CAT. NO. 3015-8 OR APPROVED EQUAL
4. WALL MOUNTING BRACKET, NEWTON INSTRUMENT CO., CAT NO. A-6056 OR APPROVED EQUAL
5. 5/8-11 X 1" HHCS BOLTS, NEWTON INSTRUMENT CO., CAT NO. 3012-1 OR APPROVED EQUAL
6. INSULATORS SHALL BE ELIMINATED WHEN BONDING DIRECTLY TO TOWER/MONOPINE STRUCTURE. CONNECTION TO TOWER/MONOPINE STRUCTURE SHALL BE PER MANUFACTURERS RECOMMENDATIONS.
7. VALMONT TINMG212U-K (OR EQUIVALENT) 1/4"X2"X12"

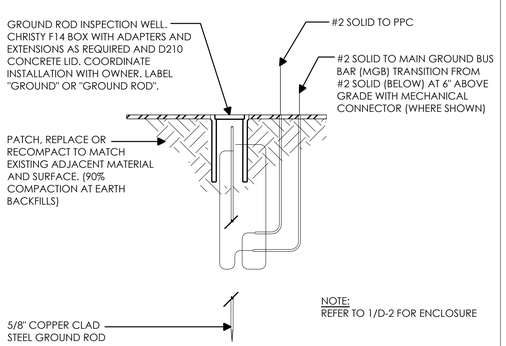
NOT USED (10)

ELECTRICAL LOAD CALCULATIONS (7)

Electrical Load Calculations @ 120V			
Radio	**Wattage**	**1.25*VA**	**Amps**
4490	480	600.0	5.0
4467	320	400.0	3.3
		0.0	0.0
		0.0	0.0
		0.0	0.0
Totals		1000.0	8.3
Disconnect / Meter: 68 Amps			
Total Load: 12.3%			

MECHANICAL CONNECTION (4)

GROUND TEST WELL (1)



NOTE:
REFER TO 1/D-2 FOR ENCLOSURE

at&t

AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA
94583

NextEdge

1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JLV
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	11/07/24	90% CD
0	01/27/25	100% CD

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. WARK
No. 65117
Exp. 09/30/25
CIVIL
STATE OF CALIFORNIA

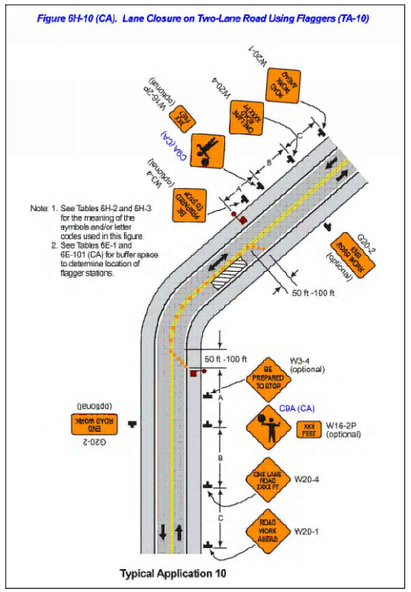
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(NEAR) 3201 17 MILE DR
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ELECTRICAL DETAILS

E-3



TA-10 FOR REFERENCE ONLY

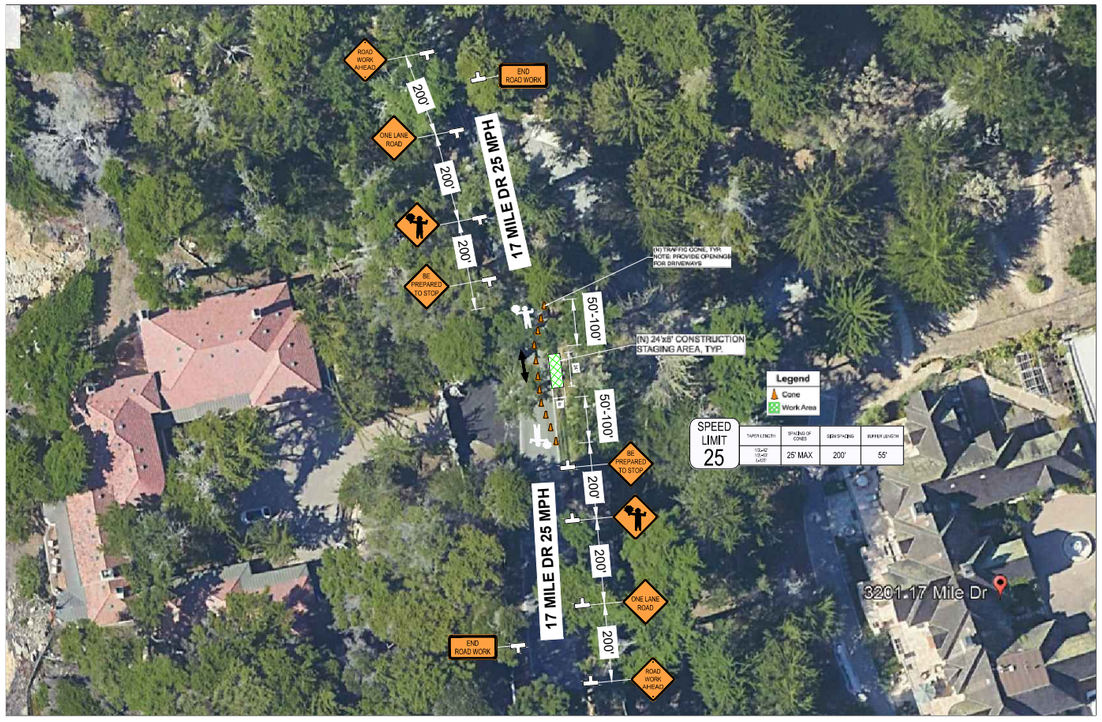
PEDESTRIANS SHALL BE ESCORTED THROUGH OR AROUND THE WORK AREA, PER CAMUTCD TA-28 OR TA-29 AS APPLICABLE, THROUGHOUT THE COURSE OF WORK.

SJ MUTCD TABLE					
POSTED SPEED (MPH)	DISTANCE BETWEEN SIGNS			TAPER	BUFFER
	A	B	C	L (SEE NOTE)	
15	200'	200'	200'	45'	55'
20	200'	200'	200'	80'	55'
25	200'	200'	200'	125'	55'
30	350'	350'	350'	180'	85'
35	350'	350'	350'	245'	120'
40	350'	350'	350'	320'	220'
45	350'	350'	350'	540'	360'
50	500'	500'	500'	600'	425'
55	500'	500'	500'	660'	495'
60	500'	500'	500'	720'	570'
65	500'	500'	500'	780'	645'

NOTES:
A. DISTANCE IN FEET UNLESS OTHERWISE NOTED.
B. CONTRACTOR TO VERIFY EXISTING SPEED LIMIT.
C. DISTANCE SHOWN ARE NOT VALID FOR LIMITED ACCESS HIGHWAYS. CONSULT STATE DOT MANUAL FOR DISTANCES.
D. ADJUST DISTANCES TO COMPLY WITH REQUIREMENT OF THE STATE OR LOCAL HIGHWAY AUTHORITY HAVING JURISDICTION.
E. TAPER LENGTHS SHOWN ON 12' LANE WIDTH.

TRAFFIC CONTROL TABLE | 2

SPEED LIMIT = 25 MPH



TRAFFIC CONTROL PLAN

24"x36" SCALE: 1" = 50'-0"
11"x17" SCALE: 1" = 100'-0"
50' 25' 0' 50'

SCALE 1"=50'-0" | 1

TRAFFIC CONTROL NOTES

1. ALL DELINEATORS SHALL BE EQUIPPED WITH REFLECTORS AT NIGHT TIME.

2. ALL TRAFFIC CONTROL DEVICES, STRIPES, MARKINGS, LEGENDS AND RAISED PAVEMENT MARKERS SHALL CONFORM TO THE LATEST EDITIONS OF THE FOLLOWING: A) CA MUTCD, B) STATE OF CALIFORNIA STANDARD SPECIFICATIONS, C) SPECIAL PROVISIONS, AND D) STANDARD PLANS.

3. THE CONTRACTOR PERFORMING THE WORK ON A PUBLIC STREET SHALL ASSUME RESPONSIBILITY AS FOLLOWS: A) INSTALL AND MAINTAIN THE TRAFFIC CONTROL DEVICES AS SHOWN HEREIN, B) ANY ADDITIONAL TRAFFIC CONTROL DEVICES THAT MAY BE REQUIRED TO INSURE THE SAFE MOVEMENT OF TRAFFIC AND PEDESTRIANS THROUGH OR AROUND THE WORK AREA, AND C) PROVIDE MAXIMUM PROTECTION AND SAFETY TO CONSTRUCTION WORKERS.

4. THE CITY OR COUNTY OF RECORD AS WELL AS CALTRANS RESERVE THE RIGHT TO OBSERVE THESE TRAFFIC CONTROL PLANS IN USE. THEY HAVE THE AUTHORITY TO MAKE ANY NECESSARY CHANGES AS FIELD CONDITIONS WARRANT. ANY CHANGES SHALL SUPERSEDE THESE PLANS. THE EXACT LOCATION OF ALL EQUIPMENT AND TRAFFIC CONTROL DEVICES SHALL BE DETERMINED BY THE ENGINEER.

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TRAFFIC SYMBOL LEGEND

- TRAFFIC CONE (10' MAX SPACING)
- TRAFFIC SIGN
- LANE DIRECTION
- STAGING AREA
- FLAGGER

AT&T
5001 EXECUTIVE PARKWAY
SAN RAMON, CA
94583

PlannENG
4746 Clayton Rd,
Concord, CA, 94521
☎ (925) 408-2159
e-✉ splanneng@gmail.com
www.planneng.com

DRAWN BY:
CHECKED BY:
APPROVED BY:

REV	DATE	DESCRIPTION
0	14/04/23	100% CD

LICENSED PROFESSIONAL ENGINEER
MANOUCHEHR HAKHAMANESHI
C 88083
EXP: 03/31/2026
CIVIL
STATE OF CALIFORNIA

CRAN_RSFR_PEBBL_210

3201 17 MILE DR
PEBBLE BEACH, CA 93953

TRAFFIC CONTROL PLAN

TCP-1

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Concord, CA, 94521
☎ (925) 408-2159
e-✉ splanneng@gmail.com
www.planneng.com

Date:	
Scale:	SEE DRAWING
Designed:	TDL
Drawn:	BBB
Checked:	
Proj. Engr:	
File:	

◇	REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

PLAN
FOR THE IMPROVEMENT OF
CRAN_RSFR_PEBBL_210
3201 17 MILE DR
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PEBBLE BEACH CALIFORNIA

PERMIT #
PROJECT #
PROJECT INSPECTOR:
VOICE MAIL:

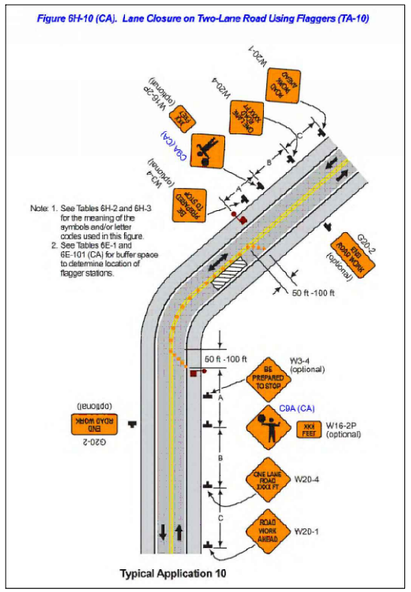
PROJECT ENGINEER	DEPARTMENT OF TRANSPORTATION - OPS
NAME DATE	N/A NAME DATE
DEPARTMENT OF TRANSPORTATION	STREETLIGHT LAYOUT
N/A NAME DATE	N/A NAME DATE
MUNICIPAL WATER	ELECTRICAL CIRCUITS
N/A NAME DATE	MARLON DE LEON DATE

DEPARTMENT OF PUBLIC WORKS
PEBBLE BEACH, CALIFORNIA

PEBBLE BEACH GOLF LINKS

APPROVED BY MATTHEW CANO
DIRECTOR OF PUBLIC WORKS
N/A

REV. DATE MAY 08, 2018



TA-10 FOR REFERENCE ONLY

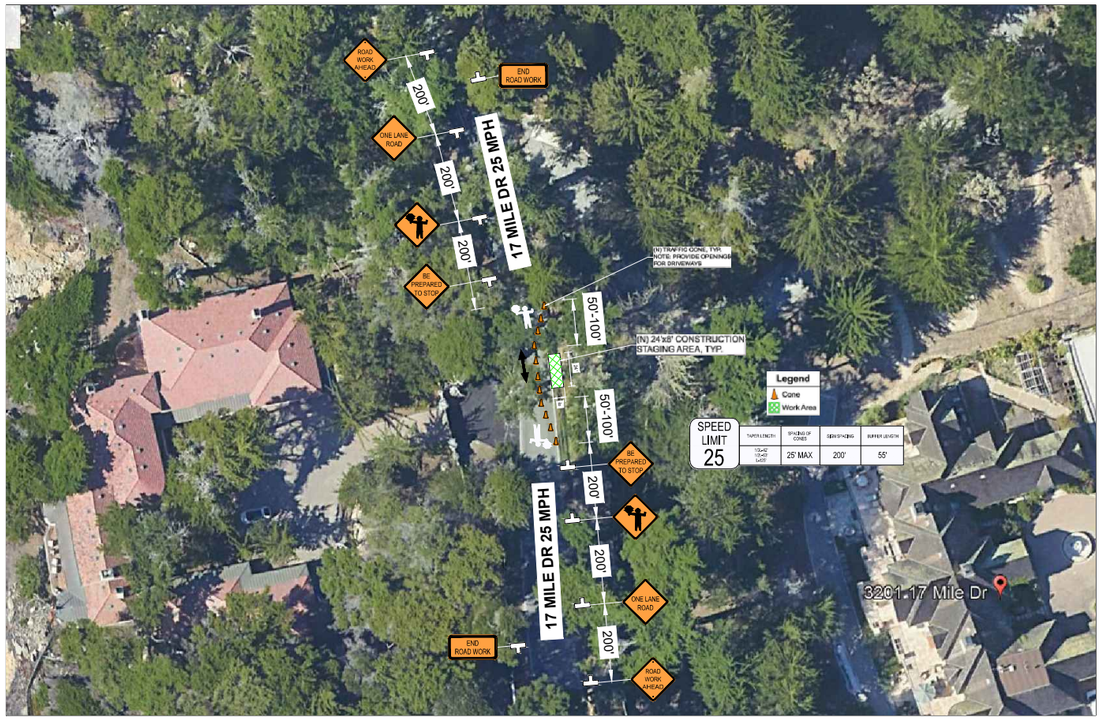
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TRAFFIC CONTROL PLAN

TCP-1

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Date:
Scale: SEE DRAWING
Designed: TDL
Drawn: BBB
Checked:
Proj. Engr:
File:

	REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

PLAN
FOR THE IMPROVEMENT OF
CRAN_RSFR_PEBBL_210
3201 17 MILE DR
PEBBLE BEACH, CA 93953
PEBBLE BEACH CALIFORNIA

PERMIT #
PROJECT #
PROJECT INSPECTOR:
VOICE MAIL:

PROJECT ENGINEER — NAME — DATE
DEPARTMENT OF TRANSPORTATION - OPS — N/A — NAME — DATE
DEPARTMENT OF TRANSPORTATION — N/A — NAME — DATE
STREETLIGHT LAYOUT — N/A — NAME — DATE
MUNICIPAL WATER — N/A — NAME — DATE
ELECTRICAL CIRCUITS — MARLON DE LEON — DATE

DEPARTMENT OF PUBLIC WORKS
PEBBLE BEACH, CALIFORNIA

APPROVED BY MATTHEW CANO
DIRECTOR OF PUBLIC WORKS
N/A

REV. DATE MAY 08, 2018

view from 17 Mile Drive looking southeast at site

AT&T Wireless

CRAN_RSFR_PEBBL_210
Near 3201 17 Mile Drive, Pebble Beach, CA
Photosims Produced on 4-16-2025

Existing



Proposed



AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

view from 17 Mile Drive looking northeast at site

AT&T Wireless

CRAN_RSFR_PEBBL_210
Near 3201 17 Mile Drive, Pebble Beach, CA
Photosims Produced on 4-16-2025

Existing



Proposed



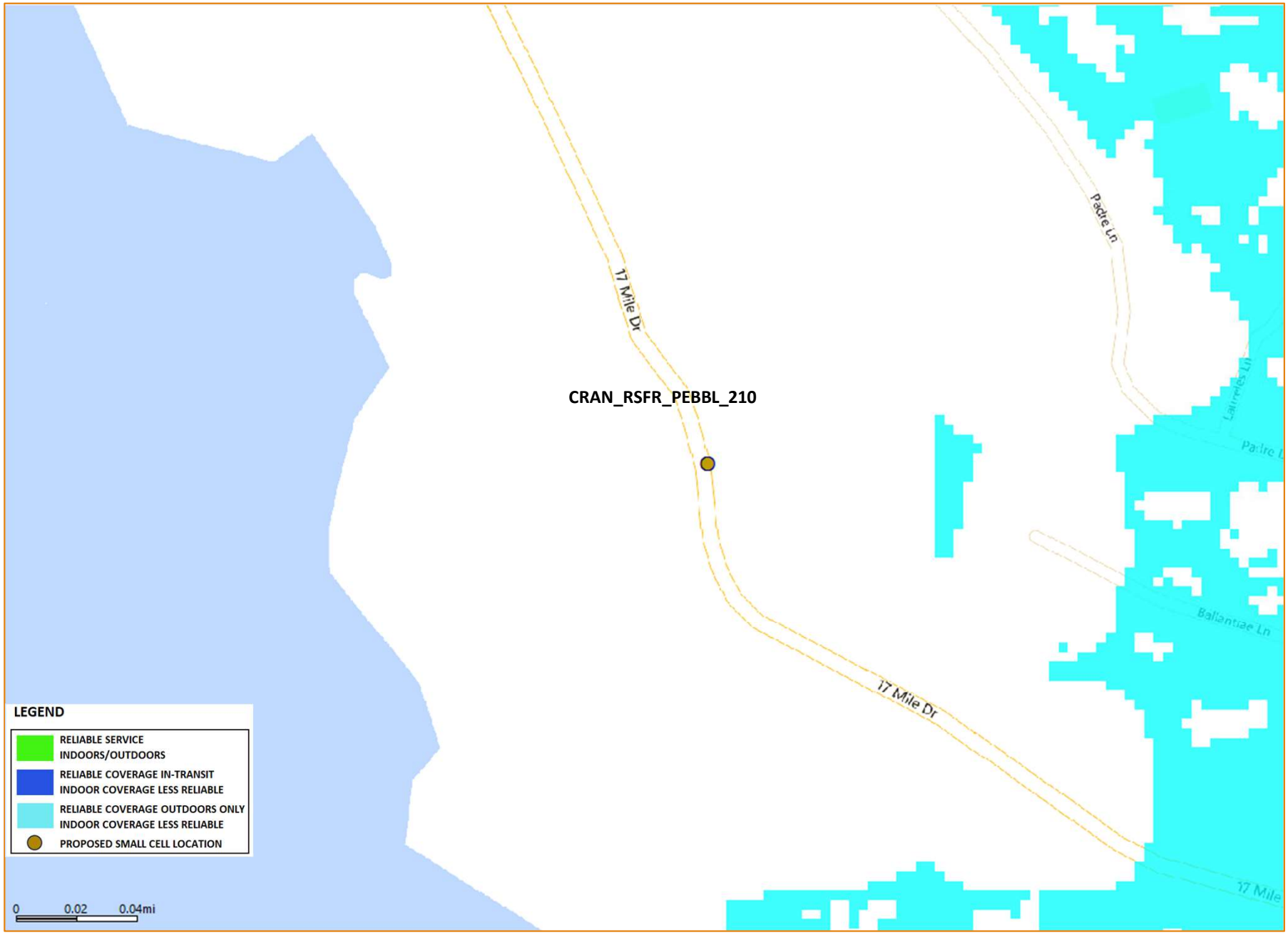
AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507



CRAN_RSFR_PEBBL_210
SERVICE MAP

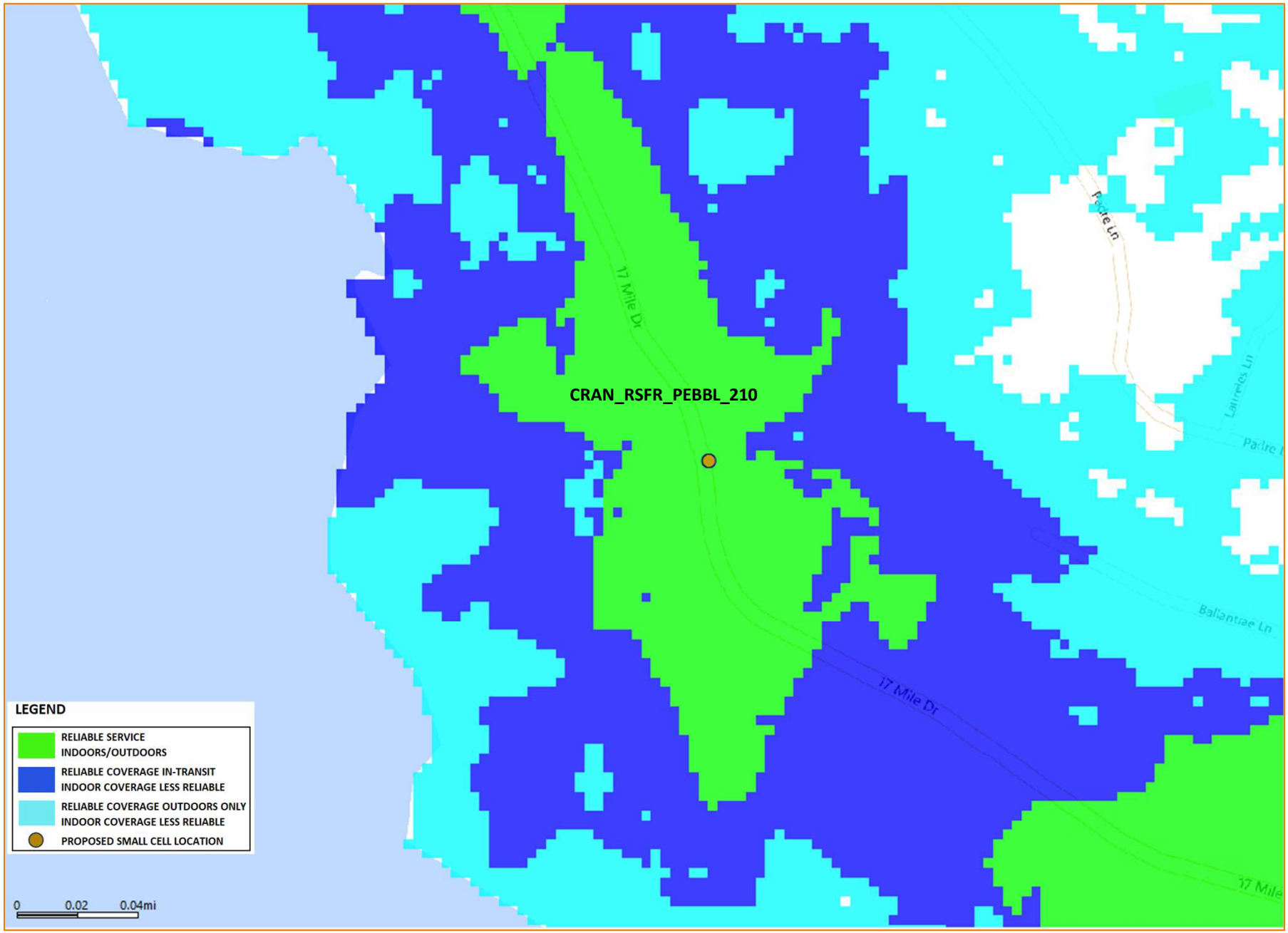
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EXISTING LTE 700 COVERAGE PLOT



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PROPOSED LTE 700 COVERAGE PLOT

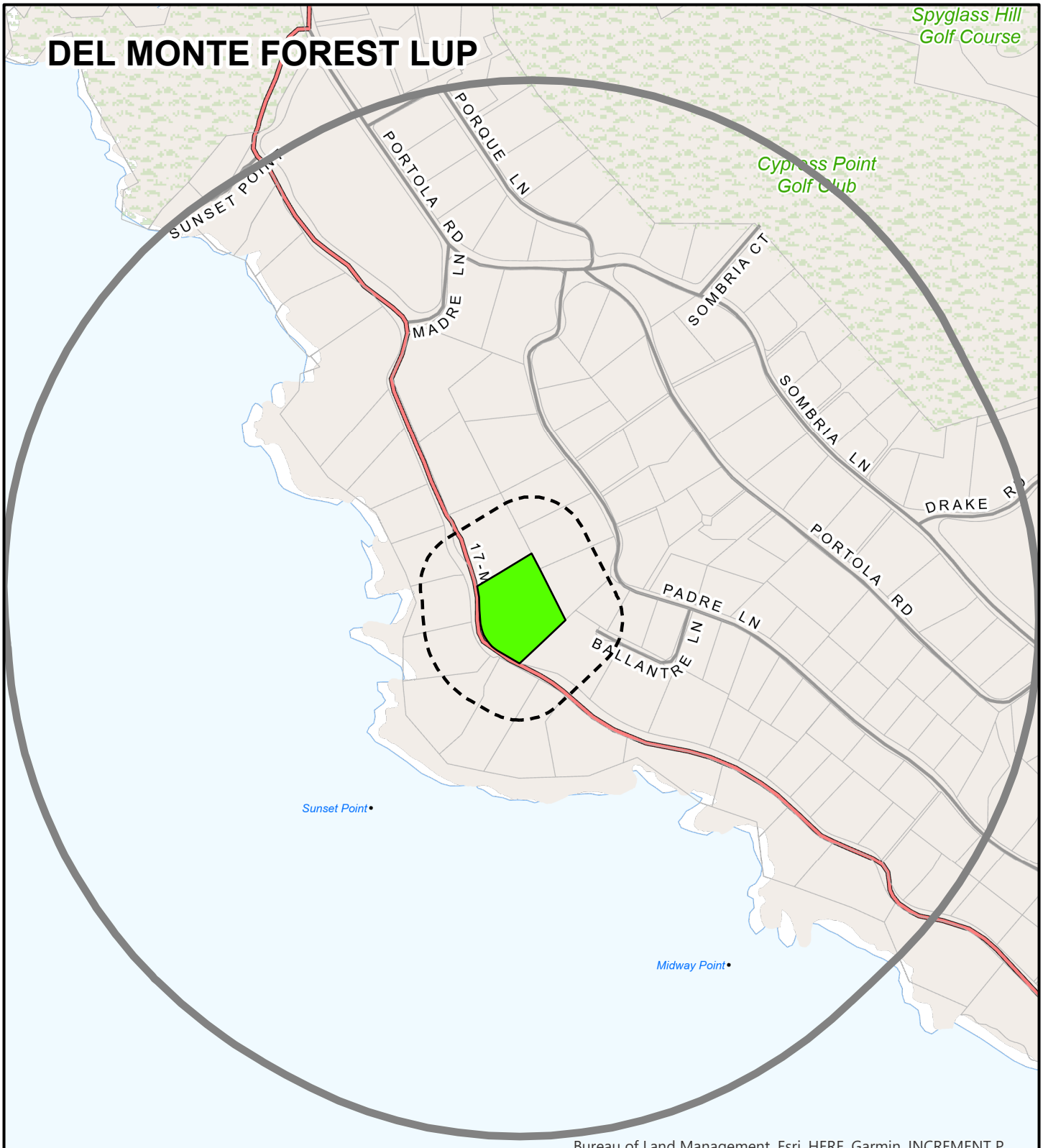


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Exhibit B

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APPLICANT: KINSEY EDWARD P & LISA J TRS (AT&T MOBILITY)

APN: 008481006000 **FILE #** PLN250240

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: JORDAN EVANS

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Exhibit C

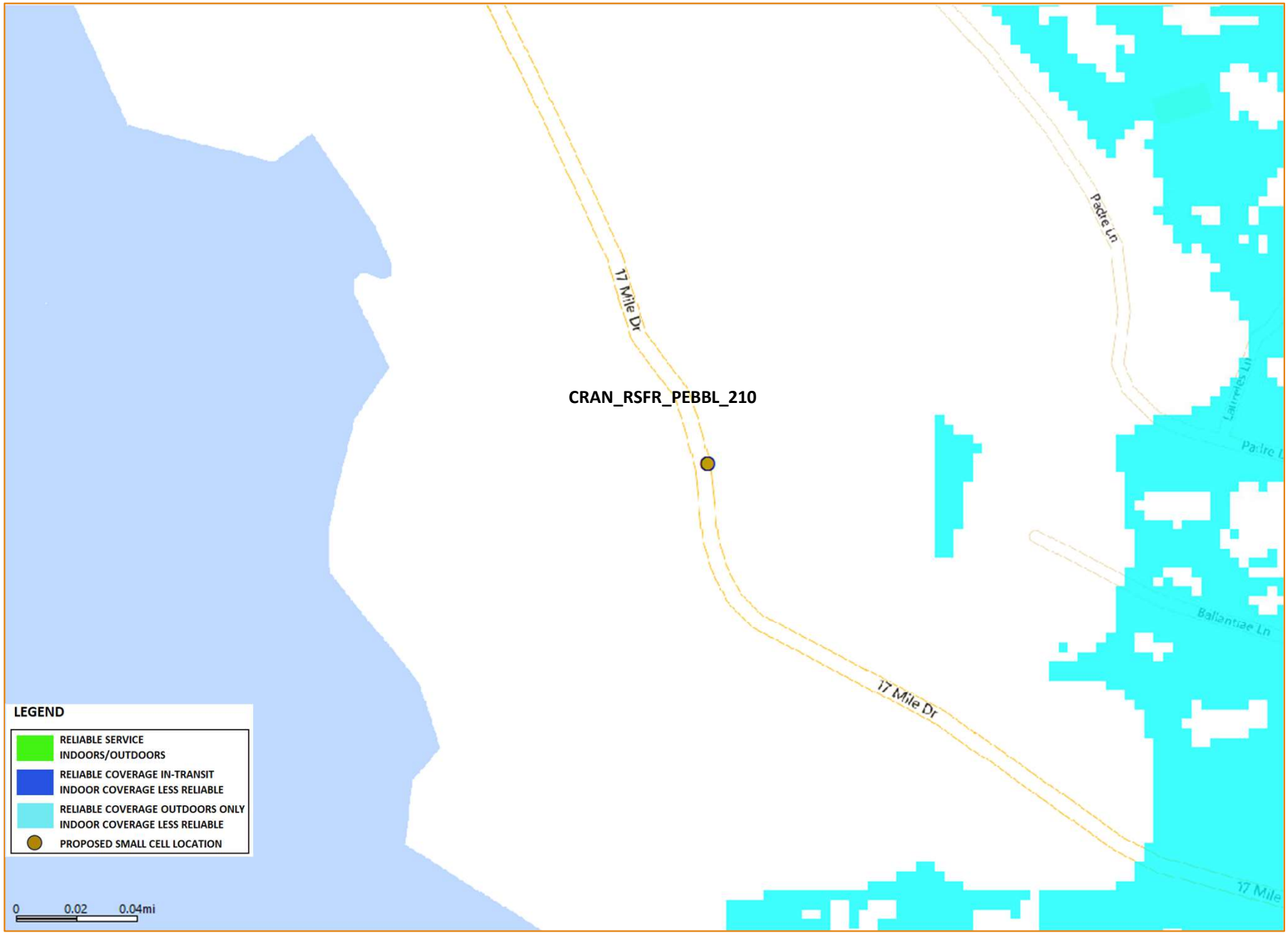
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CRAN_RSFR_PEBBL_210
SERVICE MAP

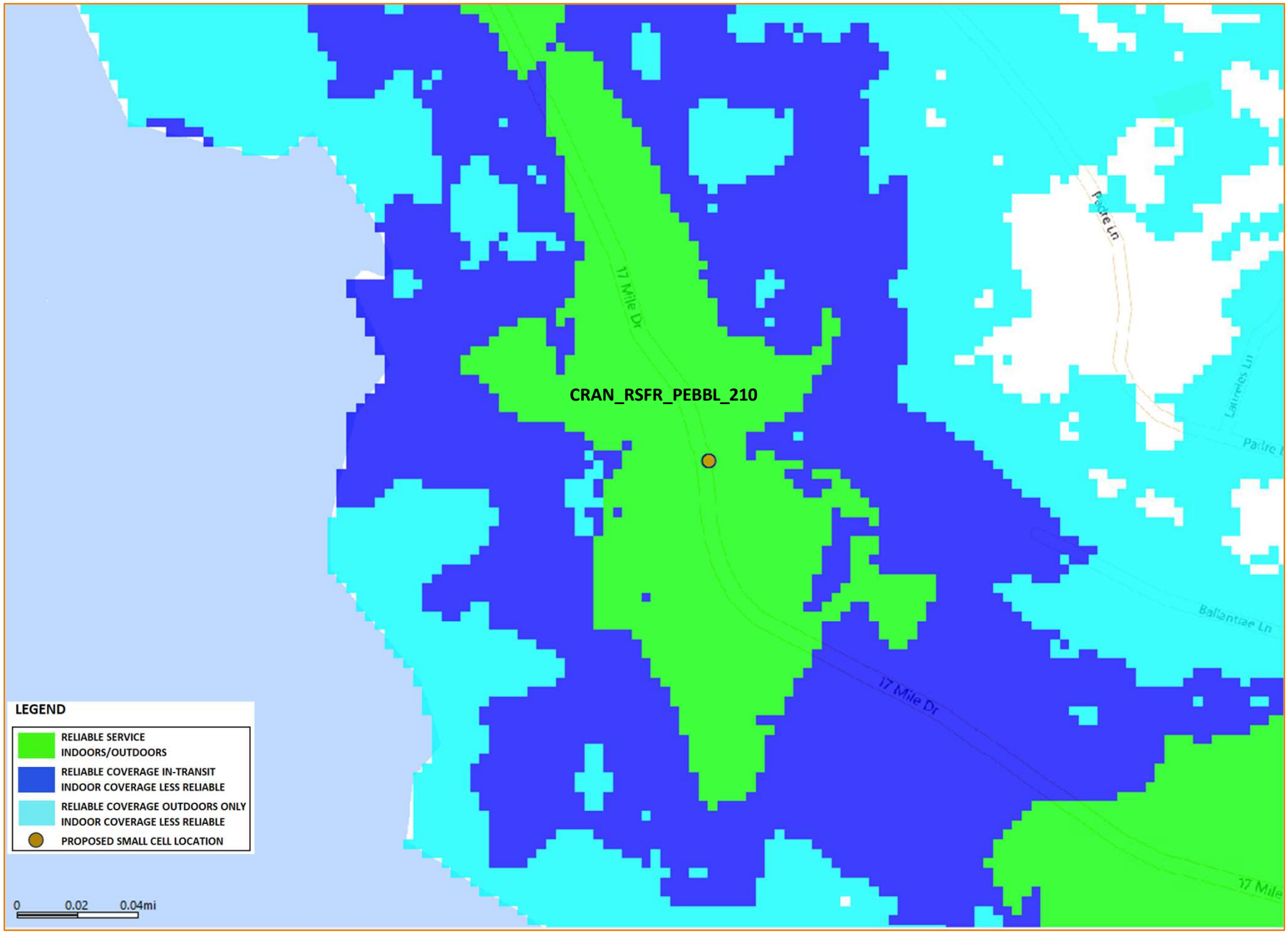
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EXISTING LTE 700 COVERAGE PLOT



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PROPOSED LTE 700 COVERAGE PLOT



"AT&T PROPRIETARY -- THIS INFORMATION CONSTITUTES CONFIDENTIAL TRADE SECRETS AND COMMERCIAL OR FINANCIAL INFORMATION OWNED BY AT&T AND IS SHARED FOR CRITICAL INFRASTRUCTURE PROTECTION PURPOSES ONLY. IT IS EXEMPT FROM DISCLOSURE UNDER THE FREEDOM OF INFORMATION ACT (5 U.S.C. 552), EXEMPTIONS (B)(3)&(4), AND ITS DISCLOSURE IS PROHIBITED UNDER THE TRADE SECRETS ACT (18 U.S.C. 1905), THE CRITICAL INFRASTRUCTURE INFORMATION ACT OF 2002, 6 U.S.C. § 133, AND ANY STATE OR LOCAL LAW REQUIRING DISCLOSURE OF INFORMATION OR RECORDS. THIS INFORMATION MUST NOT BE COPIED OR DISTRIBUTED TO OTHERS NOT AGREED UPON BY AT&T, BUT IN ALL EVENTS DO NOT COPY OR DISTRIBUTE TO SUCH OTHERS WITHOUT NOTIFICATION PURSUANT TO EXECUTIVE ORDER 12600."

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Exhibit D

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view from 17 Mile Drive looking southeast at site

AT&T Wireless

CRAN_RSFR_PEBBL_210
Near 3201 17 Mile Drive, Pebble Beach, CA
Photosims Produced on 4-16-2025

Existing



Proposed



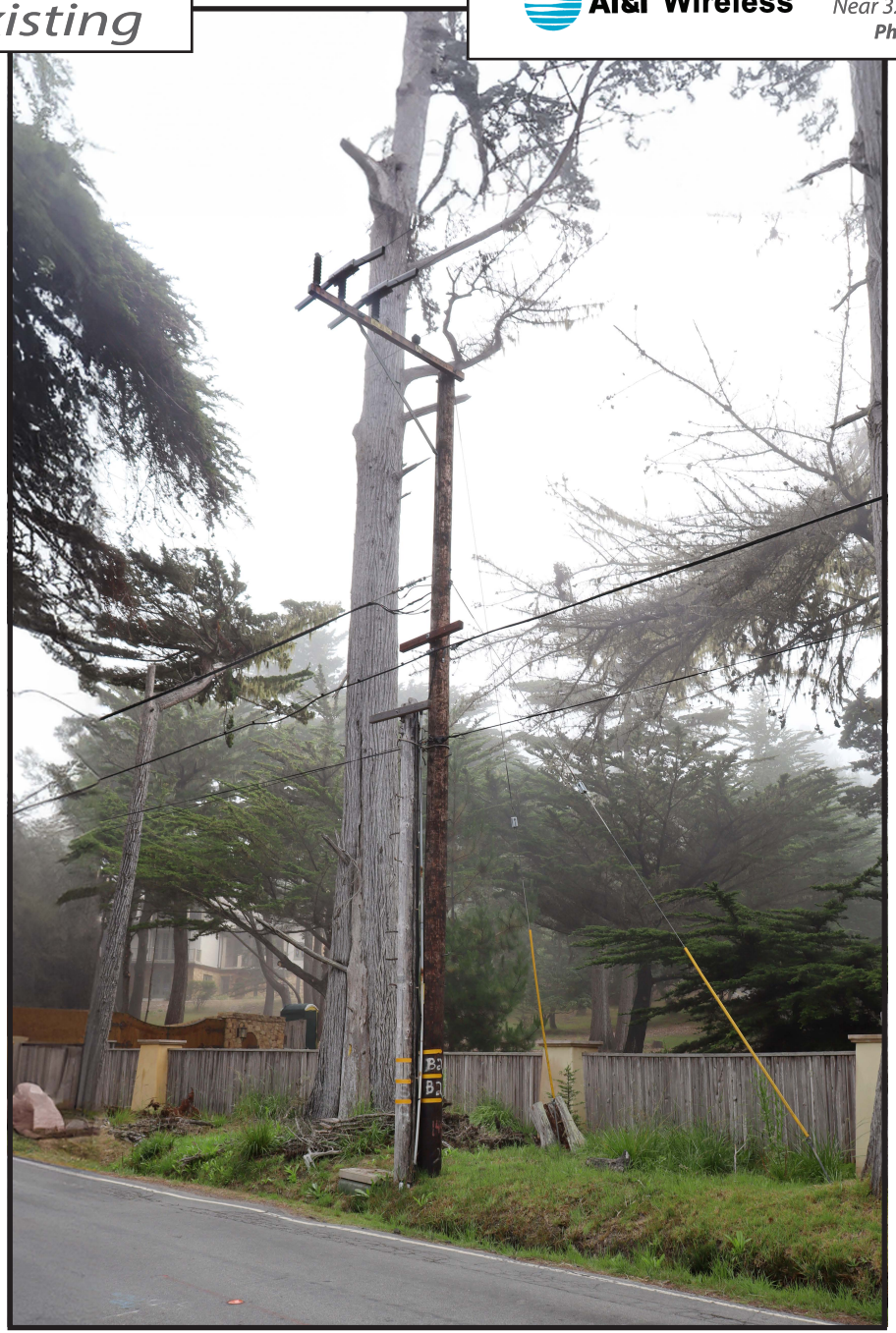
AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

view from 17 Mile Drive looking northeast at site

AT&T Wireless

CRAN_RSFR_PEBBL_210
Near 3201 17 Mile Drive, Pebble Beach, CA
Photosims Produced on 4-16-2025

Existing



Proposed



AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Exhibit E

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Radio Frequency Emissions Compliance Report For AT&T Mobility

Site Name:	**CRAN_RSFR_PEBBL_210**	**Site Structure Type:**	**Wood Pole**
Address:	**3201 17 MILE DRIVE**	**Latitude:**	**36.571735**
	PEBBLE BEACH, CA 93953	**Longitude:**	**-121.969188**
Report Date:	**Jan 16, 2025**	**Project:**	**Modification**

Compliance Statement

Based on information provided by AT&T Mobility and predictive modeling, the CRAN_RSFR_PEBBL_210 installation proposed by AT&T Mobility will be compliant with Radiofrequency Radiation Exposure Limits of 47 C.F.R. §§ 1.1307(b)(3) and 1.1310. RF alerting signage and restricting access to the antenna to authorized personnel that have completed RF safety training is required for Occupational environment compliance. The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings.

Certification

I, Tim Alexander, am the reviewer and approver of this report and am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation, specifically in accordance with FCC's OET Bulletin 65. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.



SIGNED, 17 JAN 2025

General Summary

The compliance framework is derived from the Federal Communications Commission (FCC) Rules and Regulations for preventing human exposure in excess of the applicable Maximum Permissible Exposure ("MPE") limits. At any location at this site, the power density resulting from each transmitter may be expressed as a percentage of the frequency-specific limits and added to determine if 100% of the exposure limit has been exceeded. The FCC Rules define two tiers of permissible exposure differentiated by the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure. General Population / Uncontrolled exposure limits apply to those situations in which persons may not be aware of the presence of electromagnetic energy, where exposure is not employment-related, or where persons cannot exercise control over their exposure. Occupational / Controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment, have been made fully aware of the potential for exposure, and can exercise control over their exposure. Based on the criteria for these classifications, the FCC General Population limit is considered to be a level that is safe for continuous exposure time. The FCC General Population limit is 5 times more restrictive than the Occupational limits.

7430 New Technology Way, Suite 150 Frederick, Maryland 21703 (703) 596-1022 Phone www.waterfordconsultants.com

Table 1: FCC Limits

Frequency (MHz)	*Limits for General Population/ Uncontrolled Exposure*		*Limits for Occupational/ Controlled Exposure*	
	Power Density (mW/cm^2)	**Averaging Time (minutes)**	**Power Density (mW/cm^2)**	**Averaging Time (minutes)**
30-300	0.2	30	1	6
300-1500	f/1500	30	f/300	6
1500-100,000	1.0	30	5.0	6

f=Frequency (MHz)

In situations where the predicted MPE exceeds the General Population threshold in an accessible area as a result of emissions from multiple transmitters, FCC licensees that contribute greater than 5% of the aggregate MPE share responsibility for mitigation.

Based on the computational guidelines set forth in FCC OET Bulletin 65, Waterford Consultants, LLC has developed software to predict the overall Maximum Permissible Exposure possible at any location given the spatial orientation and operating parameters of multiple RF sources. The power density in the Far Field of an RF source is specified by OET-65 Equation 5 as follows:

$$S = \frac{EIRP}{4 \cdot \pi \cdot R^2} \ (\mathrm{mW/cm^2})$$

Where EIRP is the Effective Radiated Power relative to an isotropic antenna and R is the distance between the antenna and point of study. Additionally, consideration is given to the manufacturers' horizontal and vertical antenna patterns as well as radiation reflection. At any location, the predicted power density in the Far Field is the spatial average of points within a 0 to 6-foot vertical profile that a person would occupy. Near field power density is based on OET-65 Equation 20 stated as

$$S = \left(\frac{180}{\theta_{BW}}\right) \cdot \frac{100 \cdot P_{in}}{\pi \cdot R \cdot h} \ (\mathrm{mW/cm^2})$$

Where P_{in} is the power input to the antenna, θ_{BW} is the horizontal pattern beamwidth and h is the aperture length.

Some antennas employ beamforming technology where RF energy allocated to each customer device is dynamically directed toward their location. In the analysis presented herein, predicted exposure levels are based on all beams at full utilization (i.e. full power) simultaneously focused in any direction. As this condition is unlikely to occur, the actual power density levels at ground and at adjacent structures are expected to be less that the levels reported below. These theoretical results represent maximum-case predictions as all RF emitters are assumed to be operating at 100% duty cycle.

For any area in excess of 100% General Population MPE, access controls with appropriate RF alerting signage must be put in place and maintained to restrict access to authorized personnel. Signage must be posted to be visible upon approach from any direction to provide notification of potential conditions within these areas. Subject to other site security requirements, occupational personnel should be trained in RF safety and equipped with personal protective equipment (e.g. RF personal monitor) designed for safe work in the vicinity of RF emitters. Controls such as physical barriers to entry imposed by locked doors, hatches and ladders or other access control mechanisms may be supplemented by alarms that alert the individual and notify site management of a breach in access control. Waterford Consultants, LLC recommends that any work activity in these designated areas or in front of any transmitting antennas be coordinated with all wireless tenants.

Analysis

AT&T Mobility proposes the following installation at this location:

- INSTALL (2) NEW 2' PANEL ANTENNA ON TOP OF WOODEN PG&E UTILITY POLE
- INSTALL (1) NEW RADIO 4490, (1) RADIO 4467 ON WOODEN PG&E UTILITY POLE

The antennas will be mounted on a 46.5’ Wood Pole with centerlines 48.6’ above ground level. Proposed antenna operating parameters are listed in Appendix A. Other appurtenances such as GPS antennas, RRUs and hybrid cable below the antennas are not sources of RF emissions. No other antennas are known to be operating in the vicinity of this site.

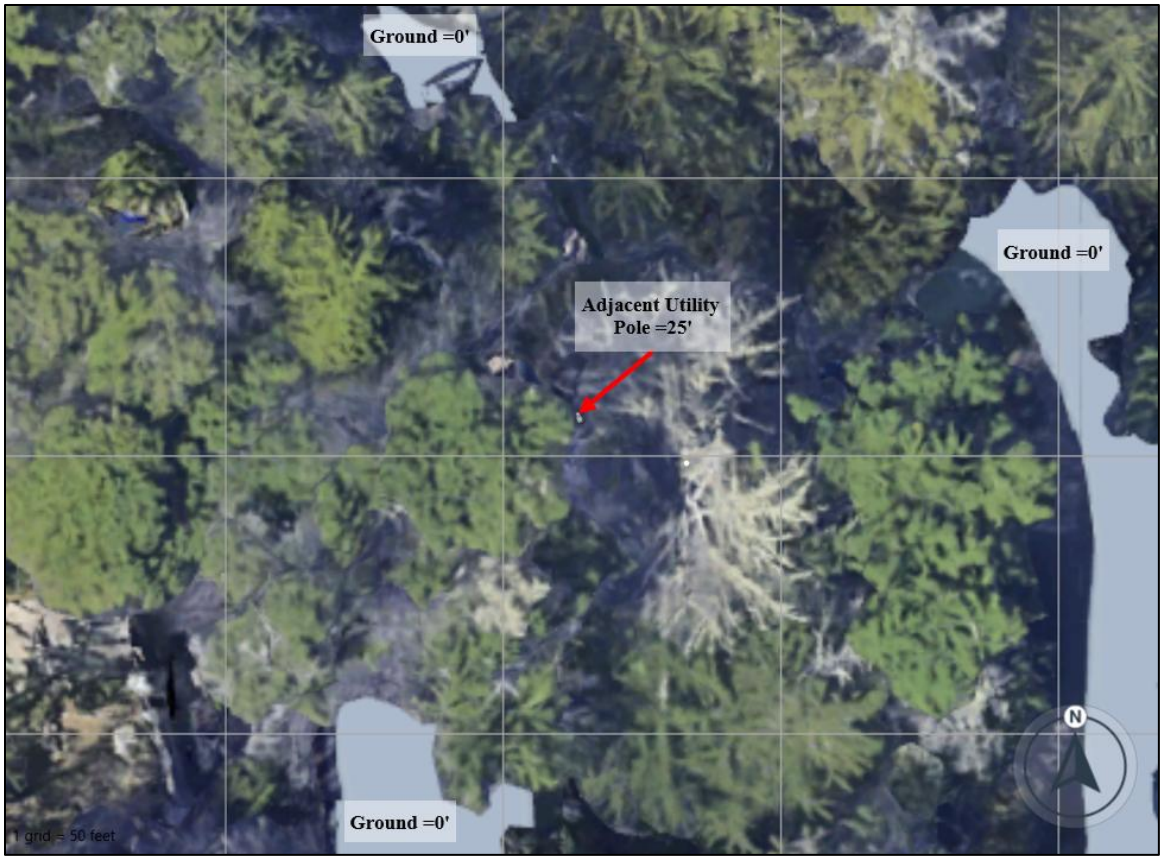
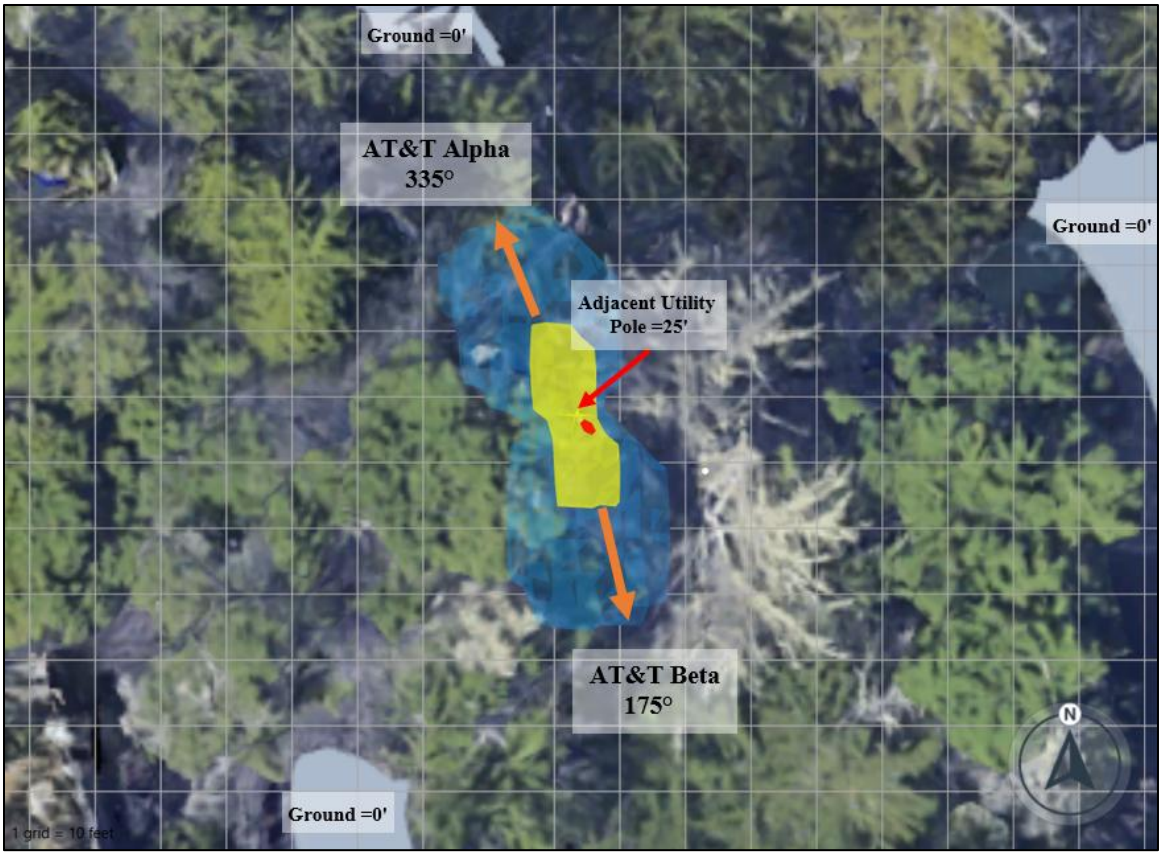


Figure 1: Antenna Locations

Power density decreases significantly with distance from any antenna. The panel-type antennas to be employed at this site are highly directional by design and the orientation in azimuth and mounting elevation, as documented, serves to reduce the potential to exceed MPE limits at any location other than directly in front of the antennas. For accessible areas at ground level, the maximum predicted power density level resulting from all AT&T Mobility operations is 0.81% of the FCC General Population limits. (Figure 1.3). The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings.

On the pole in front of the antennas, predicted MPE levels will exceed the FCC General Population limits within 30 feet in front of the antennas and within 5 feet below the Antennas. The maximum predicted power density level resulting from all AT&T Mobility operations directly in front of the antennas is 5432.62% of the FCC General Population limits (1086.524% of the FCC Occupational limits). Waterford Consultants, LLC recommends posting RF alerting signage (ACP Caution) on the pole visible upon approach that informs personnel accessing this area of basic precautions to be followed when working around antennas. This recommendation is depicted in Figure 2. Any work activity in front of transmitting antennas should be coordinated with AT&T Mobility.

The following plots show the cumulative spatial average predicted power density levels in the reference plane indicated as a percentage of the General Public Limits. Please note that 100% of the General Public Limits corresponds to 20% of the Occupational Limits.



Legend

Study Zone	Elev. (ft)	Type	Exposure Profile	Max MPE	Att	Carriers
Antenna Level	28.0 - 68.0	3D Area	3D Sula9 GP 5.0 res	5432.62%	0.00	AT&T

100%-500% | 500%-5000% | 5000%+

Exposure Profile Name	Model	Exposure Area	Standard	Resolution	RCF
3D Sula9 GP 5.0 res	Sula 9	Spatial Average (6 ft)	FCC General Population	5.0 ft3	1.0

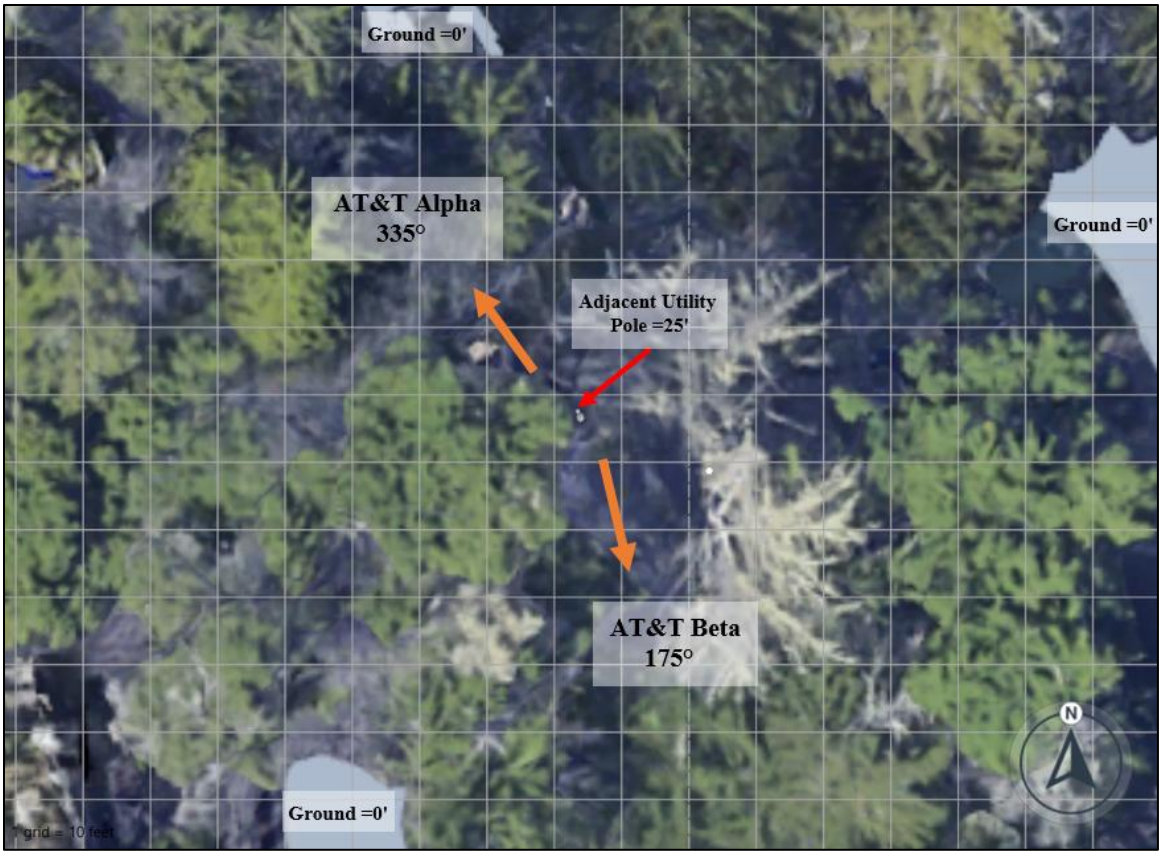
AT&T

Mitigation — Existing — Proposed — Installed — To Remove — Max MPE

Grid Size: 10.00 feet

Floor = Elevation +6' | Mid-Level = Elevation +/- 3'

Figure1.1: Antenna Level



Legend

Study Zone	Elev. (ft)	Type	Exposure Profile	Max MPE	Att	Carriers
Adjacent Utility Pole	0.1 - 25.1	3D Area	3D Sula9 GP 5.0 res	2.20%	0.00	AT&T

100%-500%	500%-5000%	5000%+

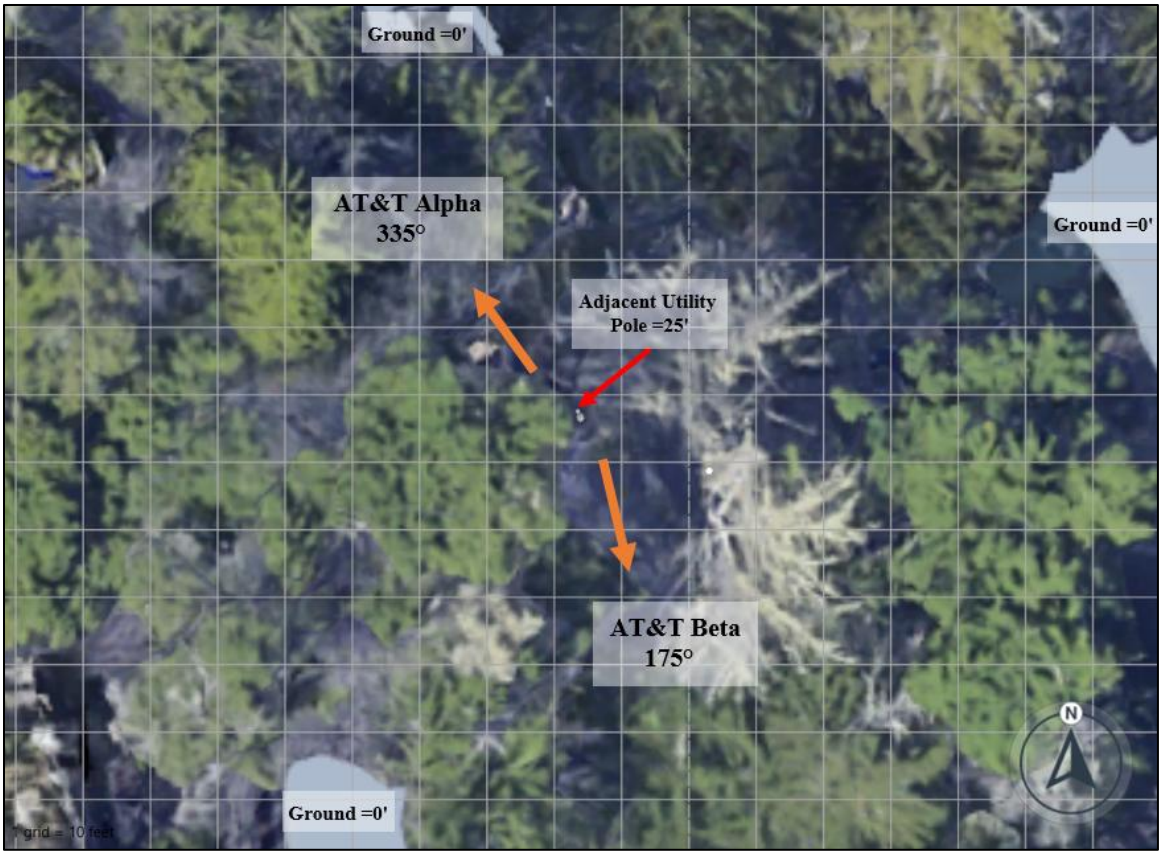
Exposure Profile Name	Model	Exposure Area	Standard	Resolution	RCF
3D Sula9 GP 5.0 res	Sula 9	Spatial Average (6 ft)	FCC General Population	5.0 ft3	1.0

AT&T

Grid Size: 10.00 feet

Floor = Elevation +6' | Mid-Level = Elevation +/- 3'

Figure 1.2: Adjacent Utility Pole Level.



Legend

Study Zone	Elev. (ft)	Type	Exposure Profile	Max MPE	Att	Carriers
Ground	0.1	Floor	2D Sula9 GP 2.5 res	0.81%	0.00	AT&T

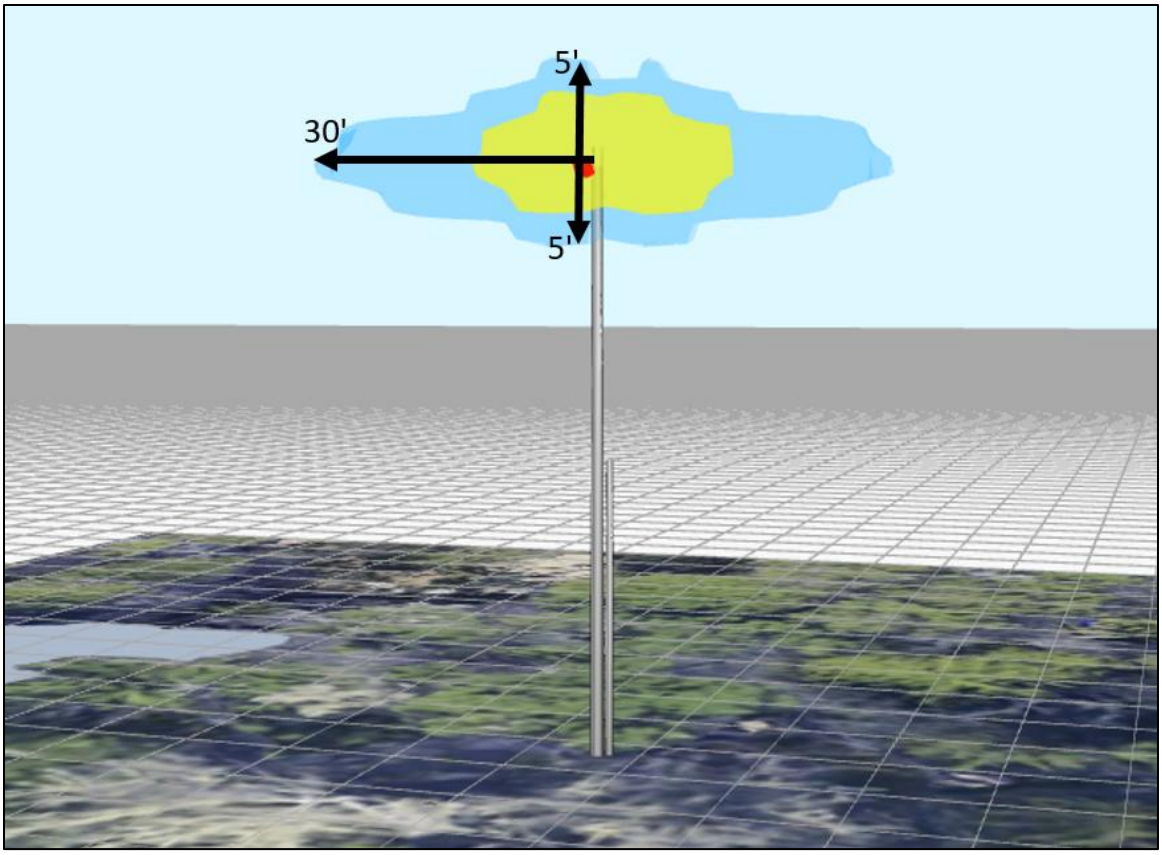
5%-100%	100%-500%	500%-5000%	5000%+

Exposure Profile Name	Model	Exposure Area	Standard	Resolution	RCF
2D Sula9 GP 2.5 res	Sula 9	Spatial Average (6 ft)	FCC General Population	2.5 ft3	1.0

AT&T

Grid Size: 10.00 feet **Floor = Elevation +6' | Mid-Level = Elevation +/- 3'**

Figure 1.3: Ground Level.



Legend

Study Zone	Elev. (ft)	Type	Exposure Profile	Max MPE	Att	Carriers
Antenna Level	28.0 - 68.0	3D Area	3D Sula9 GP 5.0 res	5432.62%	0.00	AT&T

100%-500% | 500%-5000% | 5000%+

Exposure Profile Name	Model	Exposure Area	Standard	Resolution	RCF
3D Sula9 GP 5.0 res	Sula 9	Spatial Average (6 ft)	FCC General Population	5.0 ft3	1.0

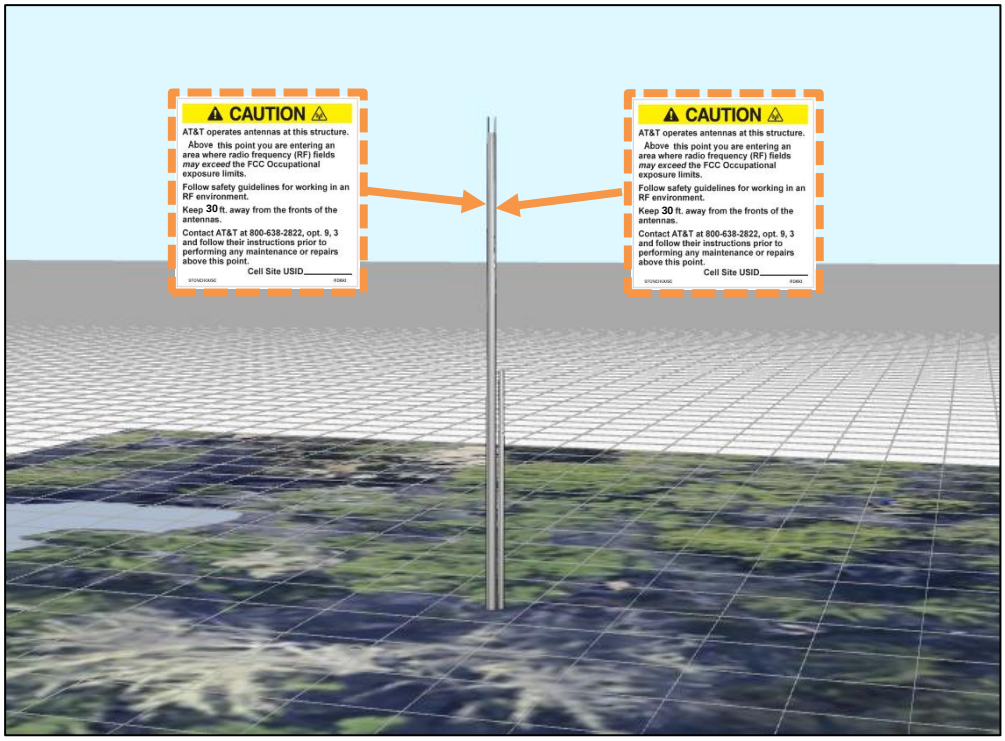
AT&T

Grid Size: 10.00 feet

Floor = Elevation +6' | Mid-Level = Elevation +/- 3'

Figure1.4: Elevation Level

Compliance Requirement Diagram (Access Location)



Recommendations

AT&T Mobility Access Location
Install (2) ACP Caution "Above" signs at 5ft below the antennas or 43.6ft AGL.

Materials
(2) ACP Caution "Above" signs sized 7"x7"

Safe Distance = 30ft
Bottom Distance = 5ft

Proposed Signs/Barriers

Existing Signs/Barriers

Figure 2: Mitigation Recommendations

Appendix A: Operating Parameters Considered in this Analysis

Ant #	Operator	Antenna Make	Antenna Model	Type	Frequency (MHz)	Block	mech/elec Az (Deg)	mech downtilt (Deg)	Horizontal Beam Width (Deg)	Antenna Length/Aperture (ft)	Antenna Gain (dBd)	TPO (Watts)	Total ERP (Watts)	Antenna Centerline Ground Level (ft)	Bottom of Antenna Ground Level (ft)
1	AT&T	GALTRONICS	GP2418-07327	Panel	700	B12A	335	0	79	2	5.85	120	461.51	48.6	47.6
1	AT&T	GALTRONICS	GP2418-07327	Panel	850	B5	335	0	79	2	5.75	120	451.00	48.6	47.6
1	AT&T	GALTRONICS	GP2418-07327	Panel	3500	B77G	335	0	55	2	10.15	80	828.11	48.6	47.6
1	AT&T	GALTRONICS	GP2418-07327	Panel	3700	B77D	335	0	59	2	10.35	80	867.14	48.6	47.6
2	AT&T	GALTRONICS	GP2418-07327	Panel	700	B12A	175	0	79	2	5.85	120	461.51	48.6	47.6
2	AT&T	GALTRONICS	GP2418-07327	Panel	850	B5	175	0	79	2	5.75	120	451.00	48.6	47.6
2	AT&T	GALTRONICS	GP2418-07327	Panel	3500	B77G	175	0	55	2	10.15	80	828.11	48.6	47.6
2	AT&T	GALTRONICS	GP2418-07327	Panel	3700	B77D	175	0	59	2	10.35	80	867.14	48.6	47.6

Exhibit F

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MINUTES
Del Monte Land Use Advisory Committee
Thursday, September 18, 2025

1. Meeting called to order by Lori Lietzke **at** 3:01 pm

2. Roll Call

Members Present:
Lori Lietzke, Maureen Lyon, Carol Church, Rick Verbanec, Bart Bruno

Members Absent:
Ned Van Roekel, Kamlesh Parikh

3. Approval of Minutes:

A. **September 4, 2025** minutes

Motion: Bart Bruno (LUAC Member's Name)

Second: Rick Verbanec (LUAC Member's Name)

Ayes: Lori Lietzke, Maureen Lyon, Carol Church, Rick Verbanec, Bart Bruno

Noes:

Absent: Ned Van Roekel, Kamlesh Parikh

Abstain:

4. Public Comments: The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. Meeting Adjourned: 4:42 pm

Minutes taken by: Maureen Lyon

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

1.

Project Name: FELICITY LLC (AT&T MOBILITY)
File Number: PLN250237
Project Location: 3252 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-462-006-000
Project Planner: Jordan Evans-Polockow
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** _____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jordan Evans **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	X		Concern over height of pole – can it blend better with the surrounding forest? AT&T reps. Would explore that possibility. Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.

Dan Neault	**X**		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	**Policy/Ordinance Reference (If Known)**	**Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)**
Are poles on private property?	Poles are located on PB property/easements	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest	Yes, three already exist as well as Cypress Club project	

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Lori Lietzke, Maureen Lyon, Rick Verbanec

Noes: _____

Absent: _____

Abstain: Bart Bruno; Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

2.

Project Name: HARDCASTLE MICHAEL L TR (AT&T MOBILITY)
File Number: PLN250238
Project Location: 4035 Sunset Ln, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-111-018-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** _____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Dan Neault	X		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements AT&T and PG&E owners. Pole	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest	Yes, three already exist as well as Cypress Club project	

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: Maureen Lyon, Rick Verbanec, Lori Lietzke

Noes:

Absent:

Abstain: Bart Bruno; Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

3.

Project Name: PERACCHI DONALD J & JUDITH E TRS (AT&T MOBILITY)
File Number: PLN250239
Project Location: 1063 Wranglers Trail, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 007-232-016-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Dean Flippo - resident

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements AT&T and PG&E owners. Pole	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Rick Verbanec, Lori Lietzke

Noes: _____

Absent: _____

Abstain: Bart Bruno; Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

4.

Project Name: KINSEY EDWARD P & LISA J TRS (AT&T MOBILITY)
File Number: PLN250240
Project Location: 3201 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-481-006-000
Project Planner: Jordan Evans-Polockow
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jordan Evans **(Name)**

PUBLIC COMMENT:

NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	X		Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.
DanNeault	X		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen LYon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Rick Verbanec, Lori Lietzke

Noes: _____

Absent: _____

Abstain: Bart Bruno, Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

5.

Project Name: FORAKER AUDREY DORMER ET AL (AT&T MOBILITY)
File Number: PLN250241
Project Location: 3195 Cortez Rd, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-341-031-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** _____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	**Policy/Ordinance Reference (If Known)**	**Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)**
Are poles on private property?	Poles are located on PB property/easements AT&T and PG&E owners. Pole	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

x Support Project with changes

___ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: Lori Lietzke, Rick Verbanec, Carol Church

Noes:

Absent:

Abstain: Carol Church, Bart Bruno

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

6.

Project Name: CEDROS 2017 LLC (AT&T MOBILITY)
File Number: PLN250242
Project Location: 3426 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-381-007-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:
NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	X		Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.
Dan Neault	X		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements	.
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Lori Lietzke, Rick Verbanec

Noes: _____

Absent: _____

Abstain: Bart Bruno, Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

7.

Project Name: ARNAIZ HOWARD D & LACEY M TRS (AT&T MOBILITY)
File Number: PLN250243
Project Location: 3173 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-481-013-000
Project Planner: Jordan Evans-Polockow
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jordan Evans **(Name)**

PUBLIC COMMENT:

NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	**X**		Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.
Dan Neault	**X**		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Lori Lietzke, Rick verbanec

Noes: _____

Absent: _____

Abstain: Carol Church, Bart Bruno

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

8.

Project Name: HARKER DENNIS T & SANDRA E TRS (AT&T MOBILITY)
File Number: PLN250244
Project Location: 3399 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-392-005-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:
NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	X		Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.
Dan Neault	X		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements .	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Lori Lietzke, Maureen Lyon, Rick Verbanec

Noes: _____

Absent: _____

Abstain: Bart Bruno, Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

9.

Project Name: KIM TONG P & SOON Y TRS (AT&T MOBILITY)
File Number: PLN250245
Project Location: 3213 Ballantrae Ln, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-471-023-000
Project Planner: Jordan Evans-Polockow
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jordan Evans **(Name)**

PUBLIC COMMENT:
NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	**Policy/Ordinance Reference (If Known)**	**Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)**
Are poles on private property?	Poles are located on PB property/easements .	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: Maureen Lyon, Lori Lietzke, Rick Verbanec

Noes:

Absent:

Abstain: Bart Bruno, Carol Church

Introduced: 10/24/2025 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Zoning Administrator

PLN250243 - PEBBLE BEACH COMPANY (AT&T MOBILITY)

Public hearing to consider the removal of an existing 33-8-foot-high utility pole and installation of a wireless telecommunication facility consisting of a 44-6-foot-high pole with two antennas and associated equipment, greater than the height allowed for the zoning district, within 750 feet of a known archaeological resource.

Project Location: PG&E right-of-way, adjacent to the property located at 3168 17 Mile Dr, Pebble Beach, CA 93953 (Coordinates 36.575365° N, -121.970661° W)

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution to:

a. Find the project qualifies for a Class 3 Categorical Exemption from CEQA Guidelines Section 15303, and that none of the exceptions from Section 15300.2 apply to the project; and
b. Approve a Combined Development Permit consisting of a: 1) Coastal Development Permit and Design Approval to allow the removal of an existing 33-8 foot high utility pole and installation of a wireless telecommunication facility consisting of a 44-6 foot high pole with two antennas and associated equipment; 2) Coastal Development Permit to exceed the required height of 30 feet established for the district; and 3) Coastal Administrative Permit for development within 750 of an archaeological resource.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 8 conditions of approval.

PROJECT INFORMATION

Agent: Justin Giarritta
Property Owner: PEBBLE BEACH COMPANY (AT&T MOBILITY)
APN: 008-491-021-000
Parcel Size: N/A
Zoning: N/A
Plan Area: Del Monte Forest Land Use Plan (Coastal Zone)
Flagged and Staked: N/A
Project Planner: Jordan Evans-Polockow, Assistant Planner
Evans-PolockowJ@countyofmonterey.gov, (831)755-7065

SUMMARY/DISCUSSION:

The project site is located within a utility easement on 17 Mile Drive (Coordinates 36.575365° N, -121.970661° W) adjacent to 3168 17 Mile Drive, Pebble Beach, within the Del Monte Forest Area. The Applicant (AT&T Mobility) proposes to remove an existing 33-8-foot-high utility pole and install a wireless telecommunication facility (WCF) consisting of a 44-6-foot-high pole with two antennas and associated equipment, greater than the height allowed for the zoning district, within 750 feet of a known archaeological resource. The existing utility pole is within an easement, owned and managed by Pacific Gas & Electric (PG&E). PG&E submitted a letter to the County authorizing AT&T Mobility for the proposed development. This project does not include an increase in wastewater generation or installation, upgrade, or repairs to any onsite wastewater treatment system components.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan (General Plan), Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Coastal Implementation Plan (DMF CIP) and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Site Location and Analysis. The development is proposed to be located within an existing utility easement owned by PG&E on 17-Mile Drive, which is a private road, owned and maintained by Pebble Beach Company. The General Plan does not specify a land use designation for privately or publicly owned roads; however, the County considers such land use as Public/Quasi Public use, serving the public at large. Accordingly, Title 20, section 20.40.050.S allows for WCF subject to a Coastal Development Permit in each case. Staff analyzed the proposed development for the best siting and location for the WCF. There is an existing utility pole, and the proposed development would replace this pole to allow AT&T to provide maximum coverage to its customers. The Applicant provided Service Coverage Maps illustrating this area to have poor coverage, and the proposed WCF would provide a clear and consistent mobile service within the area (**Exhibit C**). According to these Service Coverage Maps, the proposed facility is necessary to close significant service coverage gap area along 17 Mile Drive.

Co-Location: Title 20 section 20.64.310 encourages co-location of wireless facilities when possible. Co-location opportunities were analyzed for the proposed project. There are no existing WCF that could be used for co-location and meet the coverage objectives identified in the plan provided. However, the proposed development would be installed in the same location where an existing PG&E utility pole is located. The project includes the removal of the existing 33-8 utility pole and install a 44-6 WCF which includes two antennas, two radios and associated equipment. The project includes a condition to encourage future co-location by other wireless carriers (Condition No. 6).

Design and Visual Resources. DMF LUP Figure 3 identifies this subject area to be within the 17-Mile drive public viewshed and near a designated vista point. DMF LUP Policy 48 indicates that new development within visually prominent settings, as illustrated on the Del Monte Forest Visual Resources Map (Figure 3), shall be sited and designed in such a manner that will not take away the scenic value of the area. The installation of the WCF would include a pole that proposes to match the existing colors and materials, dark brown wood, in order to blend in with the surrounding Monterey Pine trees along 17 Mile Drive. The height would not significantly surpass the tree line in order to blend

in with its surrounding landscape. Consistent with DMF LUP Policy 53, the design of the proposed development would not detract from the public views and scenic values, including Cypress Point Lookout and Crocker Grove, both within a quarter mile radius. The existing utility pole has a height of 33-8 feet and the WCF proposes to be at 44-6 feet in height. Although this exceeds the maximum height allowed for PQP, Title 20 section 20.62.030 allows for towers, poles, water tanks and similar structures may be erected to a greater height than the limit established by the zoning district subject to the granting of a Coastal Development Permit. As proposed and designed, the development would blend with the surrounding environment, consistent with the DMF Visual Resource Policies.

The proposed development is consistent with the DMF LUP Policies 123 and 137 as the project will not block significant public views towards the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. The design and siting of the proposed wooden WCF does not significantly increase the height of the existing wooden utility pole and would not significantly increase the visual impacts over the existing baseline (**see Exhibit D**). As proposed, the project would not result in any adverse visual impacts and is consistent with the applicable visual resource policies of the DMF LUP.

Radio Frequency. The applicant has submitted a Radio Frequency Emissions Compliance Report prepared by Waterford Consultants, evaluating the proposed WCF **(Exhibit E**). The report finds that the facility will comply with prevailing Federal Communications Commission (FCC) and Occupational Safety and Health Administration (OSHA) standards for limiting public exposure to radio frequency energy. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. The site is adequate for the proposed development of the wireless communication facility and the applicant has demonstrated that it is the most adequate for the provision of services as required by the FCC.

Cultural Resources. According to Monterey County Geographic Information System (GIS) records identifies the subject property to be within a high archaeological sensitivity area and within a potentially known archaeological resource area. An Archaeological Report (LIB160117) was previously conducted on the adjacent parcel and concluded the site to have potentially two archaeological sites that extend into portions of the subject property. A reconnaissance survey as well as auger testing was conducted throughout the parcel and found the parcel contains deposits of cultural resources; however, the results were narrowed down to a specific area of the property. The report stated that no surface evidence of potentially significant archaeological resources was discovered during their field survey. The proposed project would be adjacent to this parcel in an area previously disturbed by the existing utility pole. The WCF would be in the same location and depth of the existing pole. An archaeological waiver was submitted to and approved by a designee of the Chief of Planning given that the proposed development does not involve land clearing and land disturbance of previously disturbed land due to the replacement pole going in the exact same location as the existing pole, and no cultural resources were discovered in the initial installation of the original existing pole. Staff has deemed that an archaeological report is not required under the DMF CIP section 20.147.080.B.11. There is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited due to the development being located on previous minimal ground disturbance to replace a pre-existing wood pole. This will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously

unidentified resources are discovered during construction.

CEQA:
California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the constructions of small facilities or new structures. The proposed project is to remove an existing 33-8-foot-high utility pole and install a wireless telecommunication facility consisting of a 44-6-foot-high pole with two antennas and associated equipment, greater than the height allowed for the zoning district, within 750 feet of a known archaeological resource. The project does not involve the removal of trees or major vegetation. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects was identified during staff review of the development application. There is no cumulative impact without any prior successive projects of the same type in the same place, over time. There is no significant effect on the environment due to unusual circumstances. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. Views from the 17-Mile Drive scenic corridor and designated vista points near the proposed development will not be significantly impacted because AT&T Mobility will be installing the proposed project where a utility pole currently exists.

LUAC:
The proposed project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review on September 18th, 2025. The LUAC voted unanimously to recommend approval of the project.

OTHER AGENCY INVOLVEMENT
The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Pebble Beach Community Services District
California Coastal Commission

Prepared by: Jordan Evans-Polockow, Assistant Planner, x7065
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans
Exhibit B - Vicinity Map
Exhibit C - Coverage Map
Exhibit D - Photo Simulations
Exhibit E - Radio Frequency Study
Exhibit F - Del Monte Forest LUAC Minutes

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Planner; Jacquelyn M. Nickerson, Principal Planner; PEBBLE BEACH COMPANY (AT&T MOBILITY), Property Owner; Justin Giarritta, Agent; The Open Monterey Project (Molly Erickson); Landwatch: Planning File PLN250243

County of Monterey
Zoning Administrator

Item No.10

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

October 30, 2025

Legistar File Number: ZA 25-061

Introduced: 10/24/2025 **Current Status:** Agenda Ready
Version: 1 **Matter Type:** Zoning Administrator

PLN250243 - PEBBLE BEACH COMPANY (AT&T MOBILITY)
Public hearing to consider the removal of an existing 33-8-foot-high utility pole and installation of a wireless telecommunication facility consisting of a 44-6-foot-high pole with two antennas and associated equipment, greater than the height allowed for the zoning district, within 750 feet of a known archaeological resource.
Project Location: PG&E right-of-way, adjacent to the property located at 3168 17 Mile Dr, Pebble Beach, CA 93953 (Coordinates 36.575365° N, -121.970661° W)
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS
It is recommended that the Zoning Administrator adopt a resolution to:

a. Find the project qualifies for a Class 3 Categorical Exemption from CEQA Guidelines Section 15303, and that none of the exceptions from Section 15300.2 apply to the project; and
b. Approve a Combined Development Permit consisting of a: 1) Coastal Development Permit and Design Approval to allow the removal of an existing 33-8 foot high utility pole and installation of a wireless telecommunication facility consisting of a 44-6 foot high pole with two antennas and associated equipment; 2) Coastal Development Permit to exceed the required height of 30 feet established for the district; and 3) Coastal Administrative Permit for development within 750 of an archaeological resource.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 8 conditions of approval.

PROJECT INFORMATION
Agent: Justin Giarritta
Property Owner: PEBBLE BEACH COMPANY (AT&T MOBILITY)
APN: 008-491-021-000
Parcel Size: N/A
Zoning: N/A
Plan Area: Del Monte Forest Land Use Plan (Coastal Zone)
Flagged and Staked: N/A
Project Planner: Jordan Evans-Polockow, Assistant Planner
Evans-PolockowJ@countyofmonterey.gov, (831)755-7065

SUMMARY/DISCUSSION:

The project site is located within a utility easement on 17 Mile Drive (Coordinates 36.575365° N, -121.970661° W) adjacent to 3168 17 Mile Drive, Pebble Beach, within the Del Monte Forest Area. The Applicant (AT&T Mobility) proposes to remove an existing 33-8-foot-high utility pole and install a wireless telecommunication facility (WCF) consisting of a 44-6-foot-high pole with two antennas and associated equipment, greater than the height allowed for the zoning district, within 750 feet of a known archaeological resource. The existing utility pole is within an easement, owned and managed by Pacific Gas & Electric (PG&E). PG&E submitted a letter to the County authorizing AT&T Mobility for the proposed development. This project does not include an increase in wastewater generation or installation, upgrade, or repairs to any onsite wastewater treatment system components.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan (General Plan), Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Coastal Implementation Plan (DMF CIP) and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Site Location and Analysis. The development is proposed to be located within an existing utility easement owned by PG&E on 17-Mile Drive, which is a private road, owned and maintained by Pebble Beach Company. The General Plan does not specify a land use designation for privately or publicly owned roads; however, the County considers such land use as Public/Quasi Public use, serving the public at large. Accordingly, Title 20, section 20.40.050.S allows for WCF subject to a Coastal Development Permit in each case. Staff analyzed the proposed development for the best siting and location for the WCF. There is an existing utility pole, and the proposed development would replace this pole to allow AT&T to provide maximum coverage to its customers. The Applicant provided Service Coverage Maps illustrating this area to have poor coverage, and the proposed WCF would provide a clear and consistent mobile service within the area (**Exhibit C**). According to these Service Coverage Maps, the proposed facility is necessary to close significant service coverage gap area along 17 Mile Drive.

Co-Location: Title 20 section 20.64.310 encourages co-location of wireless facilities when possible. Co-location opportunities were analyzed for the proposed project. There are no existing WCF that could be used for co-location and meet the coverage objectives identified in the plan provided. However, the proposed development would be installed in the same location where an existing PG&E utility pole is located. The project includes the removal of the existing 33-8 utility pole and install a 44-6 WCF which includes two antennas, two radios and associated equipment. The project includes a condition to encourage future co-location by other wireless carriers (Condition No. 6).

Design and Visual Resources. DMF LUP Figure 3 identifies this subject area to be within the 17-Mile drive public viewshed and near a designated vista point. DMF LUP Policy 48 indicates that new development within visually prominent settings, as illustrated on the Del Monte Forest Visual Resources Map (Figure 3), shall be sited and designed in such a manner that will not take away the scenic value of the area. The installation of the WCF would include a pole that proposes to match the existing colors and materials, dark brown wood, in order to blend in with the surrounding Monterey Pine trees along 17 Mile Drive. The height would not significantly surpass the tree line in order to blend

in with its surrounding landscape. Consistent with DMF LUP Policy 53, the design of the proposed development would not detract from the public views and scenic values, including Cypress Point Lookout and Crocker Grove, both within a quarter mile radius. The existing utility pole has a height of 33-8 feet and the WCF proposes to be at 44-6 feet in height. Although this exceeds the maximum height allowed for PQP, Title 20 section 20.62.030 allows for towers, poles, water tanks and similar structures may be erected to a greater height than the limit established by the zoning district subject to the granting of a Coastal Development Permit. As proposed and designed, the development would blend with the surrounding environment, consistent with the DMF Visual Resource Policies.

The proposed development is consistent with the DMF LUP Policies 123 and 137 as the project will not block significant public views towards the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. The design and siting of the proposed wooden WCF does not significantly increase the height of the existing wooden utility pole and would not significantly increase the visual impacts over the existing baseline (**see Exhibit D**). As proposed, the project would not result in any adverse visual impacts and is consistent with the applicable visual resource policies of the DMF LUP.

Radio Frequency. The applicant has submitted a Radio Frequency Emissions Compliance Report prepared by Waterford Consultants, evaluating the proposed WCF **(Exhibit E**). The report finds that the facility will comply with prevailing Federal Communications Commission (FCC) and Occupational Safety and Health Administration (OSHA) standards for limiting public exposure to radio frequency energy. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. The site is adequate for the proposed development of the wireless communication facility and the applicant has demonstrated that it is the most adequate for the provision of services as required by the FCC.

Cultural Resources. According to Monterey County Geographic Information System (GIS) records identifies the subject property to be within a high archaeological sensitivity area and within a potentially known archaeological resource area. An Archaeological Report (LIB160117) was previously conducted on the adjacent parcel and concluded the site to have potentially two archaeological sites that extend into portions of the subject property. A reconnaissance survey as well as auger testing was conducted throughout the parcel and found the parcel contains deposits of cultural resources; however, the results were narrowed down to a specific area of the property. The report stated that no surface evidence of potentially significant archaeological resources was discovered during their field survey. The proposed project would be adjacent to this parcel in an area previously disturbed by the existing utility pole. The WCF would be in the same location and depth of the existing pole. An archaeological waiver was submitted to and approved by a designee of the Chief of Planning given that the proposed development does not involve land clearing and land disturbance of previously disturbed land due to the replacement pole going in the exact same location as the existing pole, and no cultural resources were discovered in the initial installation of the original existing pole. Staff has deemed that an archaeological report is not required under the DMF CIP section 20.147.080.B.11. There is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited due to the development being located on previous minimal ground disturbance to replace a pre-existing wood pole. This will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously

unidentified resources are discovered during construction.

CEQA:
California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the constructions of small facilities or new structures. The proposed project is to remove an existing 33-8-foot-high utility pole and install a wireless telecommunication facility consisting of a 44-6-foot-high pole with two antennas and associated equipment, greater than the height allowed for the zoning district, within 750 feet of a known archaeological resource. The project does not involve the removal of trees or major vegetation. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects was identified during staff review of the development application. There is no cumulative impact without any prior successive projects of the same type in the same place, over time. There is no significant effect on the environment due to unusual circumstances. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. Views from the 17-Mile Drive scenic corridor and designated vista points near the proposed development will not be significantly impacted because AT&T Mobility will be installing the proposed project where a utility pole currently exists.

LUAC:
The proposed project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review on September 18th, 2025. The LUAC voted unanimously to recommend approval of the project.

OTHER AGENCY INVOLVEMENT
The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Pebble Beach Community Services District
California Coastal Commission

Prepared by: Jordan Evans-Polockow, Assistant Planner, x7065
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans
Exhibit B - Vicinity Map
Exhibit C - Coverage Map
Exhibit D - Photo Simulations
Exhibit E - Radio Frequency Study
Exhibit F - Del Monte Forest LUAC Minutes

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Planner; Jacquelyn M. Nickerson, Principal Planner; PEBBLE BEACH COMPANY (AT&T MOBILITY), Property Owner; Justin Giarritta, Agent; The Open Monterey Project (Molly Erickson); Landwatch: Planning File PLN250243

Exhibit A

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DRAFT RESOLUTION

Before the Zoning Administrator in and for the County of Monterey, State of California

In the matter of the application of:

PEBBLE BEACH COMPANY (AT&T Mobility) (PLN250243) RESOLUTION NO. --

Resolution by the Monterey County Zoning Administrator:

1) Finding the project categorically exempt per CEQA Guidelines section 15303 and that none of the exceptions from Section 15300.2 apply to the project; and
2) Approving a Combined Development Permit consisting of a: 1) Coastal Development Permit and Design Approval to allow the removal of an existing 33-8 foot high utility pole and installation of a wireless telecommunication facility consisting of a 44-6 foot high pole with two antennas and associated equipment; 2) Coastal Development Permit to exceed the required height of 30 feet established for the district; and 3) Coastal Administrative Permit for development within 750 of an archaeological resource.

[PLN250243, PEBBLE BEACH COMPANY (AT&T MOBILITY), located in the PG&E right-of-way (Coordinates 36.571735° N, -121.969188° W), adjacent to the property located at 3168 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (APN: 008-491-021-000)]

The PEBBLE BEACH COMPANY (AT&T MOBILITY) application (PLN250243) came on for public hearing before the Monterey County Zoning Administrator on October 30, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- 1982 Monterey County General Plan (General Plan);
- Del Monte Forest Land Use Plan (DMF LUP);
- Del Monte Forest Coastal Implementation Plan (DMF CIP); and
- Monterey County Code (MCC) Zoning Ordinance (Title 20)

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Allowed Use. The property is located off of the right-of-way within a utility easement on 17 Mile Drive (Coordinate 36.571735° N, -121.969188° W), adjacent to 3168 17 Mile Drive, Pebble Beach (APN 008-491-021-000), Del Monte Forest Land Use Plan, Coastal Zone. The parcel is considered to be in its land use as Public/Quasi Public, or "PQP". The General Plan does not specify a land use designation for privately or publicly owned roads; however, the County considers such land use as Public/Quasi Public use, serving the public at large. Title 20 section 20.40.050.S identifies wireless communication facilities (WCF) as a conditional use subject to the granting of a Coastal Development Permit. The project proposes to remove an existing 33-8-foot-high utility pole and install a wireless telecommunication facility (WCF) consisting of a 44-6-foot-high pole with two antennas and associated equipment, greater than the height allowed for the zoning district, within 750 feet of a known archaeological resource. Therefore, the project is consistent with the zoning.

c) Lot Legality. The subject site is located in the Pacific Gas & Electric (PG&E) right-of-way (36.571735° N, -121.969188° W) and adjacent from the property of 3168 17 Mile Drive, Pebble Beach.

d) Design and Visual Resources. The subject area includes a Design Control Overlay, which is intended to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character pursuant to Title 20 Chapter 20.44. The proposed WCF will utilize the same material and colors as the existing utility pole, which is wooden dark brown. The development is surrounded by existing vegetation and will blend with the surrounding environment.

Del Monte Visual Resources Map, Figure 3 identifies this subject area to be within the 17-Mile drive public viewshed and near a designated vista point project, deeming its surrounding area as Highly Sensitive for visual sensitivity. This designation is due to the project being located along 17 Mile Drive within surrounding Points of Interest & Public Access in Figure 8 of the DMF LUP, including Cypress Point Lookout and Crocker Grove, both within a quarter mile radius. Pursuant to Title 20 section 20.64.310.H.1, wireless communication facilities should not be sited to create visual clutter or negatively affect specific views. From 17 Mile Drive, the facility cannot be drastically seen as the proposed WCF will be in the same location as the existing utility pole 17 Mile Drive and vegetation screening. DMF LUP Policy 48 indicates that new development within visually prominent settings, as illustrated on the Del Monte Forest Visual Resources Map (Figure 3), shall be sited and

designed in such a manner that will not take away the scenic value of the area. The installation of the WCF would include a pole that proposes to match the existing colors and materials, dark brown wood, in order to blend in with the surrounding Monterey Pine trees along 17 Mile Drive. The existing utility pole has a height of 33-8 feet and the WCF proposes to be at 44-6 feet in height. Although this exceeds the maximum height allowed for PQP, Title 20 section 20.62.030 allows for towers, poles, water tanks and similar structures may be erected to a greater height than the limit established by the zoning district subject to the granting of a Coastal Development Permit. The proposed development is consistent with the DMF LUP Policies 123 and 137 as the project will not block significant public views towards the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. As proposed, the project would not result in any adverse visual impacts and is consistent with the applicable visual resource policies of the DMF LUP. As proposed and designed, the development would blend with the surrounding environment, consistent with the DMF Visual Resource Policies.

e) Cultural Resources. According to Monterey County Geographic Information System (GIS) records identifies the subject property to be within a high archaeological sensitivity area and is within a potentially known archaeological resource area. Staff has deemed that an archaeological report is not required due to the recommendations of a previous Archaeological Report LIB160117 (APN: 008-491-021-000) was previously conducted on the adjacent parcel and concluded the site to have potentially two archaeological sites that extend into portions of the subject property. A reconnaissance survey as well as auger testing was conducted throughout the parcel and found the parcel contains deposits of cultural resources; however, the results were narrowed down to a specific area of the property, stating that previously cultural resources had been destroyed by the construction of the now existing single-family dwelling and driveway, and the remaining areas with potential significance have been placed within a cultural resources easement that is not near AT&T's proposed development. The proposed project would be adjacent to this parcel in an area previously disturbed by the existing utility pole, and the WCF would be in the same location and depth of the existing pole. Staff has deemed that an archaeological report is not required under the DMF CIP section 20.147.080.B.11. An archaeological waiver was submitted to and approved by a designee of the Chief of Planning given that the proposed development does not involve land clearing and land disturbance of previously disturbed land due to the replacement pole going in the exact same location as the existing pole, and no cultural resources were discovered in the initial installation of the original existing pole. There is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited due to the development being located on previous minimal ground disturbance to replace a pre-existing wood pole. This will be controlled by application of the County's standard project condition (Condition No. 3), which requires

the contractor to stop work if previously unidentified resources are discovered during construction.

f) Wireless Telecommunication Facility. As demonstrated in Finding 6 the project is consistent with the regulations for siting and design of WCF contained in Title 20 Section 20.64.310.

g) Public Access. As demonstrated in Finding 7, the development is consistent with public access policies of the DMF LUP.

h) Land Use Advisory Committee. The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC, at a noticed public meeting on September 18, 2025, 5 to 0 (2 absent) voted to support the project as proposed.

i) The project planner conducted a site inspection on October 7th, 2025, to verify that the proposed project on the subject parcel conforms to the applicable plans and policies.

j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD- Planning for the proposed development found in Project File PLN250243.

2. **FINDING:** **SITE SUITABILITY –** The site is physically suitable for the use proposed.

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, Pebble Beach Community Services District, HCD-Public Works, HCD-Environmental Services, and the Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

b) Staff identified no potential impacts to Historical sites, Archaeological Staff identified potential impacts to resources. The following reports have been prepared:

- "Radio Frequency Emissions Compliance Report for AT&T Mobility" prepared by Waterford Consultants, Fredrick, MA, January 16th, 2025.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. All development shall be in accordance with these reports.

c) Staff conducted a site inspection on October 7th, 2025, to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN250243.

3. **FINDING:** **HEALTH AND SAFETY -** The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to

property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE:

a) The project was reviewed by HCD-Planning, Pebble Beach Community Services District, HCD-Public Works, HCD-Environmental Services, and the Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities are available. The existing power pole will provide electricity. The proposed project will not require the use of water or sewer.

c) A Radio Frequency (RF) engineering analysis was prepared by Waterford Consultants, evaluating the proposed WCF. The report finds that the facility will comply with prevailing Federal Communications Commission (FCC) and Occupational Safety and Health Administration (OSHA) standards for limiting public exposure to radio frequency energy. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. The site is adequate for the proposed development of the wireless communication facility and the applicant has demonstrated that it is the most adequate for the provision of services as required by the FCC.

d) Staff conducted a site inspection on October 7th, 2025, to verify that the site is suitable for this use.

e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN250243.

4. **FINDING:** **NO VIOLATIONS -** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE:

a) Staff reviewed Monterey County HCD-Planning and Building Services Department records and is not aware of any violations existing on subject property.

b) Staff conducted a site inspection on October 7th, 2025, and researched County records to assess if any violation exists on the subject property.

c) There are no known violations on the subject parcel.

d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN250243.

5. **FINDING:** **CEQA (Exempt) –** The project is categorically exempt from environmental review, and no unusual circumstances were identified to exist for the proposed project. California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts the construction and location of new, small facilities or structures.

EVIDENCE:

a) This development will be replacing and extending an existing 33-foot 8-inch PG&E wood pole, to a 42-foot and 6-inch wooden pole. The project will also include two antennas, two power supply units, two

remote radio units, two conduits, and an equipment shelter, increasing the overall height of the development to 44-feet and 6-inches. Because the wireless facility is considered a small facility and the support structures are also small, they qualify for a categorical exemption as described in section 15303 of the CEQA Guidelines.

b) No evidence of significant adverse environmental effects was identified during staff review of the development application. There is no cumulative impact without any prior successive projects of the same type in the same place, over time. There is no significant effect on the environment due to unusual circumstances. Views from the 17-Mile Drive scenic corridor and designated vista points near the proposed development will not be significantly impacted because AT&T Mobility will be installing the proposed project where a utility pole currently exists (see evidence "c" in Finding 1). None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. The project is not located on a hazardous waste site, near a scenic highway or historical resource. The project would not contribute to a cumulative impact of successive projects as there are no other wireless communication facilities in proximity to this project site.

c) No adverse environmental effects were identified during staff review of the development application during a site visit on October 7th, 2025.

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN250243.

6. **FINDING:** **WIRELESS COMMUNICATION FACILITIES** – The development of the proposed wireless communications facility will not significantly affect any designated public viewing area, scenic corridor, or any identified environmentally sensitive area or resources. The site is adequate for the proposed development of the wireless communications facility, and the applicant has demonstrated that it is the most adequate for the provision of services as required by the Federal Communications Commission (FCC). The proposed wireless communications facility complies with all applicable requirements of Monterey County Code (MCC) Section 20.64.310. The subject property on which the wireless communication facility is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions, and any other applicable provisions of MCC, and that all zoning violation abatement costs, if any, have been paid. The proposed telecommunication facility will not create a hazard for aircraft in flight**.**

EVIDENCE: a) This project consists of the removal of an existing 33'-8" foot high utility pole owned by Pacific Gas and Electric (PG&E) and installation of a wireless telecommunication facility consisting of a 44'-6" foot wooden pole, two 2'-foot canister antennae, and associated equipment including two panel antennae, two power supply units, a PG&E Smart Meter, two mounted radios, two conduits, an equipment bracket, and new wooden pole. The property is located off of the right-of-way within an existing utility easement (Coordinate 36.571735° N, -121.969188° W), adjacent to 3168 17 Mile Drive, Pebble Beach.

b) Pursuant to the requirements in Title 20 section 20.64.310(C), wireless communication facilities are allowed on any lot or parcel in any zoning district subject to the appropriate entitlement including the construction, modification, and placement of any antennas used for multi-channel distributions services and personal wireless service facilities. The proposed AT&T Mobility wireless facility removes the existing PG&E transmission tower and installs a WCF as a replacement and therefore is subject to a Coastal Development Permit as identified in Title 20 section 20.40.050.S as a conditional use for the proposed project site zoning of "PQP" (see evidence "b" in Finding 1).

c) Site Location and Analysis Staff analyzed the proposed development for the best siting and location for the WCF. The proposed WCF that will replace the existing 33-8-foot-high utility pole with a 44-6-foot-high utility pole will not substantially visually impact or alter the public's access to the views of nearby scenic points of interest along 17 Mile Drive. The WCF will match the existing pole's dark brown wooden finish and blend with its surroundings, consistent with DMF LUP Policy 48.

d) Co-location. Title 20 section 20.64.310(H)(b) encourages co-location of facilities and the DMF Land Use Plan Visual Resources Chapter 2 within its Resource Management Element that protects the integrity of visual resources. Although the WCF pole will have an increased height by 11 feet 8 inches with minor additions from the existing utility pole, the proposed development will not substantially alter the visual impact of the existing PG&E wood pole, when viewed from 17 Mile Drive.

Title 20 section 20.64.310 encourages co-location of wireless facilities when possible. Co-location opportunities were analyzed for the proposed project. There are no existing WCF that could be used for co-location and meet the coverage objectives identified in the plan provided. However, the proposed development would be installed in the same location where an existing PG&E utility pole is located. Photographic simulations provided by the applicant illustrate that there is not a significant increase to the visually perceived bulk or height of the existing tower. Finding 1, evidence "d" depicts the design adaptations and the correlating details to illustrate the preventative strides to preserve the scenic viewshed. The project includes a condition to encourage future co-location by other wireless carriers (Condition No. 6).

e) The project is consistent with Monterey County Code Chapter 20.92, Airport Approach Zoning, and does not require review by the Monterey County Airport Land Use Commission. This project does not affect any aircraft zones identified in Monterey County Code section 20.92.050 and therefore need not comply with the heights outlined in Monterey County Code section 20.92.060. The proposed telecommunication facility will not create a hazard for airport approaches or departures.

f) The project does not penetrate a Federal Aviation Regulation (FAR) Part 77 Imaginary Surface. The project site is located approximately 11.2 miles from Monterey Regional Airport, the nearest public use airport. If deemed necessary by the FCC, warning lights would be located on top of the structure to prevent conflict with any aircraft when visibility is limited. The proposed telecommunication facility will not create a hazard for aircraft in flight.

h) The project planner reviewed the project application materials and plans and the County GIS database to verify that the project on the subject parcel conforms to the plans listed above and that the site is suitable for this use. The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN250243.

7. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE:

a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in DMF CIP Section 20.147.130.

b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

c) The subject property is not described as an area where Major Public Access & Recreational Facilities requires visual or physical public access (Figure 8, DMF LUP).

d) As proposed, the development project will not interfere with visual access from or to 17-Mile Drive and nearby designated vista points. The proposed development is consistent with DMF LUP Policies 123 and 137 and will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. The design and siting of the proposed WCF does not significantly increase the height of the existing structure and would not significantly increase the visual impacts over the existing baseline. As proposed, the project is consistent with the applicable visual resource and public access policies of the DMF LUP.

e) The project planner completed a site inspection on October 7th, 2025, to verify that the proposed project would not impact public access. The project planner also reviewed plans and visual simulations to verify that the proposed development will not impact public access or visual resources/access. See evidence “d” above. See also Finding No. 1 and supporting evidence.

f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250243.

8. **FINDING:** **APPEALABILITY -** The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

EVIDENCE: a) Board of Supervisors. Pursuant to Title 20 sections 20.44.070 and 20.86.030 of the Monterey County Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

b) Coastal Commission. Pursuant to Title 20 section 20.86.080, the proposed project is subject to appeal by/to the California Coastal Commission because it is a project involves development between the sea and the first through public road paralleling the sea (State Route 1), and development that is permitted in the underlying zone as a conditional use.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Find the project the project Categorically Exempt per Section 15303 of the CEQA Guidelines and does not meet any of the exceptions under Section 15300.2;
2. Approve a Combined Development Permit Consisting of a: 1) Coastal Development Permit and Design Approval to allow the removal of an existing 33-8 foot high utility pole and installation of a wireless telecommunication facility consisting of a 44-6 foot high pole with two antennas and associated equipment, 2) Coastal Development Permit to exceed the height of 30 feet established for the district, and 3) Coastal Administrative Permit for development within 750 feet of a known archaeological resource.

PASSED AND ADOPTED this 30th day of October 2025.

_____

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

   Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted,

otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services offices in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN250243

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN250243) consisting of a: 1) Coastal Development Permit and Design Approval to allow the removal of an existing 33-8 foot high utility pole and installation of a wireless telecommunication facility consisting of a 44-6 foot high pole with two antennas and associated equipment; 2) Coastal Development Permit to exceed the required height of 30 feet established for the district; and 3) Coastal Administrative Permit for development within 750 of an archaeological resource. The property is located in the PGE right-of-way (Coordinate 36.575365° N, -121.970661° W), adjacent to property located at 3168 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-491-021-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 008-491-021-000 on October 30th, 2025. The permit was granted subject to 8 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD039(A) - WIRELESS INDEMNIFICATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant agrees as a condition and in consideration of the approval of the permit to enter into an indemnification agreement with the County whereby the applicant agrees to defend, indemnify, and hold harmless the County, its officers, agents and employees from actions or claims of any description brought on account of any injury or damages sustained by any person or property resulting from the issuance of the permit and conduct of the activities authorized under said permit. Applicant shall obtain the permission of the owner on which the wireless communication facility is located to allow the recordation of said indemnification agreement, and the applicant shall cause said indemnification agreement to be recorded by the County Recorder as a prerequisite to the issuance of the building and/or grading permit. The County shall promptly notify the applicant of any such claim, action, or proceeding and the County shall cooperate fully in the defense thereof. The County may, at its sole discretion, participate in the defense of such action, but such participation shall not relieve applicant of its obligations under this condition. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit signed and notarized Indemnification Agreement to the Director of HCD-Planning for review and signature by the County.

Prior to the issuance of grading or building permits, the Owner/Applicant shall submit proof of recordation of the Indemnification Agreement, as outlined, to HCD-Planning.

5. PD039(B) - WIRELESS REDUCE VISUAL IMPACTS

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall agree in writing that if future technological advances allow for reducing the visual impacts of the telecommunication facility, the applicant shall make modifications to the facility accordingly to reduce the visual impact as part of the facility's normal replacement schedule. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit, in writing, a declaration agreeing to comply with the terms of this condition HCD - Planning for review and approval.

6. PD039(C) - WIRELESS CO-LOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant and/or successors assigns shall encourage co-location by other wireless carriers on this tower assuming appropriate permits are approved for co-location. Any expansion or additions of microwave dishes, antennas and/or similar appurtenances located on the monopole, which are not approved pursuant to this permit, are not allowed unless the appropriate authority approves additional permits or waivers. In any case, the overall height of the pole shall not exceed the specified height. (HCD - Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall encourage co-location by other wireless carriers on this tower assuming appropriate permits are approved for co-location. The overall height of the pole shall not exceed ___ feet.

7. PD039(D) - WIRELESS REMOVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If the applicant abandons the facility or terminates the use, the applicant shall remove the monopole, panel antennas, and equipment shelter. Upon such termination or abandonment, the applicant shall enter into a site restoration agreement subject to the approval of the Director of HCD - Planning and County Counsel. The site shall be restored to its natural state within six (6) months of the termination of use or abandonment of the site.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to abandoning the facility or terminating the use, the Owner/Applicant shall submit a site restoration agreement to HCD - Planning subject to the approval of the HCD - Director of Planning and County Counsel.

Within 6 months of termination of use or abandonment of the site, the Owner Applicant shall restore the site to its natural state.

8. PD039(E) - WIRELESS EMISSION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The facility must comply with Federal Communications Commission (FCC) emission standards. If the facility is in violation of FCC emission standards, the Director of HCD - Planning shall set a public hearing before the Appropriate Authority whereupon the appropriate authority may, upon a finding based on substantial evidence that the facility is in violation of the then existing FCC emission standards, revoke the permit or modify the conditions of the permit. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of use and on an on-going basis, the Owner/Applicant shall submit documentation demonstrating compliance with the FCC emission standards to the Director of HCD-Planning for review and approval.

On an on-going basis, if the facility is in violation of FCC emission standards, the Director of HCD-Planning shall set a public hearing before the Appropriate Authority to consider revocation or modification of the permit.

CRAN_RSFR_PEBBL_211

(NEAR) 3168 17 MILE DR
PEBBLE BEACH, CA 93953

SITE ID:	CRAN_RSFR_PEBBL_211
IWM:	WSSFR0052077
FA CODE:	16519536
SITE TYPE:	WOODEN PG&E UTILITY POLE
POLE #:	120093347
COUNTY:	MONTEREY

PROJECT TEAM

APPLICANT:
AT&T MOBILITY
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583
CONTACT: MARC GRABISCH
EMAIL: MG387K@ATT.COM

AT&T MOBILITY PROJECT MANAGER:
AT&T MOBILITY
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583
CONTACT: SEAN RANDALL
EMAIL: SR9530@ATT.COM

AT&T MOBILITY RF MANAGER:
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583
CONTACT: HENRY PINEDA
EMAIL: HP088P@ATT.COM

PROJECT MANAGER:
NEXT EDGE
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GA 30005
PHONE: (707) 225-2865
EMAIL: JUSTIN.GIARRITTA@NEXTEDGENETWORKS.COM

A&E PROJECT MANAGER:
NEXT EDGE
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GA 30005
PHONE: (530) 305-6898
EMAIL: TODD.LAWRENCE@NEXTEDGENETWORKS.COM

CONSTRUCTION MANAGER:
NEXT EDGE
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GA 30005
PHONE: (415) 989.1102
EMAIL: ATTPROJECTTEAM@MODUSLLC.COM

PROJECT DESCRIPTION

AT&T PROPOSES TO INSTALL A NEW WIRELESS COMMUNICATION SITE ON A WOODEN PG&E UTILITY POLE.

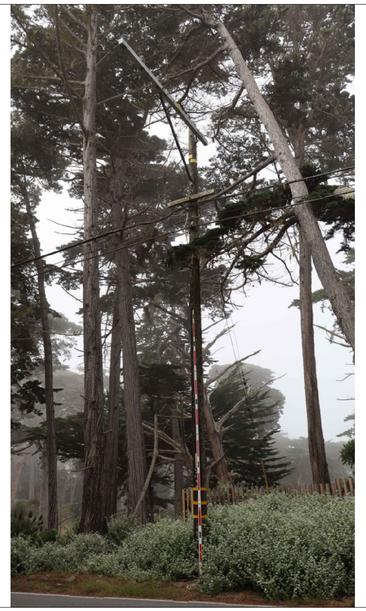
SCOPE:

- INSTALL (2) NEW 2' PANEL ANTENNA ON TOP OF WOODEN PG&E UTILITY POLE
- INSTALL (1) NEW RADIO 4490, (1) RADIO 4467 ON WOODEN PG&E UTILITY POLE
- INSTALL (2) NEW PSU AC08 ON WOODEN PG&E UTILITY POLE
- INSTALL (1) NEW COAX CONDUIT FROM EQUIPMENT TO NEW PANEL ANTENNA
- INSTALL (1) NEW POWER CONDUIT FROM P.O.C. TO EQUIPMENT
- INSTALL (1) NEW FIBER CONDUIT FROM P.O.C. TO EQUIPMENT
- INSTALL (1) NEW EQUIPMENT BRACKET
- INSTALL (1) NEW SMART METER / DISCONNECT
- CABLING TO BE INSTALLED IN A TIGHT NEAT MANNER WITHOUT EXCESS CABLE LOOPS
- ALL AT&T ADDED APPURTENANCES SHALL BE PAINTED TO MATCH POLE COLOR (NON-GLOSSY "SABLE" BY SHERWIN WILLIAMS, OR EQUIVALENT)
- EXISTING WOOD UTILITY POLE TO BE REPLACED WITH NEW WOOD UTILITY POLE BY PG&E

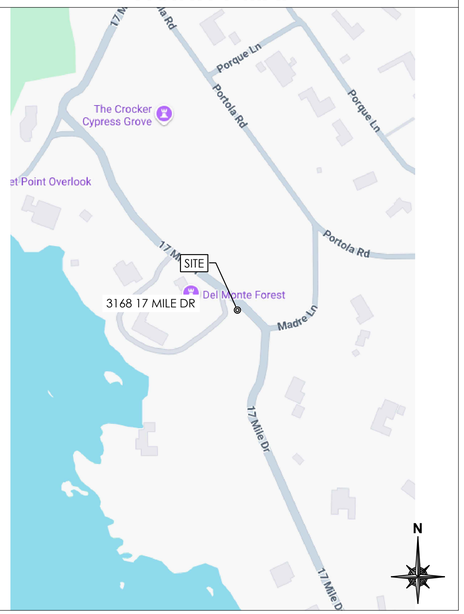
DRAWING INDEX

SHEET NO.	SHEET TITLE
T-1	TITLE SHEET
T-2	GENERAL NOTES
C-1	SURVEY
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN & PROPOSED EQUIPMENT LAYOUT PLANS
A-3	ELEVATIONS
A-4	ELEVATIONS
D-1	DETAILS
D-2	DETAILS
E-1	ELECTRICAL GENERAL NOTES
E-2	ONE-LINE DIAGRAM & GROUNDING SCHEMATIC
E-3	ELECTRICAL DETAILS
TCP-1	TRAFFIC CONTROL PLAN

POLE PHOTO



VICINITY MAP



SITE INFORMATION

SITE ADDRESS:	(NEAR) 3168 17 MILE DR PEBBLE BEACH, CA 93953
OWNER:	PG&E 1 MARKET STREET, SPEAR TOWER SAN FRANCISCO, CA 94105-1126
APPLICANT:	AT&T MOBILITY 5005 EXECUTIVE PARKWAY SAN RAMON, CA 94583
LATITUDE:	36.575365° N NAD83
LONGITUDE:	121.970661° W NAD83
COUNTY:	MONTEREY
JURISDICTION:	PEBBLE BEACH
ASSESSORS PARCEL NUMBER:	NEAR 008-491-021
ZONING:	LDR/2-D(CZ)
ELEVATION:	65.516' AMSL

CALL 811 BEFORE YOU DIG
IT'S THE LAW

THE UTILITIES SHOWN HEREIN ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER/SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL THE UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO THE (E) UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- 2022 CALIFORNIA BUILDING CODE (CBC), BASED ON THE 2021 IBC
- 2022 CALIFORNIA ELECTRICAL CODE (CEC), BASED ON THE 2020 NEC
- 2022 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2021 UMC
- 2022 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2021 UPC
- 2022 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CALGREEN)
- 2022 CALIFORNIA FIRE CODES WITH ALL LOCAL AMENDMENTS, BASED ON THE 2021 IFC
- ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
- CALIFORNIA GENERAL ORDER 95 (G.O. 95, 2020)
- NCJPA OPERATIONS/ ROUTINE HANDBOOK (2019)
- NATIONAL ELECTRICAL CODE (NEC) (2023 EDITION)
- NATIONAL ELECTRICAL SAFETY CODE IEEE C2 2023 (NESC)
- CITY / COUNTY ORDINANCES

ACCESSIBILITY REQUIREMENTS FOR PERSONS WITH DISABILITIES:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY IS NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA ADMINISTRATIVE STATE CODE PART 2, TITLE 24, CHAPTER 11B, SECTION 11038.

AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA
94583

NextEdge
1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JLV
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	01/17/25	90% CD
0	01/27/25	100% CD

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. WARE
No.65117
Exp. 09/30/25
CIVIL
STATE OF CALIFORNIA

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

CRAN_RSFR_PEBBL_211

(NEAR) 3168 17 MILE DR
PEBBLE BEACH, CA 93953

TITLE SHEET

T-1

GENERAL NOTES

GENERAL CONSTRUCTION NOTES

1. PLANS ARE INTENDED TO BE DIAGRAMMATIC ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.

2. THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.

3. CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600, FOR UTILITY LOCATIONS, 2 WORKING DAYS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.

4. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.

5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CBC'S REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE, FOR, BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.

6. REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT / ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT / ENGINEER.

7. THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.

8. DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE AREA LINES, UNLESS OTHERWISE NOTED.

9. ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT / ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS, OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.

10. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT / ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT / ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.

11. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.

12. ANY EXISTING COMPONENTS DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO IT'S ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.

13. ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.

GENERAL NOTES FOR EXISTING CELL SITES

1. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR.

2. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS MUST BE VERIFIED. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.

3. THE EXISTING CELL SITE IS IN FULL COMMERCIAL OPERATION. ANY CONSTRUCTION WORK BY CONTRACTOR SHALL NOT DISRUPT THE EXISTING NORMAL OPERATION. ANY WORK ON EXISTING EQUIPMENT MUST BE COORDINATED WITH CONTRACTOR. ALSO, WORK SHOULD BE SCHEDULED FOR AN APPROPRIATE MAINTENANCE WINDOW USUALLY IN LOW TRAFFIC PERIODS AFTER MIDNIGHT.

4. SINCE THE CELL SITE IS ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE ADVISED TO BE WORN TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS.

5. CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. CONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD (N) TRAYS AS NECESSARY. CONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONTRACTOR.

6. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.

APPLICABLE CODES, REGULATIONS AND STANDARDS:

1. CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION.

2. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE TIME OF PERMITTING AWARD SHALL GOVERN THE DESIGN.

3. CONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
   - 3.1. - AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
   - 3.2. - AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
   - 3.3. - TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-F, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES
   - 3.4. - INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRICAL EQUIPMENT.
   - 3.5. -IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")

4. TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS
   - 4.1. TELCORDIA GR-63 NETWORK EQUIPMENT-BUILDING SYSTEM (NEBS): PHYSICAL PROTECTION
   - 4.2. TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING
   - 4.3. TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS
   - 4.4. TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS

5. ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS

6. FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

GENERAL TRENCHING NOTES

1. MAINTAIN 24" MINIMUM COVER FOR ALL ELECTRICAL CONDUITS, U.O.N.
2. MAINTAIN 30" MINIMUM COVER FOR ALL TELECOMMUNICATIONS CONDUITS.
3. MINIMUM 1" SAND SHADING BELOW CONDUITS, AND 6" COVERING ON TOP OF CONDUITS REQUIRED.
4. REFER TO SHEET E-1 FOR ADDITIONAL REQUIREMENTS

GENERAL GROUNDING NOTES

1. GROUNDING SHALL BE TESTED AT 5 OHMS OR LESS.
2. WOOD MOLDING, STAPLED EVERY 3'-0" AND AT EACH END.

GENERAL CONDUIT NOTES

1. ALL CONDUITS WILL BE MANDRELED AND EQUIPPED WITH 3/8" PULL ROPE.
2. SCHEDULE 40 CONDUIT FOR UNDERGROUND USE.
3. SCHEDULE 80 CONDUIT FOR RISER USE AND ELSEWHERE AS NOTES. TRANSITION FROM SCHEDULE 40 PVC OR RIGID STEEL CONDUIT TO SCHEDULE 80 USING APPROVED FITTINGS DESIGNED TO PROVIDE A SMOOTH INTERIOR WALL TRANSITION TO THE REDUCED INTERIOR DIAMETER OF SCHEDULE 80. ADJUST CONDUIT SIZE IF NECESSARY TO MAINTAIN THE INTERIOR AREA REQUIRED FOR THE WIRING SPECIFIED.
4. GALVANIZED STEEL CONDUIT FOR ANY CONDUIT UNDER 3", STUB UP 10" THEN CONVERT TO SCHEDULE 80.
5. CONTRACTOR TO STUB UP POLE 10" w/ 3" POWER CONDUIT. POWER COMPANY TO CONVERT FROM 3" STUB SCHEDULE 80 TO 2" SCHEDULE 80 FROM TOP OF STUB UP.
6. ZRC COLD GALVANIZING COMPOUND OR EQUIVALENT IS REQUIRED ON EXPOSED THREADS IN RIGID STEEL CONDUIT AND THE CUT ENDS OF SUPPORT STRUTS, ETC. TO PREVENT RUSTING.

TYPICAL R.O.W. POLE CONSTRUCTION NOTES

1. CABLE NOT TO IMPEDE 15" CLEAR SPACE OFF POLE FACE.
2. ALL CLIMB STEPS NEXT TO CONDUIT SHALL HAVE EXTENDED STEPS.
3. NO BOLT THREADS TO PROTRUDE MORE THAN 1-1/2"
4. ALL HOLES IN POLE LEFT FROM REARRANGEMENT OF CLIMB STEPS TO BE FILLED.
5. 90° SHORT SWEEPS UNDER ANTENNA ARM, ALL CABLES MUST TRANSITION ON THE INSIDE OR BOTTOM OF THE ARM (NO CABLE ON TOP OF ARM).
6. USE 90° CONNECTOR AT CABLE CONNECTION FOR OMNI DOWN ANTENNAS.
7. USE CABLE CLAMPS TO SECURE CABLE TO ARMS, PLACE 2" AT&T WIRELESS CABLE I.D. TAGS ON BOTH SIDES OF ARMS.
8. USE 1/2" DIA. CABLE ON ANTENNAS UNLESS OTHERWISE SPECIFIED.
9. PLACE GPS ON ARM OF SOUTHERN SKY EXPOSURE AT MINIMUM 6' FROM TRANSMIT ANTENNA WHICH IS 24" AWAY FROM CENTER OF POLE.
10. FILL VOID AROUND CABLES AT CONDUIT OPENING WITH FOAM SEALANT TO PREVENT WATER INTRUSION.

CONTRACTOR REQUIREMENTS

DO NOT SCALE OFF DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK

ABBREVIATIONS

A.B.	ANCHOR BOLT	GLB. (GLU-LAM)	GLUE LAMINATED BEAM
ABV.	ABOVE	GPS	GLOBAL POSITIONING SYSTEM
ACCA	ANTENNA CABLE COVER ASSEMBLY	GRND.	GROUND
ADD'L	ADDITIONAL	HDR.	HEADER
A.F.F.	ABOVE FINISHED FLOOR	HGR.	HANGER
A.F.G.	ABOVE FINISHED GRADE	HT.	HEIGHT
AGL	ABOVE GROUND LEVEL	ICGB.	ISOLATED COPPER GROUND BUS
ALUM	ALUMINUM	IN.(")	INCH(ES)
ALT.	ALTERNATE	INT.	INTERIOR
AMSL	ABOVE SEA LEVEL	LB.(#)	POUND(S)
ANT.	ANTENNA	L.B.	LAG BOLTS
APPRX.	APPROXIMATE(LY)	L.F.	LINEAR FEET(FOOT)
ARCH.	ARCHITECT(URAL)	L.	LONGITUDINAL
AWG.	AMERICAN WIRE GAUGE	MAS.	MASONRY
BLDG.	BUILDING	MAX.	MAXIMUM
BLK.	BLOCK	M.B.	MACHINE BOLT
BLKG	BLOCKING	MECH.	MECHANICAL
BM.	BEAM	MFR.	MANUFACTURER
B.N.	BOUNDARY NAILING	MIN.	MINIMUM
BN	BACK-UP CABINET	MISC.	MISCELLANEOUS
BTCW.	BARE TINNED COPPER WIRE	MTL.	METAL
B.O.	BOTTOM	NO.(#)	NUMBER
B.O.F.	BOTTOM OF FOOTING	N.T.S.	NOT TO SCALE
CAB.	CABINET	(N)	NEW
CANT.	CANTILEVER(ED)	O.C.	ON CENTER
C.I.P.	CAST IN PLACE	OPNG.	OPENING
CLG.	CEILING	P/C	PRE CAST CONCRETE
℄	CENTERLINE	PCS	PERSONAL COMMUNICATION SERVICES
CLR.	CLEAR	ℙ	PLATE
COL.	COLUMN	PLY.	PLYWOOD
CONC.	CONCRETE	PPC.	POWER PROTECTION CABINET
CONN.	CONNECTION(OR)	PRC.	PRIMARY FLEXING CABINET
CONST.	CONSTRUCTION	P.S.F.	POUNDS PER SQUARE FOOT
CONT.	CONTINUOUS	P.S.I.	POUNDS PER SQUARE INCH
ⅆ	PENNY (NAILS)	P.T.	PRESSURE TREATED
DBL.	DOUBLE	PWR.	POWER (CABINET)
DEPT.	DEPARTMENT	QTY.	QUANTITY
D.F.	DOUGLAS FIR	RAD.(R)	RADIUS
DIA.	DIAMETER	REF.	REFERENCE
DIAG.	DIAGONAL	REINF.	REINFORCING
DIM.	DIMENSION	REQ'D.	REQUIRED
DWG.	DRAWING(S)	RGS.	RIGID GALVANIZED STEEL
DWL.	DOWEL(S)	R.O.W.	RIGHT OF WAY
EA.	EACH	SCH.	SCHEDULE
EL.	ELEVATION	SHT.	SHEET
ELEC.	ELECTRICAL	SIM.	SIMILAR
ELEV.	ELEVATOR	SPEC.	SPECIFICATION(S)
EMT.	ELECTRICAL METALLIC TUBING	SQ.	SQUARE
E.N.	EDGE NAIL	S.S.	STAINLESS STEEL
ENG.	ENGINEER	STD.	STANDARD
EQ.	EQUAL	STL.	STEEL
EXP.	EXPANSION	STRUC.	STRUCTURAL
EXST.(E)	EXISTING	TEMP.	TEMPORARY
EXT.	EXTERIOR	THK.	THICKNESS
FAB.	FABRICATION(OR)	T.N.	TOE NAIL
F.F.	FINISH FLOOR	T.O.A.	TOP OF ANTENNA
F.G.	FINISH GRADE	T.O.C.	TOP OF CURB
FIN.	FINISH(ED)	T.O.F.	TOP OF FOUNDATION
FLR.	FLOOR	T.O.P.	TOP OF PLATE(PARAPET)
FDN.	FOUNDATION	T.O.S.	TOP OF STEEL
F.O.C.	FACE OF CONCRETE	T.O.W.	TOP OF WALL
F.O.M.	FACE OF MASONRY	TYP.	TYPICAL
F.O.S.	FACE OF STUD	U.G.	UNDER GROUND
F.O.W.	FACE OF WALL	U.L.	UNDERWRITES LABORATORY
F.S.	FINISH SURFACE	U.N.O.	UNLESS NOTED OTHERWISE
FT.(')	FOOT(FEET)	V.I.F.	VERIFY IN FIELD
FTG.	FOOTING	W	WIDE(WIDTH)
G.	GROWTH(CABINET)	W/	WITH
GA.	GAUGE	WD.	WOOD
GI.	GALVANIZE(D)	W.P.	WEATHERPROOF
G.F.I.	GROUND FAULT CIRCUIT INTERRUPTER	WT.	WEIGHT

LEGEND

SPOT ELEVATION	STEEL
REVISION	GROUT OR PLASTER
GRID REFERENCE	(E) BRICK
DETAIL REFERENCE	(E) MASONRY
ELEVATION REFERENCE	CONCRETE
SECTION REFERENCE	EARTH
MATCH LINE	GRAVEL
WORK POINT	PLYWOOD
	SAND
	CENTERLINE
	PROPERTY/LEASE LINE
	GROUND CONDUCTOR
T	TELEPHONE CONDUIT
E	ELECTRICAL CONDUIT
E/T	ELECTRICAL & TELCO CONDUITS
A	COAXIAL CABLE
O/H	OVERHEAD LINES
X	CHAIN LINK FENCING
	WOOD FENCING
OHT/OHP	OVERHEAD COMM/ OVERHEAD POWER

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5005 EXECUTIVE PARKWAY
SAN RAMON, CA
94583

NextEdge

1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JLV
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	01/17/25	90% CD
0	01/27/25	100% CD

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. WARD
No. 85117
Exp. 09/30/25
CIVIL
STATE OF CALIFORNIA

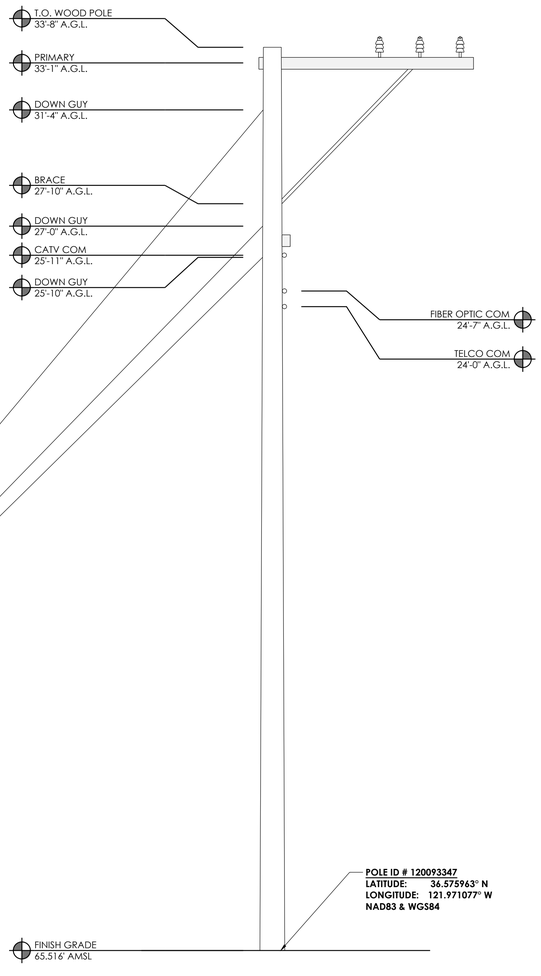
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PEBBLE BEACH, CA 93953

GENERAL NOTES

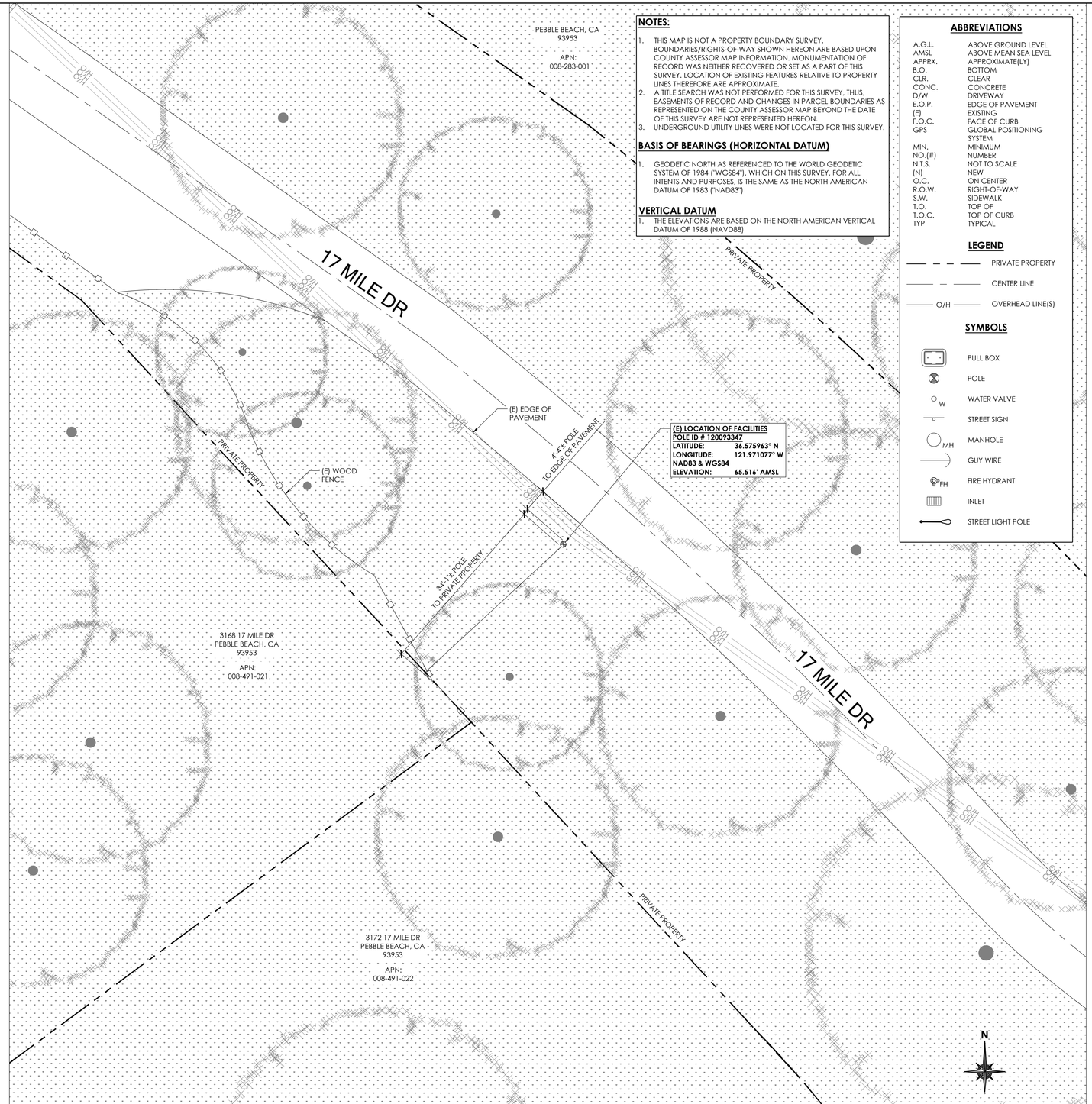
T-2



ELEVATION

SCALE 3/8"=1'-0"

2



SITE PLAN

24"x36" SCALE: 1" = 10'
11"x17" SCALE: 1" = 20'
10' 5' 0' 10'

SCALE 1"=10'-0"

1

NOTES:

1. THIS MAP IS NOT A PROPERTY BOUNDARY SURVEY. BOUNDARIES/RIGHTS-OF-WAY SHOWN HEREON ARE BASED UPON COUNTY ASSESSOR MAP INFORMATION. MONUMENTATION OF RECORD WAS NEITHER RECOVERED OR SET AS A PART OF THIS SURVEY. LOCATION OF EXISTING FEATURES RELATIVE TO PROPERTY LINES THEREFORE ARE APPROXIMATE.
2. A TITLE SEARCH WAS NOT PERFORMED FOR THIS SURVEY, THUS, EASEMENTS OF RECORD AND CHANGES IN PARCEL BOUNDARIES AS REPRESENTED ON THE COUNTY ASSESSOR MAP BEYOND THE DATE OF THIS SURVEY ARE NOT REPRESENTED HEREON.
3. UNDERGROUND UTILITY LINES WERE NOT LOCATED FOR THIS SURVEY.

BASIS OF BEARINGS (HORIZONTAL DATUM)

1. GEODETIC NORTH AS REFERENCED TO THE WORLD GEODETIC SYSTEM OF 1984 ("WGS84"), WHICH ON THIS SURVEY, FOR ALL INTENTS AND PURPOSES, IS THE SAME AS THE NORTH AMERICAN DATUM OF 1983 ("NAD83")

VERTICAL DATUM

1. THE ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

ABBREVIATIONS

A.G.L.	ABOVE GROUND LEVEL
AMSL	ABOVE MEAN SEA LEVEL
APPRX.	APPROXIMATE(LY)
B.O.	BOTTOM
CLR.	CLEAR
CONC.	CONCRETE
D/W	DRIVEWAY
E.O.P.	EDGE OF PAVEMENT
(E)	EXISTING
F.O.C.	FACE OF CURB
GPS	GLOBAL POSITIONING SYSTEM
MIN.	MINIMUM
NO.(#)	NUMBER
N.T.S.	NOT TO SCALE
(N)	NEW
O.C.	ON CENTER
R.O.W.	RIGHT-OF-WAY
S.W.	SIDEWALK
T.O.	TOP OF
T.O.C.	TOP OF CURB
TYP	TYPICAL

LEGEND

- PRIVATE PROPERTY
- CENTER LINE
- O/H — OVERHEAD LINE(S)

SYMBOLS

- PULL BOX
- POLE
- W — WATER VALVE
- STREET SIGN
- MH — MANHOLE
- GUY WIRE
- FH — FIRE HYDRANT
- INLET
- STREET LIGHT POLE

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30005

DRAWN BY:	FZA
CHECKED BY:	RM
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	01/16/25	100% SURVEY

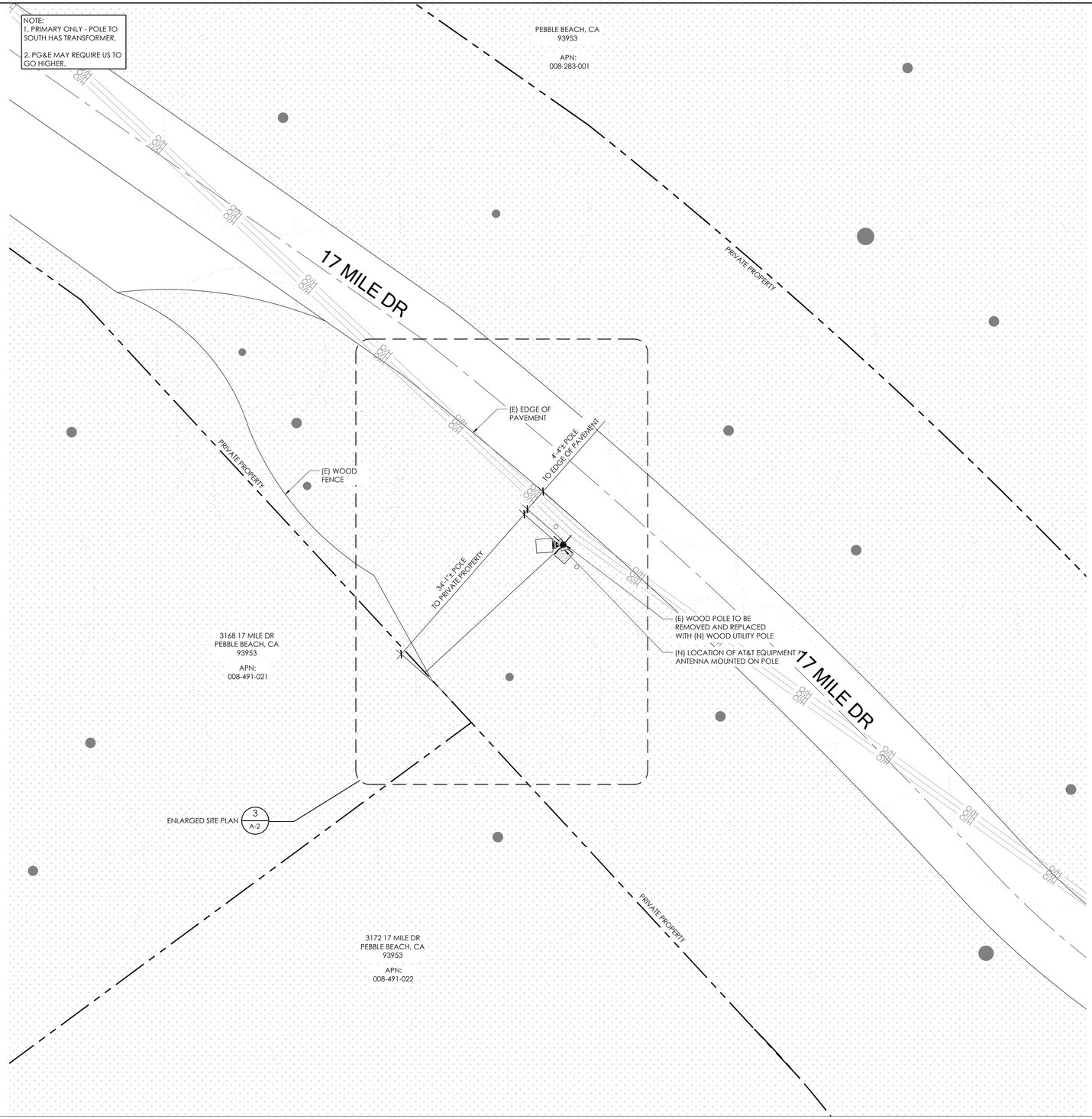
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CHRISTOPHER R. WALKER
No.65117
Exp. 09/30/25
CIVIL
STATE OF CALIFORNIA

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SURVEY

C-1



SITE PLAN

24"x36" SCALE: 1" = 10'-0"
11"x17" SCALE: 1" = 20'-0"
10' 5' 0' 10'

1

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SAN RAMON, CA
94583

NextEdge
1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JLV
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	01/17/25	90% CD
0	01/27/25	100% CD

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CHRISTOPHER R. WALKER
No. 85117
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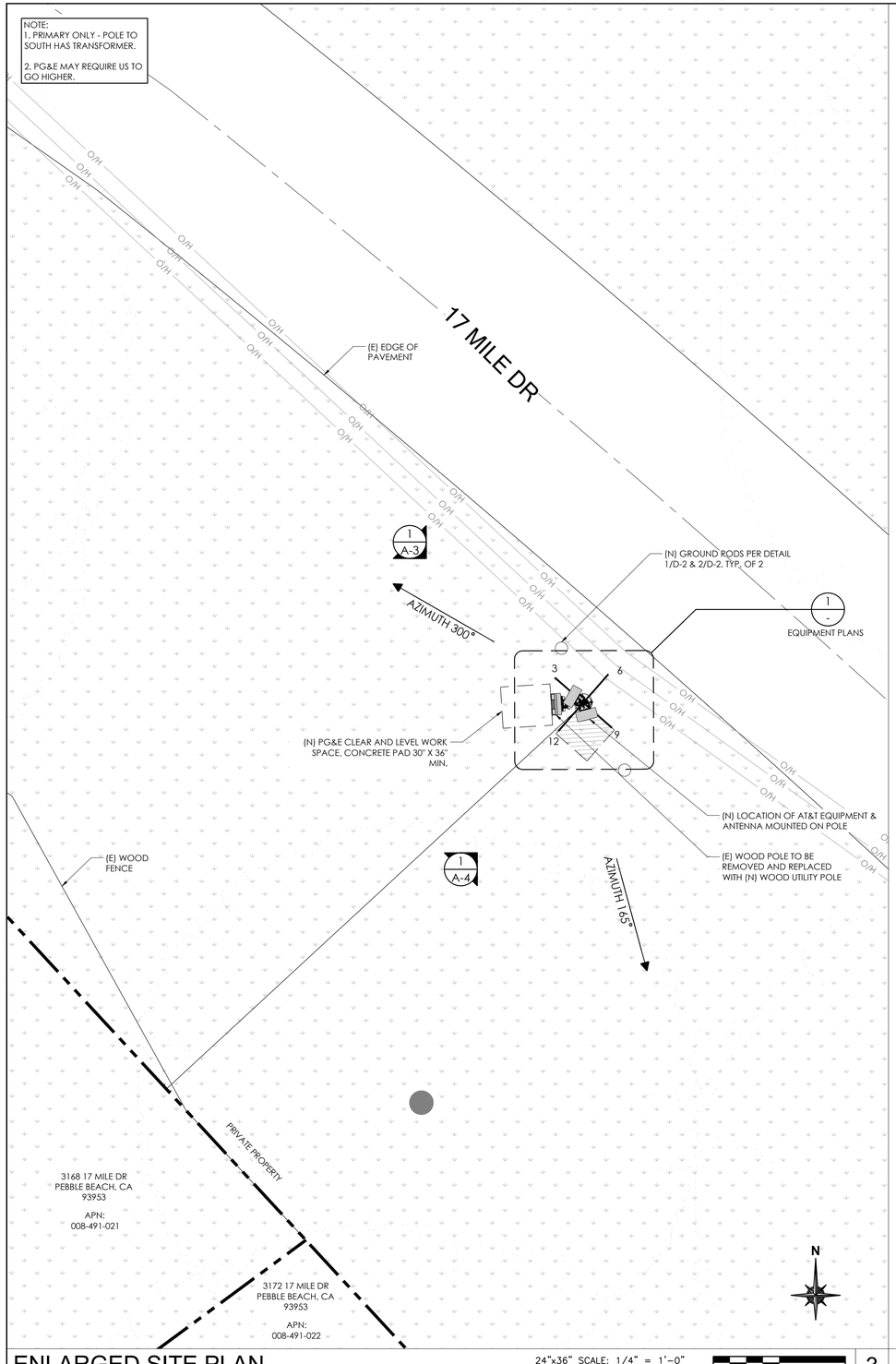
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PEBBLE BEACH, CA 93953

SITE PLAN

A-1

NOTE:
1. PRIMARY ONLY - POLE TO SOUTH HAS TRANSFORMER.

2. PG&E MAY REQUIRE US TO GO HIGHER.

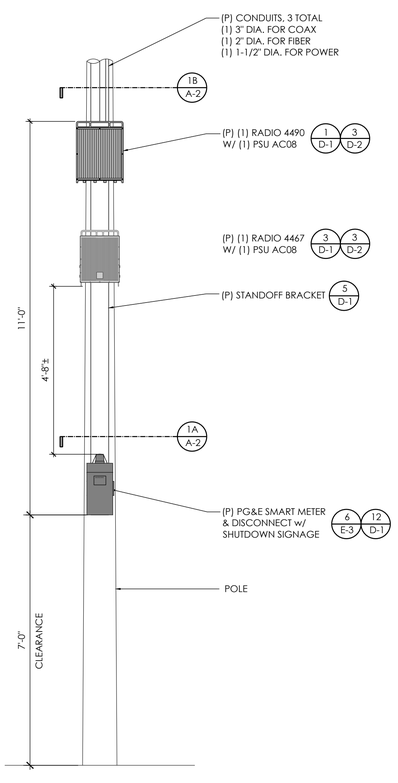


ENLARGED SITE PLAN

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"
4' 3' 2' 1' 0" 4'

3

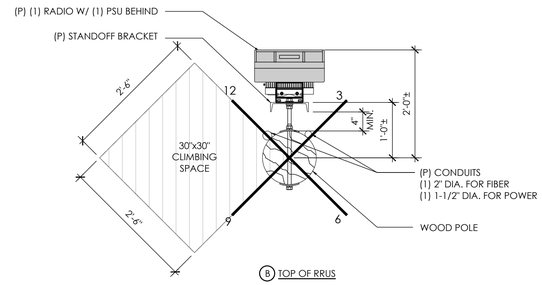
NOTES:
1. ALL EQUIPMENT SHALL BE PLACED (VERTICALLY) AS CLOSE AS ALLOWED BY POLE OWNER, WHILE MAINTAINING MINIMUM CLEARANCE REQUIREMENTS.
2. MAINTAIN 4" MIN. OFFSET BETWEEN THE MOUNTING BRACKET FLANGE AND THE POLE
3. ALL ANTENNAS, BRACKETS, CABLING, CONDUIT, AND OTHER EQUIPMENT WILL BE PAINTED NON-GLOSSY SABLE BY SHERWIN WILLIAMS (OR EQUIVALENT)
4. SWEEP CONDUIT RUNS AROUND (E) CROSS ARMS WHERE THEY OCCUR, SEE DETAIL 6/D-2
5. CABLING TO BE INSTALLED IN A TIGHT NEAT MANNER WITHOUT EXCESS CABLE LOOPS

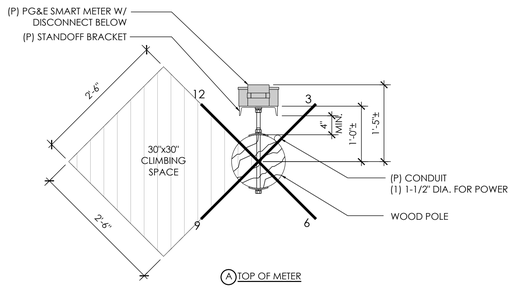


(P) ELEVATION

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

2





N

(P) EQUIPMENT PLANS

24"x36" SCALE: 3/4" = 1'-0"
11"x17" SCALE: 3/8" = 1'-0"
1' 6" 0" 1'

1

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NextEdge
1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JLV
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	01/17/25	90% CD
0	01/27/25	100% CD

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. NEAR
No.65117
Exp. 09/30/25
CIVIL
STATE OF CALIFORNIA

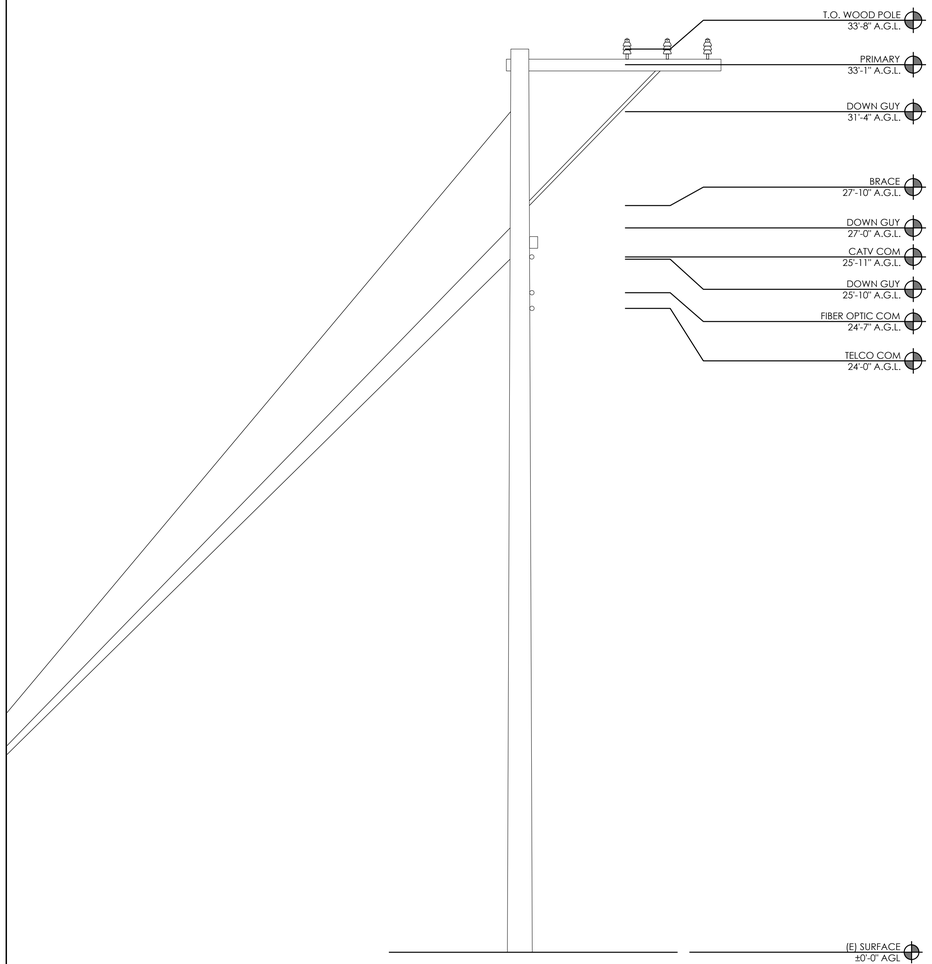
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ENLARGED SITE PLAN & PROPOSED ELEVATION / EQUIPMENT PLANS

A-2

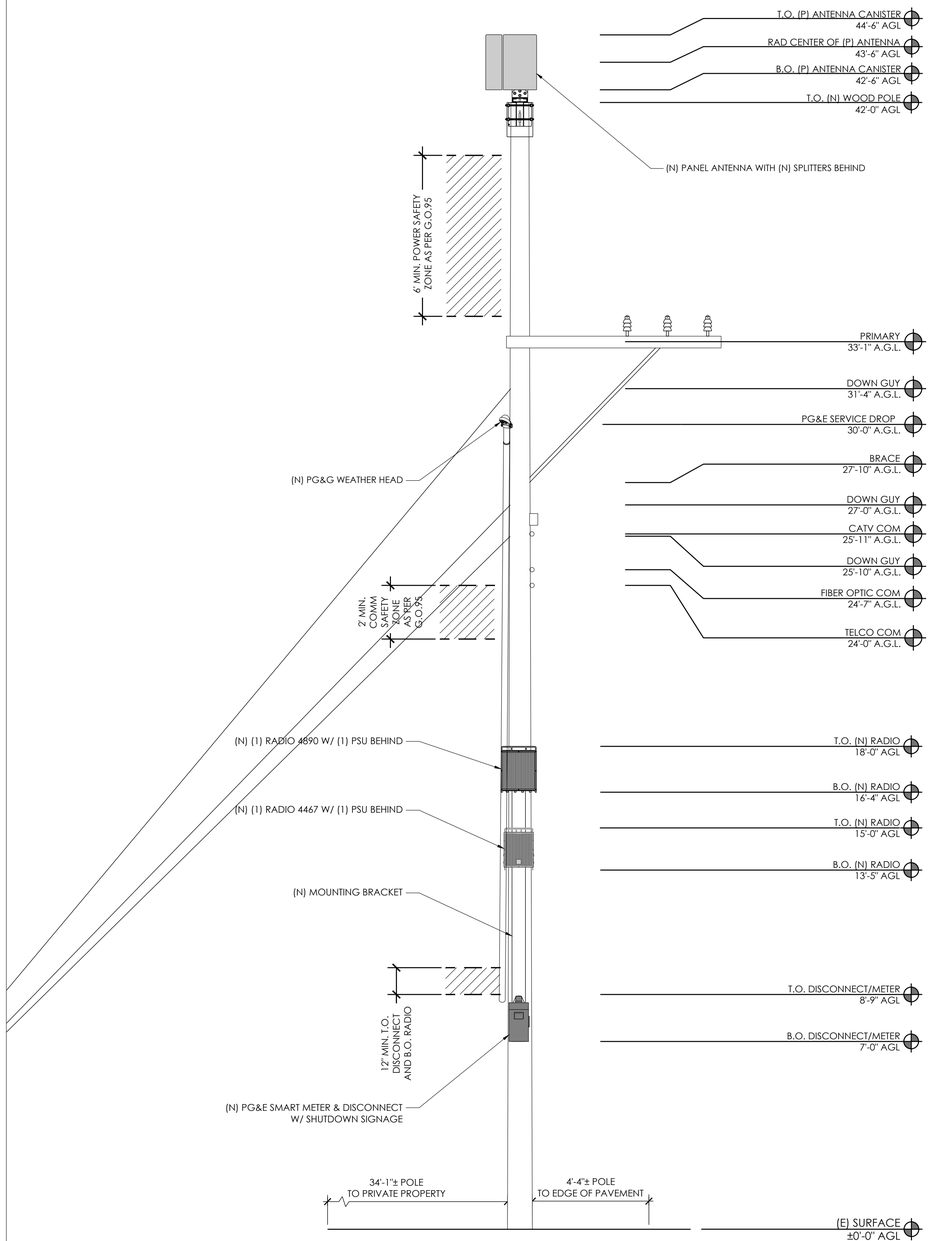


EXISTING SIDE ELEVATION

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"

2

NOTES:
1. ALL EQUIPMENT SHALL BE PLACED (VERTICALLY) AS CLOSE AS ALLOWED BY POLE OWNER, WHILE MAINTAINING MINIMUM CLEARANCE REQUIREMENTS.
2. MAINTAIN 12" MIN. CLEARANCE TO GUY WIRE FROM PROPOSED EQUIPMENT.
3. MAINTAIN 4" MIN. OFFSET BETWEEN THE MOUNTING BRACKET FLANGE AND THE POLE
4. ALL ANTENNAS, BRACKETS, CABLING, CONDUIT, AND OTHER EQUIPMENT WILL BE PAINTED NON-GLOSSY SABLE BY SHERWIN WILLIAMS (OR EQUIVALENT)
5. CABLING TO BE INSTALLED IN A TIGHT NEAT MANNER WITHOUT EXCESS CABLE LOOPS



PROPOSED SIDE ELEVATION

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"

1

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NextEdge
1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JLV
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	01/17/25	90% CD
0	01/27/25	100% CD

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. NOLAN
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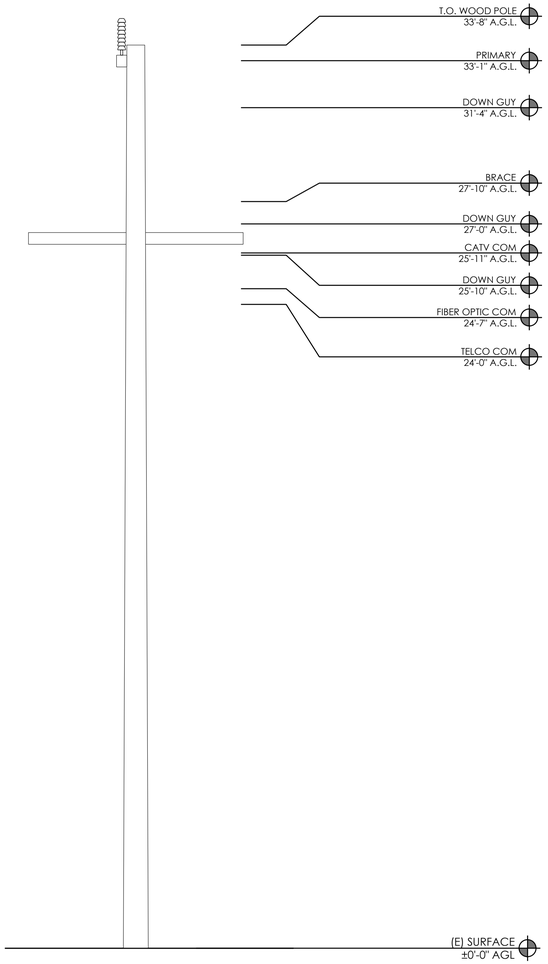
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ELEVATIONS

A-3

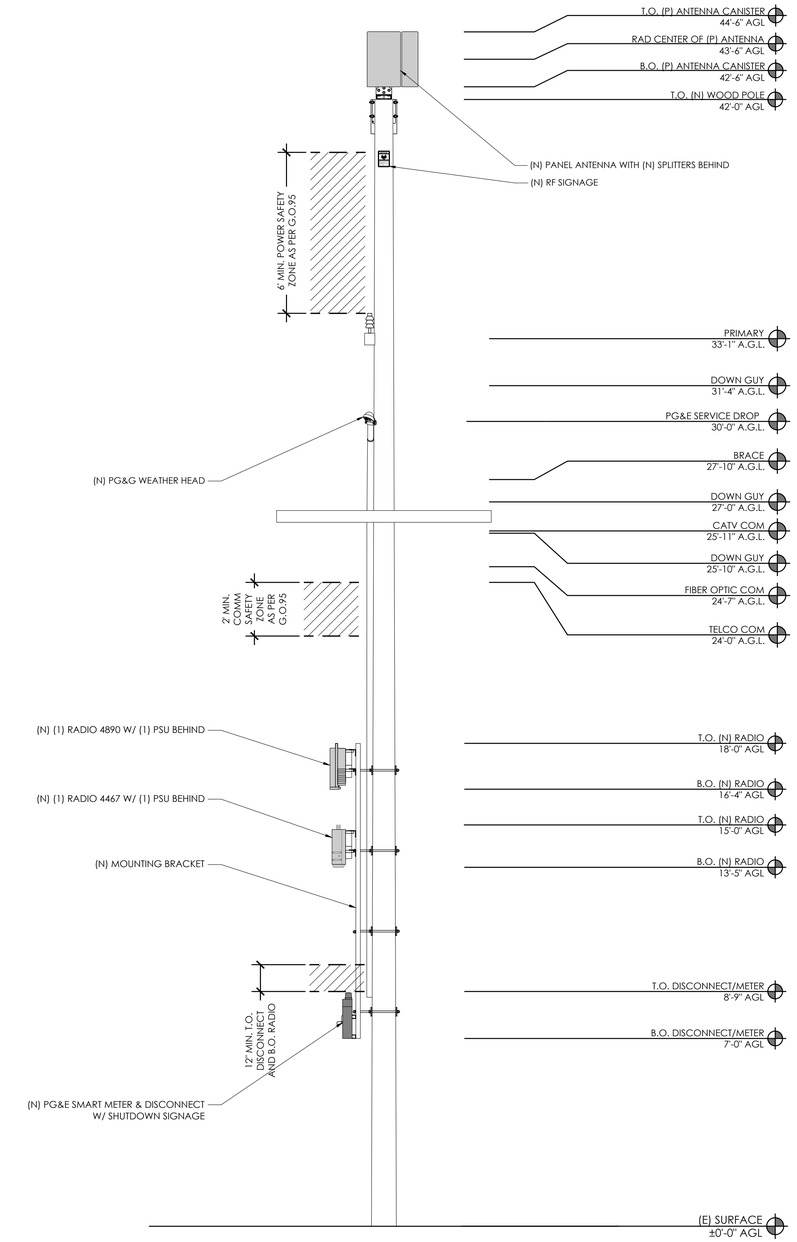


EXISTING REAR ELEVATION

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"

2

NOTES:
1. ALL EQUIPMENT SHALL BE PLACED (VERTICALLY) AS CLOSE AS ALLOWED BY POLE OWNER, WHILE MAINTAINING MINIMUM CLEARANCE REQUIREMENTS.
2. MAINTAIN 12" MIN. CLEARANCE TO GUY WIRE FROM PROPOSED EQUIPMENT.
3. MAINTAIN 4" MIN. OFFSET BETWEEN THE MOUNTING BRACKET FLANGE AND THE POLE
4. ALL ANTENNAS, BRACKETS, CABLING, CONDUIT, AND OTHER EQUIPMENT WILL BE PAINTED NON-GLOSSY SABLE BY SHERWIN WILLIAMS (OR EQUIVALENT)
5. CABLING TO BE INSTALLED IN A TIGHT NEAT MANNER WITHOUT EXCESS CABLE LOOPS



PROPOSED REAR ELEVATION

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"

1

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SAN RAMON, CA
94583

NextEdge
1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JLV
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	01/17/25	90% CD
0	01/27/25	100% CD

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. WINER
No.65117
Exp. 09/30/25
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STATE OF CALIFORNIA

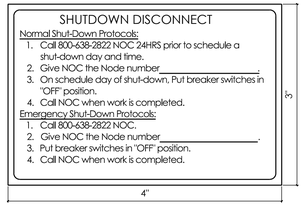
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ELEVATIONS

A-4



NOTES:

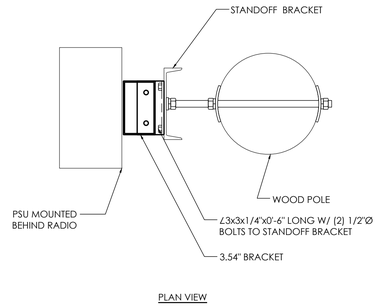
1. SIGN PROVIDED BY GC MOUNTED TO OUTSIDE OF DISCONNECT COVER
2. CONTRACTOR TO NOTE MARKET ID, SITE ID, SITE NAME

SHUTDOWN SIGNAGE

SCALE	
NTS	12

NOT USED

SCALE	
NTS	9

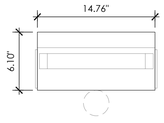


PLAN VIEW

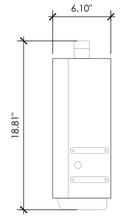
RADIO MOUNT

SCALE	
NTS	6

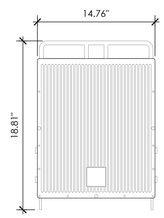
MANUFACTURER:	ERICSSON
MODEL:	RRHS-4467 B77D/B77G
SIZE (H x W x D):	18.81" x 14.76" x 6.10"
WEIGHT:	51.81 LBS



PLAN VIEW



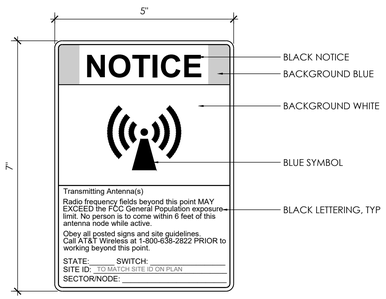
SIDE VIEW



FRONT VIEW

RADIO 4467

SCALE	
NTS	3



NOTES:

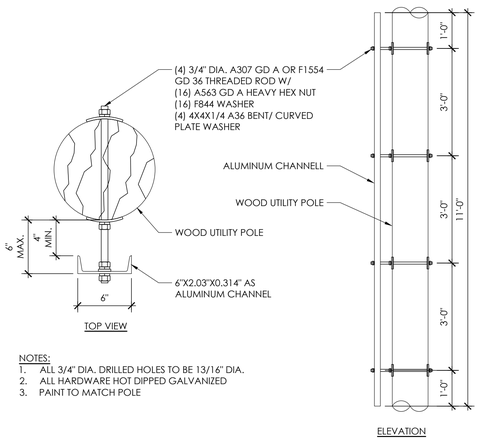
1. OUTDOOR RATED SELF ADHESIVE VINYL DECAL WITH UV PROTECTION.
2. POST SIGN 3'-0" BELOW PROPOSED ANTENNA.
3. CONTRACTOR TO CONFIRM SPECIFIC SIGN REQUIREMENTS WITH AT&T WIRELESS, AND PUBLIC UTILITIES COMMISSION AND AUTHORITIES HAVING JURISDICTION PRIOR TO FABRICATION.
4. DECAL SHALL FACE OUT THE STREET AND WHEN FEASIBLE AWAY FROM THE STREET, IF NO BUILDING WINDOW IS PRESENT WITHIN 25 FEET FACING THE EXISTING POLE.

RF SIGNAGE

SCALE	
NTS	11

NOT USED

SCALE	
NTS	8



TOP VIEW

ELEVATION

NOTES:

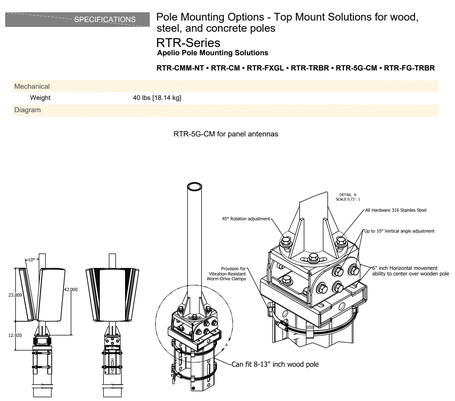
1. ALL 3/4" DIA. DRILLED HOLES TO BE 13/16" DIA.
2. ALL HARDWARE HOT DIPPED GALVANIZED
3. PAINT TO MATCH POLE

STANDOFF BRACKET

SCALE	
NTS	5

NOT USED

SCALE	
NTS	2



ANTENNA MOUNT

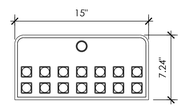
SCALE	
NTS	10

NOT USED

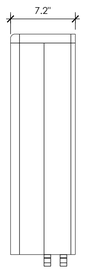
SCALE	
NTS	7

GALTRONICS GP2418-07327

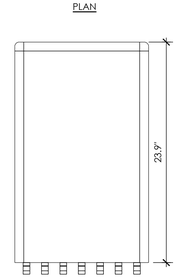
ANTENNA COLOR:	GRAY
DIMENSIONS:	23.9" H x 15"W x 7.2"D
NET WEIGHT:	17.5 LBS WITH MOUNT



PLAN



SIDE

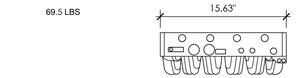


FRONT

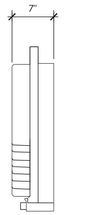
ANTENNA

SCALE	
NTS	4

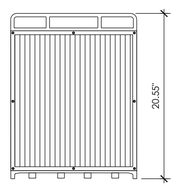
MANUFACTURER:	ERICSSON
MODEL:	RRHS-4490 B5/B12
SIZE (H x W x D):	20.55" x 15.63" x 7.0"
WEIGHT:	69.5 LBS



PLAN VIEW



SIDE VIEW



FRONT VIEW

RADIO 4490

SCALE	
NTS	1

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94583

NextEdge
1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JLV
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	01/17/25	90% CD
0	01/27/25	100% CD

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. WARE
No.65117
Exp. 09/30/25
CIVIL
STATE OF CALIFORNIA

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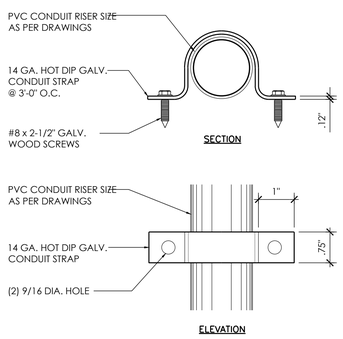
(NEAR) 3168 17 MILE DR
PEBBLE BEACH, CA 93953

DETAILS

D-1

NOT USED

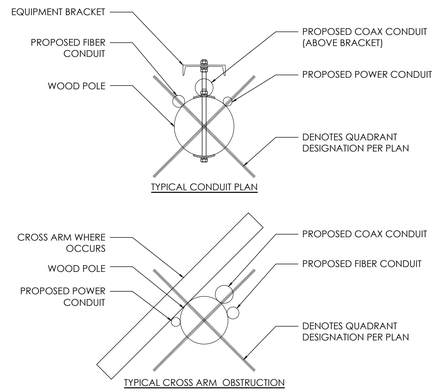
12



CONDUIT BRACKET

9

NOTE:
CONDUITS SHALL IN NO CASE, CROSS OVER INTO THE CLIMB SPACE QUADRANT, OR OTHER QUADRANTS



TYP CROSS ARM OBSTRUCTION

6

ERICSSON PSU AC 08

DIMENSIONS: 2.72" TALL x 10.79" WIDE x 7.09" DEEP

WEIGHT: 11.46 lbs

THE PSU IS REQUIRED TO OPERATE THE RADIO ON AC. IF THE RADIO IS INSTALLED OUTDOORS, THE ACCU IS ALSO REQUIRED, OTHERWISE THE ACCU IS OPTIONAL. THE EQUIPMENT FOR AC POWER SUPPLY IS SHOWN FIGURE 1

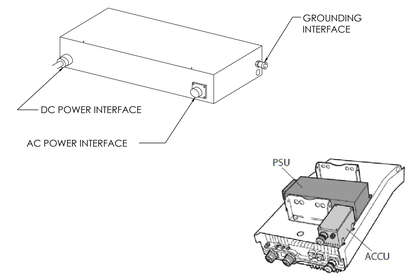


FIGURE 1

PSU

SCALE NTS

3

NOT USED

11

NOT USED

8

NOT USED

5

GROUND ROD

SCALE NTS

2

NOT USED

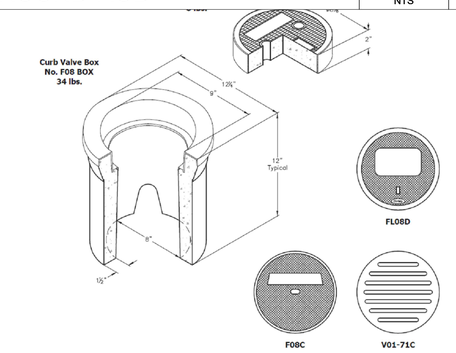
10

NOT USED

7

NOT USED

4



NOTE:
MAINTAIN 18" MIN. CLEARANCE FROM POLE MINIMUM SPACING BETWEEN (2) GROUND ROD IS 6'-0" PER G.O. 95 SECTION 59.4.A.2.f

GROUND ROD ENCLOSURE

SCALE NTS

1

A high density reinforced concrete box with non-settling shoulders positioned to maintain grade and facilitate back filling. Approximate dimensions and weight shown.

Oldcastle Ordering Code	Item	Approx. Shipping Weight	Description
F08BOX	BOX	34 lbs.	F08 Curb Valve Box (8" I.D. x 12" High) – 48 per pallet
F08R	LID	8 lbs.	Reinforced Concrete Lid with Plastic Ring
F08C	LID	8 lbs.	Cast Iron Lid
FL08D	LID	2 lbs.	Fibrelyte Lid, Non-Concrete
V01-71C	LID	12 lbs.	Cast Iron Grate ADA Compliant

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DETAILS

D-2

ELECTRICAL NOTES

1. GENERAL REQUIREMENTS

A. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE AND ALL STATE AND LOCAL CODES. NOTHING IN THESE PLANS OR SPECIFICATIONS SHALL BE CONSTRUED AS TO PERMIT WORK NOT CONFORMING TO THE MOST STRINGENT OF THESE CODES. SHOULD CHANGES BE NECESSARY IN THE DRAWINGS OR SPECIFICATIONS TO MAKE THE WORK COMPLY WITH THESE REQUIREMENTS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING AND CEASE WORK ON PARTS OF THE CONTRACT

B. THE CONTRACTOR SHALL MAKE A SITE VISIT PRIOR TO BIDDING AND CONSTRUCTION TO VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES. THE CONTRACTOR ASSUMES ALL LIABILITY FOR FAILURE TO COMPLY WITH THIS PROVISION.

C. THE EXTENT OF THE WORK IS INDICATED BY THE DRAWINGS, SCHEDULES, AND SPECIFICATIONS AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT. THE WORK SHALL CONSIST OF FURNISHING ALL LABOR, EQUIPMENT, MATERIALS AND SUPPLIES NECESSARY FOR A COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM. THE WORK SHALL ALSO INCLUDE THE COMPLETION OF ALL ELECTRICAL WORK NOT MENTIONED OR SHOWN WHICH ARE NECESSARY FOR SUCCESSFUL OPERATION OF ALL SYSTEMS.

D. THE CONTRACTOR SHALL PREPARE A BID FOR A COMPLETE AND OPERATIONAL SYSTEM, WHICH INCLUDES THE COST FOR MATERIAL AND LABOR.

E. WORKMANSHIP AND NEAT APPEARANCE SHALL BE AS IMPORTANT AS THE OPERATION. DEFECTIVE OR DAMAGED MATERIALS SHALL BE REPLACED OR REPAIRED PRIOR TO FINAL ACCEPTANCE IN A MANNER ACCEPTABLE TO OWNER AND ENGINEER.

F. COMPLETE THE ENTIRE INSTALLATION AS SOON AS THE PROGRESS OF THE WORK WILL PERMIT.

G. ANY ERROR, OMISSION OR DESIGN DISCREPANCY ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION OR CORRECTION BEFORE CONSTRUCTION.

H. "PROVIDE" INDICATES THAT ALL ITEMS ARE TO BE FURNISHED, INSTALLED AND CONNECTED IN PLACE.

I. CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING PERMITS AND PAY ALL REQUIRED FEES.

2. EQUIPMENT LOCATION

A. ALL DRAWINGS INDICATE DIAGRAMMATICALLY THE DESIRED LOCATIONS OR ARRANGEMENTS OF CONDUIT RUNS, OUTLETS, EQUIPMENT, ETC., AND ARE TO BE FOLLOWED AS CLOSELY AS POSSIBLE. PROPER JUDGEMENT MUST BE EXERCISED IN EXECUTING THE WORK SO AS TO SECURE THE BEST POSSIBLE INSTALLATION IN THE AVAILABLE SPACE AND TO OVERCOME LOCAL DIFFICULTIES DUE TO SPACE LIMITATIONS OR INTERFERENCE OF STRUCTURE CONDITIONS ENCOUNTERED.

B. IN THE EVENT CHANGES IN THE INDICATED LOCATIONS OR ARRANGEMENTS ARE NECESSARY, DUE TO FIELD CONDITIONS IN THE BUILDING CONSTRUCTION OR REARRANGEMENT OF EQUIPMENT, SUCH CHANGES SHALL BE MADE WITHOUT COST, PROVIDING THE CHANGE IS ORDERED BEFORE THE CONDUIT RUNS, ETC., AND WORK DIRECTLY CONNECTED TO THE SAME IS INSTALLED AND NO EXTRA MATERIALS ARE REQUIRED.

C. COORDINATE THE WORK OF THE SECTION WITH THAT OF ALL OTHER TRADES. WHERE CONFLICTS OCCUR, CONSULT WITH THE PERSPECTIVE CONTRACTOR AND COME TO AGREEMENT AS TO CHANGES NECESSARY. OBTAIN WRITTEN ACCEPTANCE FROM ENGINEER FOR THE PROPOSED CHANGES BEFORE PROCEEDING.

3. TESTS

A. BEFORE FINAL ACCEPTANCE OF WORK, THE CONTRACTOR SHALL INSURE THAT ALL EQUIPMENT, SYSTEMS, FIXTURES, ETC., ARE WORKING SATISFACTORILY AND TO THE INTENT OF THE DRAWINGS.

4. PERMITS

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING OUT AND PAYING FOR ALL THE REQUIRED PERMITS, INSPECTION AND EXAMINATION WITHOUT ADDITIONAL EXPENSE TO THE OWNER.

5. GROUNDING

A. THE CONTRACTOR SHALL PROVIDE A COMPLETE, AND APPROVED GROUNDING SYSTEM INCLUDING ELECTRODES, ELECTRODE CONDUCTOR, BONDING CONDUCTORS, AND EQUIPMENT CONDUCTORS AS REQUIRED BY ARTICLE 250 OF NATIONAL ELECTRICAL CODE.

B. CONDUITS CONNECTED TO EQUIPMENT AND DEVICES SHALL BE METALLICALLY JOINED TOGETHER TO PROVIDE EFFECTIVE ELECTRICAL CONTINUITY.

C. FEEDERS AND BRANCH CIRCUIT WIRING INSTALLED IN A NONMETALLIC CONDUIT SHALL INCLUDE A CODE SIZED GROUNDING CONDUCTOR HAVING GREEN INSULATION. THE GROUND CONDUCTOR SHALL BE PROPERLY CONNECTED AT BOTH ENDS TO MAINTAIN ELECTRICAL CONTINUITY.

D. REFER TO GROUND BUS DETAILS. PROVIDE NEW GROUND SYSTEM COMPLETE WITH CONDUCTORS, GROUND ROD AND DESCRIBED TERMINATIONS.

E. ALL GROUNDING CONDUCTORS SHALL BE SOLID TINNED COPPER AND ANNEALED #2 UNLESS NOTED OTHERWISE.

F. ALL NON-DIRECT BURIED TELEPHONE EQUIPMENT GROUND CONDUCTORS SHALL BE #2 STRANDED, THHN (GREEN) INSULATION.

G. ALL GROUND CONNECTIONS SHALL BE MADE WITH "HYGROUND" COMPRESSION SYSTEM BURNDY CONNECTORS EXCEPT WHERE NOTED OTHERWISE.

H. PAINT AT ALL GROUND CONNECTIONS SHALL BE REMOVED.

I. GROUNDING SYSTEM RESISTANCE SHALL NOT EXCEED 5 OHMS. IF THE RESISTANCE VALUE IS EXCEEDED, NOTIFY THE OWNER FOR FUTURE INSTRUCTION ON METHODS FOR REDUCING THE RESISTANCE VALUE. SUBMIT TEST REPORTS AND FURNISH TO ATT ONCE COMPLETE SET OF PRINTS SHOWING "INSTALLED WORK".

6. UTILITY SERVICE

A. TELEPHONE AND ELECTRICAL METERING FACILITIES SHALL CONFORM TO THE REQUIREMENTS OF THE SERVING UTILITY COMPANIES. CONTRACTOR SHALL VERIFY SERVICE LOCATIONS AND REQUIREMENTS. SERVICE INFORMATION WILL BE FURNISHED BY THE SERVING UTILITIES.

B. CONFORM TO ALL REQUIREMENTS OF THE SERVING UTILITY COMPANIES.

7. PRODUCTS

A. ALL MATERIALS SHALL BE NEW, CONFORMING WITH THE NEC, ANSI, NEMA, AND THEY SHALL BE U.L. LISTED AND LABELED.

B. CONDUIT:

B.1. RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR. RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAPPED WRAPPED WITH HUNTS WRAP PROCESS NO. 3.

B.2. ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL. FITTINGS SHALL BE COMPRESSION TYPE. EMT SHALL BE USED ONLY FOR INTERIOR RUNS.

B.3. FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR "SQUEEZE" TYPE. SEAL TIGHT FLEXIBLE CONDUIT. ALL CONDUIT IN EXCESS OF SIX FEET IN LENGTH SHALL HAVE FULL SIZE GROUND WIRE.

B.4. ALL UNDERGROUND CONDUITS SHALL BE PVC SCHEDULE 40 (UNLESS NOTED OTHERWISE) AT A MINIMUM DEPTH OF 24" BELOW GRADE.

B.5. ALL CONDUIT ONLY (C.O.) SHALL HAVE PULL ROPE.

C. ALL WIRE AND CABLE SHALL BE COPPER, 600 VOLT, #12 AWG MINIMUM UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. CONDUCTORS #10 AWG AND SMALLER SHALL BE SOLID. CONDUCTORS #8 AWG AND LARGER SHALL BE STRANDED. TYPE THHN INSULATION USED UNLESS CONDUCTORS INSTALLED IN CONDUIT EXPOSED TO WEATHER, IN WHICH CASE TYPE THWN INSULATION SHALL BE USED.

D. PROVIDE GALVANIZED COATED STEEL BOXES AND ACCESSORIES SIZED PER CODE TO ACCOMMODATE ALL DEVICES AND WIRING.

E. TOGGLE SWITCHES SHALL BE 20 AMP, 120 VOLT AC, SPECIFICATION GRADE WHITE (UNLESS NOTED OTHERWISE) FINISH. MOUNT SWITCHES AT +48" ABOVE FINISHED FLOOR.

F. PANELBOARD SHALL BE DEAD FRONT SAFETY TYPE WITH ANTI-BURN SOLDERLESS COMPRESSION APPROVED FOR COPPER CONDUCTORS, COPPER BUS BARS, FULL SIZED NEUTRAL BUS, GROUND BUS AND EQUIPPED WITH QUICK-MAKE QUICK-BREAK BOLT-IN TYPE THERMAL MAGNETIC CIRCUIT BREAKERS. MOUNT TOP OF THE PANELBOARD AT 6'-3" ABOVE FINISHED FLOOR. PROVIDE TYPEWRITTEN CIRCUIT DIRECTORY.

G. ALL CIRCUIT BREAKERS, MAGNETIC STARTERS AND OTHER ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THAN MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED.

H. GROUND RODS SHALL BE COPPER CLAD STEEL, 5/8" ROUND AND 10' LONG. COPPERWELD OR APPROVED EQUAL.

I. CONDUIT REQUIREMENTS (TYP., U.N.O.): UNDERGROUND: PVC (SCHED 40 OR 80). INDOOR: EMT (RGS IN TRAFFIC AREAS, OUTDOOR (ABOVE GRADE): RGS.

J. PLACE "TRUE TAPE" AND PULL ROPE IN THE CONDUITS AS REQUIRED.

8. INSTALLATION

A. PROVIDE SUPPORTING DEVICES FOR ALL ELECTRICAL EQUIPMENT, FIXTURES, BOXES, PANEL, ETC., EQUIPMENT SHALL BE BRACED TO WITHSTAND HORIZONTAL FORCES IN ACCORDANCE WITH STATE AND LOCAL CODE REQUIREMENTS. PROVIDE PRIOR ALIGNMENT AND LEVELING OF ALL DEVICES AND FIXTURES.

9. PROJECT CLOSEOUT

A. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.

B. PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS AND CIRCUITS.

GENERAL ABBREVIATIONS

A	AMPERE
ACCA	ANTENNA CABLE COVER ASSEMBLY
AIC	AMPERE INTERRUPTING CAPACITY
APPROX	APPROXIMATELY
AT	AMPERE TRIP
AWG	AMERICAN WIRE GAGE
BATT	BATTERY
BD	BOARD
BR	BRANCH
BRKR	BREAKER
BTCW	BARE TINNED COPPER WIRE
C	CONDUIT
CAB	CABINET
CB	CIRCUIT BREAKER
CKT	CIRCUIT
CONT	CONTINUOUS
DEM	DEMAND
(E)	EXISTING
EGR	EMERGENCY GEN. RECEPTACLE
ELEC	ELECTRICAL
EMT	ELECTRICAL METALLIC TUBING
ENCL	ENCLOSURE
EXIST	EXISTING
FAC	FACTOR
F/A	FIRE ALARM
FLUOR	FLUORESCENT
FT	FOOT/FEET
FU	FUSE
G	GROUND
GND	GROUNDING
GPS	GLOBAL POSITIONING SYSTEM
HDBC	HARD DRAWN COPPER WIRE
HPS	HIGH PRESSURE SODIUM
LG	LENGTH
LPS	LOW PRESSURE SODIUM
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MLO	MAIN LUGS ONLY
MTD	MOUNTED
MTG	MOUNTING
MTS	MANUAL TRANSFER SWITCH
N	NEUTRAL
(N)	NEW
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOC.
OH	OVERHEAD
P	POLE
PH	PHASE
PNLBD	PANELBOARD
PRI	PRIMARY
PWR	POWER
RCPT	RECEPTACLE
RGS	RIGID GALVANIZED STEEL
SAF	SAFETY
SDBC	SOFT DRAWN BARE COPPER
SEC	SECONDARY
S.N.	SOLID NEUTRAL
SURF	SURFACE
SW	SWITCH
TEL	TELEPHONE
TYP	TYPICAL
U/G	UNDERGROUND
U.L.	UNDERWRITER'S LABORATORY INC.
U.N.O.	UNLESS NOTED OTHERWISE
V	VOLT
VAC	VOLT ALTERNATING CURRENT
W	WATT OR WIRE
W/	WITH
W/O	WITHOUT
XFER	TRANSFER
XFMR	TRANSFORMER
XLPE	CROSS-LINK POLYETHYLENE

ELECTRICAL LEGEND

——OHT/OHP——	OVERHEAD COMM/OVERHEAD POWER
—— E ——	POWER RUN
—— T ——	TELCO RUN
—— E/T ——	POWER/TELCO RUN
—— G ——	GROUND LINE
	FUSE, SIZE AND TYPE AS INDICATED.
	LIGHTING FIXTURE
	5/8" X 10'-0" ,CU. GND ROD 24" MIN. BELOW GRADE.
	MECHANICAL CONNECTION
	CIRCUIT BREAKER

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ELECTRICAL GENERAL NOTES

E-1

NOTES:
1. GROUND ROD: UL LISTED COPPER CLAD STEEL. MINIMUM 5/8" DIAMETER x 10'-0" LONG. ALL GROUND RODS MAY BE INSTALLED WITH INSPECTION SLEEVES. GROUND RODS SHALL BE DRIVEN TO THE DEPTH OF GROUND CONDUCTOR.

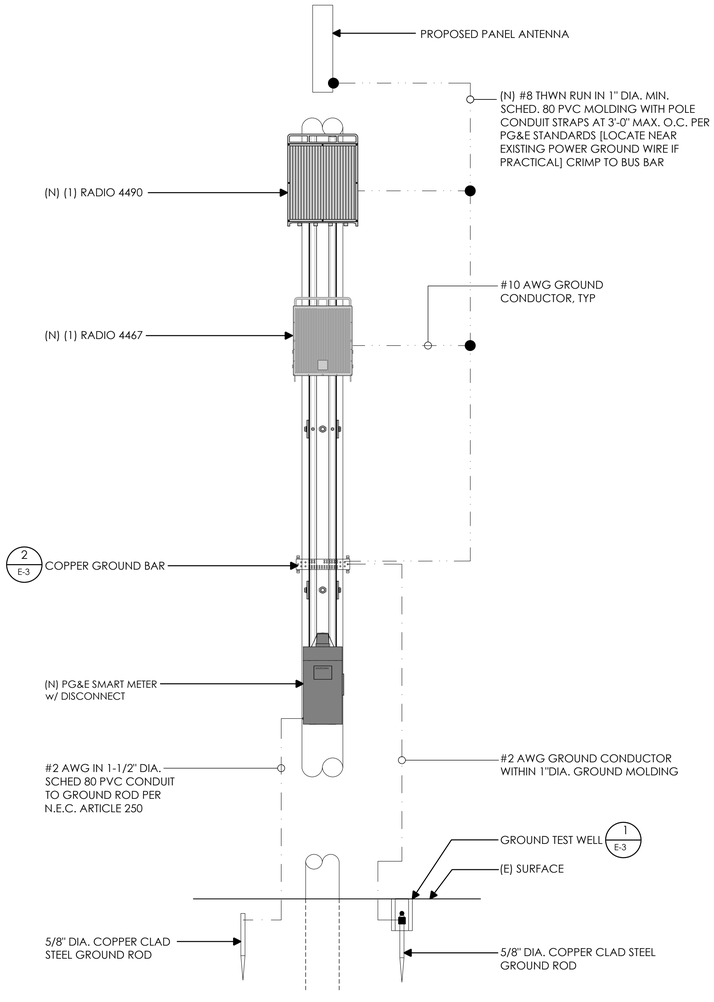
2. CELL REFERENCE GROUND BAR: POINT OF GROUND REFERENCE FOR ALL COMMUNICATIONS EQUIPMENT FRAMES. ALL BONDS ARE MADE WITH STRANDED GREEN INSULATED COPPER CONDUCTORS SIZED AS SHOWN. BOND TO GROUND ROD AS SHOWN IN THE GROUNDING SCHEMATIC.

3. EXTERIOR UNIT BONDS: METALLIC OBJECTS SHALL BE BONDED TO THE EXTERIOR GROUND ROD.

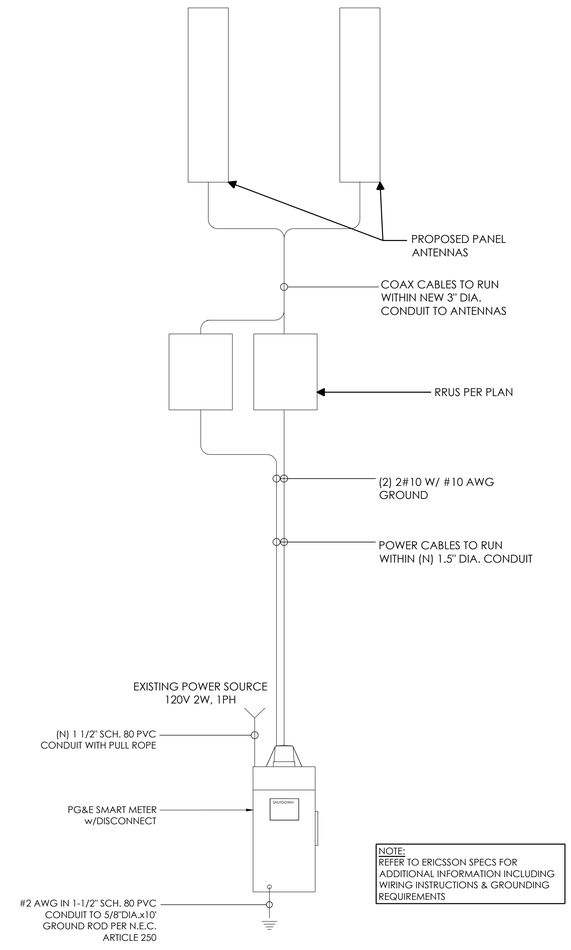
4. PROVIDE ALL ELECTRICAL WORK & MATERIALS AS SHOWN ON THE DWGS, AS CALLED FOR HEREIN, & AS IS NECESSARY TO FURNISH A COMPLETE INSTALLATION.

5. OUTDOOR EQUIPMENT SHALL BE RATED NEMA 3R AND/OR UL LISTED FOR WET ENVIRONMENT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING THE GROUNDING SYSTEM AND ENSURING A 5 OHM OR LESS GROUNDING PATH. ADDITIONAL GROUND RODS AND/OR CHEMICAL ROD SYSTEM SHALL BE USED TO ACHIEVE THIS REQUIREMENT IF THE GIVEN DESIGN CANNOT BE MADE TO ACHIEVE THIS REQUIREMENT.



GROUNDING SCHEMATIC 2



NOTE:
REFER TO ERICSSON SPECS FOR ADDITIONAL INFORMATION INCLUDING WIRING INSTRUCTIONS & GROUNDING REQUIREMENTS

ONE-LINE DIAGRAM 1

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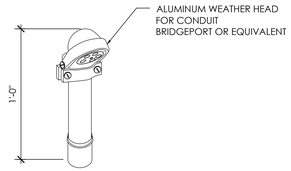
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ONE-LINE DIAGRAM &
GROUNDING SCHEMATIC

E-2

NOT USED (12)

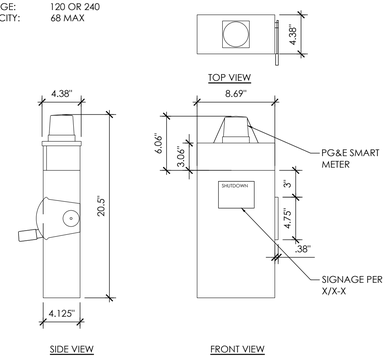
WEATHERHEAD (9)



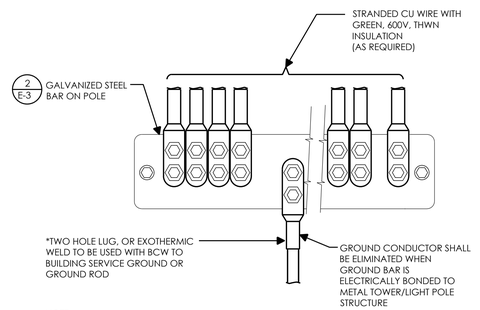
DISCONNECT (6)

TESCO DISCONNECT BOX WITH CT AND METER SOCKET

COLOR: GRAY
DIMENSIONS: 20.5" TALL x 8.69" WIDE x 4.38" DEEP
TOTAL WEIGHT:
PHASE.: SINGLE
VOLTAGE: 120 OR 240
AMPACITY: 68 MAX



GROUND WIRE TO BAR (3)

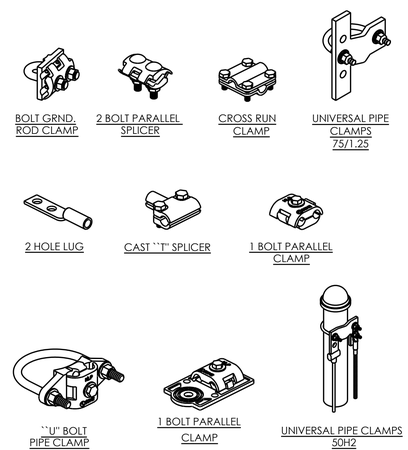


NOTE:
GROUND BARS AT BOTTOM OF TOWERS/LIGHT POLES SHALL ONLY USE EXOTHERMIC WELDS.

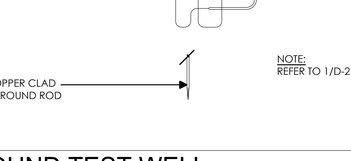
NOT USED (11)

NOT USED (8)

EXOTHERMIC WELD CONNECTION (5)



GROUND BAR (2)



NOTES:

1. COPPER GROUND BAR, HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION. (ACTUAL GROUND BAR SIZE WILL VARY BASED ON NUMBER OF GROUND CONNECTIONS)
2. INSULATORS, NEWTON INSTRUMENT CAT. NO. 3061-4 OR APPROVED EQUAL
3. 5/8" LOCK WASHERS, NEWTON INSTRUMENT CO., CAT. NO. 3015-8 OR APPROVED EQUAL
4. WALL MOUNTING BRACKET, NEWTON INSTRUMENT CO., CAT NO. A-6056 OR APPROVED EQUAL
5. 5/8-11 X 1" HHCS BOLTS, NEWTON INSTRUMENT CO., CAT NO. 3012-1 OR APPROVED EQUAL
6. INSULATORS SHALL BE ELIMINATED WHEN BONDING DIRECTLY TO TOWER/MONOPINE STRUCTURE. CONNECTION TO TOWER/MONOPINE STRUCTURE SHALL BE PER MANUFACTURERS RECOMMENDATIONS.
7. VALMONT TINMG212U-K (OR EQUIVALENT) 1/4"X2"X12"

NOT USED (10)

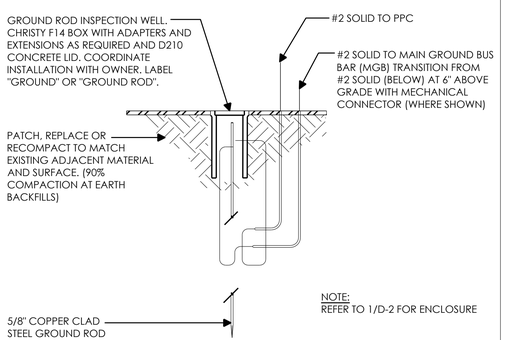
ELECTRICAL LOAD CALCULATIONS (7)

Electrical Load Calculations @ 120V

Radio	Wattage	1.25*VA	Amps
4490	480	600.0	5.0
4467	320	400.0	3.3
		0.0	0.0
		0.0	0.0
		0.0	0.0
Totals		1000.0	8.3
Disconnect / Meter: 68 Amps			
Total Load: 12.3%			

MECHANICAL CONNECTION (4)

GROUND TEST WELL (1)



NOTE:
REFER TO 1/D-2 FOR ENCLOSURE

AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA
94583

NextEdge
1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JLV
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	01/17/25	90% CD
0	01/27/25	100% CD

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. WARD
No. 85117
Exp. 09/30/25
CIVIL
STATE OF CALIFORNIA

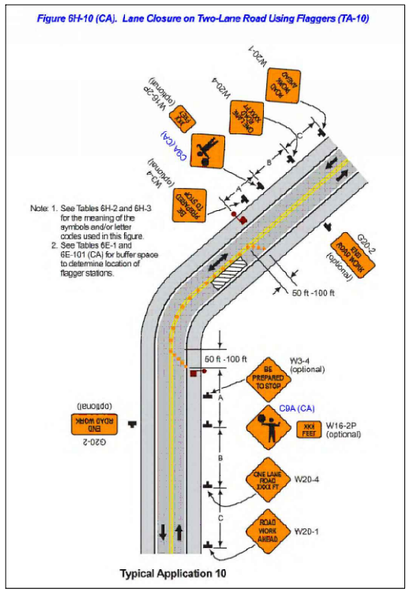
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

CRAN_RSFR_PEBBL_211

(NEAR) 3168 17 MILE DR
PEBBLE BEACH, CA 93953

ELECTRICAL DETAILS

E-3



TA-10 FOR REFERENCE ONLY

PEDESTRIANS SHALL BE ESCORTED THROUGH OR AROUND THE WORK AREA, PER CAMUTCD TA-28 OR TA-29 AS APPLICABLE, THROUGHOUT THE COURSE OF WORK.

SJ MUTCD TABLE					
POSTED SPEED (MPH)	DISTANCE BETWEEN SIGNS			TAPER	BUFFER
	A	B	C	L (SEE NOTE)	
15	200'	200'	200'	45'	55'
20	200'	200'	200'	80'	55'
25	200'	200'	200'	125'	55'
30	350'	350'	350'	180'	85'
35	350'	350'	350'	245'	120'
40	350'	350'	350'	320'	220'
45	350'	350'	350'	540'	360'
50	500'	500'	500'	600'	425'
55	500'	500'	500'	660'	495'
60	500'	500'	500'	720'	570'
65	500'	500'	500'	780'	645'

NOTES:
A. DISTANCE IN FEET UNLESS OTHERWISE NOTED.
B. CONTRACTOR TO VERIFY EXISTING SPEED LIMIT.
C. DISTANCE SHOWN ARE NOT VALID FOR LIMITED ACCESS HIGHWAYS. CONSULT STATE DOT MANUAL FOR DISTANCES.
D. ADJUST DISTANCES TO COMPLY WITH REQUIREMENT OF THE STATE OR LOCAL HIGHWAY AUTHORITY HAVING JURISDICTION.
E. TAPER LENGTHS SHOWN ON 12' LANE WIDTH.

TRAFFIC CONTROL TABLE | 2

SPEED LIMIT = 25 MPH



TRAFFIC CONTROL PLAN

24"x36" SCALE: 1" = 50'-0"
11"x17" SCALE: 1" = 100'-0"
50' 25' 0 50'
SCALE 1"=50'-0" | 1

TRAFFIC CONTROL NOTES

1. ALL DELINEATORS SHALL BE EQUIPPED WITH REFLECTORS AT NIGHT TIME.

2. ALL TRAFFIC CONTROL DEVICES, STRIPES, MARKINGS, LEGENDS AND RAISED PAVEMENT MARKERS SHALL CONFORM TO THE LATEST EDITIONS OF THE FOLLOWING: A) CA MUTCD, B) STATE OF CALIFORNIA STANDARD SPECIFICATIONS, C) SPECIAL PROVISIONS, AND D) STANDARD PLANS.

3. THE CONTRACTOR PERFORMING THE WORK ON A PUBLIC STREET SHALL ASSUME RESPONSIBILITY AS FOLLOWS: A) INSTALL AND MAINTAIN THE TRAFFIC CONTROL DEVICES AS SHOWN HEREIN, B) ANY ADDITIONAL TRAFFIC CONTROL DEVICES THAT MAY BE REQUIRED TO INSURE THE SAFE MOVEMENT OF TRAFFIC AND PEDESTRIANS THROUGH OR AROUND THE WORK AREA, AND C) PROVIDE MAXIMUM PROTECTION AND SAFETY TO CONSTRUCTION WORKERS.

4. THE CITY OR COUNTY OF RECORD AS WELL AS CALTRANS RESERVE THE RIGHT TO OBSERVE THESE TRAFFIC CONTROL PLANS IN USE. THEY HAVE THE AUTHORITY TO MAKE ANY NECESSARY CHANGES AS FIELD CONDITIONS WARRANT. ANY CHANGES SHALL SUPERSEDE THESE PLANS. THE EXACT LOCATION OF ALL EQUIPMENT AND TRAFFIC CONTROL DEVICES SHALL BE DETERMINED BY THE ENGINEER.

5. ALL SIGNS, DELINEATORS, BARRICADES, ETC. AND THEIR INSTALLATION SHALL CONFORM TO THE LATEST EDITIONS OF THE: A) CA. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, B) THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS, C) SPECIAL PROVISIONS, AND D) STANDARD PLANS.

6. IN ORDER TO PRESERVE THEIR APPEARANCE AND CONTINUITY, ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN THEIR PROPER POSITION AT ALL TIMES AND SHALL BE REPAIRED, REPLACED OR CLEANED AS NECESSARY, AND AS DIRECTED BY THE ENGINEER

7. ALL TRAFFIC LANES SHALL HAVE A MINIMUM OF 5 FEET CLEARANCE FROM OPEN EXCAVATIONS AND MINIMUM OF 2 FEET FROM VERTICAL OBSTRUCTIONS.

8. THE CONTRACTOR SHALL PROVIDE FLAGGERS AS DEEMED NECESSARY BY THE ENGINEER, COUNTY INSPECTOR, OR CALTRANS PERMIT INSPECTOR.

9. ALL ADVANCED WARNING SIGNS SHALL BE EQUIPPED WITH FLAGS.

10. ALL TRAFFIC CONTROL DEVICES SHALL BE IN PLACE AT ALL TIMES DURING ANY WORK ON SITE.

11. PLACE ADDITIONAL SIGNS AS FOLLOWS: A) "LANE CLOSED", (C30) ON THE TYPE II BARRICADES AT 100 FOOT INTERVALS THROUGHOUT EXTENDED WORK AREAS IN EACH LANE THAT IS CLOSED AND B) "OPEN TRENCH" (C27) WHENEVER AN OPEN EXCAVATION AREA EXISTS ADJACENT TO THE TRAVELED WAY.

12. ALL TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE REMOVED FOLLOWING COMPLETION OF EACH CONSTRUCTION STAGE AND THE PERMANENT TRAFFIC CONTROL DEVICES SHALL BE RESTORED BY THE CONTRACTOR UPON COMPLETION OF WORK.

13. THE CONTRACTOR SHALL REPLACE AND/OR REPAIR ALL DAMAGED STRIPING AT THE END OF EACH WORKING DAY.

14. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICAN DISABILITY ACT AS RELATED TO PEDESTRIAN ACCESS AND SHALL MAINTAIN PEDESTRIAN ACCESS AT ALL TIMES PER ADA REQUIREMENTS. ANY SIDEWALK CLOSURE AND/OR DETOUR SHALL COMPLY WITH THE WATCH STANDARDS AND MUST OBTAIN APPROVAL FROM THE CITY OR COUNTY OF RECORD.

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TRAFFIC SYMBOL LEGEND

- TRAFFIC CONE (10' MAX SPACING)
- TRAFFIC SIGN
- LANE DIRECTION
- STAGING AREA
- FLAGGER

AT&T
5001 EXECUTIVE PARKWAY
SAN RAMON, CA
94583

PlannENG
4746 Clayton Rd,
Concord, CA, 94521
☎ (925) 408-2159
e-✉ splanneng@gmail.com
www.planneng.com

DRAWN BY:
CHECKED BY:
APPROVED BY:

REV	DATE	DESCRIPTION
0	14/04/23	100% CD

LICENSED PROFESSIONAL ENGINEER
MANOUCHEHR HAKHAMANESHI
C 88083
EXP: 03/31/2026
CIVIL
STATE OF CALIFORNIA

CRAN_RSFR_PEBBL_211

3168 17 MILE DR
PEBBLE BEACH, CA 93953

TRAFFIC CONTROL PLAN

TCP-1

PlannENG
4746 Clayton Rd,
Concord, CA, 94521
☎ (925) 408-2159
e-✉ splanneng@gmail.com
www.planneng.com

Date:	
Scale:	SEE DRAWING
Designed:	TDL
Drawn:	BBB
Checked:	
Proj. Engr:	
File:	

	REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE
◇					

PLAN
FOR THE IMPROVEMENT OF

CRAN_RSFR_PEBBL_211

3168 17 MILE DR
PEBBLE BEACH, CA 93953

PEBBLE BEACH CALIFORNIA

PERMIT #
PROJECT #

PROJECT INSPECTOR:
VOICE MAIL:

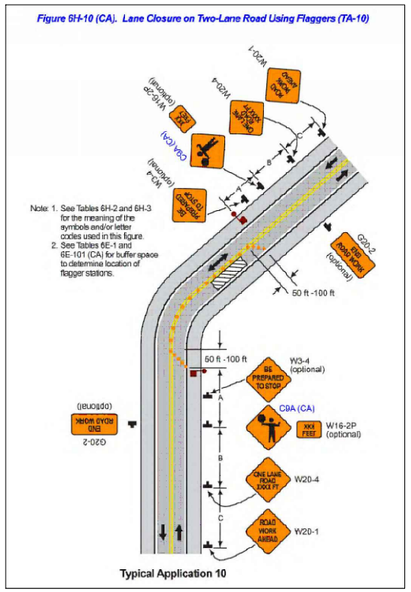
PROJECT ENGINEER — NAME — DATE
DEPARTMENT OF TRANSPORTATION - OPS — N/A — NAME — DATE
DEPARTMENT OF TRANSPORTATION — N/A — NAME — DATE
STREETLIGHT LAYOUT — N/A — NAME — DATE
MUNICIPAL WATER — N/A — NAME — DATE
ELECTRICAL CIRCUITS — MARLON DE LEON — DATE

DEPARTMENT OF PUBLIC WORKS
PEBBLE BEACH, CALIFORNIA

PEBBLE BEACH GOLF LINKS

APPROVED BY MATTHEW CANO
DIRECTOR OF PUBLIC WORKS
N/A

REV. DATE MAY 08, 2018



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TRAFFIC CONTROL TABLE | 2

SPEED LIMIT = 25 MPH



N

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- LANE DIRECTION
- STAGING AREA
- FLAGGER

AT&T
5001 EXECUTIVE PARKWAY
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e-✉ splanneng@gmail.com
www.planneng.com

DRAWN BY:
CHECKED BY:
APPROVED BY:

REV	DATE	DESCRIPTION
0	14/04/23	100% CD

LICENSED PROFESSIONAL ENGINEER
MANOUCHEHR HAKHAMANESH
C 88083
EXP: 03/31/2026
CIVIL
STATE OF CALIFORNIA

CRAN_RSFR_PEBBL_211

3168 17 MILE DR
PEBBLE BEACH, CA 93953

TRAFFIC CONTROL PLAN

TCP-1

PlannENG
4746 Clayton Rd,
Concord, CA, 94521
☎ (925) 408-2159
e-✉ splanneng@gmail.com
www.planneng.com

Date:	
Scale:	SEE DRAWING
Designed:	TDL
Drawn:	BBB
Checked:	
Proj. Engr:	
File:	

◇	REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

PLAN
FOR THE IMPROVEMENT OF

CRAN_RSFR_PEBBL_211

3168 17 MILE DR
PEBBLE BEACH, CA 93953

PEBBLE BEACH CALIFORNIA

PERMIT #
PROJECT #

PROJECT INSPECTOR:
VOICE MAIL:

PROJECT ENGINEER — NAME — DATE
DEPARTMENT OF TRANSPORTATION — N/A — NAME — DATE
MUNICIPAL WATER — N/A — NAME — DATE
DEPARTMENT OF TRANSPORTATION - OPS — N/A — NAME — DATE
STREETLIGHT LAYOUT — N/A — NAME — DATE
ELECTRICAL CIRCUITS — MARLON DE LEON — DATE

DEPARTMENT OF PUBLIC WORKS
PEBBLE BEACH, CALIFORNIA

APPROVED BY MATTHEW CANO
DIRECTOR OF PUBLIC WORKS
N/A

REV. DATE MAY 08, 2018

view from 17 Mile Drive looking northwest at site

AT&T Wireless

CRAN_RSFR_PEBBL_211
Near 3168 17 Mile Drive, Pebble Beach, CA
Photosims Produced on 4-16-2025

Existing



Proposed



AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

view from 17 Mile Drive looking south at site

AT&T Wireless

CRAN_RSFR_PEBBL_211
Near 3168 17 Mile Drive, Pebble Beach, CA
Photosims Produced on 4-16-2025

Existing



Proposed



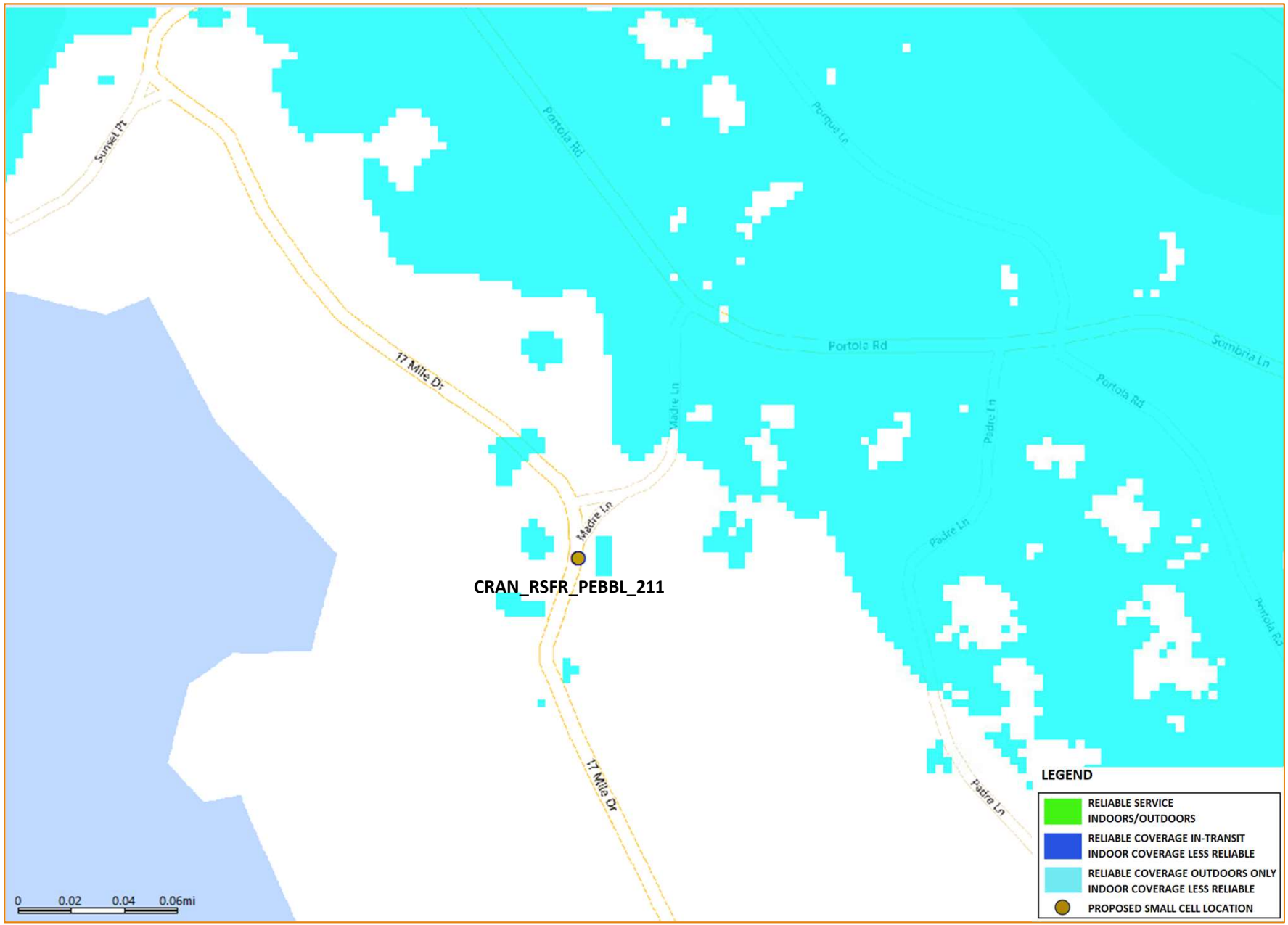
AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507



CRAN_RSFR_PEBBL_211
SERVICE MAP

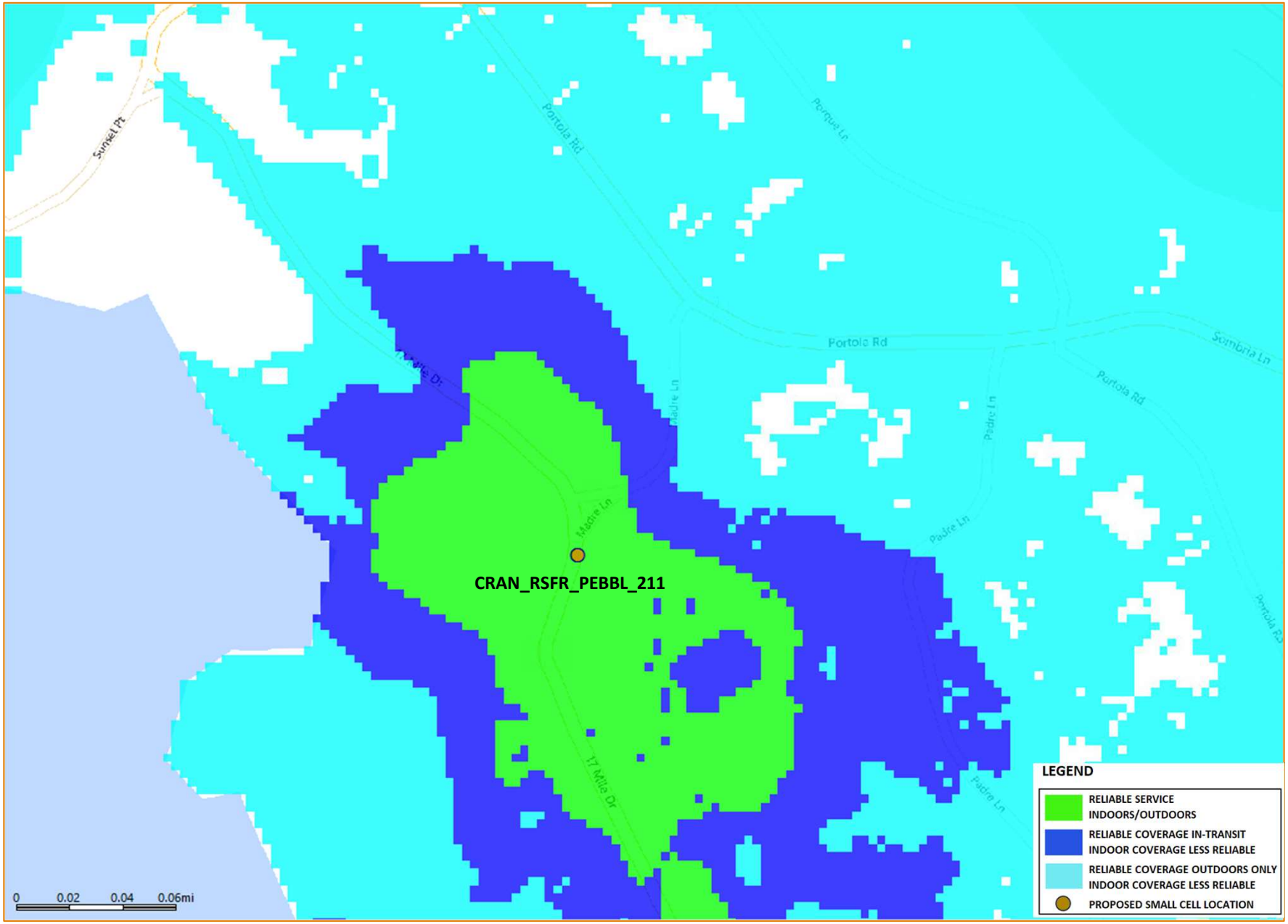
"AT&T PROPRIETARY -- THIS INFORMATION CONSTITUTES CONFIDENTIAL TRADE SECRETS AND COMMERCIAL OR FINANCIAL INFORMATION OWNED BY AT&T AND IS SHARED FOR CRITICAL INFRASTRUCTURE PROTECTION PURPOSES ONLY. IT IS EXEMPT FROM DISCLOSURE UNDER THE FREEDOM OF INFORMATION ACT (5 U.S.C. 552), EXEMPTIONS (B)(3)&(4), AND ITS DISCLOSURE IS PROHIBITED UNDER THE TRADE SECRETS ACT (18 U.S.C. 1905), THE CRITICAL INFRASTRUCTURE INFORMATION ACT OF 2002, 6 U.S.C. § 133, AND ANY STATE OR LOCAL LAW REQUIRING DISCLOSURE OF INFORMATION OR RECORDS. THIS INFORMATION MUST NOT BE COPIED OR DISTRIBUTED TO OTHERS NOT AGREED UPON BY AT&T, BUT IN ALL EVENTS DO NOT COPY OR DISTRIBUTE TO SUCH OTHERS WITHOUT NOTIFICATION PURSUANT TO EXECUTIVE ORDER 12600."

EXISTING LTE 700 COVERAGE PLOT



"AT&T PROPRIETARY -- THIS INFORMATION CONSTITUTES CONFIDENTIAL TRADE SECRETS AND COMMERCIAL OR FINANCIAL INFORMATION OWNED BY AT&T AND IS SHARED FOR CRITICAL INFRASTRUCTURE PROTECTION PURPOSES ONLY. IT IS EXEMPT FROM DISCLOSURE UNDER THE FREEDOM OF INFORMATION ACT (5 U.S.C. 552), EXEMPTIONS (B)(3)&(4), AND ITS DISCLOSURE IS PROHIBITED UNDER THE TRADE SECRETS ACT (18 U.S.C. 1905), THE CRITICAL INFRASTRUCTURE INFORMATION ACT OF 2002, 6 U.S.C. § 133, AND ANY STATE OR LOCAL LAW REQUIRING DISCLOSURE OF INFORMATION OR RECORDS. THIS INFORMATION MUST NOT BE COPIED OR DISTRIBUTED TO OTHERS NOT AGREED UPON BY AT&T, BUT IN ALL EVENTS DO NOT COPY OR DISTRIBUTE TO SUCH OTHERS WITHOUT NOTIFICATION PURSUANT TO EXECUTIVE ORDER 12600."

PROPOSED LTE 700 COVERAGE PLOT

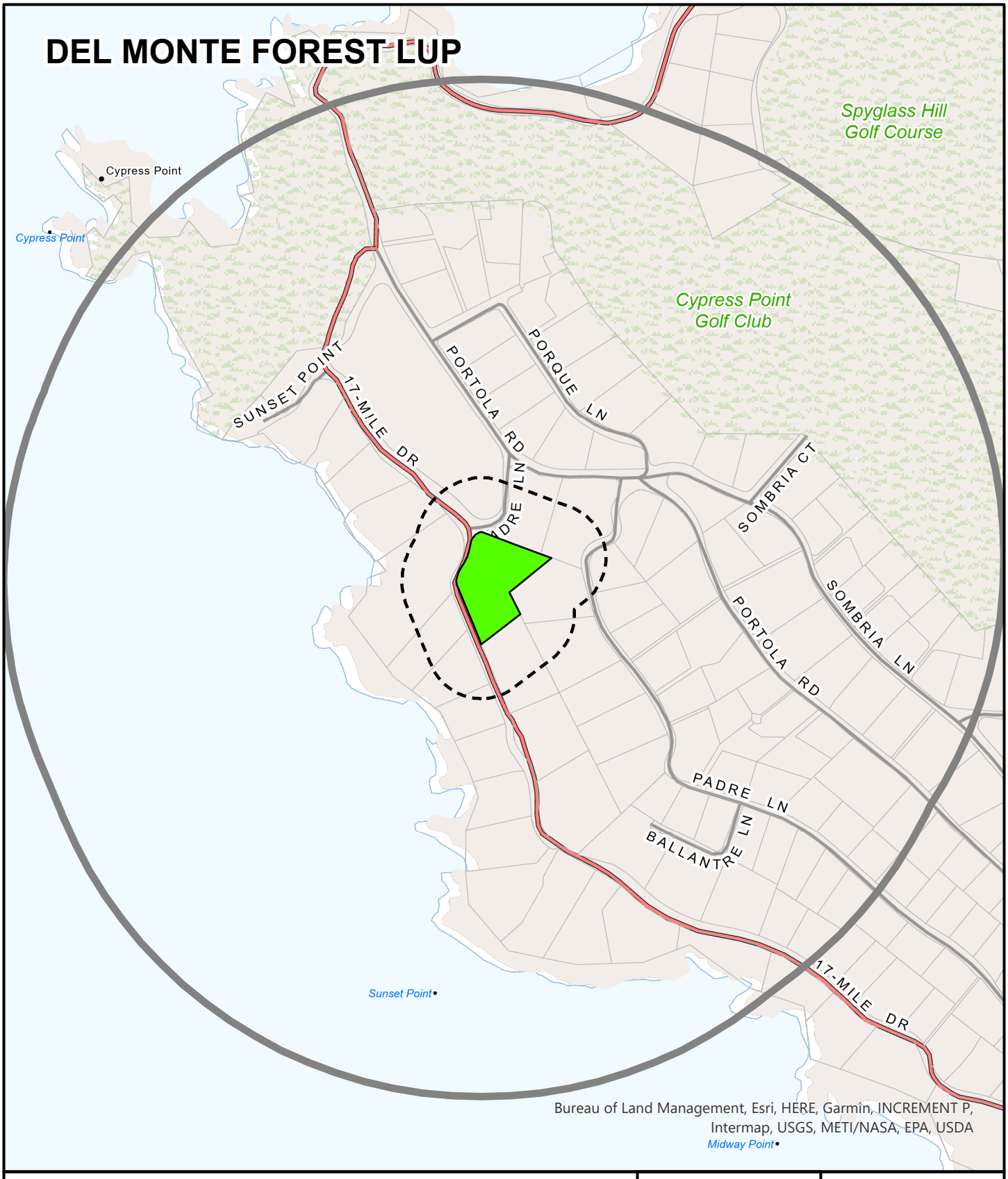


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Exhibit B

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APPLICANT: ARNIAZ HOWARD D & LACEY M TRS (AT&T MOBILITY)

APN: 008481013000 **FILE #** PLN250243

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: JORDAN EVANS

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Exhibit C

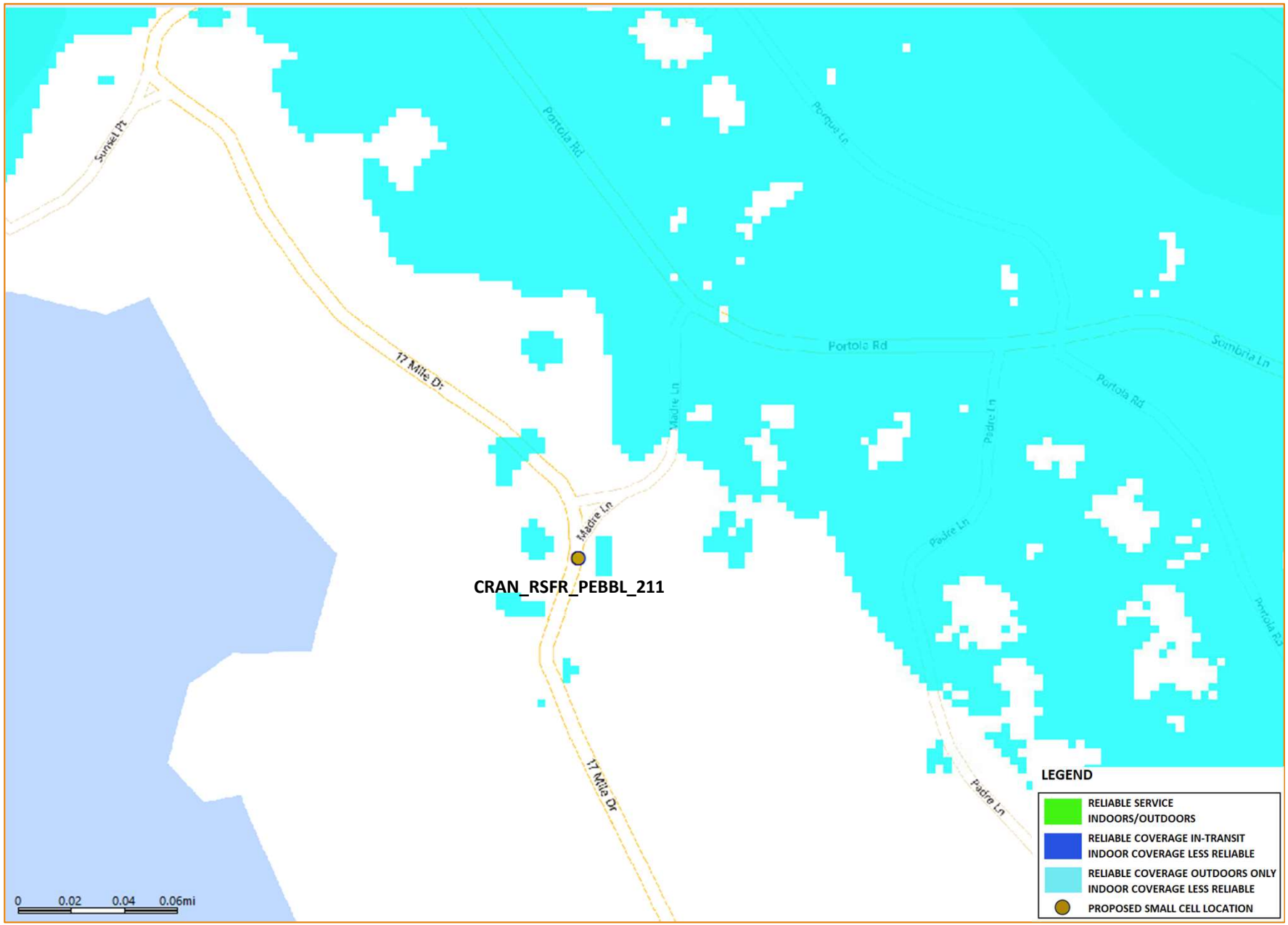
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CRAN_RSFR_PEBBL_211
SERVICE MAP

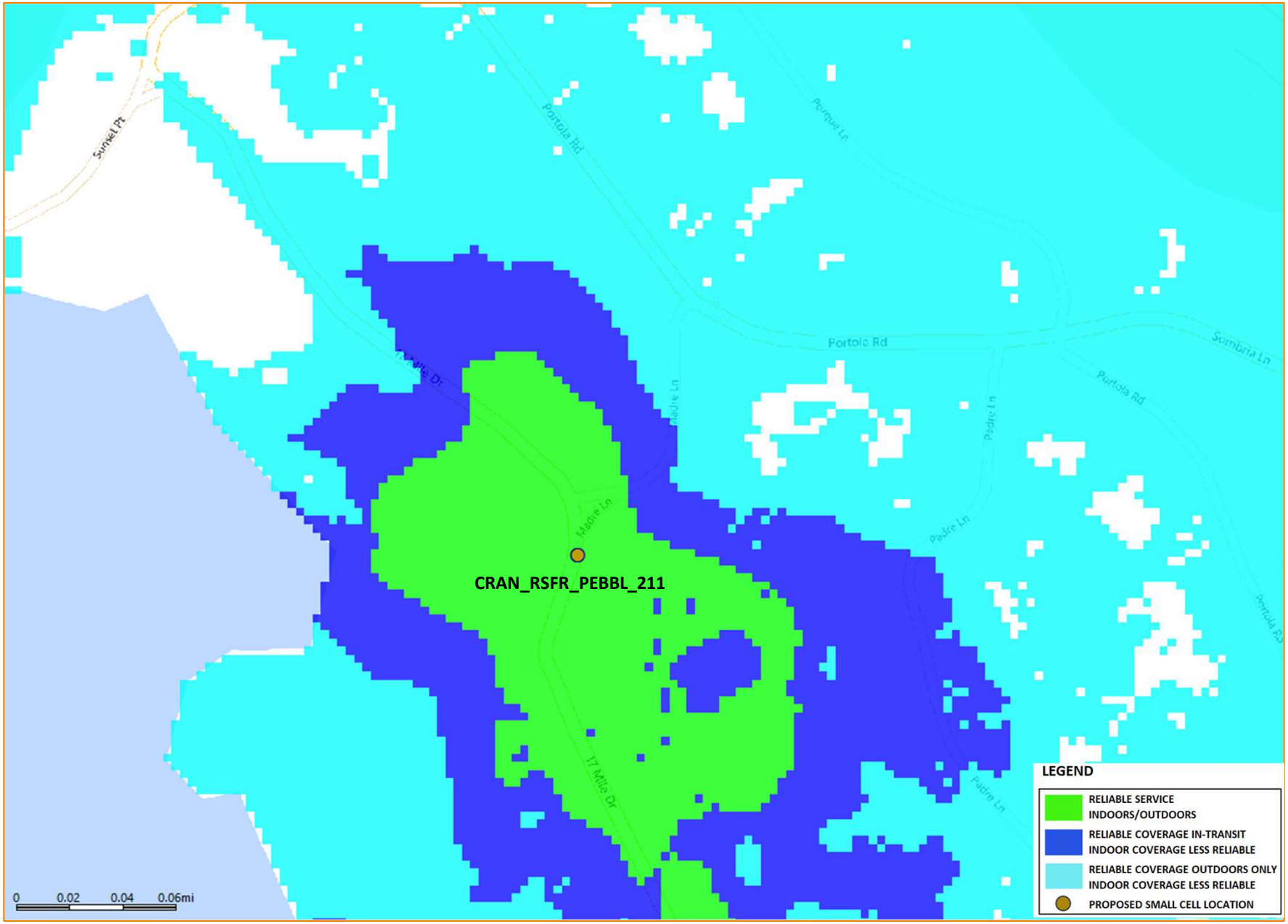
"AT&T PROPRIETARY -- THIS INFORMATION CONSTITUTES CONFIDENTIAL TRADE SECRETS AND COMMERCIAL OR FINANCIAL INFORMATION OWNED BY AT&T AND IS SHARED FOR CRITICAL INFRASTRUCTURE PROTECTION PURPOSES ONLY. IT IS EXEMPT FROM DISCLOSURE UNDER THE FREEDOM OF INFORMATION ACT (5 U.S.C. 552), EXEMPTIONS (B)(3)&(4), AND ITS DISCLOSURE IS PROHIBITED UNDER THE TRADE SECRETS ACT (18 U.S.C. 1905), THE CRITICAL INFRASTRUCTURE INFORMATION ACT OF 2002, 6 U.S.C. § 133, AND ANY STATE OR LOCAL LAW REQUIRING DISCLOSURE OF INFORMATION OR RECORDS. THIS INFORMATION MUST NOT BE COPIED OR DISTRIBUTED TO OTHERS NOT AGREED UPON BY AT&T, BUT IN ALL EVENTS DO NOT COPY OR DISTRIBUTE TO SUCH OTHERS WITHOUT NOTIFICATION PURSUANT TO EXECUTIVE ORDER 12600."

EXISTING LTE 700 COVERAGE PLOT



"AT&T PROPRIETARY -- THIS INFORMATION CONSTITUTES CONFIDENTIAL TRADE SECRETS AND COMMERCIAL OR FINANCIAL INFORMATION OWNED BY AT&T AND IS SHARED FOR CRITICAL INFRASTRUCTURE PROTECTION PURPOSES ONLY. IT IS EXEMPT FROM DISCLOSURE UNDER THE FREEDOM OF INFORMATION ACT (5 U.S.C. 552), EXEMPTIONS (B)(3)&(4), AND ITS DISCLOSURE IS PROHIBITED UNDER THE TRADE SECRETS ACT (18 U.S.C. 1905), THE CRITICAL INFRASTRUCTURE INFORMATION ACT OF 2002, 6 U.S.C. § 133, AND ANY STATE OR LOCAL LAW REQUIRING DISCLOSURE OF INFORMATION OR RECORDS. THIS INFORMATION MUST NOT BE COPIED OR DISTRIBUTED TO OTHERS NOT AGREED UPON BY AT&T, BUT IN ALL EVENTS DO NOT COPY OR DISTRIBUTE TO SUCH OTHERS WITHOUT NOTIFICATION PURSUANT TO EXECUTIVE ORDER 12600."

PROPOSED LTE 700 COVERAGE PLOT



"AT&T PROPRIETARY -- THIS INFORMATION CONSTITUTES CONFIDENTIAL TRADE SECRETS AND COMMERCIAL OR FINANCIAL INFORMATION OWNED BY AT&T AND IS SHARED FOR CRITICAL INFRASTRUCTURE PROTECTION PURPOSES ONLY. IT IS EXEMPT FROM DISCLOSURE UNDER THE FREEDOM OF INFORMATION ACT (5 U.S.C. 552), EXEMPTIONS (B)(3)&(4), AND ITS DISCLOSURE IS PROHIBITED UNDER THE TRADE SECRETS ACT (18 U.S.C. 1905), THE CRITICAL INFRASTRUCTURE INFORMATION ACT OF 2002, 6 U.S.C. § 133, AND ANY STATE OR LOCAL LAW REQUIRING DISCLOSURE OF INFORMATION OR RECORDS. THIS INFORMATION MUST NOT BE COPIED OR DISTRIBUTED TO OTHERS NOT AGREED UPON BY AT&T, BUT IN ALL EVENTS DO NOT COPY OR DISTRIBUTE TO SUCH OTHERS WITHOUT NOTIFICATION PURSUANT TO EXECUTIVE ORDER 12600."

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Exhibit D

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view from 17 Mile Drive looking northwest at site

AT&T Wireless

CRAN_RSFR_PEBBL_211
Near 3168 17 Mile Drive, Pebble Beach, CA
Photosims Produced on 4-16-2025

Existing



Proposed



AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

view from 17 Mile Drive looking south at site

AT&T Wireless

CRAN_RSFR_PEBBL_211
Near 3168 17 Mile Drive, Pebble Beach, CA
Photosims Produced on 4-16-2025

Existing



Proposed



AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Exhibit E

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Radio Frequency Emissions Compliance Report For AT&T Mobility

Site Name:	**CRAN_RSFR_PEBBL_211**	**Site Structure Type:**	**Wood Pole**
Address:	**3173 17 MILE DRIVE**	**Latitude:**	**36.575365**
	PEBBLE BEACH, CA 93953	**Longitude:**	**-121.970661**
Report Date:	**January 22, 2025**	**Project:**	**Modification**

Compliance Statement

Based on information provided by AT&T Mobility and predictive modeling, the **CRAN_RSFR_PEBBL_211** installation proposed by AT&T Mobility will be compliant with Radiofrequency Radiation Exposure Limits of 47 C.F.R. §§ 1.1307(b)(3) and 1.1310. RF alerting signage and restricting access to the antenna to authorized personnel that have completed RF safety training is required for Occupational environment compliance. The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings.

Certification

I, Tim Alexander, am the reviewer and approver of this report and am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation, specifically in accordance with FCC's OET Bulletin 65. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.



SIGNED, 22 JAN 2025

General Summary

The compliance framework is derived from the Federal Communications Commission (FCC) Rules and Regulations for preventing human exposure in excess of the applicable Maximum Permissible Exposure ("MPE") limits. At any location at this site, the power density resulting from each transmitter may be expressed as a percentage of the frequency-specific limits and added to determine if 100% of the exposure limit has been exceeded. The FCC Rules define two tiers of permissible exposure differentiated by the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure. General Population / Uncontrolled exposure limits apply to those situations in which persons may not be aware of the presence of electromagnetic energy, where exposure is not employment-related, or where persons cannot exercise control over their exposure. Occupational / Controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment, have been made fully aware of the potential for exposure, and can exercise control over their exposure. Based on the criteria for these classifications, the FCC General Population limit is considered to be a level that is safe for continuous exposure time. The FCC General Population limit is 5 times more restrictive than the Occupational limits.

7430 New Technology Way, Suite 150 Frederick, Maryland 21703 (703) 596-1022 Phone www.waterfordconsultants.com

Table 1: FCC Limits

Frequency (MHz)	*Limits for General Population/ Uncontrolled Exposure*		*Limits for Occupational/ Controlled Exposure*	
	Power Density (mW/cm^2)	Averaging Time (minutes)	Power Density (mW/cm^2)	Averaging Time (minutes)
30-300	0.2	30	1	6
300-1500	f/1500	30	f/300	6
1500-100,000	1.0	30	5.0	6

f=Frequency (MHz)

In situations where the predicted MPE exceeds the General Population threshold in an accessible area as a result of emissions from multiple transmitters, FCC licensees that contribute greater than 5% of the aggregate MPE share responsibility for mitigation.

Based on the computational guidelines set forth in FCC OET Bulletin 65, Waterford Consultants, LLC has developed software to predict the overall Maximum Permissible Exposure possible at any location given the spatial orientation and operating parameters of multiple RF sources. The power density in the Far Field of an RF source is specified by OET-65 Equation 5 as follows:

$$S = \frac{EIRP}{4 \cdot \pi \cdot R^2} \ (\mathrm{mW/cm^2})$$

Where EIRP is the Effective Radiated Power relative to an isotropic antenna and R is the distance between the antenna and point of study. Additionally, consideration is given to the manufacturers' horizontal and vertical antenna patterns as well as radiation reflection. At any location, the predicted power density in the Far Field is the spatial average of points within a 0 to 6-foot vertical profile that a person would occupy. Near field power density is based on OET-65 Equation 20 stated as

$$S = \left(\frac{180}{\theta_{BW}}\right) \cdot \frac{100 \cdot P_{in}}{\pi \cdot R \cdot h} \ (\mathrm{mW/cm^2})$$

Where P_{in} is the power input to the antenna, θ_{BW} is the horizontal pattern beamwidth and h is the aperture length.

Some antennas employ beamforming technology where RF energy allocated to each customer device is dynamically directed toward their location. In the analysis presented herein, predicted exposure levels are based on all beams at full utilization (i.e. full power) simultaneously focused in any direction. As this condition is unlikely to occur, the actual power density levels at ground and at adjacent structures are expected to be less that the levels reported below. These theoretical results represent maximum-case predictions as all RF emitters are assumed to be operating at 100% duty cycle.

For any area in excess of 100% General Population MPE, access controls with appropriate RF alerting signage must be put in place and maintained to restrict access to authorized personnel. Signage must be posted to be visible upon approach from any direction to provide notification of potential conditions within these areas. Subject to other site security requirements, occupational personnel should be trained in RF safety and equipped with personal protective equipment (e.g. RF personal monitor) designed for safe work in the vicinity of RF emitters. Controls such as physical barriers to entry imposed by locked doors, hatches and ladders or other access control mechanisms may be supplemented by alarms that alert the individual and notify site management of a breach in access control. Waterford Consultants, LLC recommends that any

work activity in these designated areas or in front of any transmitting antennas be coordinated with all wireless tenants.

Analysis

· INSTALL (2) NEW 2' PANEL ANTENNA ON TOP OF WOODEN PG&E UTILITY POLE
· INSTALL (1) NEW RADIO 4490, (1) RADIO 4467 ON WOODEN PG&E UTILITY POLE

The antenna will be mounted on a 42’ Wood Pole with centerlines 43.5’ above ground level. Proposed antenna operating parameters are listed in Appendix A. Other appurtenances such as GPS antennas, RRUs and hybrid cable below the antennas are not sources of RF emissions. No other antennas are known to be operating in the vicinity of this site.

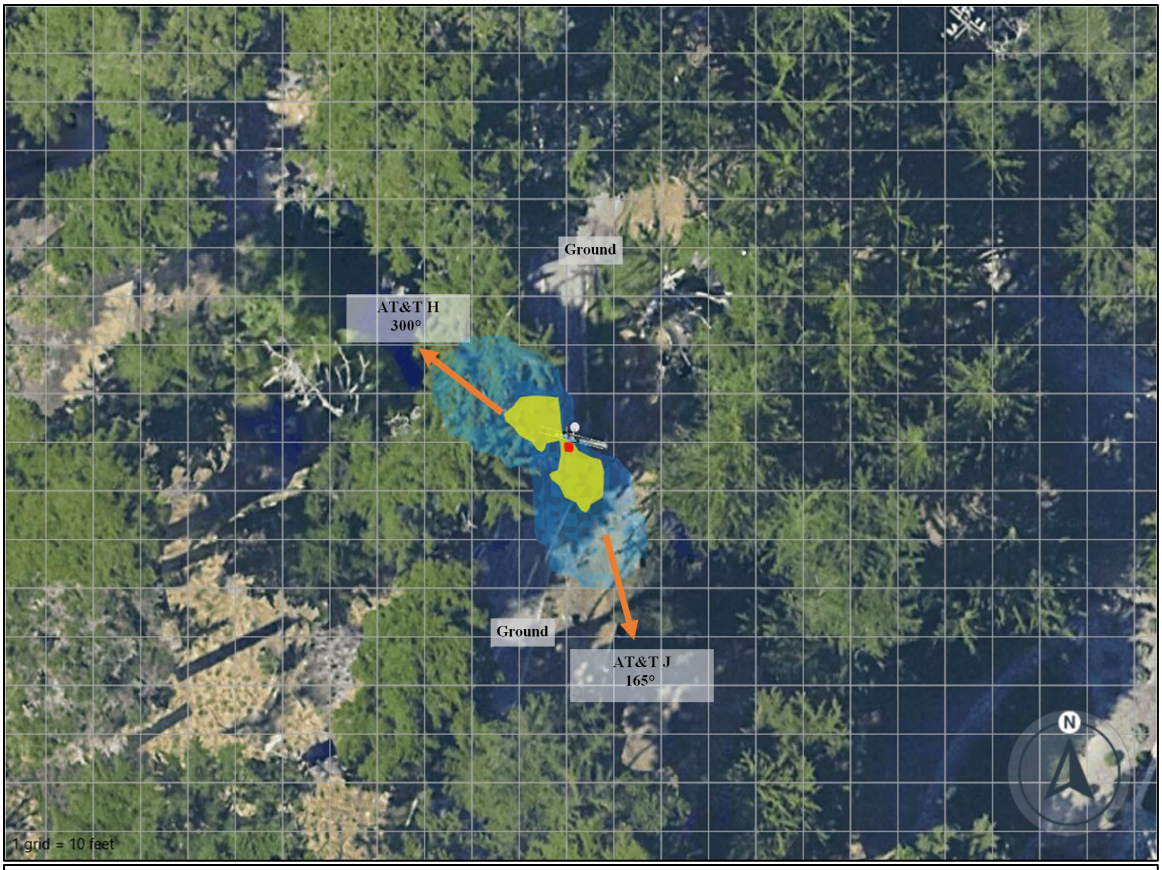


Figure 1: Antenna Locations

Power density decreases significantly with distance from any antenna. The panel-type antennas to be employed at this site are highly directional by design and the orientation in azimuth and mounting elevation, as documented, serves to reduce the potential to exceed MPE limits at any location other than directly in front of the antennas. For accessible areas at ground level, the maximum predicted power density level resulting from all AT&T Mobility operations is 1.46% of the FCC General Population limits. (Figure 1.2). The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings

On the pole in front of the antenna, predicted MPE levels will exceed the FCC General Population limits within 24 feet in front of the antennas and within 7 feet below the Antenna. The maximum predicted power density level resulting from all AT&T Mobility operations directly in front of the antennas is 5638.33% of the FCC General Population limits (1127.666% of the FCC Occupational limits). Waterford Consultants, LLC recommends posting RF alerting signage (ACP Caution) on the pole visible upon approach that informs personnel accessing this area of basic precautions to be followed when working around antennas. This recommendation is depicted in Figure 2. Any work activity in front of transmitting antennas should be coordinated with AT&T Mobility.

The following plots show the cumulative spatial average predicted power density levels in the reference plane indicated as a percentage of the General Public Limits. Please note that 100% of the General Public Limits corresponds to 20% of the Occupational Limits.



Legend

Study Zone	Elev. (ft)	Type	Exposure Profile	Max MPE	Att	Carriers
Antenna Level	22.5 - 62.5	3D Area	3D Sula9 GP 5.0 res	5638.33%	0.00	AT&T

100%-500% | 500%-5000% | 5000%+

Exposure Profile Name	Model	Exposure Area	Standard	Resolution	RCF
3D Sula9 GP 5.0 res	Sula 9	Spatial Average (6 ft)	FCC General Population	5.0 ft3	1.0

AT&T

Mitigation — Existing — Proposed — Installed — To Remove — Max MPE

Grid Size: 10.00 feet — **Floor = Elevation +6' | Mid-Level = Elevation +/- 3'**

Figure1.1: Antenna Level



Legend

Study Zone	Elev. (ft)	Type	Exposure Profile	Max MPE	Att	Carriers
Ground	0.1	Floor	2D Sula9 GP 2.5 res	1.46%	0.00	AT&T

5%-100%	100%-500%	500%-5000%	5000%+

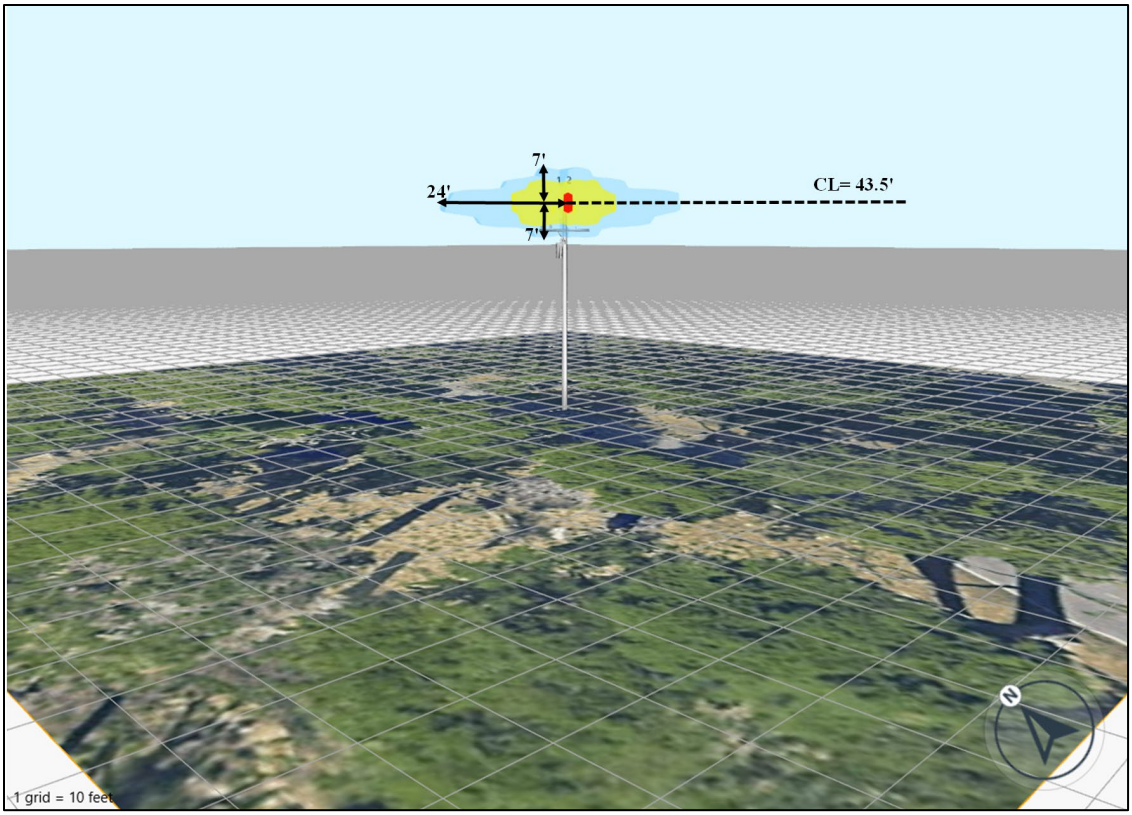
Exposure Profile Name	Model	Exposure Area	Standard	Resolution	RCF
2D Sula9 GP 2.5 res	Sula 9	Spatial Average (6 ft)	FCC General Population	2.5 ft3	1.0

AT&T

Mitigation — Existing — Proposed — Installed — To Remove — Max MPE

Grid Size: 10.00 feet — **Floor = Elevation +6' | Mid-Level = Elevation +/- 3'**

Figure 1.2: Ground Level.



Legend

Study Zone	Elev. (ft)	Type	Exposure Profile	Max MPE	Att	Carriers
Antenna Level	22.5 - 62.5	3D Area	3D Sula9 GP 5.0 res	5638.33%	0.00	AT&T

100%-500% | 500%-5000% | 5000%+

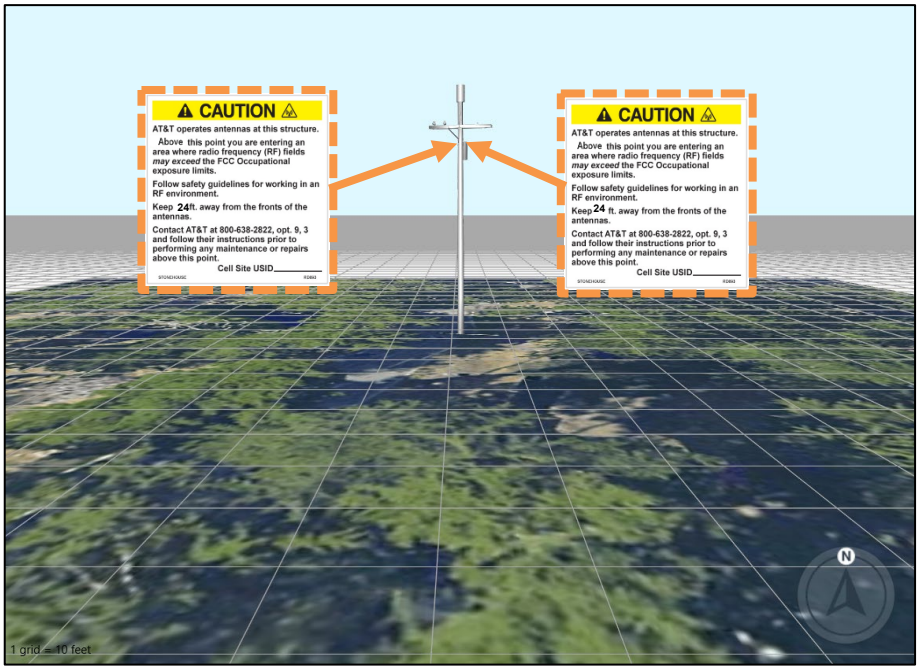
Exposure Profile Name	Model	Exposure Area	Standard	Resolution	RCF
3D Sula9 GP 5.0 res	Sula 9	Spatial Average (6 ft)	FCC General Population	5.0 ft3	1.0

AT&T

Grid Size: 10.00 feet **Floor = Elevation +6' | Mid-Level = Elevation +/- 3'**

Figure1.3: Elevation Level

Compliance Requirement Diagram (Access Location)



Recommendations

AT&T Mobility Access Location
Install (2) ACP Caution "Above" signs at 7ft below the antennas CL or 36.5ft AGL.

Materials
(2) ACP Caution "Above" signs sized 7"x7"

Safe Distance = 24ft
Bottom Distance = 7ft

Proposed Signs/Barriers

Existing Signs/Barriers

Figure 2: Mitigation Recommendations

Appendix A: Operating Parameters Considered in this Analysis

Ant #	Operator	Antenna Make	Antenna Model	Type	Frequency (MHz)	Block	mech/elec Az (Deg)	mech downtilt (Deg)	Horizontal Beam Width (Deg)	Antenna Length/Aperture (ft)	Antenna Gain (dBd)	TPO (Watts)	Total ERP (Watts)	Antenna Centerline Ground Level (ft)	Bottom of Antenna Ground Level (ft)
1	AT&T	GALTRONICS	GP2414-06844	Panel	700	B12A	300	0	73	2	6.25	120	506.03	43.5	42.5
1	AT&T	GALTRONICS	GP2414-06844	Panel	850	B5	300	0	74	2	6.15	120	494.52	43.5	42.5
1	AT&T	GALTRONICS	GP2414-06844	Panel	3700	B77D	300	0	58	2	11.05	80	1018.80	43.5	42.5
1	AT&T	GALTRONICS	GP2414-06844	Panel	3500	B77G	300	0	58	2	11.05	80	1018.80	43.5	42.5
2	AT&T	GALTRONICS	GP2414-06844	Panel	700	B12A	165	0	73	2	6.25	120	506.03	43.5	42.5
2	AT&T	GALTRONICS	GP2414-06844	Panel	850	B5	165	0	74	2	6.15	120	494.52	43.5	42.5
2	AT&T	GALTRONICS	GP2414-06844	Panel	3700	B77D	165	0	58	2	11.05	80	1018.80	43.5	42.5
2	AT&T	GALTRONICS	GP2414-06844	Panel	3500	B77G	165	0	58	2	11.05	80	1018.80	43.5	42.5

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Exhibit F

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MINUTES
Del Monte Land Use Advisory Committee
Thursday, September 18, 2025

1. Meeting called to order by Lori Lietzke **at** 3:01 pm

2. Roll Call

Members Present:
Lori Lietzke, Maureen Lyon, Carol Church, Rick Verbanec, Bart Bruno

Members Absent:
Ned Van Roekel, Kamlesh Parikh

3. Approval of Minutes:

A. **September 4, 2025** minutes

Motion: Bart Bruno (LUAC Member's Name)

Second: Rick Verbanec (LUAC Member's Name)

Ayes: Lori Lietzke, Maureen Lyon, Carol Church, Rick Verbanec, Bart Bruno

Noes:

Absent: Ned Van Roekel, Kamlesh Parikh

Abstain:

4. Public Comments: The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. Meeting Adjourned: 4:42 pm

Minutes taken by: Maureen Lyon

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

1.

Project Name: FELICITY LLC (AT&T MOBILITY)
File Number: PLN250237
Project Location: 3252 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-462-006-000
Project Planner: Jordan Evans-Polockow
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** _____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jordan Evans **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	X		Concern over height of pole – can it blend better with the surrounding forest? AT&T reps. Would explore that possibility. Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.

Dan Neault	**X**		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	**Policy/Ordinance Reference (If Known)**	**Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)**
Are poles on private property?	Poles are located on PB property/easements	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest	Yes, three already exist as well as Cypress Club project	

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Lori Lietzke, Maureen Lyon, Rick Verbanec

Noes: _____

Absent: _____

Abstain: Bart Bruno; Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

2.

Project Name: HARDCASTLE MICHAEL L TR (AT&T MOBILITY)
File Number: PLN250238
Project Location: 4035 Sunset Ln, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-111-018-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** _____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Dan Neault	X		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements AT&T and PG&E owners. Pole	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest	Yes, three already exist as well as Cypress Club project	

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: Maureen Lyon, Rick Verbanec, Lori Lietzke

Noes:

Absent:

Abstain: Bart Bruno; Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

3.

Project Name: PERACCHI DONALD J & JUDITH E TRS (AT&T MOBILITY)
File Number: PLN250239
Project Location: 1063 Wranglers Trail, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 007-232-016-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** _____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Dean Flippo - resident

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements AT&T and PG&E owners. Pole	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Rick Verbanec, Lori Lietzke

Noes: _____

Absent: _____

Abstain: Bart Bruno; Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

4.

Project Name: KINSEY EDWARD P & LISA J TRS (AT&T MOBILITY)
File Number: PLN250240
Project Location: 3201 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-481-006-000
Project Planner: Jordan Evans-Polockow
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jordan Evans **(Name)**

PUBLIC COMMENT:

NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	X		Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.
DanNeault	X		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen LYon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Rick Verbanec, Lori Lietzke

Noes: _____

Absent: _____

Abstain: Bart Bruno, Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

5.

Project Name: FORAKER AUDREY DORMER ET AL (AT&T MOBILITY)
File Number: PLN250241
Project Location: 3195 Cortez Rd, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-341-031-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** _____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	**Policy/Ordinance Reference (If Known)**	**Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)**
Are poles on private property?	Poles are located on PB property/easements AT&T and PG&E owners. Pole	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

x Support Project with changes

___ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: Lori Lietzke, Rick Verbanec, Carol Church

Noes:

Absent:

Abstain: Carol Church, Bart Bruno

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

6.

Project Name: CEDROS 2017 LLC (AT&T MOBILITY)
File Number: PLN250242
Project Location: 3426 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-381-007-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:
NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	X		Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.
Dan Neault	X		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements	.
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Lori Lietzke, Rick Verbanec

Noes: _____

Absent: _____

Abstain: Bart Bruno, Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

7.

Project Name: ARNAIZ HOWARD D & LACEY M TRS (AT&T MOBILITY)
File Number: PLN250243
Project Location: 3173 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-481-013-000
Project Planner: Jordan Evans-Polockow
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jordan Evans **(Name)**

PUBLIC COMMENT:

NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	**X**		Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.
Dan Neault	**X**		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Lori Lietzke, Rick verbanec

Noes: _____

Absent: _____

Abstain: Carol Church, Bart Bruno

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

8.

Project Name: HARKER DENNIS T & SANDRA E TRS (AT&T MOBILITY)
File Number: PLN250244
Project Location: 3399 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-392-005-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:
NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	X		Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.
Dan Neault	X		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements .	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Lori Lietzke, Maureen Lyon, Rick Verbanec

Noes: _____

Absent: _____

Abstain: Bart Bruno, Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

9.

Project Name: KIM TONG P & SOON Y TRS (AT&T MOBILITY)
File Number: PLN250245
Project Location: 3213 Ballantrae Ln, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-471-023-000
Project Planner: Jordan Evans-Polockow
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** _____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jordan Evans **(Name)**

PUBLIC COMMENT:
NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	**Policy/Ordinance Reference (If Known)**	**Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)**
Are poles on private property?	Poles are located on PB property/easements .	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: Maureen Lyon, Lori Lietzke, Rick Verbanec

Noes:

Absent:

Abstain: Bart Bruno, Carol Church

Introduced: 10/24/2025 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Zoning Administrator

PLN250245 - PEBBLE BEACH COMPANY (AT&T MOBILITY)

Public hearing to consider the installation of a wireless telecommunication facility on an existing 38-3-foot-high pole, consisting of two antennas and associated equipment, greater than the height allowed for the zoning district, within 750 feet of a known archaeological resource.

Project Location: PG&E right-of-way, adjacent to the property located at 3213 Ballantrae Lane, Pebble Beach, CA 93953 (Coordinates 36.569665° N, -121.965505° W)

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution to:

a. Find the project qualifies for a Class 3 Categorical Exemption from CEQA Guidelines Section 15303, and that none of the exceptions from Section 15300.2 apply to the project; and
b. Approve a Combined Development Permit consisting of a: 1) Coastal Development Permit and Design Approval to allow the installation of a wireless telecommunication facility on an existing 38-3-foot-high pole, consisting of two antennas and associated equipment; 2) Coastal Development Permit to exceed the required height of 30 feet established for the district and 3) Coastal Administrative Permit for development within 750 feet of an archaeological resource.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 8 conditions of approval.

PROJECT INFORMATION

Agent: Justin Giarritta
Property Owner: PEBBLE BEACH COMPANY (AT&T MOBILITY)
APN: 008-471-023-000
Parcel Size: N/A
Zoning: N/A
Plan Area: Del Monte Forest Land Use Plan (Coastal Zone)
Flagged and Staked: N/A
Project Planner: Jordan Evans-Polockow, Assistant Planner
Evans-PolockowJ@countyofmonterey.gov , (831)755-7065

SUMMARY/DISCUSSION:

The project site is located within a utility easement on 17 Mile Drive (Coordinates 36.569665° N, -121.965505° W), adjacent to 3213 Ballantrae Lane, Pebble Beach, within the Del Monte Forest

Area. The Applicant (AT&T Mobility) proposes to install a wireless telecommunication facility on an existing 38-3-foot-high pole, consisting of two antennas and associated equipment, greater than the height allowed for the zoning district, within 750 feet of a known archaeological resource. The existing utility pole is within an easement, owned and managed by Pacific Gas & Electric (PG&E). PG&E submitted a letter to the County authorizing AT&T Mobility for the proposed development. This project does not include an increase in wastewater generation or installation, upgrade, or repairs to any onsite wastewater treatment system components.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan (General Plan), Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Coastal Implementation Plan (DMF CIP), and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Site Location & Site Analysis. The development is proposed to be located within the existing utility easement owned by PG&E on 17-Mile Drive, which is a private road, owned and maintained by Pebble Beach Company. The General Plan does not specify a land use designation for privately or publicly owned roads; however, the County considers such land use as Public/Quasi Public use, serving the public at large. Accordingly, Title 20, section 20.40.050.S allows for WCF subject to a Coastal Development Permit in each case. Staff analyzed the proposed development for the best siting and location for the WCF. The proposed development would install a WCF on an existing utility pole to allow AT&T to provide maximum coverage to its customers. The Applicant provided Service Coverage Maps illustrating this area to have poor coverage, and the proposed WCF would provide a clear and consistent mobile service within the area (**Exhibit C**). According to those Service Maps, the proposed facility is necessary to close significant service coverage gap area along 17 Mile Drive.

Co-Location: Title 20 section 20.64.310 encourages co-location of wireless facilities when possible. Co-location opportunities were analyzed for the proposed project. There are no existing WCF that could be used for co-location and meet the coverage objectives identified in the plan provided. However, the proposed development would be installed to an existing PG&E utility pole. The project includes the installation of a WCF which includes two antennas, two radios, and associated equipment. The project includes a condition to encourage future co-location by other wireless carriers (Condition No. 6).

Design and Visual Resources. DMF LUP Figure 3 identifies this subject area to be within the 17-Mile Drive public viewshed and near a designated vista point. DMF LUP Policy 48 indicates that new development within visually prominent settings, as illustrated on the Del Monte Forest Visual Resources Map (Figure 3), shall be sited and designed in such a manner that will not take away the scenic value of the area. The installation of the WCF will consist of two antennas and associated equipment to match the existing colors and materials, rich dark brown wood, in order to blend with the surrounding vegetation. The height would not increase, as the WCF will be installed on the sides of the pole in order to not increase visibility and blend in more with its surrounding landscape. Consistent with DMF LUP Policy 53, the design of the proposed development will not detract from the public views and scenic values, including Ghost Tree and Pescadero Point also within a mile radius. The existing utility pole has a height of 38-3 feet and the WCF proposes the pole to remain the same

height. Although this exceeds the maximum height allowed for PQP, Title 20 section 20.62.030 allows for towers, poles, water tanks and similar structures may be erected to a greater height than the limit established by the zoning district subject to a Coastal Development Permit.

The proposed development is consistent with the DMF LUP Policies 123 and 137 as the project will not block significant public views towards the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. The design and siting of the proposed wooden WCF does not increase the height of the existing wooden utility pole and would not significantly increase the visual impacts over the existing baseline (**see Exhibit D**). As proposed, the project would not result in any adverse visual impacts and is consistent with the applicable visual resource policies of the DMF LUP.

Radio Frequency. The applicant has submitted a Radio Frequency Emissions Compliance Report prepared by Waterford Consultants, evaluating the proposed WCF **(Exhibit E**). The report finds that the facility will comply with prevailing Federal Communications Commission (FCC) and Occupational Safety and Health Administration (OSHA) standards for limiting public exposure to radio frequency energy. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. The site is adequate for the proposed development of the wireless communication facility and the applicant has demonstrated that it is the most adequate for the provision of services as required by the FCC.

Cultural Resources. According to Monterey County Geographic Information System (GIS) records identifies the subject property to be within a high archaeological sensitivity area and is within a potentially known archaeological resource area. Due to the AT&T's development proposing to install the WCF equipment on a pre-existing wood pole, there will be minimum ground disturbance. Staff has deemed that an archaeological report is not required due to the recommendations of a previous Archaeological Cultural Resource Survey LIB160225 (APN: 008-471-028-000) from the adjacent parcel. It states that no surface evidence of potentially significant archaeological resources was discovered during their field survey. The archaeologist concluded that future proposed projects should not be delayed for archaeological reasons, and that potential future development could occur with the recommendation of archaeological construction monitoring to occur within future projects. An archaeological waiver was submitted to and approved by a designee of the Chief of Planning given that the proposed development does not involve land clearing and land disturbance, and no cultural resources were discovered in the initial installation of the original existing pole. There is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited due to the development being located on previous minimal ground disturbance to replace a pre-existing wood pole. Staff has deemed that an archaeological report is not required under the DMF CIP section 20.147.080.B.11. This will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

CEQA:
California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction of small facilities or new structures. The proposed project is to install a wireless telecommunication facility on an existing 38-3-foot-high pole, consisting of two antennas and associated equipment, greater than the height allowed for the zoning district, within 750 feet of a

known archaeological resource. The project does not involve the removal of trees or major vegetation. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects was identified during staff review of the development application. There is no cumulative impact without any prior successive projects of the same type in the same place, over time. There is no significant effect on the environment due to unusual circumstances. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. Views from the 17-Mile Drive scenic corridor and designated vista points near the proposed development will not be significantly impacted because AT&T Mobility will be installing the proposed project on an existing utility pole.

LUAC:

The proposed project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review on September 18th, 2025. The LUAC voted unanimously to recommend approval of the project.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Pebble Beach Community Services District
California Coastal Commission

Prepared by: Jordan Evans-Polockow, Assistant Planner, x7065
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:
- Attachment 1 - Recommended Conditions of Approval
- Attachment 2 - Site Plans

Exhibit B - Vicinity Map
Exhibit C - Coverage Map
Exhibit D - Photo Simulations
Exhibit E - Radio Frequency Study
Exhibit F - Del Monte Forest LUAC Minutes

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Planner; Jacquelyn M. Nickerson, Principal Planner; PEBBLE BEACH COMPANY (AT&T MOBILITY), Property Owner; Justin Giarritta, Agent; The Open Monterey Project (Molly Erickson); Landwatch: Planning File PLN250245

County of Monterey
Zoning Administrator

Legistar File Number: ZA 25-062

Item No.11

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

October 30, 2025

Introduced: 10/24/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Zoning Administrator

PLN250245 - PEBBLE BEACH COMPANY (AT&T MOBILITY)

Public hearing to consider the installation of a wireless telecommunication facility on an existing 38-3-foot-high pole, consisting of two antennas and associated equipment, greater than the height allowed for the zoning district, within 750 feet of a known archaeological resource.

Project Location: PG&E right-of-way, adjacent to the property located at 3213 Ballantrae Lane, Pebble Beach, CA 93953 (Coordinates 36.569665° N, -121.965505° W)

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution to:

a. Find the project qualifies for a Class 3 Categorical Exemption from CEQA Guidelines Section 15303, and that none of the exceptions from Section 15300.2 apply to the project; and
b. Approve a Combined Development Permit consisting of a: 1) Coastal Development Permit and Design Approval to allow the installation of a wireless telecommunication facility on an existing 38-3-foot-high pole, consisting of two antennas and associated equipment; 2) Coastal Development Permit to exceed the required height of 30 feet established for the district and 3) Coastal Administrative Permit for development within 750 feet of an archaeological resource.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 8 conditions of approval.

PROJECT INFORMATION

Agent: Justin Giarritta
Property Owner: PEBBLE BEACH COMPANY (AT&T MOBILITY)
APN: 008-471-023-000
Parcel Size: N/A
Zoning: N/A
Plan Area: Del Monte Forest Land Use Plan (Coastal Zone)
Flagged and Staked: N/A
Project Planner: Jordan Evans-Polockow, Assistant Planner
Evans-PolockowJ@countyofmonterey.gov , (831)755-7065

SUMMARY/DISCUSSION:

The project site is located within a utility easement on 17 Mile Drive (Coordinates 36.569665° N, -121.965505° W), adjacent to 3213 Ballantrae Lane, Pebble Beach, within the Del Monte Forest

Area. The Applicant (AT&T Mobility) proposes to install a wireless telecommunication facility on an existing 38-3-foot-high pole, consisting of two antennas and associated equipment, greater than the height allowed for the zoning district, within 750 feet of a known archaeological resource. The existing utility pole is within an easement, owned and managed by Pacific Gas & Electric (PG&E). PG&E submitted a letter to the County authorizing AT&T Mobility for the proposed development. This project does not include an increase in wastewater generation or installation, upgrade, or repairs to any onsite wastewater treatment system components.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan (General Plan), Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Coastal Implementation Plan (DMF CIP), and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Site Location & Site Analysis. The development is proposed to be located within the existing utility easement owned by PG&E on 17-Mile Drive, which is a private road, owned and maintained by Pebble Beach Company. The General Plan does not specify a land use designation for privately or publicly owned roads; however, the County considers such land use as Public/Quasi Public use, serving the public at large. Accordingly, Title 20, section 20.40.050.S allows for WCF subject to a Coastal Development Permit in each case. Staff analyzed the proposed development for the best siting and location for the WCF. The proposed development would install a WCF on an existing utility pole to allow AT&T to provide maximum coverage to its customers. The Applicant provided Service Coverage Maps illustrating this area to have poor coverage, and the proposed WCF would provide a clear and consistent mobile service within the area (**Exhibit C**). According to those Service Maps, the proposed facility is necessary to close significant service coverage gap area along 17 Mile Drive.

Co-Location: Title 20 section 20.64.310 encourages co-location of wireless facilities when possible. Co-location opportunities were analyzed for the proposed project. There are no existing WCF that could be used for co-location and meet the coverage objectives identified in the plan provided. However, the proposed development would be installed to an existing PG&E utility pole. The project includes the installation of a WCF which includes two antennas, two radios, and associated equipment. The project includes a condition to encourage future co-location by other wireless carriers (Condition No. 6).

Design and Visual Resources. DMF LUP Figure 3 identifies this subject area to be within the 17-Mile Drive public viewshed and near a designated vista point. DMF LUP Policy 48 indicates that new development within visually prominent settings, as illustrated on the Del Monte Forest Visual Resources Map (Figure 3), shall be sited and designed in such a manner that will not take away the scenic value of the area. The installation of the WCF will consist of two antennas and associated equipment to match the existing colors and materials, rich dark brown wood, in order to blend with the surrounding vegetation. The height would not increase, as the WCF will be installed on the sides of the pole in order to not increase visibility and blend in more with its surrounding landscape. Consistent with DMF LUP Policy 53, the design of the proposed development will not detract from the public views and scenic values, including Ghost Tree and Pescadero Point also within a mile radius. The existing utility pole has a height of 38-3 feet and the WCF proposes the pole to remain the same

height. Although this exceeds the maximum height allowed for PQP, Title 20 section 20.62.030 allows for towers, poles, water tanks and similar structures may be erected to a greater height than the limit established by the zoning district subject to a Coastal Development Permit.

The proposed development is consistent with the DMF LUP Policies 123 and 137 as the project will not block significant public views towards the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. The design and siting of the proposed wooden WCF does not increase the height of the existing wooden utility pole and would not significantly increase the visual impacts over the existing baseline (**see Exhibit D**). As proposed, the project would not result in any adverse visual impacts and is consistent with the applicable visual resource policies of the DMF LUP.

Radio Frequency. The applicant has submitted a Radio Frequency Emissions Compliance Report prepared by Waterford Consultants, evaluating the proposed WCF **(Exhibit E**). The report finds that the facility will comply with prevailing Federal Communications Commission (FCC) and Occupational Safety and Health Administration (OSHA) standards for limiting public exposure to radio frequency energy. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. The site is adequate for the proposed development of the wireless communication facility and the applicant has demonstrated that it is the most adequate for the provision of services as required by the FCC.

Cultural Resources. According to Monterey County Geographic Information System (GIS) records identifies the subject property to be within a high archaeological sensitivity area and is within a potentially known archaeological resource area. Due to the AT&T's development proposing to install the WCF equipment on a pre-existing wood pole, there will be minimum ground disturbance. Staff has deemed that an archaeological report is not required due to the recommendations of a previous Archaeological Cultural Resource Survey LIB160225 (APN: 008-471-028-000) from the adjacent parcel. It states that no surface evidence of potentially significant archaeological resources was discovered during their field survey. The archaeologist concluded that future proposed projects should not be delayed for archaeological reasons, and that potential future development could occur with the recommendation of archaeological construction monitoring to occur within future projects. An archaeological waiver was submitted to and approved by a designee of the Chief of Planning given that the proposed development does not involve land clearing and land disturbance, and no cultural resources were discovered in the initial installation of the original existing pole. There is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited due to the development being located on previous minimal ground disturbance to replace a pre-existing wood pole. Staff has deemed that an archaeological report is not required under the DMF CIP section 20.147.080.B.11. This will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

CEQA:
California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction of small facilities or new structures. The proposed project is to install a wireless telecommunication facility on an existing 38-3-foot-high pole, consisting of two antennas and associated equipment, greater than the height allowed for the zoning district, within 750 feet of a

known archaeological resource. The project does not involve the removal of trees or major vegetation. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects was identified during staff review of the development application. There is no cumulative impact without any prior successive projects of the same type in the same place, over time. There is no significant effect on the environment due to unusual circumstances. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. Views from the 17-Mile Drive scenic corridor and designated vista points near the proposed development will not be significantly impacted because AT&T Mobility will be installing the proposed project on an existing utility pole.

LUAC:

The proposed project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review on September 18th, 2025. The LUAC voted unanimously to recommend approval of the project.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Pebble Beach Community Services District
California Coastal Commission

Prepared by: Jordan Evans-Polockow, Assistant Planner, x7065
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:
- Attachment 1 - Recommended Conditions of Approval
- Attachment 2 - Site Plans

Exhibit B - Vicinity Map
Exhibit C - Coverage Map
Exhibit D - Photo Simulations
Exhibit E - Radio Frequency Study
Exhibit F - Del Monte Forest LUAC Minutes

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Planner; Jacquelyn M. Nickerson, Principal Planner; PEBBLE BEACH COMPANY (AT&T MOBILITY), Property Owner; Justin Giarritta, Agent; The Open Monterey Project (Molly Erickson); Landwatch: Planning File PLN250245

Exhibit A

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DRAFT RESOLUTION

Before the Zoning Administrator in and for the County of Monterey, State of California

In the matter of the application of:
PEBBLE BEACH COMPANY (AT&T Mobility) (PLN250245) RESOLUTION NO. 25-
Resolution by the Monterey County Zoning Administrator:

1) Finding the project categorically exempt per CEQA Guidelines section 15303 and that none of the exceptions from Section 15300.2 apply to the project; and
2) Approving a Combined Development Permit consisting of a: 1) Coastal Development Permit and Design Approval to allow the installation of a wireless telecommunication facility on an existing 38-3-foot-high pole, consisting of two antennas and associated equipment, and 2) Coastal Administrative Permit for development within 750 feet of a known archaeological resource.

[PLN250245, PEBBLE BEACH COMPANY (AT&T Mobility), PG&E right-of-way (Coordinates 36.569665° N, -121.965505° W), adjacent to the property located at 3213 Ballantrae Lane, Pebble Beach, Del Monte Land Use Plan, Coastal Zone (APN: 008-471-023-000)]

The PEBBLE BEACH COMPANY (AT&T MOBILITY) application (PLN250245) came on for public hearing before the Monterey County Zoning Administrator on October 30, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- 1982 Monterey County General Plan (General Plan);
- Del Monte Forest Land Use Plan (DMF LUP);
- Del Monte Forest Coastal Implementation Plan (DMF CIP); and
- Monterey County Code (MCC) Zoning Ordinance (Title 20)

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Allowed Use. The property is located off of the right-of-way within a utility easement on 17 Mile Drive (Coordinate 36.569665° N, -121.965505° W), adjacent to the property located at 3213 Ballantrae Lane, Pebble Beach (APN 008-471-023-000), Del Monte Forest Land Use Plan, Coastal Zone. The parcel is considered to be in its land use as Public/Quasi Public, or "PQP". The General Plan does not specify a land use designation for privately or publicly owned roads; however, the County considers such land use as Public/Quasi Public use, serving the public at large. Title 20 section 20.40.050.S identifies wireless communication facilities (WCF) as a conditional use subject to the granting of a Coastal Development Permit. The project proposes to install a wireless telecommunication facility on an existing 38-3-foot-high pole, consisting of two antennas and associated equipment, greater than the height allowed for the zoning district, within 750 feet of a known archaeological resource. Therefore, the project is consistent with the zoning.

c) Lot Legality. The subject site is located in the Pacific Gas & Electric (PG&E) right-of-way (36.569665° N, -121.965505° W) and adjacent from the property of 3213 Ballantrae Lane, Pebble Beach.

d) Design and Visual Resources. The subject area includes a Design Control Overlay, which is intended to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character pursuant to Title 20 Chapter 20.44. The proposed WCF will utilize the existing utility pole, which is wooden dark brown. The development is surrounded by existing vegetation and will blend with the surrounding environment.

Del Monte Visual Resources Map within Figure 3 (Visual Resources, in the DMF LUP) identifies this subject area to be within the 17-Mile drive public viewshed and near a designated vista point project. This designation is due to the project being located along 17 Mile Drive within surrounding Point of Interest & Public Access in Figure 8 of the Del Monte Forest Land Use Plan, including Lone Cypress as the closest location, along with Ghost Tree and Pescadero Point also within a mile radius. Pursuant to Title 20 section 20.64.310.H.1, wireless communication facilities should not be sited to create visual clutter or negatively affect specific views. The proposed development will be sited on an existing utility pole with materials and colors to not create a negative visual effect or visual clutter within the area. DMF LUP Policy 48 indicates that new development within visually prominent settings, as illustrated on the Del Monte Forest Visual Resources Map (Figure 3), shall be sited and designed in such a manner that will not take away the scenic value of the area. The installation of the WCF will consist of two antennas and associated equipment to match the existing colors and materials, rich dark brown wood, in order to blend with the surrounding

vegetation. The existing utility pole has a height of 38-3 feet and the WCF proposes the pole to remain the same height, as the WCF will be installed on the sides of the pole in order to not increase visibility and blend in more with its surrounding landscape. The proposed development is consistent with the DMF LUP Policies 123 and 137 as the project will not block significant public views towards the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. As proposed, the project would not result in any adverse visual impacts and is consistent with the applicable visual resource policies of the DMF LUP. As proposed and designed, the development would blend with the surrounding environment, consistent with the DMF Visual Resource Policies.

e) Cultural Resources. According to Monterey County Geographic Information System (GIS) records identifies the subject property to be within a high archaeological sensitivity area and is within a potentially known archaeological resource area. Due to the AT&T's development proposing to install the WCF equipment on a pre-existing wood pole, there will be minimum ground disturbance. Staff has deemed that an archaeological report is not required due to the recommendations of a previous Archaeological Cultural Resource Survey LIB160225 (APN: 008-471-028-000) from the adjacent parcel. The report stated that no surface evidence of potentially significant archaeological resources was discovered during their field survey. The archaeologist concluded that future proposed projects should not be delayed for archaeological reasons, and that potential future development could occur with the recommendation of archaeological construction monitoring to occur within future projects. Due to how the proposed project would be adjacent to this parcel in an area previously disturbed by the existing utility pole, and how the WCF would be in the same location and depth of the existing pole, staff has deemed that an archaeological report is not required under the DMF CIP section 20.147.080.B.11. An archaeological waiver was submitted to and approved by a designee of the Chief of Planning given that the proposed development does not involve land clearing and land disturbance, and no cultural resources were discovered in the initial installation of the original existing pole. There is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited due to the development being located on a pre-existing wood pole. This will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

f) Wireless Telecommunication Facility. As demonstrated in Finding 6 the project is consistent with the regulations for siting and design of WCF contained in Title 20 section 20.64.310.

g) Public Access. As demonstrated in Finding 7, the development is consistent with public access policies of the DMF LUP.

h) Land Use Advisory Committee. The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC, at a noticed public meeting on September 18, 2025, 5 to 0 (2

absent) voted to support the project as proposed.

i) The project planner conducted a site inspection on October 7th, 2025, to verify that the proposed project on the subject parcel conforms to the applicable plans and policies.

j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD- Planning for the proposed development found in Project File PLN250245.

2. **FINDING:** **SITE SUITABILITY –** The site is physically suitable for the use proposed.

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, Pebble Beach Community Services District, HCD-Public Works, HCD-Environmental Services, and the Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

b) Staff identified potential impacts to resources. The following reports have been prepared:

- "Radio Frequency Emissions Compliance Report for AT&T Mobility" prepared by Waterford Consultants, Fredrick, MA, January 16th, 2025.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. All development shall be in accordance with these reports.

c) Staff conducted a site inspection on October 7th, 2025, to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN250245.

3. **FINDING:** **HEALTH AND SAFETY -** The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE: a) The project was reviewed by HCD-Planning, Pebble Beach Community Services District, HCD-Public Works, HCD-Environmental Services, and the Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities are available. The existing power pole will provide electricity. The proposed project will not require the use of water or sewer.

c) A Radio Frequency (RF) engineering analysis was prepared by Waterford Consultants, evaluating the proposed WCF. The report finds that the facility will comply with prevailing Federal Communications Commission (FCC) and Occupational Safety and Health Administration (OSHA) standards for limiting public exposure to radio frequency energy. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. The site is adequate for the proposed development of the wireless communication facility and the applicant has demonstrated that it is the most adequate for the provision of services as required by the FCC.

d) Staff conducted a site inspection on October 7th, 2025, to verify that the site is suitable for this use.

e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN250245.

4. **FINDING:** **NO VIOLATIONS -** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE:

a) Staff reviewed Monterey County HCD-Planning and Building Services Department records and is not aware of any violations existing on subject property.

b) Staff conducted a site inspection on October 7th, 2025, and researched County records to assess if any violation exists on the subject property.

c) There are no known violations on the subject parcel.

d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN250245.

5. **FINDING:** **CEQA (Exempt) –** The project is categorically exempt from environmental review, and no unusual circumstances were identified to exist for the proposed project. California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts the construction and location of new, small facilities or structures.

EVIDENCE:

a) This development of a wireless communications facility on an existing 38'-3" foot PG&E wood pole, with no height increase, adding two antennas, two power supply units, two remote radio units, two conduits, and an equipment shelter. Because the wireless facility is considered a small facility and the support structures are also small, they qualify for a categorical exemption as described in section 15303 of the CEQA Guidelines.

b) No evidence of significant adverse environmental effects was identified during staff review of the development application. There is no cumulative impact without any prior successive projects of the same type in the same place, over time. There is no significant effect on the environment due to unusual circumstances. Views from the 17-Mile Drive scenic corridor and designated vista points near the proposed development will not be significantly impacted because AT&T Mobility

will be installing the proposed project on a pre-existing utility pole with no change in the height (see evidence "c" Finding 1). None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. The project is not located on a hazardous waste site, near a scenic highway or historical resource. The project would not contribute to a cumulative impact of successive projects as there are no other wireless communication facilities in proximity to this project site.

c) No adverse environmental effects were identified during staff review of the development application during a site visit on October 7th, 2025.

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN250245.

6. **FINDING:** **WIRELESS COMMUNICATION FACILITIES** – The development of the proposed wireless communications facility will not significantly affect any designated public viewing area, scenic corridor, or any identified environmentally sensitive area or resources. The site is adequate for the proposed development of the wireless communications facility, and the applicant has demonstrated that it is the most adequate for the provision of services as required by the Federal Communications Commission (FCC). The proposed wireless communications facility complies with all applicable requirements of Monterey County Code (MCC) Section 20.64.310. The subject property on which the wireless communication facility is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions, and any other applicable provisions of MCC, and that all zoning violation abatement costs, if any, have been paid. The proposed telecommunication facility will not create a hazard for aircraft in flight**.**

EVIDENCE: a) This project consists of the installation wireless telecommunication facility consisting of a 2-foot canister antenna on an existing 38'-3" foot high utility pole owned by Pacific Gas and Electric (PG&E) with no change to height, and associated equipment including two panel antennae, two power supply units, a PG&E Smart Meter, two mounted radios, two conduits, and an equipment bracket. The property is located off of the right-of-way, within an existing utility easement (Coordinate 36.569665° N, -121.965505° W), adjacent to 3213 Ballantrae Lane, Pebble Beach.

b) Pursuant to the requirements in Title 20 section 20.64.310(C), wireless communication facilities are allowed on any lot or parcel in any zoning district subject to the appropriate entitlement including the construction, modification, and placement of any antennas used for multi-channel distributions services and personal wireless service facilities. The proposed AT&T Mobility wireless facility changes the use of the existing PG&E transmission tower and installs a WCF as a replacement and therefore is subject to a Coastal Development Permit as identified in Title 20 section 20.40.050.S as a conditional use for the proposed project site zoning of "PQP". (see evidence "b" in Finding 1)

c) Site Location and Analysis Staff analyzed the proposed development for the best siting and location for the WCF. The proposed WCF that

will be installed on the existing 38-3-foot-high utility pole with no height increase will not substantially visually impact or alter the public's access to the views of nearby scenic points of interest along 17 Mile Drive. The WCF will match the existing pole's dark brown wooden finish and blend with its surroundings, consistent with DMF LUP Policy 48.

d) Co-location. Title 20 section 20.64.310(H)(b) encourages co-location of facilities and the DMF Land Use Plan Visual Resources Chapter 2 within its Resource Management Element that protects the integrity of visual resources. As the pole will not be raised in height with minor additions nor replaced, staff has found that this new facility will not substantially alter the visual impact of the existing PG&E wood pole, when viewed from both Ballantrae Lane and 17 Mile Drive.

Title 20 section 20.64.310 encourages co-location of wireless facilities when possible. Co-location opportunities were analyzed for the proposed project. There are no existing WCF that could be used for co-location and meet the coverage objectives identified in the plan provided. However, the proposed development would be installed on an existing PG&E utility pole. Photographic simulations provided by the applicant illustrate that there is not a significant increase to the visually perceived bulk or height of the existing tower. Finding 1, evidence "d" depicts the design adaptations and the correlating details to illustrate the preventative strides to preserve the scenic viewshed. The project includes a condition to encourage future co-location by other wireless carriers (Condition No. 6).

e) The project is consistent with Monterey County Code Chapter 20.92, Airport Approach Zoning, and does not require review by the Monterey County Airport Land Use Commission. This project does not affect any aircraft zones identified in Monterey County Code section 20.92.050 and therefore need not comply with the heights outlined in Monterey County Code section 20.92.060. The proposed telecommunication facility will not create a hazard for airport approaches or departures.

f) The project does not penetrate a Federal Aviation Regulation (FAR) Part 77 Imaginary Surface. The project site is located approximately 12 miles from Monterey Regional Airport, the nearest public use airport. If deemed necessary by the FCC, warning lights would be located on top of the structure to prevent conflict with any aircraft when visibility is limited. The proposed telecommunication facility will not create a hazard for aircraft in flight.

g) The project planner reviewed the project application materials and plans and the County GIS database to verify that the project on the subject parcel conforms to the plans listed above and that the site is suitable for this use. The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN250245.

7. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3

of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE:

a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in DMF CIP Section 20.147.130.

b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

c) The subject property is not described as an area where Major Public Access & Recreational Facilities requires visual or physical public access (Figure 8, DMF LUP).

d) As proposed, the development project will not interfere with visual access from or to 17-Mile Drive and nearby designated vista points. The proposed development is consistent with DMF LUP Policies 123 and 137 and will not block significant public views towards the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. The design and siting of the proposed WCF does not significantly increase the height of the existing structure and would not significantly increase the visual impacts over the existing baseline. As proposed, the project is consistent with the applicable visual resource and public access policies of the DMF LUP.

e) The project planner completed a site inspection on October 7th, 2025, to verify that the proposed project would not impact public access. The project planner also reviewed plans and visual simulations to verify that the proposed development will not impact public access or visual resources/access. See evidence "d" above. See also Finding No. 1 and supporting evidence.

f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250245.

8. **FINDING:** **APPEALABILITY -** The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

EVIDENCE:

a) Board of Supervisors. Pursuant to Title 20 sections 20.44.070 and 20.86.030 of the Monterey County Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

b) Coastal Commission. Pursuant to Title 20 section 20.86.080, the proposed project is subject to appeal by/to the California Coastal Commission because it is a project involves development between the sea and the first through public road paralleling the sea (State Reserve 1), and development that is permitted in the underlying zone as a conditional use.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Find the project the project Categorically Exempt per Section 15303 of the CEQA Guidelines and does not meet any of the exceptions under Section 15300.2;
2. Approve a Combined Development Permit Consisting of a: 1) Coastal Development Permit and Design Approval to allow the installation of a wireless telecommunication facility on an existing 38-3-foot-high-pole, consisting of two antennas and associated equipment, and 2) Coastal Administrative Permit for development within 750 feet of a known archaeological resource.

PASSED AND ADOPTED this 30th day of October 2025.

_____

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE DATE.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

   Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

   Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services offices in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN250245

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN250245) consisting of a: 1) Coastal Development Permit and Design Approval to allow the installation of a wireless telecommunication facility on an existing 38-3-foot-high pole, consisting of two antennas and associated equipment, 2) Coastal Development Permit to exceed the required height of 30 feet established for the district; and 3) Coastal Administrative Permit for development within 750 feet of a known archaeological resource. The property is located in the PGE right-of-way (Coordinate 36.569665° N, -121.965505° W), adjacent to property located at 3213 Ballantrae Lane, Pebble Beach (Assessor's Parcel Number 008-471-023-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number _____) was approved by the Zoning Administrator, for Assessor's Parcel Number 008-471-023-000 on October 30th, 2025. The permit was granted subject to 8 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD039(A) - WIRELESS INDEMNIFICATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant agrees as a condition and in consideration of the approval of the permit to enter into an indemnification agreement with the County whereby the applicant agrees to defend, indemnify, and hold harmless the County, its officers, agents and employees from actions or claims of any description brought on account of any injury or damages sustained by any person or property resulting from the issuance of the permit and conduct of the activities authorized under said permit. Applicant shall obtain the permission of the owner on which the wireless communication facility is located to allow the recordation of said indemnification agreement, and the applicant shall cause said indemnification agreement to be recorded by the County Recorder as a prerequisite to the issuance of the building and/or grading permit. The County shall promptly notify the applicant of any such claim, action, or proceeding and the County shall cooperate fully in the defense thereof. The County may, at its sole discretion, participate in the defense of such action, but such participation shall not relieve applicant of its obligations under this condition. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit signed and notarized Indemnification Agreement to the Director of HCD-Planning for review and signature by the County.

Prior to the issuance of grading or building permits, the Owner/Applicant shall submit proof of recordation of the Indemnification Agreement, as outlined, to HCD-Planning.

5. PD039(B) - WIRELESS REDUCE VISUAL IMPACTS

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall agree in writing that if future technological advances allow for reducing the visual impacts of the telecommunication facility, the applicant shall make modifications to the facility accordingly to reduce the visual impact as part of the facility's normal replacement schedule. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit, in writing, a declaration agreeing to comply with the terms of this condition HCD - Planning for review and approval.

6. PD039(C) - WIRELESS CO-LOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant and/or successors assigns shall encourage co-location by other wireless carriers on this tower assuming appropriate permits are approved for co-location. Any expansion or additions of microwave dishes, antennas and/or similar appurtenances located on the monopole, which are not approved pursuant to this permit, are not allowed unless the appropriate authority approves additional permits or waivers. In any case, the overall height of the pole shall not exceed the specified height. (HCD - Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall encourage co-location by other wireless carriers on this tower assuming appropriate permits are approved for co-location. The overall height of the pole shall not exceed ___ feet.

7. PD039(D) - WIRELESS REMOVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If the applicant abandons the facility or terminates the use, the applicant shall remove the monopole, panel antennas, and equipment shelter. Upon such termination or abandonment, the applicant shall enter into a site restoration agreement subject to the approval of the Director of HCD - Planning and County Counsel. The site shall be restored to its natural state within six (6) months of the termination of use or abandonment of the site.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to abandoning the facility or terminating the use, the Owner/Applicant shall submit a site restoration agreement to HCD - Planning subject to the approval of the HCD - Director of Planning and County Counsel.

Within 6 months of termination of use or abandonment of the site, the Owner Applicant shall restore the site to its natural state.

8. PD039(E) - WIRELESS EMISSION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The facility must comply with Federal Communications Commission (FCC) emission standards. If the facility is in violation of FCC emission standards, the Director of HCD - Planning shall set a public hearing before the Appropriate Authority whereupon the appropriate authority may, upon a finding based on substantial evidence that the facility is in violation of the then existing FCC emission standards, revoke the permit or modify the conditions of the permit. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of use and on an on-going basis, the Owner/Applicant shall submit documentation demonstrating compliance with the FCC emission standards to the Director of HCD-Planning for review and approval.

On an on-going basis, if the facility is in violation of FCC emission standards, the Director of HCD-Planning shall set a public hearing before the Appropriate Authority to consider revocation or modification of the permit.

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CRAN_RSFR_PEBBL_220

(NEAR) 3213 BALLANTRAE LN
PEBBLE BEACH, CA 93953

SITE ID:	CRAN_RSFR_PEBBL_220
IWM:	WSSFR0052080
FA CODE:	16519538
SITE TYPE:	WOODEN PG&E UTILITY POLE
POLE #:	120763135
COUNTY:	MONTEREY

PROJECT TEAM

APPLICANT:
AT&T MOBILITY
5005 EXECUTIVE PARKWAY
SAN RAMON, CA 94583
CONTACT: MARC GRABISCH
EMAIL: MG387K@ATT.COM

AT&T MOBILITY PROJECT MANAGER:
AT&T MOBILITY
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SAN RAMON, CA 94583
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AT&T MOBILITY RF MANAGER:
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PROJECT MANAGER:
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PHONE: (707) 225-2865
EMAIL: JUSTIN.GIARRITTA@NEXTEDGENETWORKS.COM

A&E PROJECT MANAGER:
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1355 WINDWARD CONCOURSE, SUITE 410
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PHONE: (530) 305-6898
EMAIL: TODD.LAWRENCE@NEXTEDGENETWORKS.COM

CONSTRUCTION MANAGER:
NEXT EDGE
1355 WINDWARD CONCOURSE, SUITE 410
ALPHARETTA, GA 30005
PHONE: (415) 989.1102
EMAIL: ATTPROJECTTEAM@MODUSLLC.COM

PROJECT DESCRIPTION

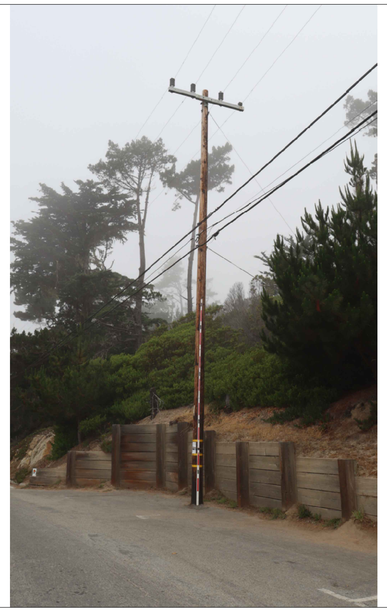
AT&T PROPOSES TO INSTALL A NEW WIRELESS COMMUNICATION SITE ON A WOODEN PG&E UTILITY POLE.

SCOPE:
- INSTALL (2) NEW 2' PANEL ANTENNA ON SIDE OF WOODEN PG&E UTILITY POLE
- INSTALL (1) NEW RADIO 4490, (1) RADIO 4467 ON WOODEN PG&E UTILITY POLE
- INSTALL (2) NEW PSU AC08 ON WOODEN PG&E UTILITY POLE
- INSTALL (1) NEW COAX CONDUIT FROM EQUIPMENT TO NEW PANEL ANTENNA
- INSTALL (1) NEW POWER CONDUIT FROM P.O.C. TO EQUIPMENT
- INSTALL (1) NEW FIBER CONDUIT FROM P.O.C. TO EQUIPMENT
- INSTALL (1) NEW EQUIPMENT BRACKET
- INSTALL (1) NEW SMART METER / DISCONNECT
- CABLING TO BE INSTALLED IN A TIGHT NEAT MANNER WITHOUT EXCESS CABLE LOOPS
- ALL AT&T ADDED APPURTENANCES SHALL BE PAINTED TO MATCH POLE COLOR (NON-GLOSSY "SABLE" BY SHERWIN WILLIAMS, OR EQUIVALENT)

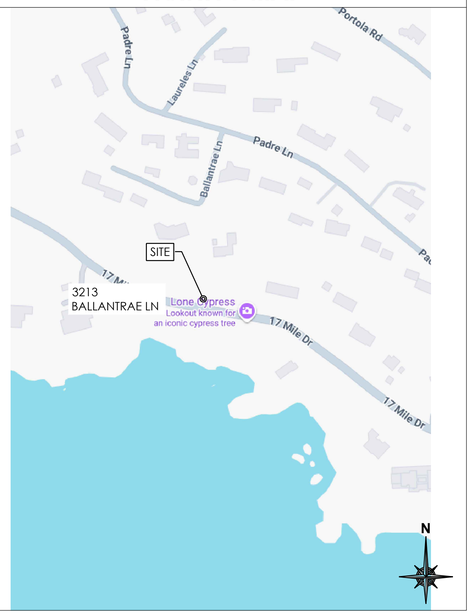
DRAWING INDEX

SHEET NO.	SHEET TITLE
T-1	TITLE SHEET
T-2	GENERAL NOTES
C-1	SURVEY
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN & PROPOSED EQUIPMENT LAYOUT PLANS
A-3	ELEVATIONS
A-4	ELEVATIONS
D-1	DETAILS
D-2	DETAILS
E-1	ELECTRICAL GENERAL NOTES
E-2	ONE-LINE DIAGRAM & GROUNDING SCHEMATIC
E-3	ELECTRICAL DETAILS
TCP-1	TRAFFIC CONTROL PLAN

POLE PHOTO



VICINITY MAP



SITE INFORMATION

SITE ADDRESS:	(NEAR) 3213 BALLANTRAE LN PEBBLE BEACH, CA 93953
OWNER:	PG&E 1 MARKET STREET, SPEAR TOWER SAN FRANCISCO, CA 94105-1126
APPLICANT:	AT&T MOBILITY 5005 EXECUTIVE PARKWAY SAN RAMON, CA 94583
LATITUDE:	36.569665° N NAD83
LONGITUDE:	121.965505° W NAD83
COUNTY:	MONTEREY
JURISDICTION:	PEBBLE BEACH
ASSESSORS PARCEL NUMBER:	NEAR 008-471-023
ZONING:	LDR/2.5-D(CZ)
ELEVATION:	78.127' AMSL

CALL 811 BEFORE YOU DIG
IT'S THE LAW

THE UTILITIES SHOWN HEREIN ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER/SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL THE UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO THE (E) UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- 2022 CALIFORNIA BUILDING CODE (CBC), BASED ON THE 2021 IBC
- 2022 CALIFORNIA ELECTRICAL CODE (CEC), BASED ON THE 2020 NEC
- 2022 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2021 UMC
- 2022 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2021 UPC
- 2022 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CALGREEN)
- 2022 CALIFORNIA FIRE CODES WITH ALL LOCAL AMENDMENTS, BASED ON THE 2021 IFC
- ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
- CALIFORNIA GENERAL ORDER 95 (G.O. 95, 2020)
- NCJPA OPERATIONS/ ROUTINE HANDBOOK (2019)
- NATIONAL ELECTRICAL CODE (NEC) (2023 EDITION)
- NATIONAL ELECTRICAL SAFETY CODE IEEE C2 2023 (NESC)
- CITY / COUNTY ORDINANCES

ACCESSIBILITY REQUIREMENTS FOR PERSONS WITH DISABILITIES:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY IS NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA ADMINISTRATIVE STATE CODE PART 2, TITLE 24, CHAPTER 11B, SECTION 11038.

AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA
94583

NextEdge
1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JLV
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	11/07/24	90% CD
0	05/09/25	100% CD

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. WARD
No. 65117
Exp. 09/30/25
CIVIL
STATE OF CALIFORNIA

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

CRAN_RSFR_PEBBL_220

(NEAR) 3213 BALLANTRAE LN
PEBBLE BEACH, CA 93953

TITLE SHEET

T-1

GENERAL NOTES

GENERAL CONSTRUCTION NOTES

1. PLANS ARE INTENDED TO BE DIAGRAMMATIC ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.

2. THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.

3. CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600, FOR UTILITY LOCATIONS, 2 WORKING DAYS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.

4. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.

5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CBC'S REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE, FOR, BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.

6. REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT / ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT / ENGINEER.

7. THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.

8. DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE AREA LINES, UNLESS OTHERWISE NOTED.

9. ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT / ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS, OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.

10. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT / ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT / ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.

11. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.

12. ANY EXISTING COMPONENTS DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO IT'S ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.

13. ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.

GENERAL NOTES FOR EXISTING CELL SITES

1. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR.

2. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS MUST BE VERIFIED. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.

3. THE EXISTING CELL SITE IS IN FULL COMMERCIAL OPERATION. ANY CONSTRUCTION WORK BY CONTRACTOR SHALL NOT DISRUPT THE EXISTING NORMAL OPERATION. ANY WORK ON EXISTING EQUIPMENT MUST BE COORDINATED WITH CONTRACTOR. ALSO, WORK SHOULD BE SCHEDULED FOR AN APPROPRIATE MAINTENANCE WINDOW USUALLY IN LOW TRAFFIC PERIODS AFTER MIDNIGHT.

4. SINCE THE CELL SITE IS ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE ADVISED TO BE WORN TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS.

5. CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. CONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD (N) TRAYS AS NECESSARY. CONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONTRACTOR.

6. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.

APPLICABLE CODES, REGULATIONS AND STANDARDS:

1. CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION.

2. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE TIME OF PERMITTING AWARD SHALL GOVERN THE DESIGN.

3. CONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
   - 3.1. - AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
   - 3.2. - AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
   - 3.3. - TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-F, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES
   - 3.4. - INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRICAL EQUIPMENT.
   - 3.5. -IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")

4. TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS
   - 4.1. TELCORDIA GR-63 NETWORK EQUIPMENT-BUILDING SYSTEM (NEBS): PHYSICAL PROTECTION
   - 4.2. TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING
   - 4.3. TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS
   - 4.4. TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS

5. ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS

6. FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

GENERAL TRENCHING NOTES

1. MAINTAIN 24" MINIMUM COVER FOR ALL ELECTRICAL CONDUITS, U.O.N.
2. MAINTAIN 30" MINIMUM COVER FOR ALL TELECOMMUNICATIONS CONDUITS.
3. MINIMUM 1" SAND SHADING BELOW CONDUITS, AND 6" COVERING ON TOP OF CONDUITS REQUIRED.
4. REFER TO SHEET E-1 FOR ADDITIONAL REQUIREMENTS

GENERAL GROUNDING NOTES

1. GROUNDING SHALL BE TESTED AT 5 OHMS OR LESS.
2. WOOD MOLDING, STAPLED EVERY 3'-0" AND AT EACH END.

GENERAL CONDUIT NOTES

1. ALL CONDUITS WILL BE MANDRELED AND EQUIPPED WITH 3/8" PULL ROPE.
2. SCHEDULE 40 CONDUIT FOR UNDERGROUND USE.
3. SCHEDULE 80 CONDUIT FOR RISER USE AND ELSEWHERE AS NOTES. TRANSITION FROM SCHEDULE 40 PVC OR RIGID STEEL CONDUIT TO SCHEDULE 80 USING APPROVED FITTINGS DESIGNED TO PROVIDE A SMOOTH INTERIOR WALL TRANSITION TO THE REDUCED INTERIOR DIAMETER OF SCHEDULE 80. ADJUST CONDUIT SIZE IF NECESSARY TO MAINTAIN THE INTERIOR AREA REQUIRED FOR THE WIRING SPECIFIED.
4. GALVANIZED STEEL CONDUIT FOR ANY CONDUIT UNDER 3", STUB UP 10" THEN CONVERT TO SCHEDULE 80.
5. CONTRACTOR TO STUB UP POLE 10" w/ 3" POWER CONDUIT. POWER COMPANY TO CONVERT FROM 3" STUB SCHEDULE 80 TO 2" SCHEDULE 80 FROM TOP OF STUB UP.
6. ZRC COLD GALVANIZING COMPOUND OR EQUIVALENT IS REQUIRED ON EXPOSED THREADS IN RIGID STEEL CONDUIT AND THE CUT ENDS OF SUPPORT STRUTS, ETC. TO PREVENT RUSTING.

TYPICAL R.O.W. POLE CONSTRUCTION NOTES

1. CABLE NOT TO IMPEDE 15" CLEAR SPACE OFF POLE FACE.
2. ALL CLIMB STEPS NEXT TO CONDUIT SHALL HAVE EXTENDED STEPS.
3. NO BOLT THREADS TO PROTRUDE MORE THAN 1-1/2"
4. ALL HOLES IN POLE LEFT FROM REARRANGEMENT OF CLIMB STEPS TO BE FILLED.
5. 90° SHORT SWEEPS UNDER ANTENNA ARM, ALL CABLES MUST TRANSITION ON THE INSIDE OR BOTTOM OF THE ARM (NO CABLE ON TOP OF ARM).
6. USE 90° CONNECTOR AT CABLE CONNECTION FOR OMNI DOWN ANTENNAS.
7. USE CABLE CLAMPS TO SECURE CABLE TO ARMS, PLACE 2" AT&T WIRELESS CABLE I.D. TAGS ON BOTH SIDES OF ARMS.
8. USE 1/2" DIA. CABLE ON ANTENNAS UNLESS OTHERWISE SPECIFIED.
9. PLACE GPS ON ARM OF SOUTHERN SKY EXPOSURE AT MINIMUM 6' FROM TRANSMIT ANTENNA WHICH IS 24" AWAY FROM CENTER OF POLE.
10. FILL VOID AROUND CABLES AT CONDUIT OPENING WITH FOAM SEALANT TO PREVENT WATER INTRUSION.

CONTRACTOR REQUIREMENTS

DO NOT SCALE OFF DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK

ABBREVIATIONS

A.B.	ANCHOR BOLT	GLB. (GLU-LAM)	GLUE LAMINATED BEAM
ABV.	ABOVE	GPS	GLOBAL POSITIONING SYSTEM
ACCA	ANTENNA CABLE COVER ASSEMBLY	GRND.	GROUND
ADD'L	ADDITIONAL	HDR.	HEADER
A.F.F.	ABOVE FINISHED FLOOR	HGR.	HANGER
A.F.G.	ABOVE FINISHED GRADE	HT.	HEIGHT
AGL	ABOVE GROUND LEVEL	ICGB.	ISOLATED COPPER GROUND BUS
ALUM	ALUMINUM	IN.(")	INCH(ES)
ALT.	ALTERNATE	INT.	INTERIOR
AMSL	ABOVE SEA LEVEL	LB.(#)	POUND(S)
ANT.	ANTENNA	L.B.	LAG BOLTS
APPRX.	APPROXIMATE(LY)	L.F.	LINEAR FEET(FOOT)
ARCH.	ARCHITECT(URAL)	L.	LONGITUDINAL
AWG.	AMERICAN WIRE GAUGE	MAS.	MASONRY
BLDG.	BUILDING	MAX.	MAXIMUM
BLK.	BLOCK	M.B.	MACHINE BOLT
BLKG	BLOCKING	MECH.	MECHANICAL
BM.	BEAM	MFR.	MANUFACTURER
B.N.	BOUNDARY NAILING	MIN.	MINIMUM
BN	BACK-UP CABINET	MISC.	MISCELLANEOUS
BTCW.	BARE TINNED COPPER WIRE	MTL.	METAL
B.O.	BOTTOM	NO.(#)	NUMBER
B.O.F.	BOTTOM OF FOOTING	N.T.S.	NOT TO SCALE
CAB.	CABINET	(N)	NEW
CANT.	CANTILEVER(ED)	O.C.	ON CENTER
C.I.P.	CAST IN PLACE	OPNG.	OPENING
CLG.	CEILING	P/C	PRE CAST CONCRETE
℄	CENTERLINE	PCS	PERSONAL COMMUNICATION SERVICES
CLR.	CLEAR	ℙ	PLATE
COL.	COLUMN	PLY.	PLYWOOD
CONC.	CONCRETE	PPC.	POWER PROTECTION CABINET
CONN.	CONNECTION(OR)	PRC.	PRIMARY FLEXING CABINET
CONST.	CONSTRUCTION	P.S.F.	POUNDS PER SQUARE FOOT
CONT.	CONTINUOUS	P.S.I.	POUNDS PER SQUARE INCH
⌀	PENNY (NAILS)	P.T.	PRESSURE TREATED
DBL.	DOUBLE	PWR.	POWER (CABINET)
DEPT.	DEPARTMENT	QTY.	QUANTITY
D.F.	DOUGLAS FIR	RAD.(R)	RADIUS
DIA.	DIAMETER	REF.	REFERENCE
DIAG.	DIAGONAL	REINF.	REINFORCING
DIM.	DIMENSION	REQ'D.	REQUIRED
DWG.	DRAWING(S)	RGS.	RIGID GALVANIZED STEEL
DWL.	DOWEL(S)	R.O.W.	RIGHT OF WAY
EA.	EACH	SCH.	SCHEDULE
EL.	ELEVATION	SHT.	SHEET
ELEC.	ELECTRICAL	SIM.	SIMILAR
ELEV.	ELEVATOR	SPEC.	SPECIFICATION(S)
EMT.	ELECTRICAL METALLIC TUBING	SQ.	SQUARE
E.N.	EDGE NAIL	S.S.	STAINLESS STEEL
ENG.	ENGINEER	STD.	STANDARD
EQ.	EQUAL	STL.	STEEL
EXP.	EXPANSION	STRUC.	STRUCTURAL
EXST.(E)	EXISTING	TEMP.	TEMPORARY
EXT.	EXTERIOR	THK.	THICKNESS
FAB.	FABRICATION(OR)	T.N.	TOE NAIL
F.F.	FINISH FLOOR	T.O.A.	TOP OF ANTENNA
F.G.	FINISH GRADE	T.O.C.	TOP OF CURB
FIN.	FINISH(ED)	T.O.F.	TOP OF FOUNDATION
FLR.	FLOOR	T.O.P.	TOP OF PLATE(PARAPET)
FDN.	FOUNDATION	T.O.S.	TOP OF STEEL
F.O.C.	FACE OF CONCRETE	T.O.W.	TOP OF WALL
F.O.M.	FACE OF MASONRY	TYP.	TYPICAL
F.O.S.	FACE OF STUD	U.G.	UNDER GROUND
F.O.W.	FACE OF WALL	U.L.	UNDERWRITES LABORATORY
F.S.	FINISH SURFACE	U.N.O.	UNLESS NOTED OTHERWISE
FT.(')	FOOT(FEET)	V.I.F.	VERIFY IN FIELD
FTG.	FOOTING	W	WIDE(WIDTH)
G.	GROWTH(CABINET)	W/	WITH
GA.	GAUGE	WD.	WOOD
GI.	GALVANIZE(D)	W.P.	WEATHERPROOF
G.F.I.	GROUND FAULT CIRCUIT INTERRUPTER	WT.	WEIGHT

LEGEND

SPOT ELEVATION	STEEL
REVISION	GROUT OR PLASTER
GRID REFERENCE	(E) BRICK
DETAIL REFERENCE	(E) MASONRY
ELEVATION REFERENCE	CONCRETE
SECTION REFERENCE	EARTH
MATCH LINE	GRAVEL
WORK POINT	PLYWOOD
	SAND
	CENTERLINE
	PROPERTY/LEASE LINE
	GROUND CONDUCTOR
T	TELEPHONE CONDUIT
E	ELECTRICAL CONDUIT
E/T	ELECTRICAL & TELCO CONDUITS
A	COAXIAL CABLE
O/H	OVERHEAD LINES
X	CHAIN LINK FENCING
	WOOD FENCING
OHT/OHP	OVERHEAD COMM/ OVERHEAD POWER

at&t

AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA
94583

NextEdge

1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JLV
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	11/07/24	90% CD
0	05/09/25	100% CD

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No. 85117
Exp. 09/30/25
CIVIL
STATE OF CALIFORNIA

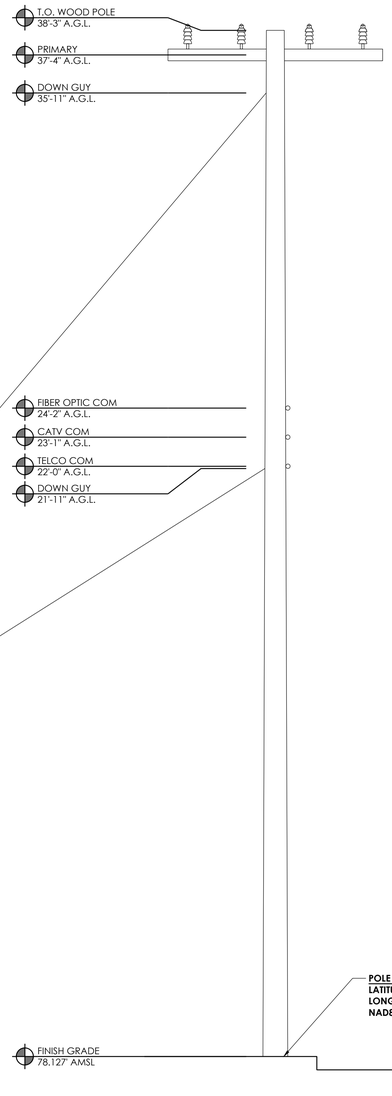
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GENERAL NOTES

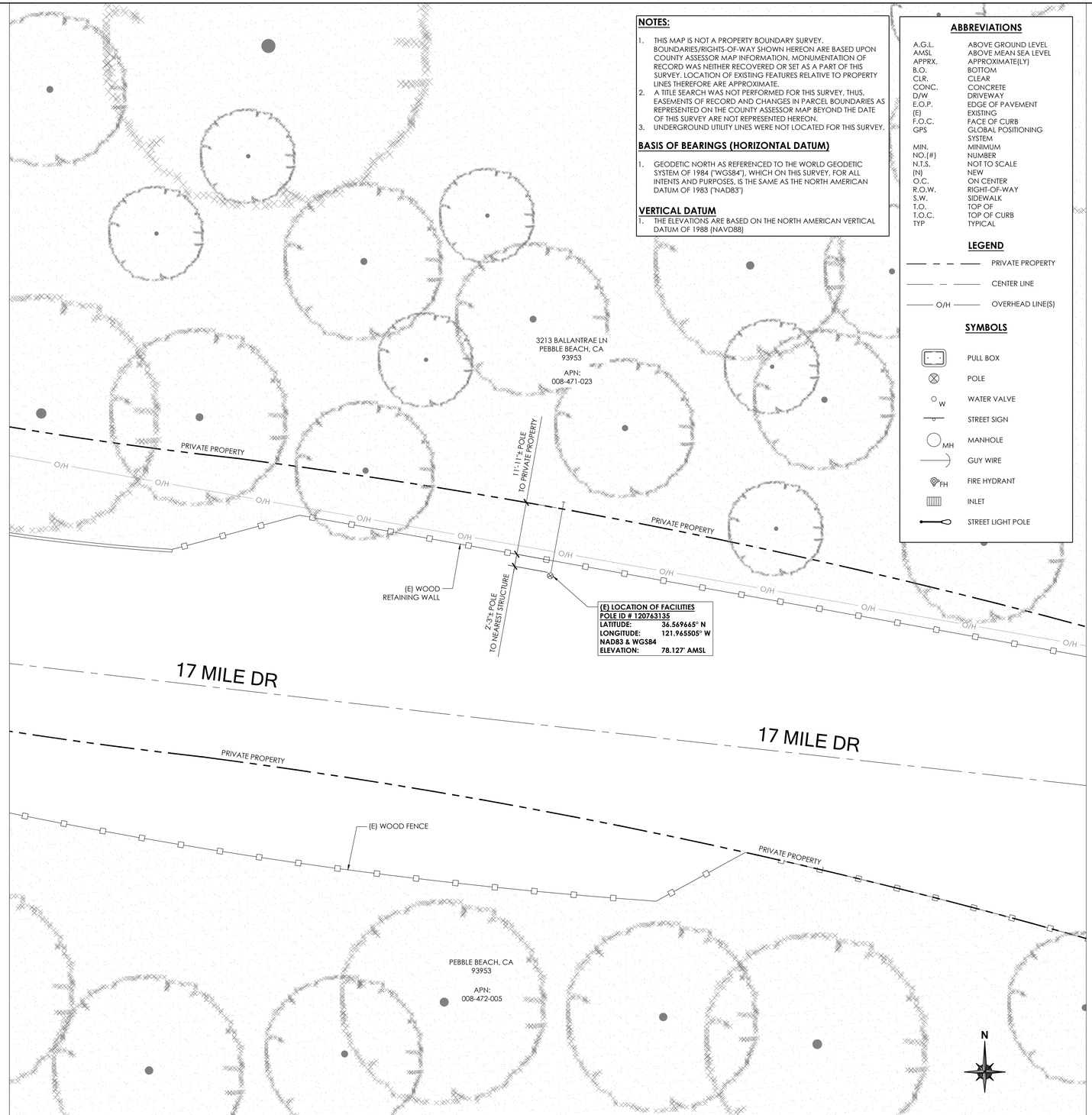
T-2



ELEVATION

SCALE 3/8"=1'-0"

2



SITE PLAN

24"x36" SCALE: 1" = 10'
11"x17" SCALE: 1" = 20'
10' 5' 0' 10'

SCALE 1"=10'-0"

1

NOTES:

1. THIS MAP IS NOT A PROPERTY BOUNDARY SURVEY. BOUNDARIES/RIGHTS-OF-WAY SHOWN HEREON ARE BASED UPON COUNTY ASSESSOR MAP INFORMATION. MONUMENTATION OF RECORD WAS NEITHER RECOVERED OR SET AS A PART OF THIS SURVEY. LOCATION OF EXISTING FEATURES RELATIVE TO PROPERTY LINES THEREFORE ARE APPROXIMATE.
2. A TITLE SEARCH WAS NOT PERFORMED FOR THIS SURVEY, THUS, EASEMENTS OF RECORD AND CHANGES IN PARCEL BOUNDARIES AS REPRESENTED ON THE COUNTY ASSESSOR MAP BEYOND THE DATE OF THIS SURVEY ARE NOT REPRESENTED HEREON.
3. UNDERGROUND UTILITY LINES WERE NOT LOCATED FOR THIS SURVEY.

BASIS OF BEARINGS (HORIZONTAL DATUM)

1. GEODETIC NORTH AS REFERENCED TO THE WORLD GEODETIC SYSTEM OF 1984 ("WGS84"), WHICH ON THIS SURVEY, FOR ALL INTENTS AND PURPOSES, IS THE SAME AS THE NORTH AMERICAN DATUM OF 1983 ("NAD83")

VERTICAL DATUM

1. THE ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

ABBREVIATIONS

A.G.L.	ABOVE GROUND LEVEL
AMSL	ABOVE MEAN SEA LEVEL
APPRX.	APPROXIMATE(LY)
B.O.	BOTTOM
CLR.	CLEAR
CONC.	CONCRETE
D/W	DRIVEWAY
E.O.P.	EDGE OF PAVEMENT
(E)	EXISTING
F.O.C.	FACE OF CURB
GPS	GLOBAL POSITIONING SYSTEM
MIN.	MINIMUM
NO.(#)	NUMBER
N.T.S.	NOT TO SCALE
(N)	NEW
O.C.	ON CENTER
R.O.W.	RIGHT-OF-WAY
S.W.	SIDEWALK
T.O.	TOP OF
T.O.C.	TOP OF CURB
TYP	TYPICAL

LEGEND

- PRIVATE PROPERTY
- CENTER LINE
- O/H — OVERHEAD LINE(S)

SYMBOLS

- PULL BOX
- POLE
- W — WATER VALVE
- STREET SIGN
- MH — MANHOLE
- GUY WIRE
- FH — FIRE HYDRANT
- INLET
- STREET LIGHT POLE

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DRAWN BY:	FZA
CHECKED BY:	RM
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	09/03/24	100% SURVEY

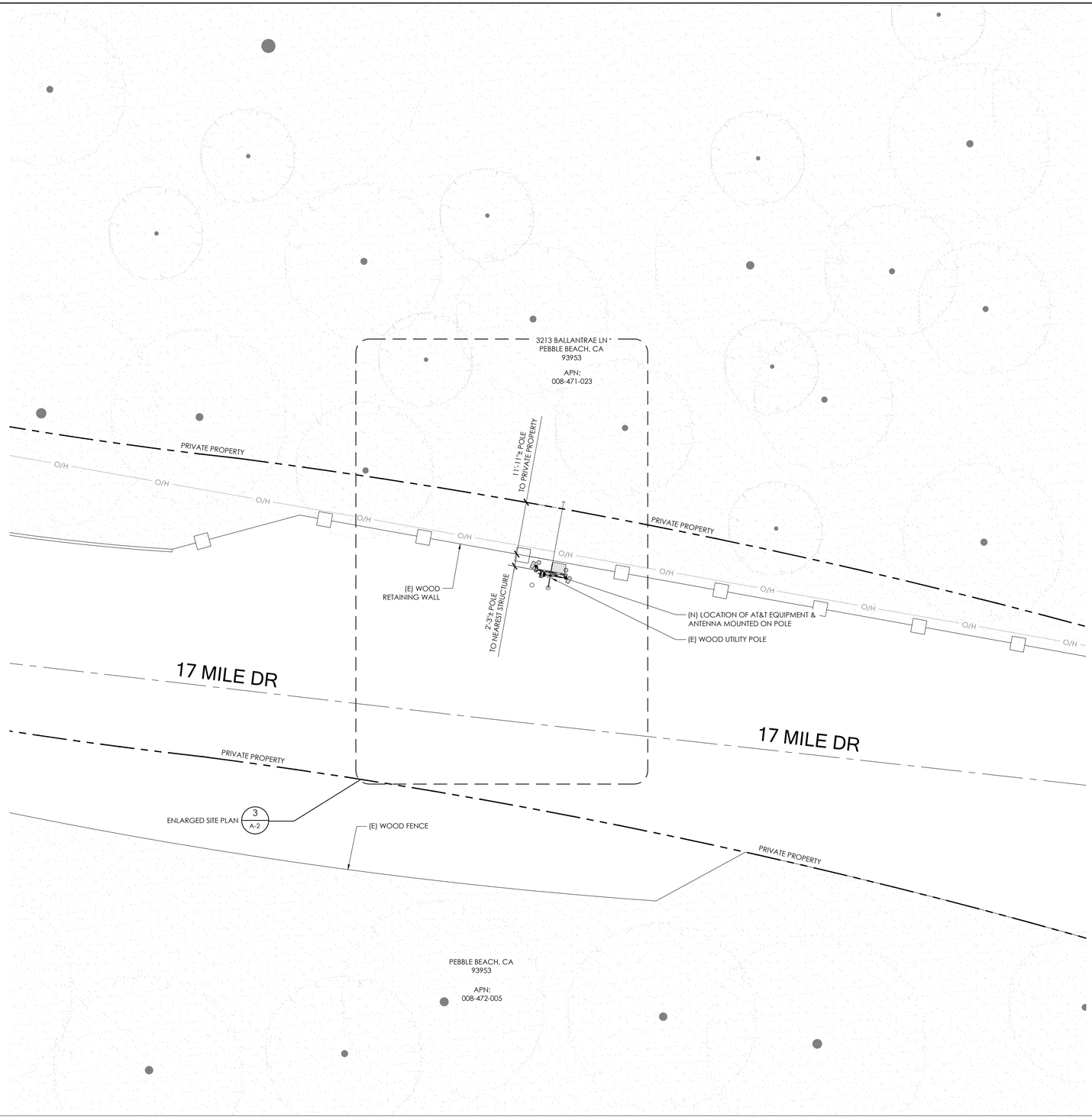
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3213 BALLANTRAE LN
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SURVEY

C-1



SITE PLAN

24"x36" SCALE: 1" = 10'-0"
11"x17" SCALE: 1" = 20'-0"

10' 5' 0" 10'

1

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SAN RAMON, CA
94583

NextEdge
1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JLV
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
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0	05/09/25	100% CD

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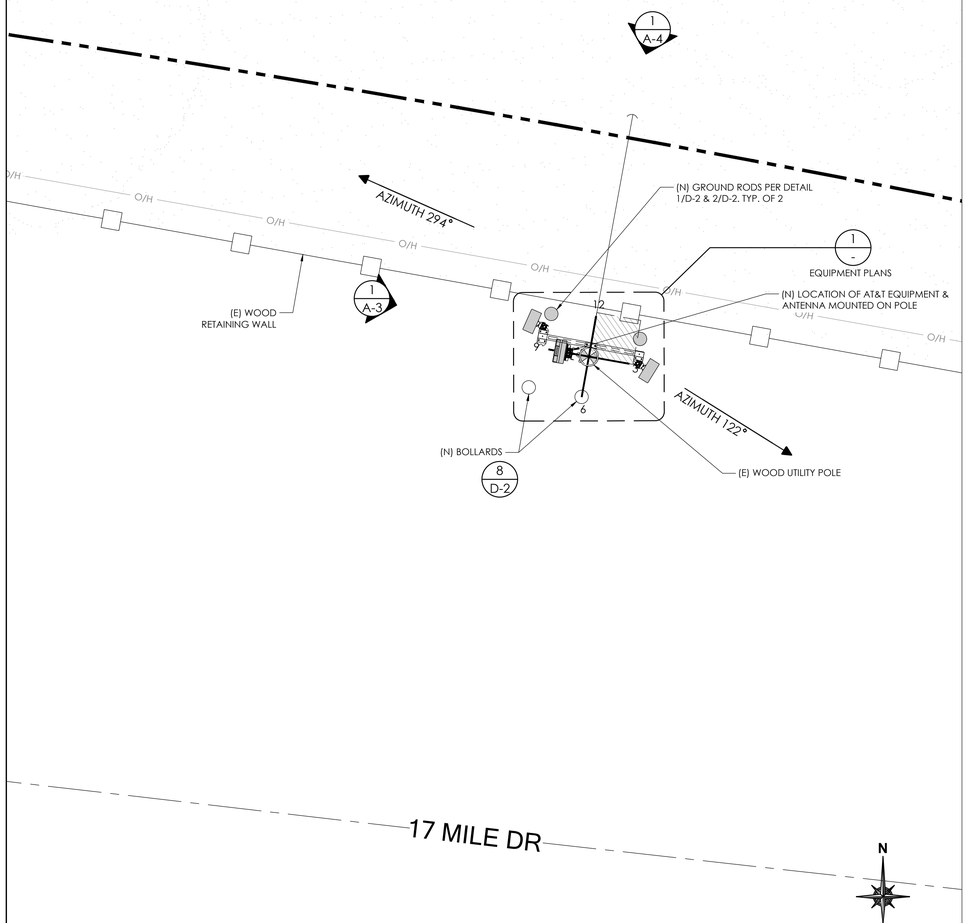
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SITE PLAN

A-1

3213 BALLANTRAE LN
PEBBLE BEACH, CA
93953

APN:
008-471-023



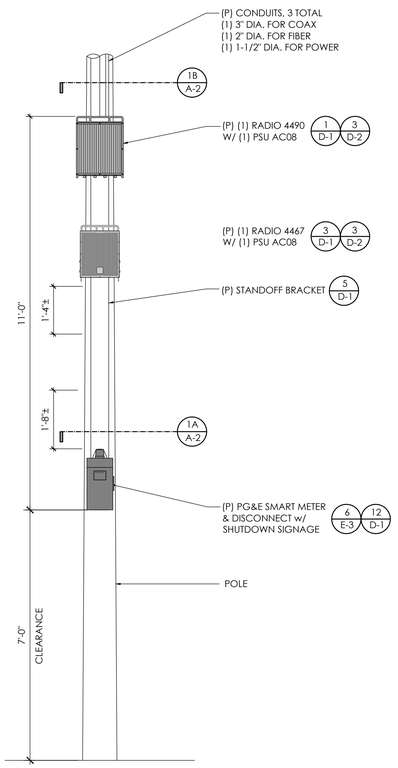
ENLARGED SITE PLAN

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

4' 3' 2' 1' 0" 4'

3

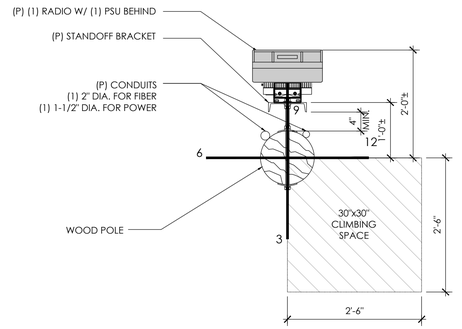
NOTES:
1. ALL EQUIPMENT SHALL BE PLACED (VERTICALLY) AS CLOSE AS ALLOWED BY POLE OWNER, WHILE MAINTAINING MINIMUM CLEARANCE REQUIREMENTS.
2. MAINTAIN 4" MIN. OFFSET BETWEEN THE MOUNTING BRACKET FLANGE AND THE POLE
3. ALL ANTENNAS, BRACKETS, CABLING, CONDUIT, AND OTHER EQUIPMENT WILL BE PAINTED NON-GLOSSY SABLE BY SHERWIN WILLIAMS (OR EQUIVALENT)
4. SWEEP CONDUIT RUNS AROUND (E) CROSS ARMS WHERE THEY OCCUR, SEE DETAIL 6/D-2
5. CABLING TO BE INSTALLED IN A TIGHT NEAT MANNER WITHOUT EXCESS CABLE LOOPS



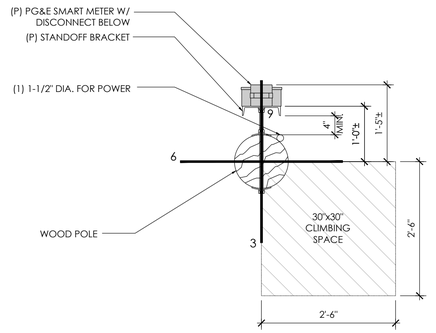
(P) ELEVATION

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

2



B TOP OF RRUS



A TOP OF METER

(P) EQUIPMENT PLANS

24"x36" SCALE: 3/4" = 1'-0"
11"x17" SCALE: 3/8" = 1'-0"

1' 6" 0" 1'

1

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SAN RAMON, CA
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NextEdge

1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

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CHECKED BY:	TDL
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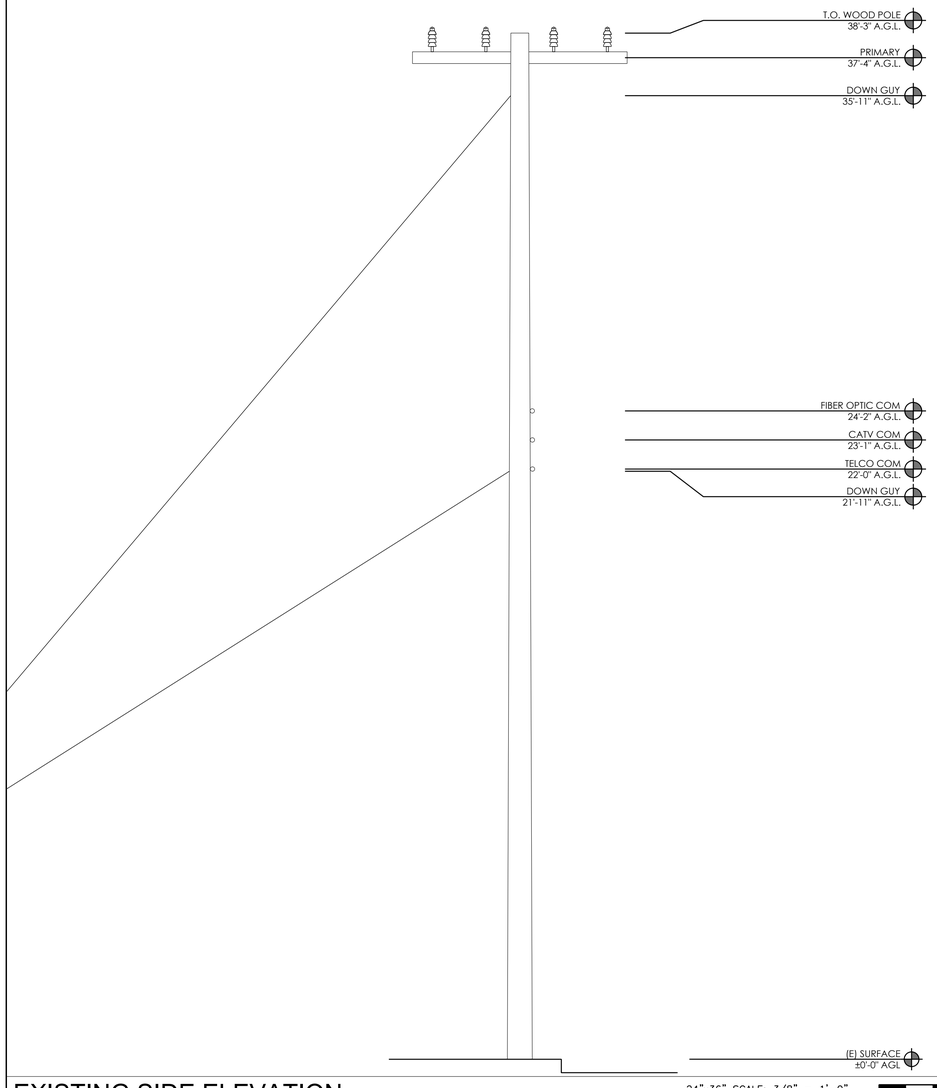
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ENLARGED SITE PLAN & PROPOSED ELEVATION / EQUIPMENT PLANS

A-2

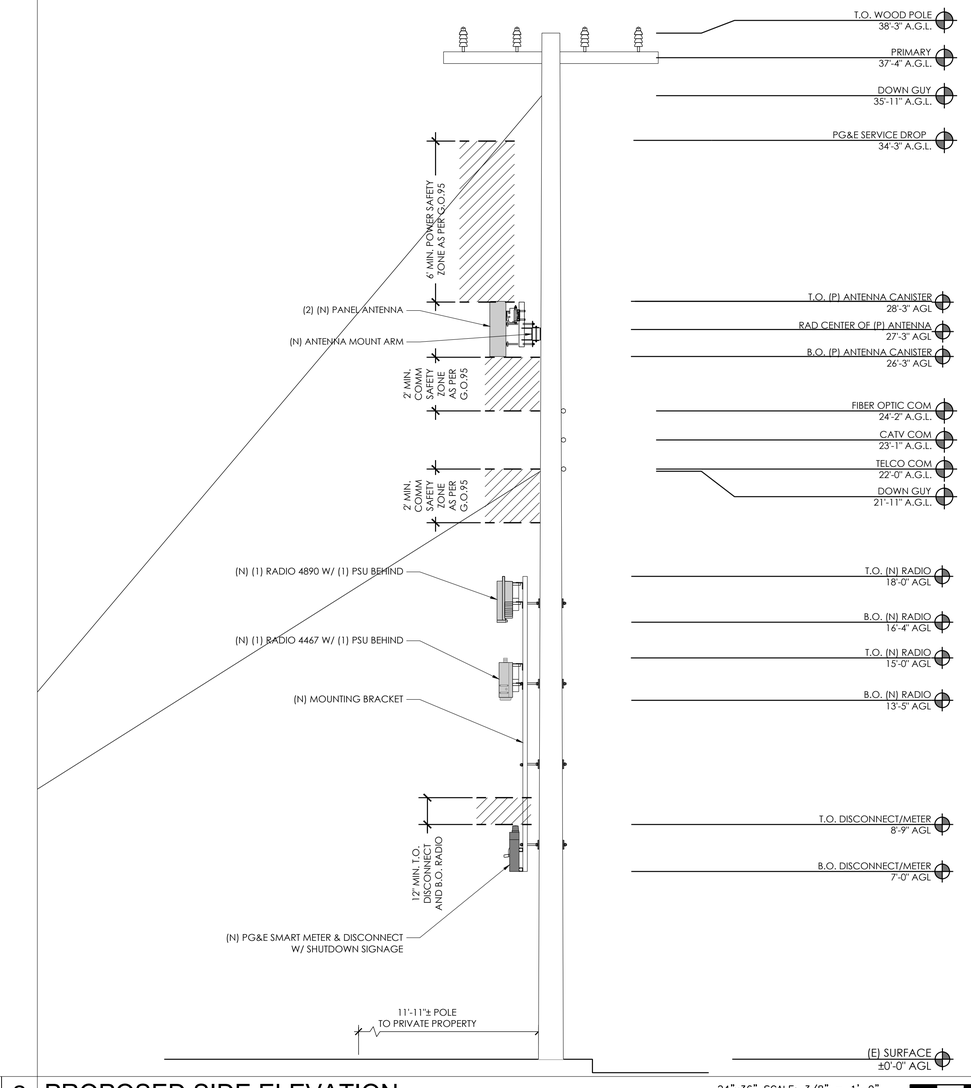
NOTES:
1. ALL EQUIPMENT SHALL BE PLACED (VERTICALLY) AS CLOSE AS ALLOWED BY POLE OWNER, WHILE MAINTAINING MINIMUM CLEARANCE REQUIREMENTS.
2. MAINTAIN 12" MIN. CLEARANCE TO GUY WIRE FROM PROPOSED EQUIPMENT.
3. MAINTAIN 4" MIN. OFFSET BETWEEN THE MOUNTING BRACKET FLANGE AND THE POLE
4. ALL ANTENNAS, BRACKETS, CABLING, CONDUIT, AND OTHER EQUIPMENT WILL BE PAINTED NON-GLOSSY SABLE BY SHERWIN WILLIAMS (OR EQUIVALENT)
5. CABLING TO BE INSTALLED IN A TIGHT NEAT MANNER WITHOUT EXCESS CABLE LOOPS



EXISTING SIDE ELEVATION

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"
2' 1' 0" 2'

2



PROPOSED SIDE ELEVATION

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"
2' 1' 0" 2'

1

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SUITES 410
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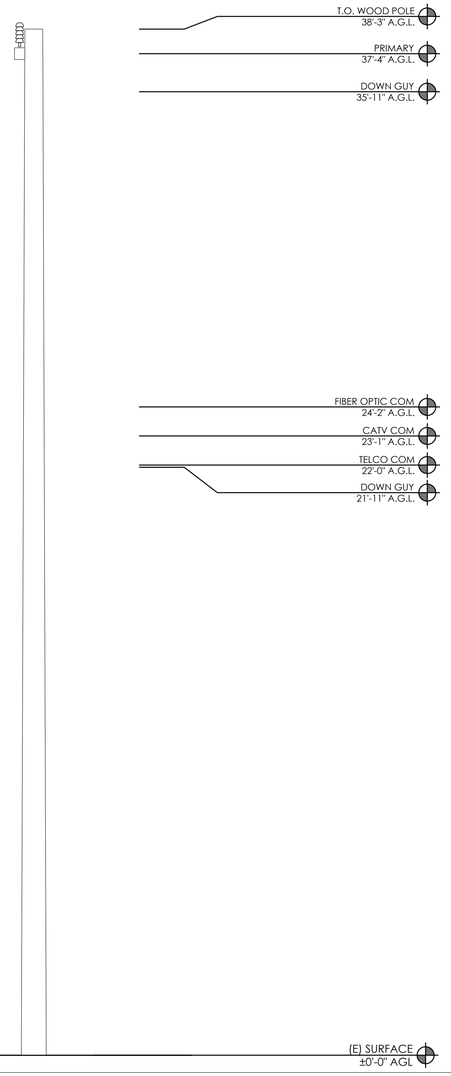
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ELEVATIONS

A-3

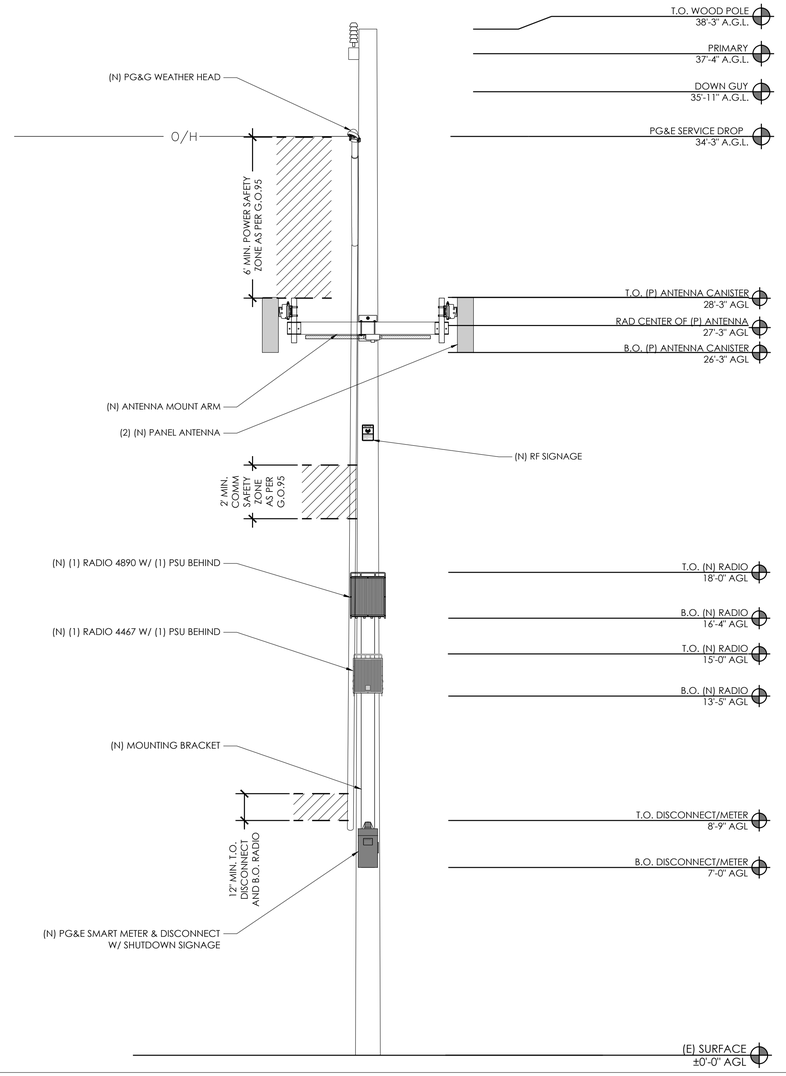
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2. MAINTAIN 12" MIN. CLEARANCE TO GUY WIRE FROM PROPOSED EQUIPMENT.
3. MAINTAIN 4" MIN. OFFSET BETWEEN THE MOUNTING BRACKET FLANGE AND THE POLE
4. ALL ANTENNAS, BRACKETS, CABLING, CONDUIT, AND OTHER EQUIPMENT WILL BE PAINTED NON-GLOSSY SABLE BY SHERWIN WILLIAMS (OR EQUIVALENT)
5. CABLING TO BE INSTALLED IN A TIGHT NEAT MANNER WITHOUT EXCESS CABLE LOOPS



EXISTING REAR ELEVATION

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"
2' 1' 0" 2'

2



PROPOSED REAR ELEVATION

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"
2' 1' 0" 2'

1

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NextEdge
1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

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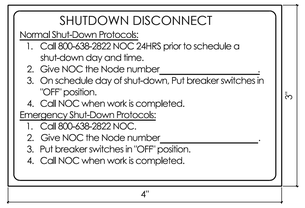
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ELEVATIONS

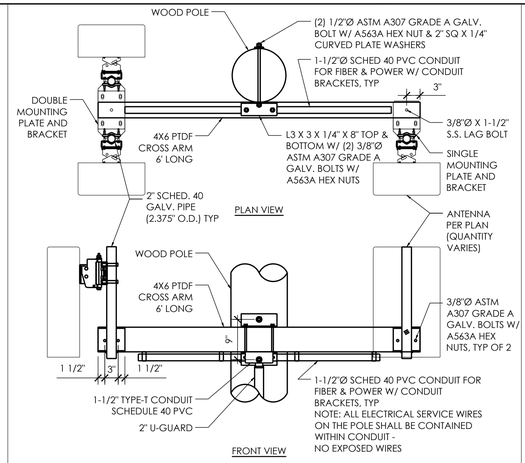
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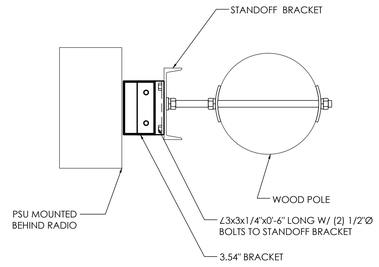
NOTES:

1. SIGN PROVIDED BY GC MOUNTED TO OUTSIDE OF DISCONNECT COVER
2. CONTRACTOR TO NOTE MARKET ID, SITE ID, SITE NAME

SHUTDOWN SIGNAGE | 12

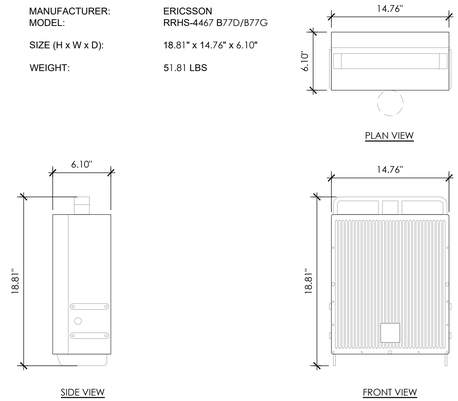


ANTENNA MOUNT | 9



RADIO MOUNT | 6

MANUFACTURER:	ERICSSON
MODEL:	RRHS-4467 B77D/B77G
SIZE (H x W x D):	18.81" x 14.76" x 6.10"
WEIGHT:	51.81 LBS



RADIO 4467 | 3

NOTES:

1. OUTDOOR RATED SELF ADHESIVE VINYL DECAL WITH UV PROTECTION.
2. POST SIGN 3'-0" BELOW PROPOSED ANTENNA.
3. CONTRACTOR TO CONFIRM SPECIFIC SIGN REQUIREMENTS WITH AT&T WIRELESS, AND PUBLIC UTILITIES COMMISSION AND AUTHORITIES HAVING JURISDICTION PRIOR TO FABRICATION.
4. DECAL SHALL FACE OUT THE STREET AND WHEN FEASIBLE AWAY FROM THE STREET, IF NO BUILDING WINDOW IS PRESENT WITHIN 25 FEET FACING THE EXISTING POLE.

RF SIGNAGE | 11

NR INSTALLATION

TILTING & SWIVEL BRACKET	
ITEM	SPECIFICATION
PART NUMBER	EP97-01715A
MATERIAL	ALUMINUM ALLOY 6063T5
DIMENSION (WDH)	155 X 154 X198 mm (6.1 X 6.03 X 7.8 in)
WEIGHT	1.5 kg
TILTING	±16°
AZIMUTH	± 30°



Tilting & Swivel

PIPE MOUNT | 8

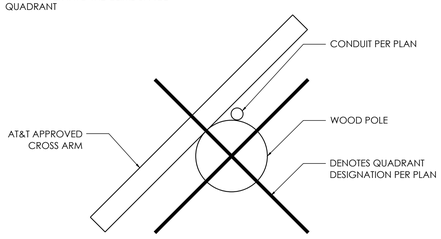
NOTES:
1. ALL 3/4" DIA. DRILLED HOLES TO BE 13/16" DIA.
2. ALL HARDWARE HOT DIPPED GALVANIZED
3. PAINT TO MATCH POLE

STANDOFF BRACKET | 5

NOT USED | 2

NOT USED | 10

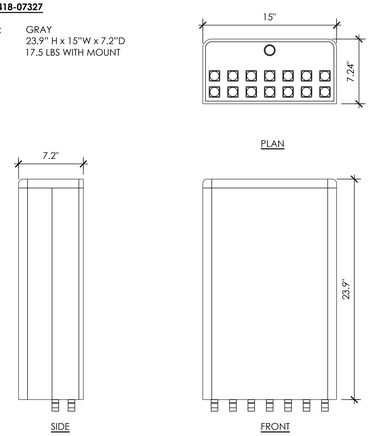
NOTE:
CONDUITS SHALL IN NO CASE. CROSS OVER INTO THE CLIMB SPACE QUADRANT



TYP CROSS ARM | 7

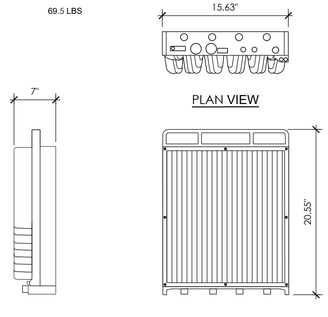
GALTRONICS GP2418-07327

ANTENNA COLOR:	GRAY
DIMENSIONS:	23.9" H x 15"W x 7.2"D
NET WEIGHT:	17.5 LBS WITH MOUNT



ANTENNA | 4

MANUFACTURER:	ERICSSON
MODEL:	RRHS-4490 B5/B12
SIZE (H x W x D):	20.55" x 15.63" x 7.0"
WEIGHT:	69.5 LBS



RADIO 4490 | 1

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30005

DRAWN BY:	JLV
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
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0	05/09/25	100% CD

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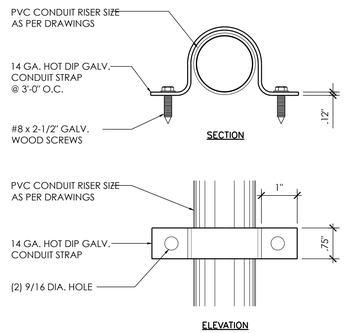
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PEBBLE BEACH, CA 93953

DETAILS

D-1

NOT USED

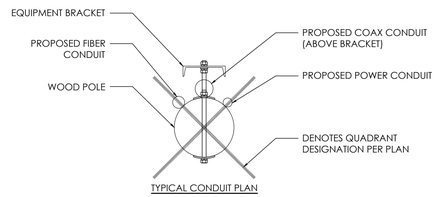
12



CONDUIT BRACKET

9

NOTE:
CONDUITS SHALL IN NO CASE, CROSS OVER INTO THE CLIMB SPACE QUADRANT, OR OTHER QUADRANTS



TYP CROSS ARM OBSTRUCTION

6

ERICSSON PSU AC 08

DIMENSIONS: 2.72" TALL x 10.79" WIDE x 7.09" DEEP

WEIGHT: 11.46 lbs

THE PSU IS REQUIRED TO OPERATE THE RADIO ON AC. IF THE RADIO IS INSTALLED OUTDOORS, THE ACCU IS ALSO REQUIRED, OTHERWISE THE ACCU IS OPTIONAL. THE EQUIPMENT FOR AC POWER SUPPLY IS SHOWN FIGURE 1

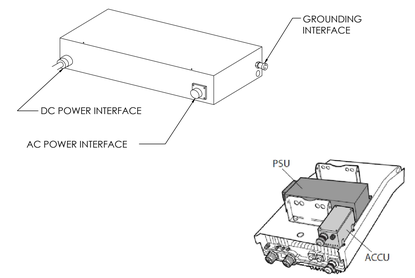


FIGURE 1

PSU

SCALE
NTS

3

NOT USED

11

BOLLARD

8

NOT USED

5

NOTE:
MAINTAIN 18" MIN. CLEARANCE FROM POLE
MINIMUM SPACING BETWEEN (2) GROUND ROD IS 6'-0" PER G.O. 95 SECTION 59.4.A.2.f

GROUND ROD

SCALE
NTS

2

NOT USED

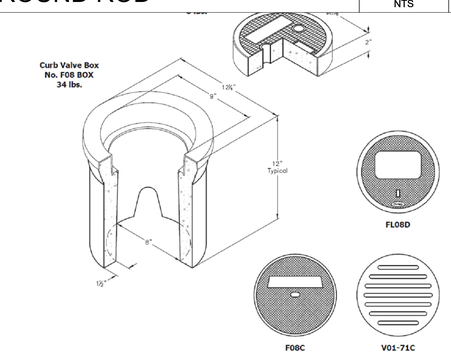
10

NOT USED

7

NOT USED

4



A high density reinforced concrete box with non-settling shoulders positioned to maintain grade and facilitate back filling. Approximate dimensions and weight shown.

Oldcastle Ordering Code	Item	Approx. Shipping Weight	Description
F08BOX	BOX	34 lbs.	F08 Curb Valve Box (8" I.D. x 12" High) – 48 per pallet
F08B	LID	8 lbs.	Reinforced Concrete Lid with Plastic Ring
F08C	LID	8 lbs.	Cast Iron Lid
FL08D	LID	2 lbs.	Fibrelyte Lid, Non-Concrete
V01-71C	LID	12 lbs.	Cast Iron Grate ADA Compliant

GROUND ROD ENCLOSURE

SCALE
NTS

1

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1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JLV
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	11/07/24	90% CD
0	05/09/25	100% CD

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. WAKER
No. 65117
Exp. 09/30/25
CIVIL
STATE OF CALIFORNIA

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(NEAR) 3213 BALLANTRAE LN
PEBBLE BEACH, CA 93953

DETAILS

D-2

ELECTRICAL NOTES

1. GENERAL REQUIREMENTS

A. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE AND ALL STATE AND LOCAL CODES. NOTHING IN THESE PLANS OR SPECIFICATIONS SHALL BE CONSTRUED AS TO PERMIT WORK NOT CONFORMING TO THE MOST STRINGENT OF THESE CODES. SHOULD CHANGES BE NECESSARY IN THE DRAWINGS OR SPECIFICATIONS TO MAKE THE WORK COMPLY WITH THESE REQUIREMENTS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING AND CEASE WORK ON PARTS OF THE CONTRACT

B. THE CONTRACTOR SHALL MAKE A SITE VISIT PRIOR TO BIDDING AND CONSTRUCTION TO VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES. THE CONTRACTOR ASSUMES ALL LIABILITY FOR FAILURE TO COMPLY WITH THIS PROVISION.

C. THE EXTENT OF THE WORK IS INDICATED BY THE DRAWINGS, SCHEDULES, AND SPECIFICATIONS AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT. THE WORK SHALL CONSIST OF FURNISHING ALL LABOR, EQUIPMENT, MATERIALS AND SUPPLIES NECESSARY FOR A COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM. THE WORK SHALL ALSO INCLUDE THE COMPLETION OF ALL ELECTRICAL WORK NOT MENTIONED OR SHOWN WHICH ARE NECESSARY FOR SUCCESSFUL OPERATION OF ALL SYSTEMS.

D. THE CONTRACTOR SHALL PREPARE A BID FOR A COMPLETE AND OPERATIONAL SYSTEM, WHICH INCLUDES THE COST FOR MATERIAL AND LABOR.

E. WORKMANSHIP AND NEAT APPEARANCE SHALL BE AS IMPORTANT AS THE OPERATION. DEFECTIVE OR DAMAGED MATERIALS SHALL BE REPLACED OR REPAIRED PRIOR TO FINAL ACCEPTANCE IN A MANNER ACCEPTABLE TO OWNER AND ENGINEER.

F. COMPLETE THE ENTIRE INSTALLATION AS SOON AS THE PROGRESS OF THE WORK WILL PERMIT.

G. ANY ERROR, OMISSION OR DESIGN DISCREPANCY ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION OR CORRECTION BEFORE CONSTRUCTION.

H. "PROVIDE" INDICATES THAT ALL ITEMS ARE TO BE FURNISHED, INSTALLED AND CONNECTED IN PLACE.

I. CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING PERMITS AND PAY ALL REQUIRED FEES.

2. EQUIPMENT LOCATION

A. ALL DRAWINGS INDICATE DIAGRAMMATICALLY THE DESIRED LOCATIONS OR ARRANGEMENTS OF CONDUIT RUNS, OUTLETS, EQUIPMENT, ETC., AND ARE TO BE FOLLOWED AS CLOSELY AS POSSIBLE. PROPER JUDGEMENT MUST BE EXERCISED IN EXECUTING THE WORK SO AS TO SECURE THE BEST POSSIBLE INSTALLATION IN THE AVAILABLE SPACE AND TO OVERCOME LOCAL DIFFICULTIES DUE TO SPACE LIMITATIONS OR INTERFERENCE OF STRUCTURE CONDITIONS ENCOUNTERED.

B. IN THE EVENT CHANGES IN THE INDICATED LOCATIONS OR ARRANGEMENTS ARE NECESSARY, DUE TO FIELD CONDITIONS IN THE BUILDING CONSTRUCTION OR REARRANGEMENT OF EQUIPMENT, SUCH CHANGES SHALL BE MADE WITHOUT COST, PROVIDING THE CHANGE IS ORDERED BEFORE THE CONDUIT RUNS, ETC., AND WORK DIRECTLY CONNECTED TO THE SAME IS INSTALLED AND NO EXTRA MATERIALS ARE REQUIRED.

C. COORDINATE THE WORK OF THE SECTION WITH THAT OF ALL OTHER TRADES. WHERE CONFLICTS OCCUR, CONSULT WITH THE PERSPECTIVE CONTRACTOR AND COME TO AGREEMENT AS TO CHANGES NECESSARY. OBTAIN WRITTEN ACCEPTANCE FROM ENGINEER FOR THE PROPOSED CHANGES BEFORE PROCEEDING.

3. TESTS

A. BEFORE FINAL ACCEPTANCE OF WORK, THE CONTRACTOR SHALL INSURE THAT ALL EQUIPMENT, SYSTEMS, FIXTURES, ETC., ARE WORKING SATISFACTORILY AND TO THE INTENT OF THE DRAWINGS.

4. PERMITS

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING OUT AND PAYING FOR ALL THE REQUIRED PERMITS, INSPECTION AND EXAMINATION WITHOUT ADDITIONAL EXPENSE TO THE OWNER.

5. GROUNDING

A. THE CONTRACTOR SHALL PROVIDE A COMPLETE, AND APPROVED GROUNDING SYSTEM INCLUDING ELECTRODES, ELECTRODE CONDUCTOR, BONDING CONDUCTORS, AND EQUIPMENT CONDUCTORS AS REQUIRED BY ARTICLE 250 OF NATIONAL ELECTRICAL CODE.

B. CONDUITS CONNECTED TO EQUIPMENT AND DEVICES SHALL BE METALLICALLY JOINED TOGETHER TO PROVIDE EFFECTIVE ELECTRICAL CONTINUITY.

C. FEEDERS AND BRANCH CIRCUIT WIRING INSTALLED IN A NONMETALLIC CONDUIT SHALL INCLUDE A CODE SIZED GROUNDING CONDUCTOR HAVING GREEN INSULATION. THE GROUND CONDUCTOR SHALL BE PROPERLY CONNECTED AT BOTH ENDS TO MAINTAIN ELECTRICAL CONTINUITY.

D. REFER TO GROUND BUS DETAILS. PROVIDE NEW GROUND SYSTEM COMPLETE WITH CONDUCTORS, GROUND ROD AND DESCRIBED TERMINATIONS.

E. ALL GROUNDING CONDUCTORS SHALL BE SOLID TINNED COPPER AND ANNEALED #2 UNLESS NOTED OTHERWISE.

F. ALL NON-DIRECT BURIED TELEPHONE EQUIPMENT GROUND CONDUCTORS SHALL BE #2 STRANDED, THHN (GREEN) INSULATION.

G. ALL GROUND CONNECTIONS SHALL BE MADE WITH "HYGROUND" COMPRESSION SYSTEM BURNDY CONNECTORS EXCEPT WHERE NOTED OTHERWISE.

H. PAINT AT ALL GROUND CONNECTIONS SHALL BE REMOVED.

I. GROUNDING SYSTEM RESISTANCE SHALL NOT EXCEED 5 OHMS. IF THE RESISTANCE VALUE IS EXCEEDED, NOTIFY THE OWNER FOR FUTURE INSTRUCTION ON METHODS FOR REDUCING THE RESISTANCE VALUE. SUBMIT TEST REPORTS AND FURNISH TO ATT ONCE COMPLETE SET OF PRINTS SHOWING "INSTALLED WORK".

6. UTILITY SERVICE

A. TELEPHONE AND ELECTRICAL METERING FACILITIES SHALL CONFORM TO THE REQUIREMENTS OF THE SERVING UTILITY COMPANIES. CONTRACTOR SHALL VERIFY SERVICE LOCATIONS AND REQUIREMENTS. SERVICE INFORMATION WILL BE FURNISHED BY THE SERVING UTILITIES.

B. CONFORM TO ALL REQUIREMENTS OF THE SERVING UTILITY COMPANIES.

7. PRODUCTS

A. ALL MATERIALS SHALL BE NEW, CONFORMING WITH THE NEC, ANSI, NEMA, AND THEY SHALL BE U.L. LISTED AND LABELED.

B. CONDUIT:

B.1. RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR. RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAPPED WRAPPED WITH HUNTS WRAP PROCESS NO. 3.

B.2. ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL. FITTINGS SHALL BE COMPRESSION TYPE. EMT SHALL BE USED ONLY FOR INTERIOR RUNS.

B.3. FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR "SQUEEZE" TYPE. SEAL TIGHT FLEXIBLE CONDUIT. ALL CONDUIT IN EXCESS OF SIX FEET IN LENGTH SHALL HAVE FULL SIZE GROUND WIRE.

B.4. ALL UNDERGROUND CONDUITS SHALL BE PVC SCHEDULE 40 (UNLESS NOTED OTHERWISE) AT A MINIMUM DEPTH OF 24" BELOW GRADE.

B.5. ALL CONDUIT ONLY (C.O.) SHALL HAVE PULL ROPE.

C. ALL WIRE AND CABLE SHALL BE COPPER, 600 VOLT, #12 AWG MINIMUM UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. CONDUCTORS #10 AWG AND SMALLER SHALL BE SOLID. CONDUCTORS #8 AWG AND LARGER SHALL BE STRANDED. TYPE THHN INSULATION USED UNLESS CONDUCTORS INSTALLED IN CONDUIT EXPOSED TO WEATHER, IN WHICH CASE TYPE THWN INSULATION SHALL BE USED.

D. PROVIDE GALVANIZED COATED STEEL BOXES AND ACCESSORIES SIZED PER CODE TO ACCOMMODATE ALL DEVICES AND WIRING.

E. TOGGLE SWITCHES SHALL BE 20 AMP, 120 VOLT AC, SPECIFICATION GRADE WHITE (UNLESS NOTED OTHERWISE) FINISH. MOUNT SWITCHES AT +48" ABOVE FINISHED FLOOR.

F. PANELBOARD SHALL BE DEAD FRONT SAFETY TYPE WITH ANTI-BURN SOLDERLESS COMPRESSION APPROVED FOR COPPER CONDUCTORS, COPPER BUS BARS, FULL SIZED NEUTRAL BUS, GROUND BUS AND EQUIPPED WITH QUICK-MAKE QUICK-BREAK BOLT-IN TYPE THERMAL MAGNETIC CIRCUIT BREAKERS. MOUNT TOP OF THE PANELBOARD AT 6'-3" ABOVE FINISHED FLOOR. PROVIDE TYPEWRITTEN CIRCUIT DIRECTORY.

G. ALL CIRCUIT BREAKERS, MAGNETIC STARTERS AND OTHER ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THAN MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED.

H. GROUND RODS SHALL BE COPPER CLAD STEEL, 5/8" ROUND AND 10' LONG. COPPERWELD OR APPROVED EQUAL.

I. CONDUIT REQUIREMENTS (TYP., U.N.O.): UNDERGROUND: PVC (SCHED 40 OR 80). INDOOR: EMT (RGS IN TRAFFIC AREAS, OUTDOOR (ABOVE GRADE): RGS.

J. PLACE "TRUE TAPE" AND PULL ROPE IN THE CONDUITS AS REQUIRED.

8. INSTALLATION

A. PROVIDE SUPPORTING DEVICES FOR ALL ELECTRICAL EQUIPMENT, FIXTURES, BOXES, PANEL, ETC., EQUIPMENT SHALL BE BRACED TO WITHSTAND HORIZONTAL FORCES IN ACCORDANCE WITH STATE AND LOCAL CODE REQUIREMENTS. PROVIDE PRIOR ALIGNMENT AND LEVELING OF ALL DEVICES AND FIXTURES.

9. PROJECT CLOSEOUT

A. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.

B. PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS AND CIRCUITS.

GENERAL ABBREVIATIONS

A	AMPERE
ACCA	ANTENNA CABLE COVER ASSEMBLY
AIC	AMPERE INTERRUPTING CAPACITY
APPROX	APPROXIMATELY
AT	AMPERE TRIP
AWG	AMERICAN WIRE GAGE
BATT	BATTERY
BD	BOARD
BR	BRANCH
BRKR	BREAKER
BTCW	BARE TINNED COPPER WIRE
C	CONDUIT
CAB	CABINET
CB	CIRCUIT BREAKER
CKT	CIRCUIT
CONT	CONTINUOUS
DEM	DEMAND
(E)	EXISTING
EGR	EMERGENCY GEN. RECEPTACLE
ELEC	ELECTRICAL
EMT	ELECTRICAL METALLIC TUBING
ENCL	ENCLOSURE
EXIST	EXISTING
FAC	FACTOR
F/A	FIRE ALARM
FLUOR	FLUORESCENT
FT	FOOT/FEET
FU	FUSE
G	GROUND
GND	GROUNDING
GPS	GLOBAL POSITIONING SYSTEM
HDBC	HARD DRAWN COPPER WIRE
HPS	HIGH PRESSURE SODIUM
LG	LENGTH
LPS	LOW PRESSURE SODIUM
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MLO	MAIN LUGS ONLY
MTD	MOUNTED
MTG	MOUNTING
MTS	MANUAL TRANSFER SWITCH
N	NEUTRAL
(N)	NEW
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOC.
OH	OVERHEAD
P	POLE
PH	PHASE
PNLBD	PANELBOARD
PRI	PRIMARY
PWR	POWER
RCPT	RECEPTACLE
RGS	RIGID GALVANIZED STEEL
SAF	SAFETY
SDBC	SOFT DRAWN BARE COPPER
SEC	SECONDARY
S.N.	SOLID NEUTRAL
SURF	SURFACE
SW	SWITCH
TEL	TELEPHONE
TYP	TYPICAL
U/G	UNDERGROUND
U.L.	UNDERWRITER'S LABORATORY INC.
U.N.O.	UNLESS NOTED OTHERWISE
V	VOLT
VAC	VOLT ALTERNATING CURRENT
W	WATT OR WIRE
W/	WITH
W/O	WITHOUT
XFER	TRANSFER
XFMR	TRANSFORMER
XLPE	CROSS-LINK POLYETHYLENE

ELECTRICAL LEGEND

——OHT/OHP——	OVERHEAD COMM/OVERHEAD POWER
—— E ——	POWER RUN
—— T ——	TELCO RUN
—— E/T ——	POWER/TELCO RUN
—— G ——	GROUND LINE
	FUSE, SIZE AND TYPE AS INDICATED.
	LIGHTING FIXTURE
	5/8" X 10'-0" ,CU. GND ROD 24" MIN. BELOW GRADE.
	MECHANICAL CONNECTION
	CIRCUIT BREAKER

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SAN RAMON, CA
94583

NextEdge

1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JLV
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	11/07/24	90% CD
0	05/09/25	100% CD

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER R. WALKER
No.65117
Exp. 09/30/25
CIVIL
STATE OF CALIFORNIA

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(NEAR) 3213 BALLANTRAE LN
PEBBLE BEACH, CA 93953

ELECTRICAL GENERAL NOTES

E-1

NOTES:
1. GROUND ROD: UL LISTED COPPER CLAD STEEL. MINIMUM 5/8" DIAMETER x 10'-0" LONG. ALL GROUND RODS MAY BE INSTALLED WITH INSPECTION SLEEVES. GROUND RODS SHALL BE DRIVEN TO THE DEPTH OF GROUND CONDUCTOR.

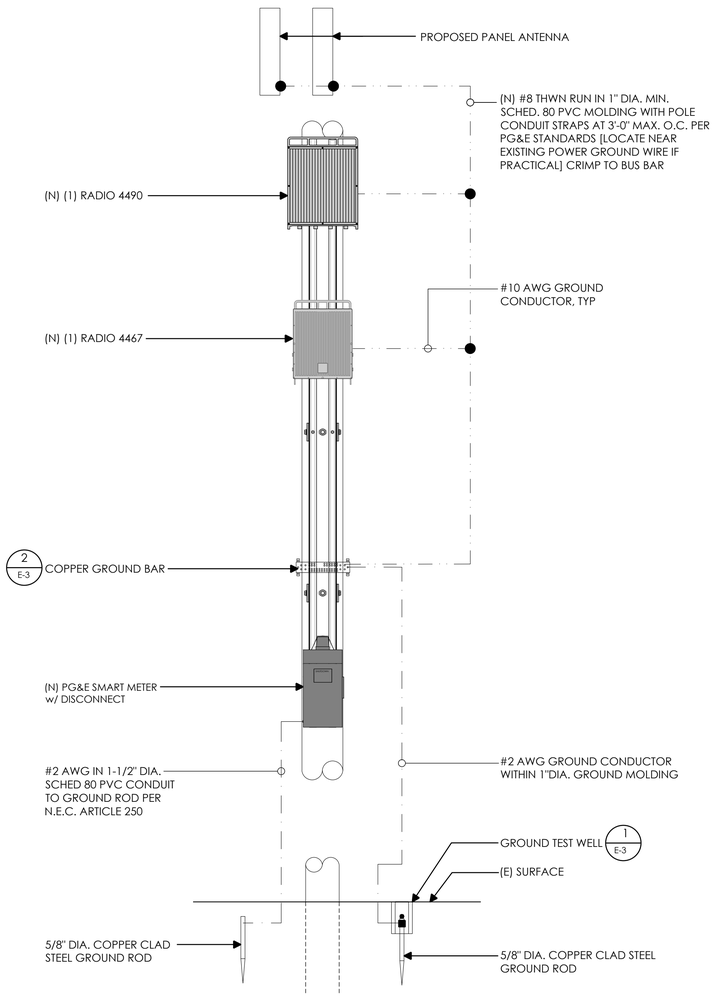
2. CELL REFERENCE GROUND BAR: POINT OF GROUND REFERENCE FOR ALL COMMUNICATIONS EQUIPMENT FRAMES. ALL BONDS ARE MADE WITH STRANDED GREEN INSULATED COPPER CONDUCTORS SIZED AS SHOWN. BOND TO GROUND ROD AS SHOWN IN THE GROUNDING SCHEMATIC.

3. EXTERIOR UNIT BONDS: METALLIC OBJECTS SHALL BE BONDED TO THE EXTERIOR GROUND ROD.

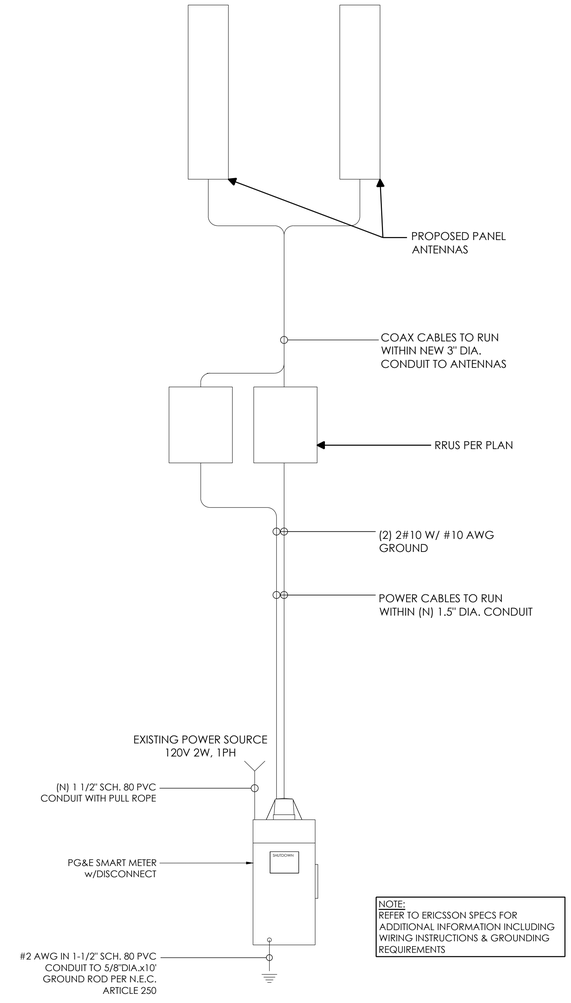
4. PROVIDE ALL ELECTRICAL WORK & MATERIALS AS SHOWN ON THE DWGS, AS CALLED FOR HEREIN, & AS IS NECESSARY TO FURNISH A COMPLETE INSTALLATION.

5. OUTDOOR EQUIPMENT SHALL BE RATED NEMA 3R AND/OR UL LISTED FOR WET ENVIRONMENT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING THE GROUNDING SYSTEM AND ENSURING A 5 OHM OR LESS GROUNDING PATH. ADDITIONAL GROUND RODS AND/OR CHEMICAL ROD SYSTEM SHALL BE USED TO ACHIEVE THIS REQUIREMENT IF THE GIVEN DESIGN CANNOT BE MADE TO ACHIEVE THIS REQUIREMENT.



GROUNDING SCHEMATIC 2



ONE-LINE DIAGRAM 1

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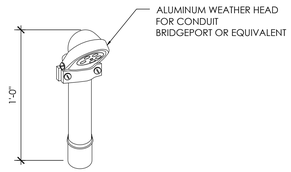
(NEAR) 3213 BALLANTRAE LN
PEBBLE BEACH, CA 93953

ONE-LINE DIAGRAM &
GROUNDING SCHEMATIC

E-2

NOT USED (12)

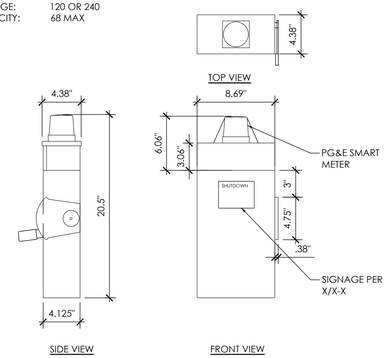
WEATHERHEAD (9)



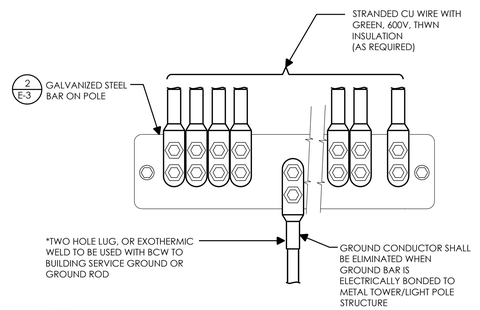
DISCONNECT (6)

TESCO DISCONNECT BOX WITH CT AND METER SOCKET

COLOR: GRAY
DIMENSIONS: 20.5" TALL x 8.69" WIDE x 4.38" DEEP
TOTAL WEIGHT:
PHASE.: SINGLE
VOLTAGE: 120 OR 240
AMPACITY: 68 MAX



GROUND WIRE TO BAR (3)

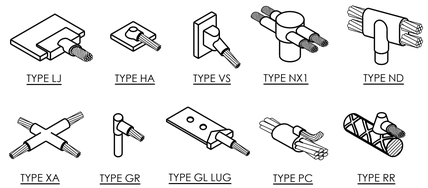


NOTE:
GROUND BARS AT BOTTOM OF TOWERS/LIGHT POLES SHALL ONLY USE EXOTHERMIC WELDS.

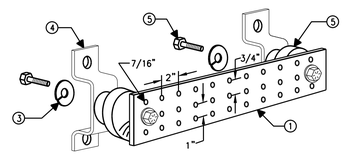
NOT USED (11)

NOT USED (8)

EXOTHERMIC WELD CONNECTION (5)



GROUND BAR (2)



NOTES:

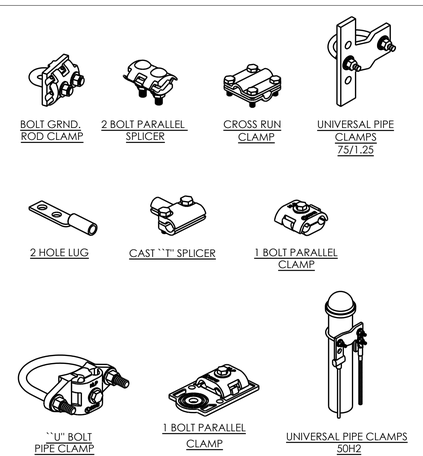
1. COPPER GROUND BAR, HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION. (ACTUAL GROUND BAR SIZE WILL VARY BASED ON NUMBER OF GROUND CONNECTIONS)
2. INSULATORS, NEWTON INSTRUMENT CAT. NO. 3061-4 OR APPROVED EQUAL
3. 5/8" LOCK WASHERS, NEWTON INSTRUMENT CO., CAT. NO. 3015-8 OR APPROVED EQUAL
4. WALL MOUNTING BRACKET, NEWTON INSTRUMENT CO., CAT NO. A-6056 OR APPROVED EQUAL
5. 5/8-11 X 1" HHCS BOLTS, NEWTON INSTRUMENT CO., CAT NO. 3012-1 OR APPROVED EQUAL
6. INSULATORS SHALL BE ELIMINATED WHEN BONDING DIRECTLY TO TOWER/MONOPINE STRUCTURE. CONNECTION TO TOWER/MONOPINE STRUCTURE SHALL BE PER MANUFACTURERS RECOMMENDATIONS.
7. VALMONT TINMG212U-K (OR EQUIVALENT) 1/4"X2"X12"

NOT USED (10)

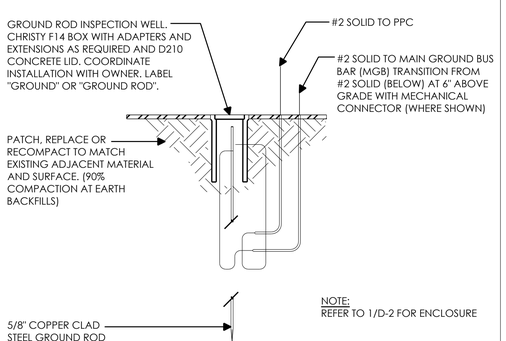
ELECTRICAL LOAD CALCULATIONS (7)

Electrical Load Calculations @ 120V			
Radio	**Wattage**	**1.25*VA**	**Amps**
4490	480	600.0	5.0
4467	320	400.0	3.3
		0.0	0.0
		0.0	0.0
		0.0	0.0
Totals		1000.0	8.3
Disconnect / Meter: 68 Amps			
Total Load: 12.3%			

MECHANICAL CONNECTION (4)



GROUND TEST WELL (1)



NOTE:
REFER TO 1/D-2 FOR ENCLOSURE

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CHRISTOPHER R. WEBER
No. 85117
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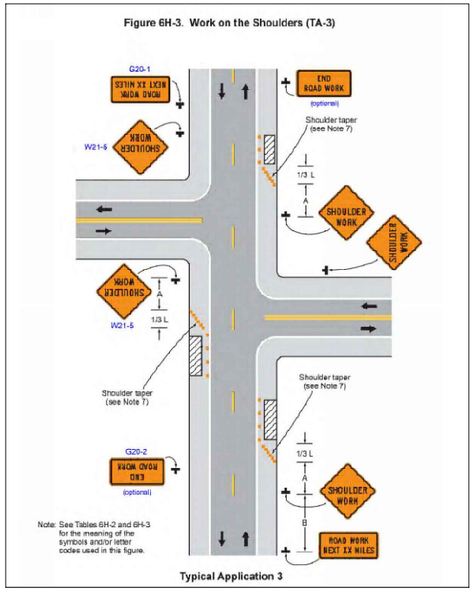
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(NEAR) 3213 BALLANTRAE LN
PEBBLE BEACH, CA 93953

ELECTRICAL DETAILS

E-3



TA-3 FOR REFERENCE ONLY

PEDESTRIANS SHALL BE ESCORTED THROUGH OR AROUND THE WORK AREA, PER CAMUTCD TA-28 OR TA-29 AS APPLICABLE, THROUGHOUT THE COURSE OF WORK.

SJ MUTCD TABLE					
POSTED SPEED (MPH)	DISTANCE BETWEEN SIGNS			TAPER	BUFFER
	A	B	C	L (SEE NOTE)	
15	200'	200'	200'	45'	55'
20	200'	200'	200'	80'	55'
25	200'	200'	200'	125'	55'
30	350'	350'	350'	180'	85'
35	350'	350'	350'	245'	120'
40	350'	350'	350'	320'	220'
45	350'	350'	350'	540'	360'
50	500'	500'	500'	600'	425'
55	500'	500'	500'	660'	495'
60	500'	500'	500'	720'	570'
65	500'	500'	500'	780'	645'

NOTES:
A. DISTANCE IN FEET UNLESS OTHERWISE NOTED.
B. CONTRACTOR TO VERIFY EXISTING SPEED LIMIT.
C. DISTANCE SHOWN ARE NOT VALID FOR LIMITED ACCESS HIGHWAYS. CONSULT STATE DOT MANUAL FOR DISTANCES.
D. ADJUST DISTANCES TO COMPLY WITH REQUIREMENT OF THE STATE OR LOCAL HIGHWAY AUTHORITY HAVING JURISDICTION.
E. TAPER LENGTHS SHOWN ON 12' LANE WIDTH.

TRAFFIC CONTROL TABLE | 2

SPEED LIMIT = 25 MPH



N

TRAFFIC CONTROL PLAN

24"x36" SCALE: 1" = 50'-0"
11"x17" SCALE: 1" = 100'-0"
50' 25' 0' 50'
SCALE 1"=50'-0"

1

TRAFFIC CONTROL NOTES

1. ALL DELINEATORS SHALL BE EQUIPPED WITH REFLECTORS AT NIGHT TIME.

2. ALL TRAFFIC CONTROL DEVICES, STRIPES, MARKINGS, LEGENDS AND RAISED PAVEMENT MARKERS SHALL CONFORM TO THE LATEST EDITIONS OF THE FOLLOWING: A) CA MUTCD, B) STATE OF CALIFORNIA STANDARD SPECIFICATIONS, C) SPECIAL PROVISIONS, AND D) STANDARD PLANS.

3. THE CONTRACTOR PERFORMING THE WORK ON A PUBLIC STREET SHALL ASSUME RESPONSIBILITY AS FOLLOWS: A) INSTALL AND MAINTAIN THE TRAFFIC CONTROL DEVICES AS SHOWN HEREIN, B) ANY ADDITIONAL TRAFFIC CONTROL DEVICES THAT MAY BE REQUIRED TO INSURE THE SAFE MOVEMENT OF TRAFFIC AND PEDESTRIANS THROUGH OR AROUND THE WORK AREA, AND C) PROVIDE MAXIMUM PROTECTION AND SAFETY TO CONSTRUCTION WORKERS.

4. THE CITY OR COUNTY OF RECORD AS WELL AS CALTRANS RESERVE THE RIGHT TO OBSERVE THESE TRAFFIC CONTROL PLANS IN USE. THEY HAVE THE AUTHORITY TO MAKE ANY NECESSARY CHANGES AS FIELD CONDITIONS WARRANT. ANY CHANGES SHALL SUPERSEDE THESE PLANS. THE EXACT LOCATION OF ALL EQUIPMENT AND TRAFFIC CONTROL DEVICES SHALL BE DETERMINED BY THE ENGINEER.

5. ALL SIGNS, DELINEATORS, BARRICADES, ETC. AND THEIR INSTALLATION SHALL CONFORM TO THE LATEST EDITIONS OF THE: A) CA. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, B) THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS, C) SPECIAL PROVISIONS, AND D) STANDARD PLANS.

6. IN ORDER TO PRESERVE THEIR APPEARANCE AND CONTINUITY, ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN THEIR PROPER POSITION AT ALL TIMES AND SHALL BE REPAIRED, REPLACED OR CLEANED AS NECESSARY, AND AS DIRECTED BY THE ENGINEER

7. ALL TRAFFIC LANES SHALL HAVE A MINIMUM OF 5 FEET CLEARANCE FROM OPEN EXCAVATIONS AND MINIMUM OF 2 FEET FROM VERTICAL OBSTRUCTIONS.

8. THE CONTRACTOR SHALL PROVIDE FLAGGERS AS DEEMED NECESSARY BY THE ENGINEER, COUNTY INSPECTOR, OR CALTRANS PERMIT INSPECTOR.

9. ALL ADVANCED WARNING SIGNS SHALL BE EQUIPPED WITH FLAGS.

10. ALL TRAFFIC CONTROL DEVICES SHALL BE IN PLACE AT ALL TIMES DURING ANY WORK ON SITE.

11. PLACE ADDITIONAL SIGNS AS FOLLOWS: A) "LANE CLOSED", (C30) ON THE TYPE II BARRICADES AT 100 FOOT INTERVALS THROUGHOUT EXTENDED WORK AREAS IN EACH LANE THAT IS CLOSED AND B) "OPEN TRENCH" (C27) WHENEVER AN OPEN EXCAVATION AREA EXISTS ADJACENT TO THE TRAVELED WAY.

12. ALL TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE REMOVED FOLLOWING COMPLETION OF EACH CONSTRUCTION STAGE AND THE PERMANENT TRAFFIC CONTROL DEVICES SHALL BE RESTORED BY THE CONTRACTOR UPON COMPLETION OF WORK.

13. THE CONTRACTOR SHALL REPLACE AND/OR REPAIR ALL DAMAGED STRIPING AT THE END OF EACH WORKING DAY.

14. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICAN DISABILITY ACT AS RELATED TO PEDESTRIAN ACCESS AND SHALL MAINTAIN PEDESTRIAN ACCESS AT ALL TIMES PER ADA REQUIREMENTS. ANY SIDEWALK CLOSURE AND/OR DETOUR SHALL COMPLY WITH THE WATCH STANDARDS AND MUST OBTAIN APPROVAL FROM THE CITY OR COUNTY OF RECORD.

15. THE CONTRACTOR SHALL COVER OR REMOVE ALL CONFLICTING SIGNS.

16. THE CONTRACTOR SHALL POST "SYMBOLS" UNEVEN LANES, "STEEL PLATES AHEAD" OR "BUMP" SIGNS FOR PAVEMENT SURFACE DISRUPTIONS OF ¾" OR GREATER. PAVEMENT DISRUPTIONS FOR 1" OR GREATER SHALL HAVE A BEVELED EDGE OF FOUR (4) HORIZONTAL TO ONE (1) VERTICAL.

17. BEFORE PLATE BRIDGING, THE CONTRACTOR SHALL INSTALL "CAUTION STEEL PLATES ADHEAD" AND/OR "ROUGH ROAD SIGNS.

18. THE RESIDENTS AND BUSINESSES SHALL BE NOTIFIED OF THE DATES & TIMES OF CONSTRUCTION TWO (2) WEEKS PRIOR TO THE WORK START DATE.

TRAFFIC SYMBOL LEGEND

- TRAFFIC CONE (10' MAX SPACING)
- TRAFFIC SIGN
- LANE DIRECTION
- STAGING AREA
- FLAGGER

AT&T
5001 EXECUTIVE PARKWAY
SAN RAMON, CA
94583

PlannENG
4746 Clayton Rd,
Concord, CA, 94521
☎ (925) 408-2159
e-✉ splanneng@gmail.com
www.planneng.com

DRAWN BY:
CHECKED BY:
APPROVED BY:

REV	DATE	DESCRIPTION
0	14/04/23	100% CD

LICENSED PROFESSIONAL ENGINEER
MANOUCHEHR HAKHAMANESH
C 88083
EXP: 03/31/2026
CIVIL
STATE OF CALIFORNIA

CRAN_RSFR_PEBBL_220

3213 BALLANTRAE LN
PEBBLE BEACH, CA 93953

TRAFFIC CONTROL PLAN

TCP-1

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Concord, CA, 94521
☎ (925) 408-2159
e-✉ splanneng@gmail.com
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Date:	
Scale:	SEE DRAWING
Designed:	TDL
Drawn:	BBB
Checked:	
Proj. Engr:	
File:	

	REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

PLAN
FOR THE IMPROVEMENT OF

CRAN_RSFR_PEBBL_220

3213 BALLANTRAE LN
PEBBLE BEACH, CA 93953

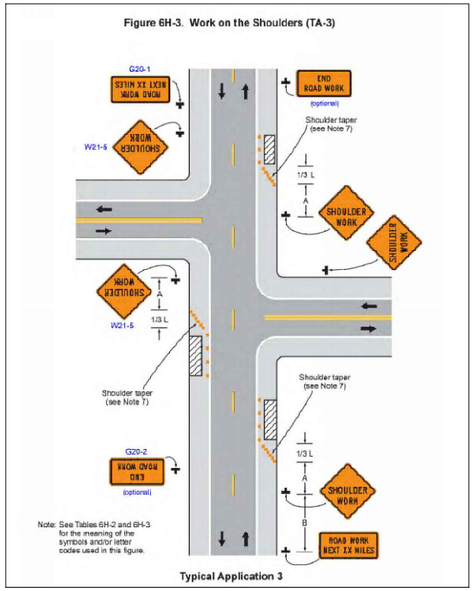
PEBBLE BEACH CALIFORNIA

PERMIT # PROJECT #	PROJECT ENGINEER NAME DATE	DEPARTMENT OF TRANSPORTATION - OPS N/A NAME DATE
PROJECT INSPECTOR: VOICE MAIL:	DEPARTMENT OF TRANSPORTATION N/A NAME DATE	STREETLIGHT LAYOUT N/A NAME DATE
	MUNICIPAL WATER N/A NAME DATE	ELECTRICAL CIRCUITS MARLON DE LEON DATE

DEPARTMENT OF PUBLIC WORKS
PEBBLE BEACH, CALIFORNIA

APPROVED BY MATTHEW CANO
DIRECTOR OF PUBLIC WORKS
N/A

REV. DATE MAY 08, 2018



TA-3 FOR REFERENCE ONLY

PEDESTRIANS SHALL BE ESCORTED THROUGH OR AROUND THE WORK AREA, PER CAMUTCD TA-28 OR TA-29 AS APPLICABLE, THROUGHOUT THE COURSE OF WORK.

SJ MUTCD TABLE					
POSTED SPEED (MPH)	DISTANCE BETWEEN SIGNS			TAPER	BUFFER
	A	B	C	L (SEE NOTE)	
15	200'	200'	200'	45'	55'
20	200'	200'	200'	80'	55'
25	200'	200'	200'	125'	55'
30	350'	350'	350'	180'	85'
35	350'	350'	350'	245'	120'
40	350'	350'	350'	320'	220'
45	350'	350'	350'	540'	360'
50	500'	500'	500'	600'	425'
55	500'	500'	500'	660'	495'
60	500'	500'	500'	720'	570'
65	500'	500'	500'	780'	645'

NOTES:
A. DISTANCE IN FEET UNLESS OTHERWISE NOTED.
B. CONTRACTOR TO VERIFY EXISTING SPEED LIMIT.
C. DISTANCE SHOWN ARE NOT VALID FOR LIMITED ACCESS HIGHWAYS. CONSULT STATE DOT MANUAL FOR DISTANCES.
D. ADJUST DISTANCES TO COMPLY WITH REQUIREMENT OF THE STATE OR LOCAL HIGHWAY AUTHORITY HAVING JURISDICTION.
E. TAPER LENGTHS SHOWN ON 12' LANE WIDTH.

TRAFFIC CONTROL TABLE 2

SPEED LIMIT = 25 MPH



TRAFFIC CONTROL PLAN

24"x36" SCALE: 1" = 50'-0"
11"x17" SCALE: 1" = 100'-0"
50' 25' 0' 50'
SCALE 1"=50'-0"

1

TRAFFIC CONTROL NOTES

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PLAN
FOR THE IMPROVEMENT OF

CRAN_RSFR_PEBBL_220

3213 BALLANTRAE LN
PEBBLE BEACH, CA 93953

PEBBLE BEACH CALIFORNIA

PERMIT #
PROJECT #

PROJECT INSPECTOR:
VOICE MAIL:

PROJECT ENGINEER — NAME — DATE
DEPARTMENT OF TRANSPORTATION - OPS — N/A — NAME — DATE
DEPARTMENT OF TRANSPORTATION — N/A — NAME — DATE
STREETLIGHT LAYOUT — N/A — NAME — DATE
MUNICIPAL WATER — N/A — NAME — DATE
ELECTRICAL CIRCUITS — MARLON DE LEON — DATE

DEPARTMENT OF PUBLIC WORKS
PEBBLE BEACH, CALIFORNIA

PEBBLE BEACH GOLF LINKS

APPROVED BY MATTHEW CANO
DIRECTOR OF PUBLIC WORKS
N/A

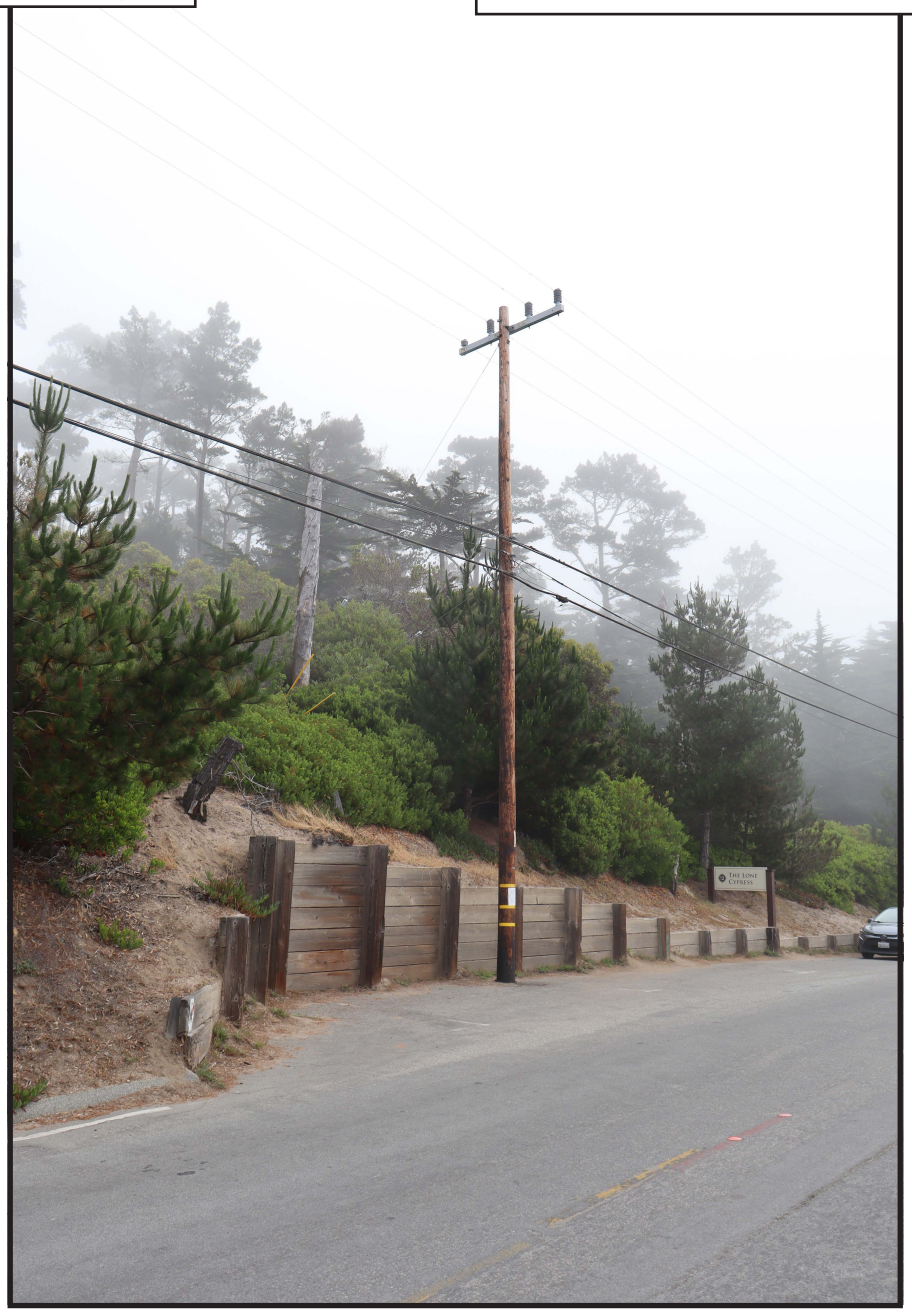
REV. DATE MAY 08, 2018

view from 17 Mile Drive looking northeast at site

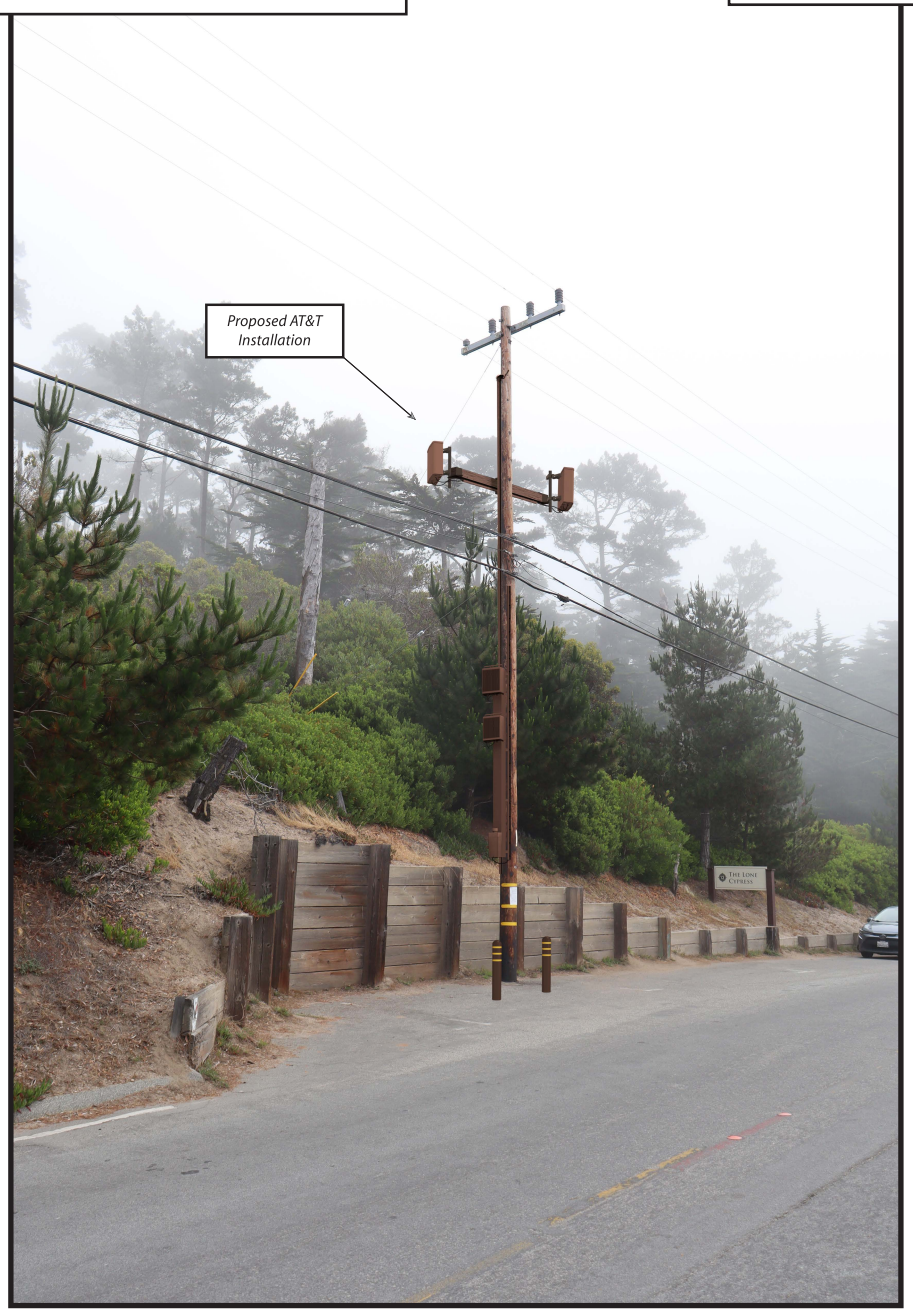
AT&T Wireless

CRAN_RSFR_PEBBL_220
Near 3213 Ballantrae Lane, Pebble Beach, CA
Photosims Produced on 5-15-2025

Existing



Proposed



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view from 17 Mile Drive looking northwest at site

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CRAN_RSFR_PEBBL_220
Near 3213 Ballantrae Lane, Pebble Beach, CA
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Proposed



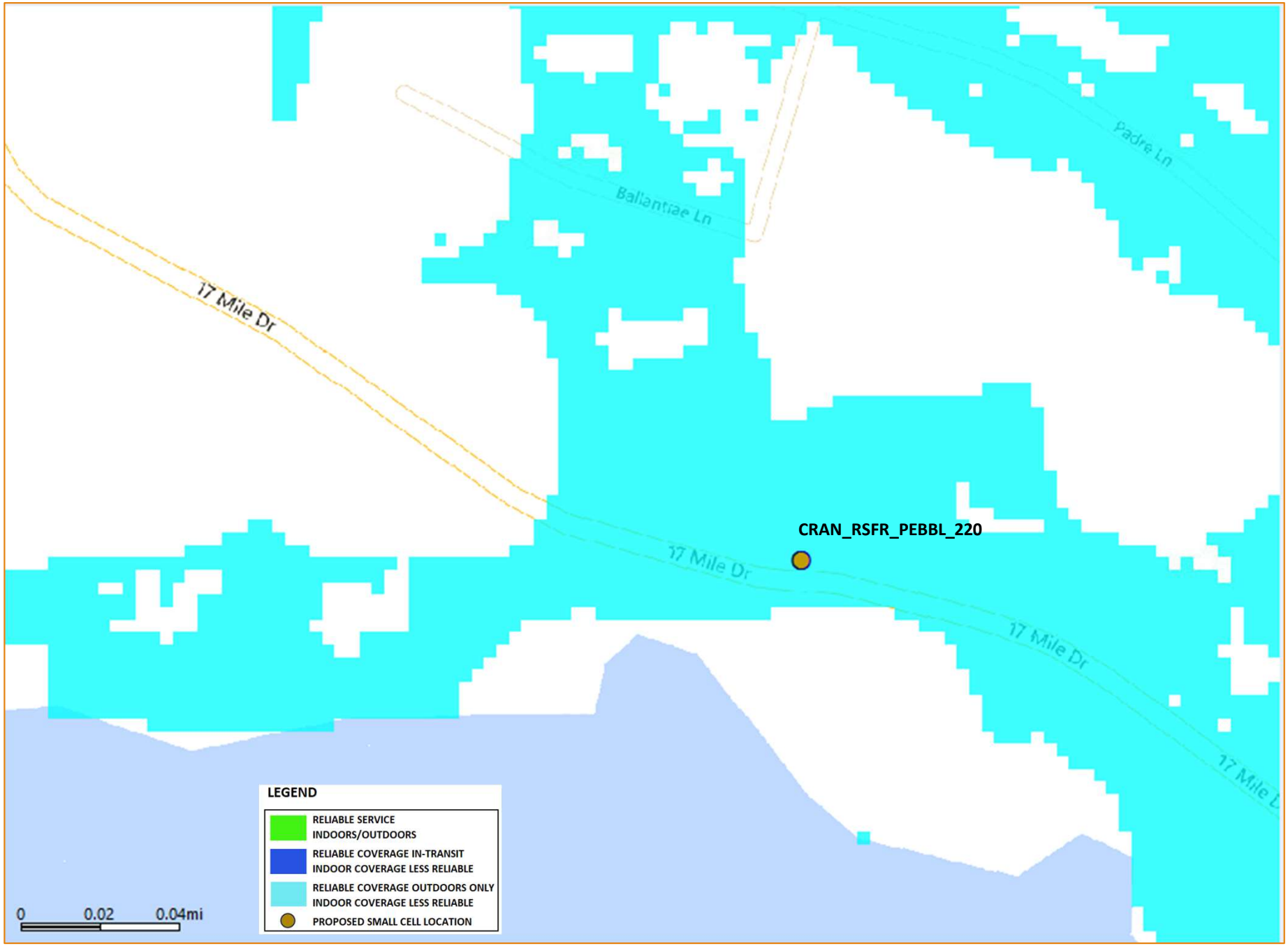
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CRAN_RSFR_PEBBL_220
SERVICE MAP

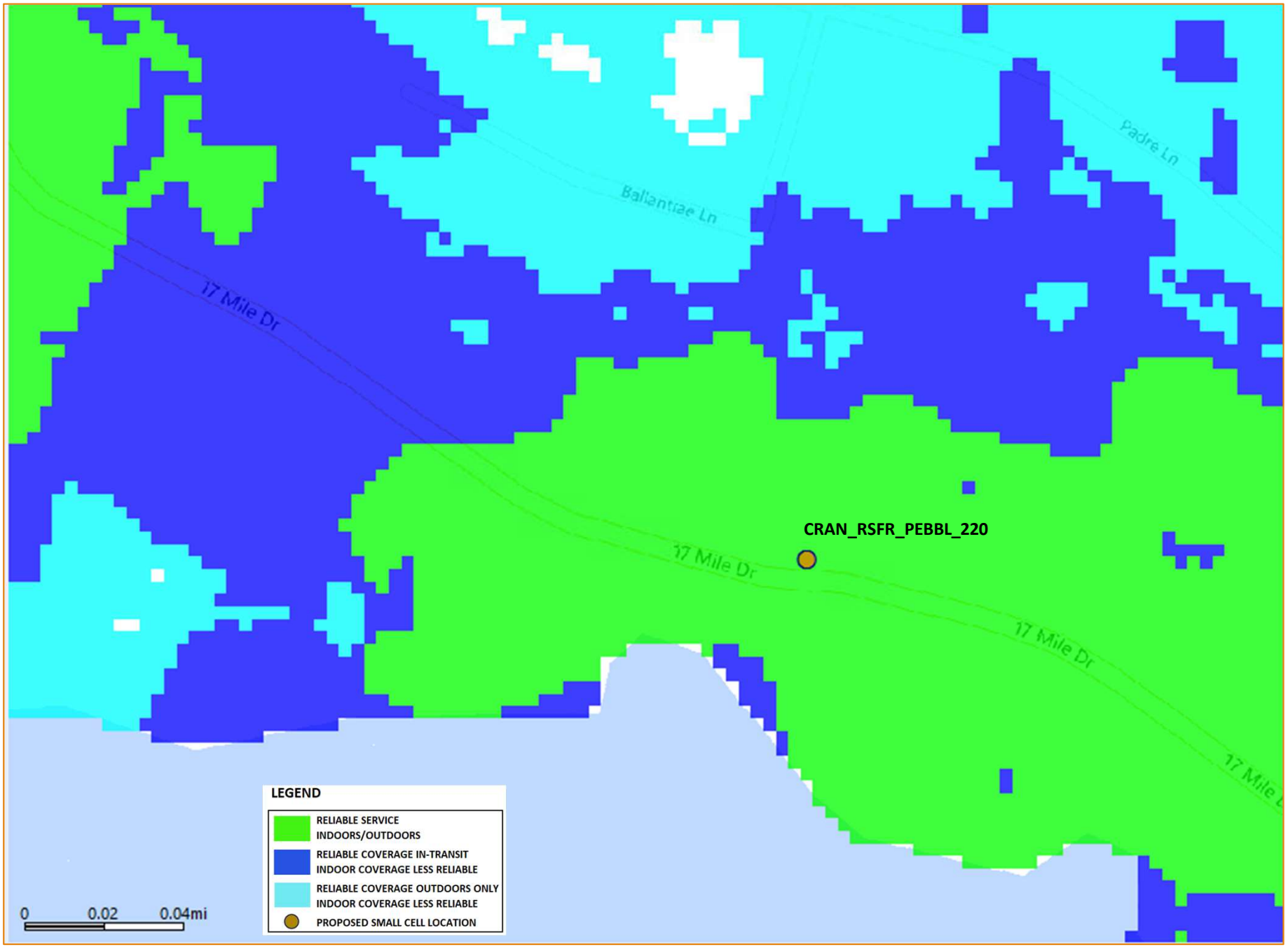
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EXISTING LTE 700 COVERAGE PLOT



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PROPOSED LTE 700 COVERAGE PLOT

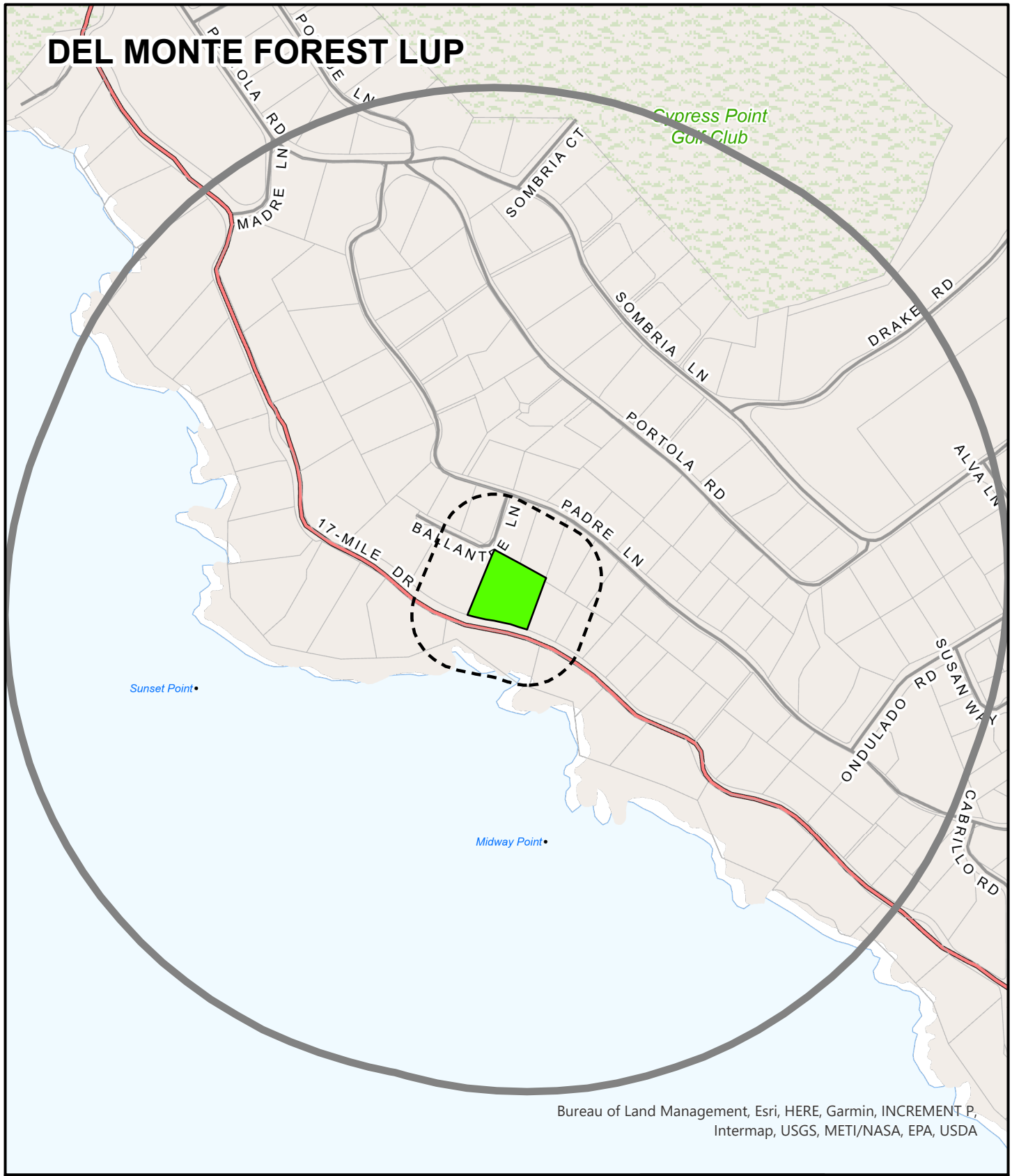


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Exhibit B

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APPLICANT: KIM TONG P SOON Y TRS

APN: 008471023000 **FILE #** PLN250245

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: JORDAN EVANS

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Exhibit C

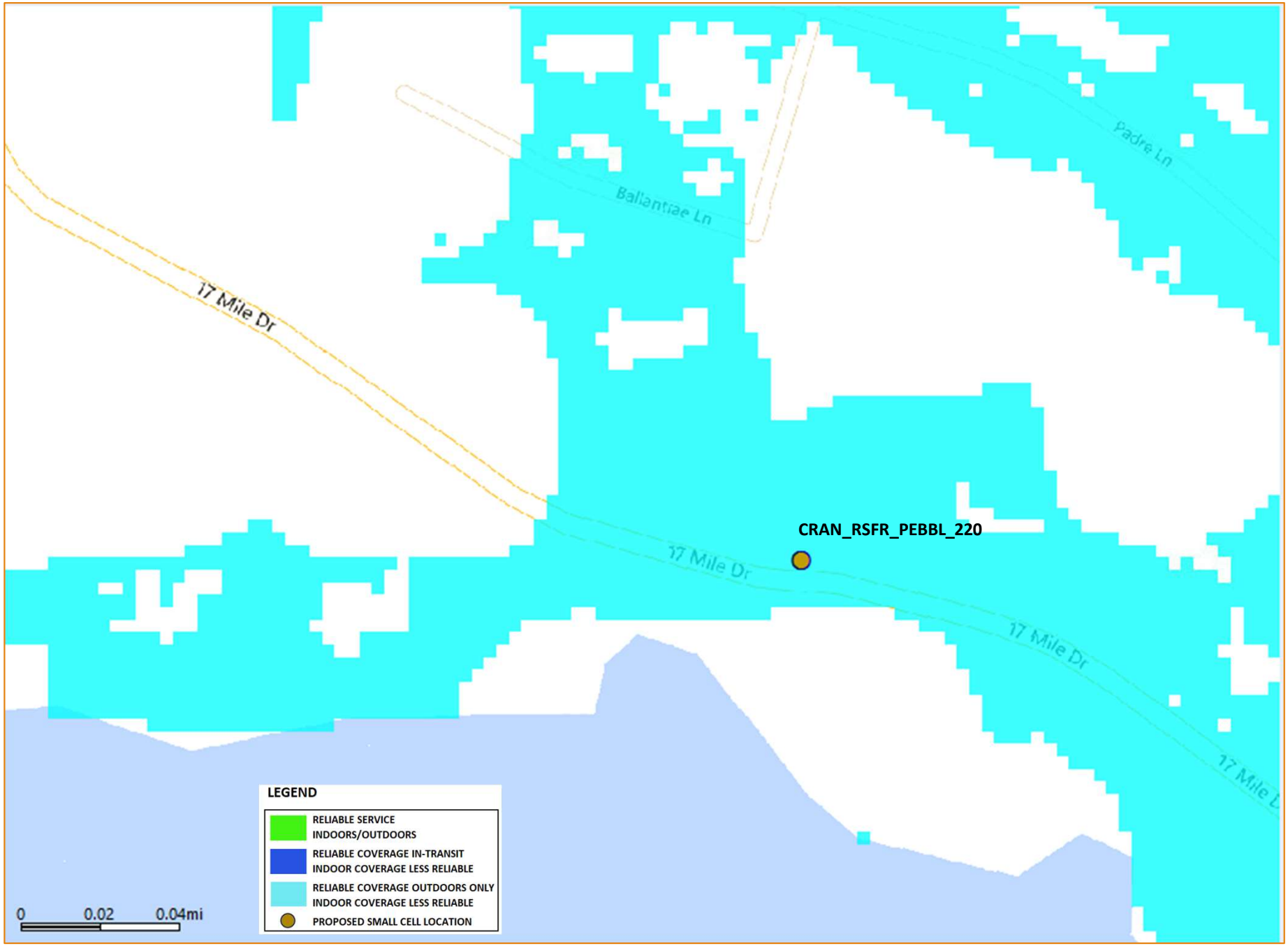
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CRAN_RSFR_PEBBL_220
SERVICE MAP

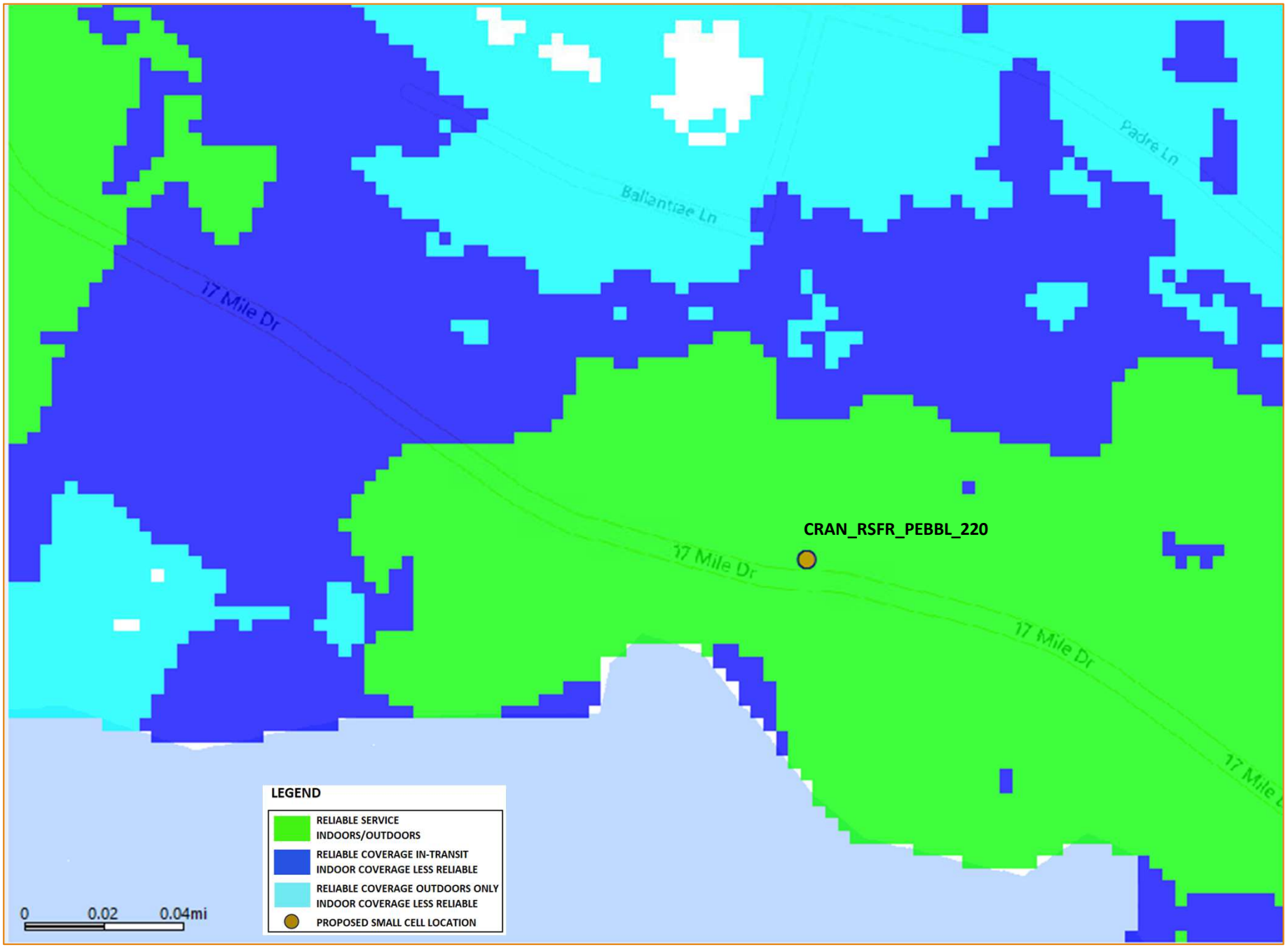
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EXISTING LTE 700 COVERAGE PLOT



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Exhibit D

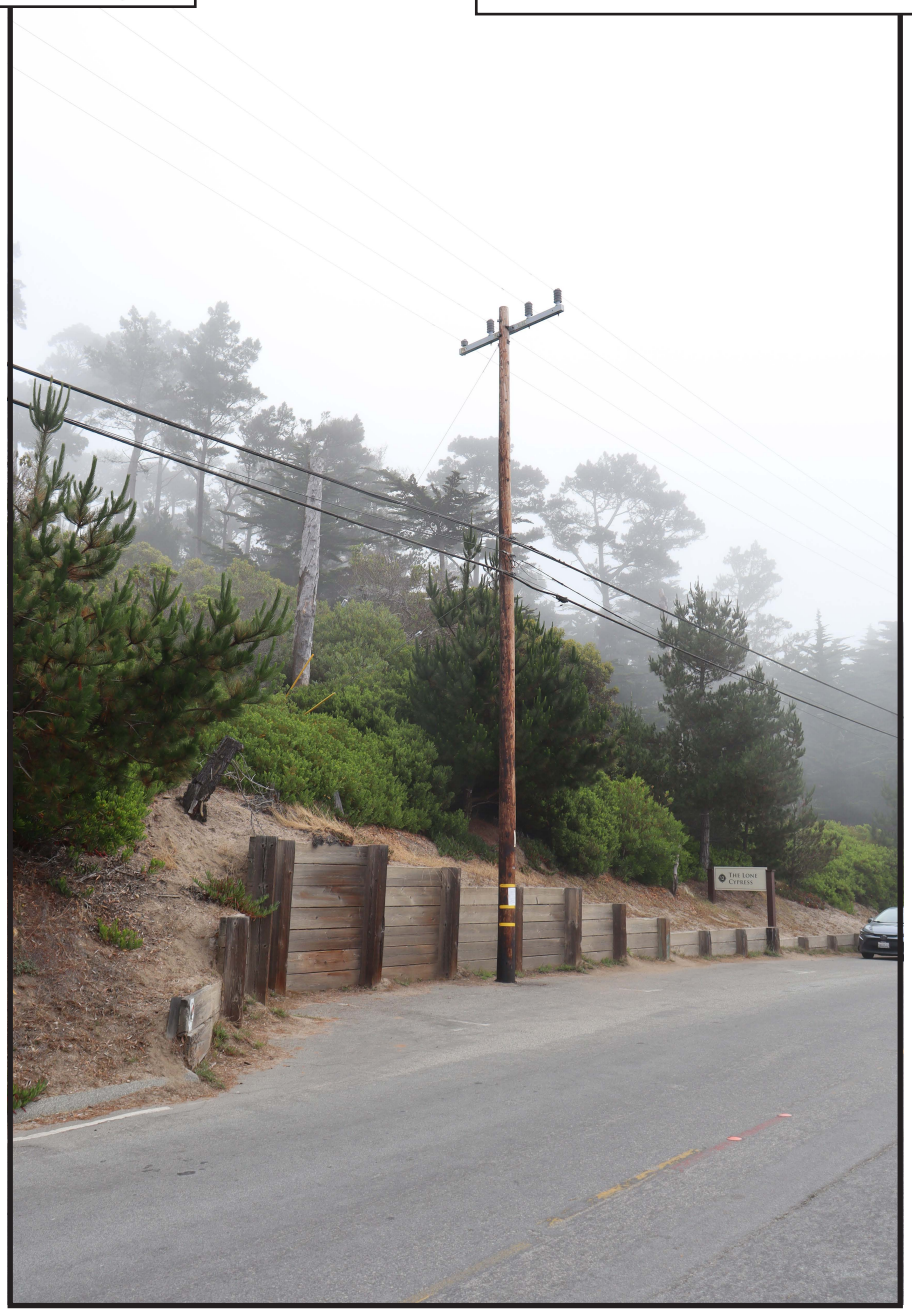
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view from 17 Mile Drive looking northeast at site

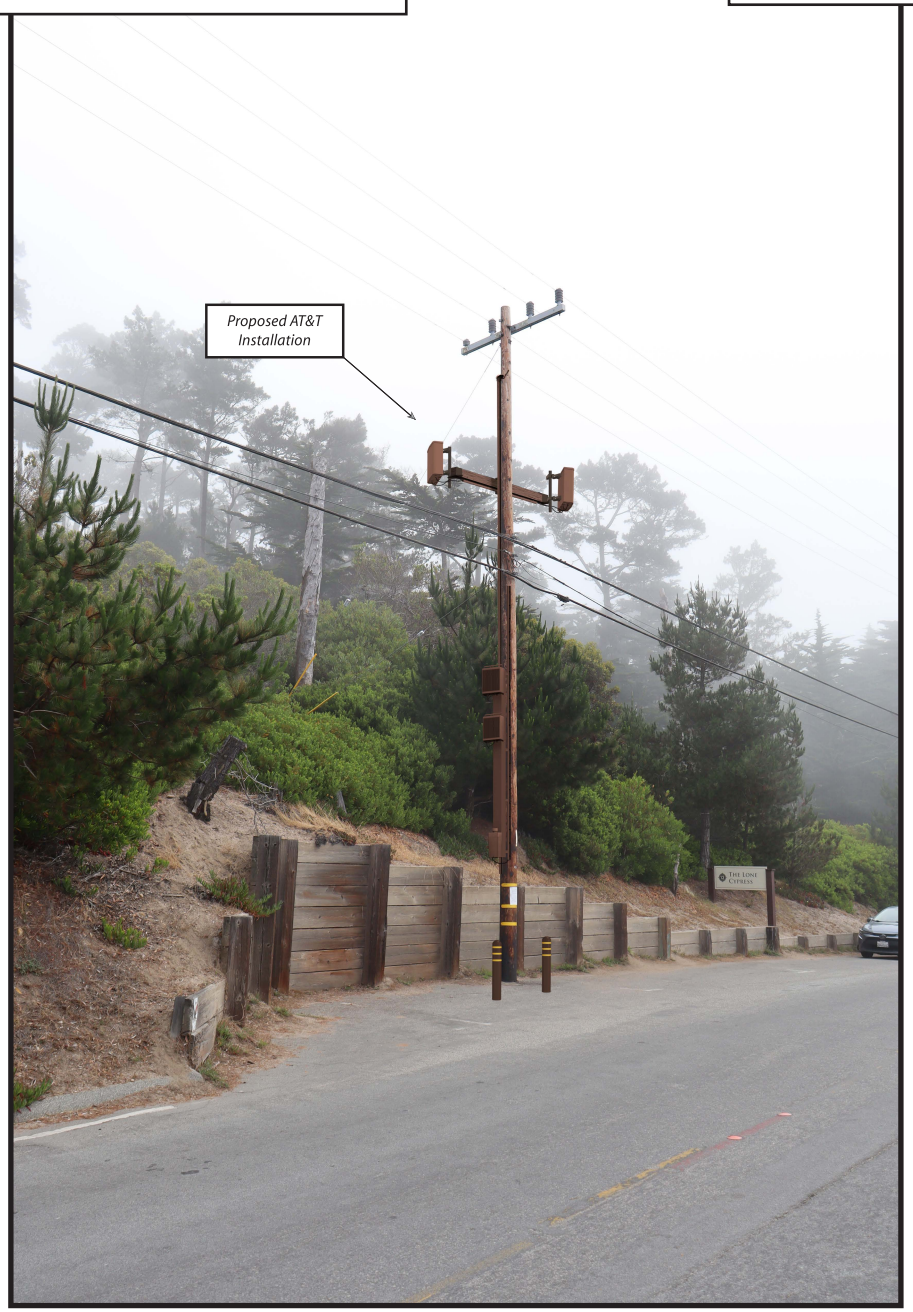
AT&T Wireless

CRAN_RSFR_PEBBL_220
Near 3213 Ballantrae Lane, Pebble Beach, CA
Photosims Produced on 5-15-2025

Existing



Proposed



AdvanceSim
Photo Simulation Solutions
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view from 17 Mile Drive looking northwest at site

AT&T Wireless

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Near 3213 Ballantrae Lane, Pebble Beach, CA
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Existing



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Exhibit E

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Radio Frequency Emissions Compliance Report For AT&T Mobility

Site Name:	**CRAN_RSFR_PEBBL_220**	**Site Structure Type:**	**Wood Pole**
Address:	**3213 BALLANTRAE LN**	**Latitude:**	**36.569665**
	PEBBLE BEACH, CA 93953	**Longitude:**	**-121.965505**
Report Date:	**May 15, 2025**	**Project:**	**Modification**

Compliance Statement

Based on information provided by AT&T Mobility and predictive modeling, the **CRAN_RSFR_PEBBL_220** installation proposed by AT&T Mobility will be compliant with Radiofrequency Radiation Exposure Limits of 47 C.F.R. §§ 1.1307(b)(3) and 1.1310. RF alerting signage and restricting access to the antenna to authorized personnel that have completed RF safety training is required for Occupational environment compliance. The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings.

Certification

I, Tim Alexander, am the reviewer and approver of this report and am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation, specifically in accordance with FCC's OET Bulletin 65. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.



SIGNED, 15 MAY 2025

General Summary

The compliance framework is derived from the Federal Communications Commission (FCC) Rules and Regulations for preventing human exposure in excess of the applicable Maximum Permissible Exposure ("MPE") limits. At any location at this site, the power density resulting from each transmitter may be expressed as a percentage of the frequency-specific limits and added to determine if 100% of the exposure limit has been exceeded. The FCC Rules define two tiers of permissible exposure differentiated by the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure. General Population / Uncontrolled exposure limits apply to those situations in which persons may not be aware of the presence of electromagnetic energy, where exposure is not employment-related, or where persons cannot exercise control over their exposure. Occupational / Controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment, have been made fully aware of the potential for exposure, and can exercise control over their exposure. Based on the criteria for these classifications, the FCC General Population limit is considered to be a level that is safe for continuous exposure time. The FCC General Population limit is 5 times more restrictive than the Occupational limits.

7430 New Technology Way, Suite 150 Frederick, Maryland 21703 (703) 596-1022 Phone www.waterfordconsultants.com

Table 1: FCC Limits

Frequency (MHz)	*Limits for General Population/ Uncontrolled Exposure*		*Limits for Occupational/ Controlled Exposure*	
	Power Density (mW/cm^2)	**Averaging Time (minutes)**	**Power Density (mW/cm^2)**	**Averaging Time (minutes)**
30-300	0.2	30	1	6
300-1500	f/1500	30	f/300	6
1500-100,000	1.0	30	5.0	6

f=Frequency (MHz)

In situations where the predicted MPE exceeds the General Population threshold in an accessible area as a result of emissions from multiple transmitters, FCC licensees that contribute greater than 5% of the aggregate MPE share responsibility for mitigation.

Based on the computational guidelines set forth in FCC OET Bulletin 65, Waterford Consultants, LLC has developed software to predict the overall Maximum Permissible Exposure possible at any location given the spatial orientation and operating parameters of multiple RF sources. The power density in the Far Field of an RF source is specified by OET-65 Equation 5 as follows:

$$S = \frac{EIRP}{4 \cdot \pi \cdot R^2} \ (\mathrm{mW/cm^2})$$

Where EIRP is the Effective Radiated Power relative to an isotropic antenna and R is the distance between the antenna and point of study. Additionally, consideration is given to the manufacturers' horizontal and vertical antenna patterns as well as radiation reflection. At any location, the predicted power density in the Far Field is the spatial average of points within a 0 to 6-foot vertical profile that a person would occupy. Near field power density is based on OET-65 Equation 20 stated as

$$S = \left(\frac{180}{\theta_{BW}}\right) \cdot \frac{100 \cdot P_{in}}{\pi \cdot R \cdot h} \ (\mathrm{mW/cm^2})$$

Where P_{in} is the power input to the antenna, θ_{BW} is the horizontal pattern beamwidth and h is the aperture length.

Some antennas employ beamforming technology where RF energy allocated to each customer device is dynamically directed toward their location. In the analysis presented herein, predicted exposure levels are based on all beams at full utilization (i.e. full power) simultaneously focused in any direction. As this condition is unlikely to occur, the actual power density levels at ground and at adjacent structures are expected to be less that the levels reported below. These theoretical results represent maximum-case predictions as all RF emitters are assumed to be operating at 100% duty cycle.

For any area in excess of 100% General Population MPE, access controls with appropriate RF alerting signage must be put in place and maintained to restrict access to authorized personnel. Signage must be posted to be visible upon approach from any direction to provide notification of potential conditions within these areas. Subject to other site security requirements, occupational personnel should be trained in RF safety and equipped with personal protective equipment (e.g. RF personal monitor) designed for safe work in the vicinity of RF emitters. Controls such as physical barriers to entry imposed by locked doors, hatches and ladders or other access control mechanisms may be supplemented by alarms that alert the individual and notify site management of a breach in access control. Waterford Consultants, LLC recommends that any work activity in these designated areas or in front of any transmitting antennas be coordinated with all wireless tenants.

Analysis

· INSTALL (2) NEW 2' PANEL ANTENNA ON SIDE OF WOODEN PG&E UTILITY POLE.
· INSTALL (1) NEW RADIO 4490, (1) RADIO 4467 ON WOODEN PG&E UTILITY POLE

The antenna will be mounted on a 38.25’ Wooden Utility Pole with centerline 27.25’ above ground level. Proposed antenna operating parameters are listed in Appendix A. Other appurtenances such as GPS antennas, RRUs and hybrid cable below the antennas are not sources of RF emissions. No other antennas are known to be operating in the vicinity of this site.

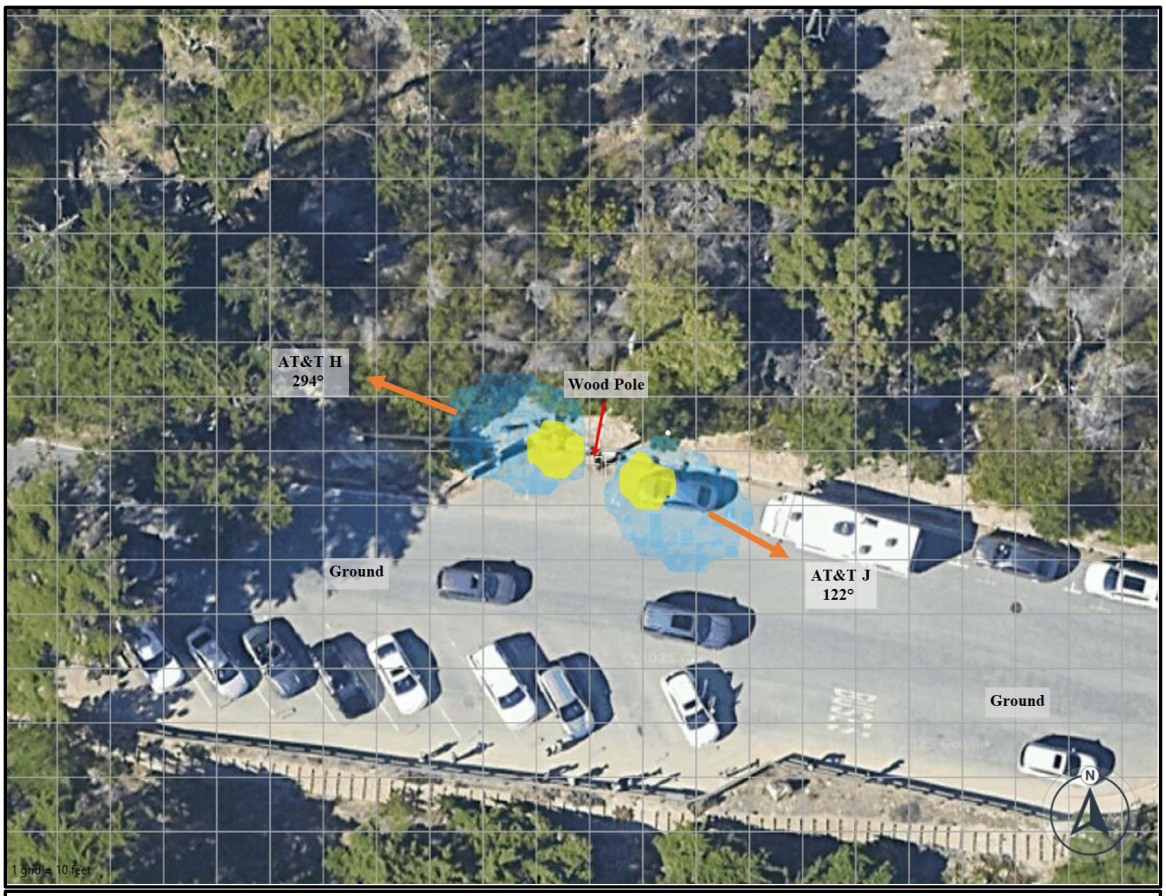


Figure 1: Antenna Locations

Power density decreases significantly with distance from any antenna. The panel-type antennas to be employed at this site are highly directional by design and the orientation in azimuth and mounting elevation, as documented, serves to reduce the potential to exceed MPE limits at any location other than directly in front of the antennas. For accessible areas at ground level, the maximum predicted power density level resulting from all AT&T Mobility operations is 3.09% of the FCC General Population limits. (Figure 1.2). The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings

On the pole in front of the antenna, predicted MPE levels will exceed the FCC General Population limits within 24 feet in front of the antennas and within 7 feet below the Antenna Centerline. The maximum predicted power density level resulting from all AT&T Mobility operations directly in front of the antennas is 5616.66% of the FCC General Population limits (1123.332% of the FCC Occupational limits). Waterford Consultants, LLC recommends posting RF alerting signage (ACP Caution) on the pole visible upon approach that informs personnel accessing this area of basic precautions to be followed when working around antennas. This recommendation is depicted in Figure 2. Any work activity in front of transmitting antennas should be coordinated with AT&T Mobility.

The following plots show the cumulative spatial average predicted power density levels in the reference plane indicated as a percentage of the General Public Limits. Please note that 100% of the General Public Limits corresponds to 20% of the Occupational Limits.



Legend

Study Zone	Elev. (ft)	Type	Exposure Profile	Max MPE	Att	Carriers
Antennas Level	7.5 - 47.5	3D Area	3D Sula9 GP 5.0 res	5616.66%	0.00	AT&T

100%-500%	500%-5000%	5000%+

Exposure Profile Name	Model	Exposure Area	Standard	Resolution	RCF
3D Sula9 GP 5.0 res	Sula 9	Spatial Avg. (6 ft)	FCC General Public	5.0 ft3	1.0

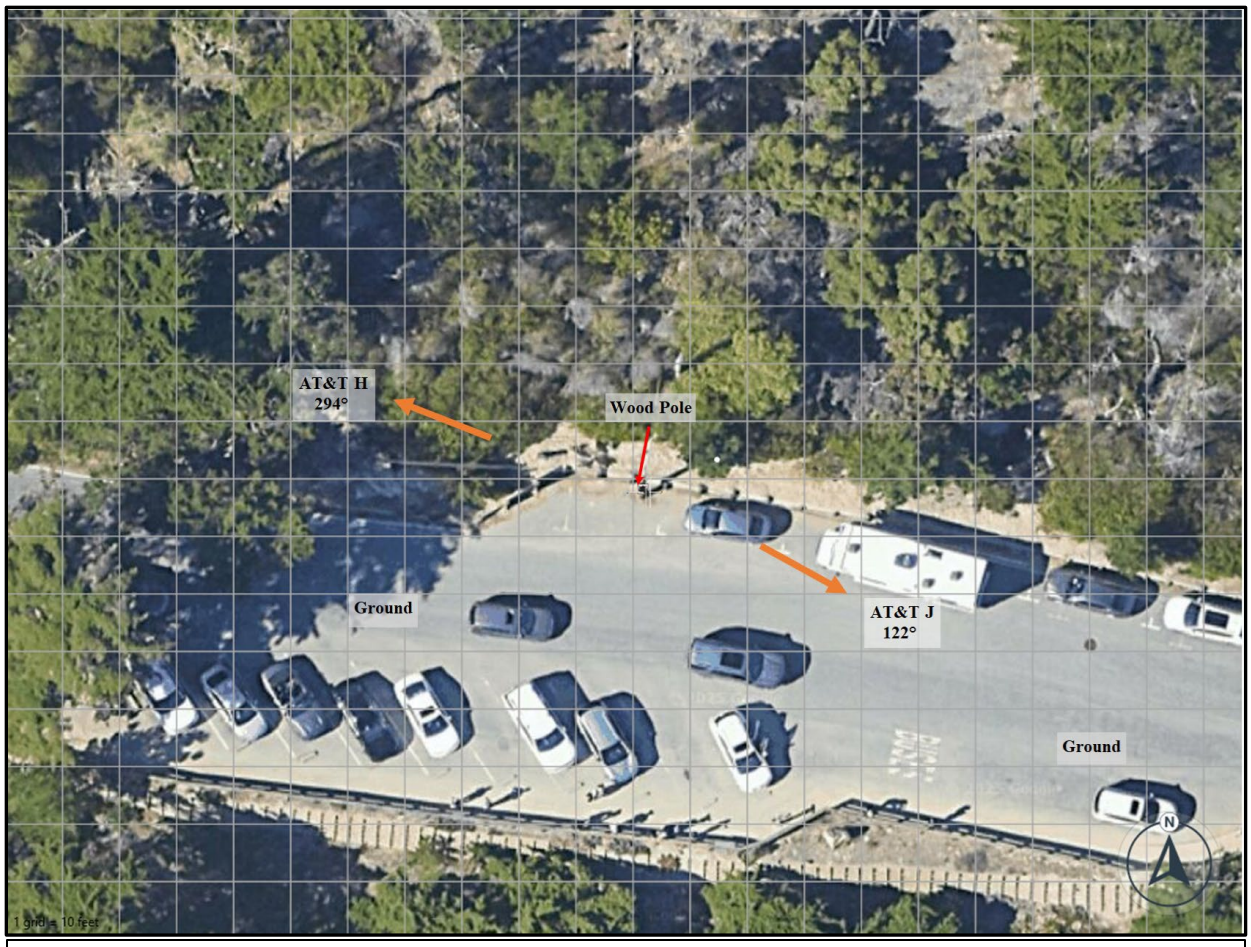
AT&T

Mitigation — Existing — Proposed — Installed — To Remove — Max MPE

Grid Size: 10.00 feet

Floor = Elevation +6' | Mid-Level = Elevation +/- 3'

Figure1.1: Antennas Level



Legend

Study Zone	Elev. (ft)	Type	Exposure Profile	Max MPE	Att	Carriers
Ground	0.1	Floor	2D Sula9 GP 0.25 res	3.09%	0.00	AT&T

5%-100%	100%-500%	500%-5000%	5000%+

Exposure Profile Name	Model	Exposure Area	Standard	Resolution	RCF
2D Sula9 GP 0.25 res	Sula 9	Spatial Avg. (6 ft)	FCC General Public	0.25 ft3	1.0

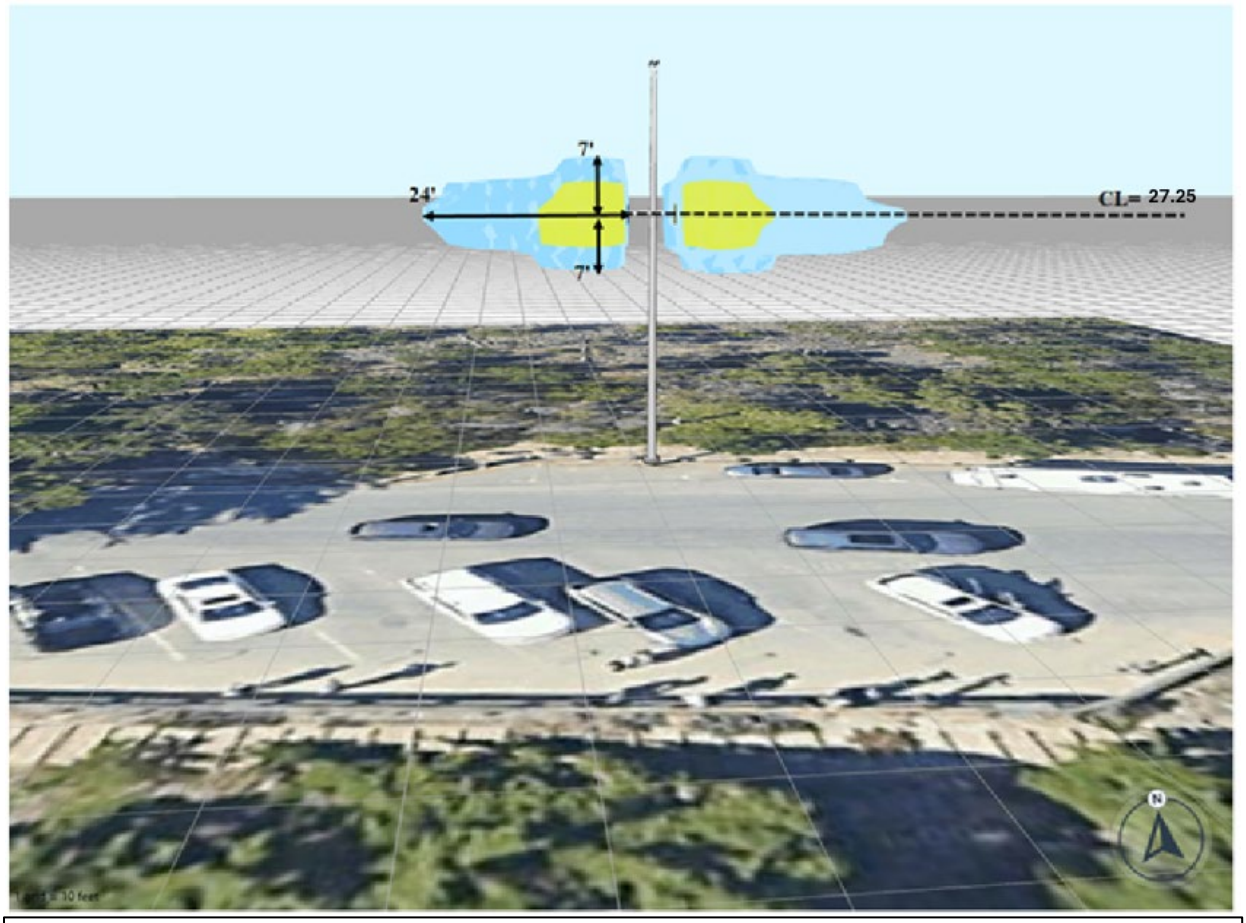
AT&T

Mitigation — Existing — Proposed — Installed — To Remove — Max MPE

Grid Size: 10.00 feet

Floor = Elevation +6' | Mid-Level = Elevation +/- 3'

Figure 1.2: Ground Level.



Legend

Study Zone	Elev. (ft)	Type	Exposure Profile	Max MPE	Att	Carriers
Antennas Level	7.5 - 47.5	3D Area	3D Sula9 GP 5.0 res	5616.66%	0.00	AT&T

100%-500% | 500%-5000% | 5000%+

Exposure Profile Name	Model	Exposure Area	Standard	Resolution	RCF
3D Sula9 GP 5.0 res	Sula 9	Spatial Avg. (6 ft)	FCC General Public	5.0 ft3	1.0

AT&T

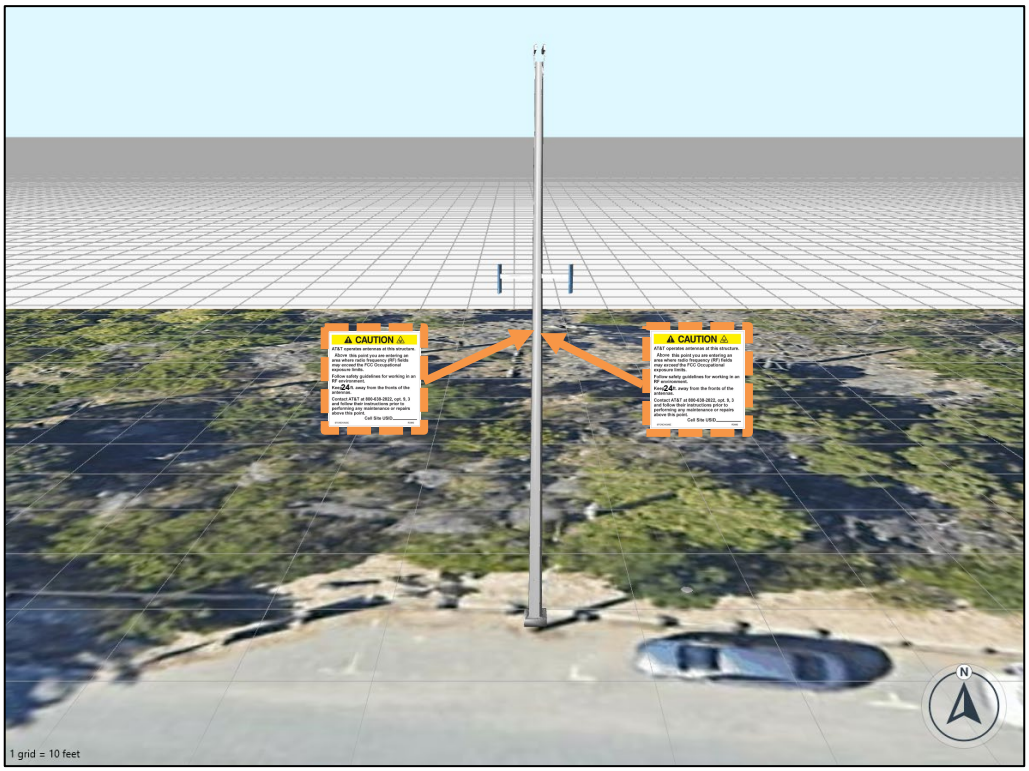
Mitigation Existing Proposed Installed To Remove **Max MPE**

Grid Size: 10.00 feet

Floor = Elevation +6' | Mid-Level = Elevation +/- 3'

Figure1.3: Elevation Level

Compliance Requirement Diagram (Access Location)



Recommendations

AT&T Mobility Access Location
Install (2) ACP Caution "Above" signs at 7ft below the antennas CL or 20.25'ft AGL.

Materials
(2) ACP Caution "Above" signs sized 7"x7"

Safe Distance = 24ft
Bottom Distance = 7ft

Proposed Signs/Barriers

Existing Signs/Barriers

Figure 2: Mitigation Recommendations

Appendix A: Operating Parameters Considered in this Analysis

Ant #	Operator	Antenna Make	Antenna Model	Type	Frequency (MHz)	Block	mech/elec Az (Deg)	mech downtilt (Deg)	Horizontal Beam Width (Deg)	Antenna Length/Aperture (ft)	Antenna Gain (dBd)	TPO (Watts)	Total ERP (Watts)	Antenna Centerline Ground Level (ft)	Bottom of Antenna Ground Level (ft)
1	AT&T	GALTRONICS	GP2414-06844	Panel	700	B12	294	0	73	2	6.25	120	506.03	27.25	26.25
1	AT&T	GALTRONICS	GP2414-06844	Panel	850	B5	294	0	74	2	6.15	120	494.52	27.25	26.25
1	AT&T	GALTRONICS	GP2414-06844	Panel	3700	B77D	294	0	58	2	11.05	80	1018.80	27.25	26.25
1	AT&T	GALTRONICS	GP2414-06844	Panel	3500	B77G	294	0	58	2	11.05	80	1018.80	27.25	26.25
2	AT&T	GALTRONICS	GP2414-06844	Panel	700	B12	122	0	73	2	6.25	120	506.03	27.25	26.25
2	AT&T	GALTRONICS	GP2414-06844	Panel	850	B5	122	0	74	2	6.15	120	494.52	27.25	26.25
2	AT&T	GALTRONICS	GP2414-06844	Panel	3700	B77D	122	0	58	2	11.05	80	1018.80	27.25	26.25
2	AT&T	GALTRONICS	GP2414-06844	Panel	3500	B77G	122	0	58	2	11.05	80	1018.80	27.25	26.25

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Exhibit F

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MINUTES
Del Monte Land Use Advisory Committee
Thursday, September 18, 2025

1. Meeting called to order by Lori Lietzke **at** 3:01 pm

2. Roll Call

Members Present:
Lori Lietzke, Maureen Lyon, Carol Church, Rick Verbanec, Bart Bruno

Members Absent:
Ned Van Roekel, Kamlesh Parikh

3. Approval of Minutes:

A. **September 4, 2025** minutes

Motion: Bart Bruno (LUAC Member's Name)

Second: Rick Verbanec (LUAC Member's Name)

Ayes: Lori Lietzke, Maureen Lyon, Carol Church, Rick Verbanec, Bart Bruno

Noes:

Absent: Ned Van Roekel, Kamlesh Parikh

Abstain:

4. Public Comments: The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. Meeting Adjourned: 4:42 pm

Minutes taken by: Maureen Lyon

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

1.

Project Name: FELICITY LLC (AT&T MOBILITY)
File Number: PLN250237
Project Location: 3252 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-462-006-000
Project Planner: Jordan Evans-Polockow
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** _____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jordan Evans **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	X		Concern over height of pole – can it blend better with the surrounding forest? AT&T reps. Would explore that possibility. Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.

Dan Neault	**X**		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	**Policy/Ordinance Reference (If Known)**	**Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)**
Are poles on private property?	Poles are located on PB property/easements	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest	Yes, three already exist as well as Cypress Club project	

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Lori Lietzke, Maureen Lyon, Rick Verbanec

Noes: _____

Absent: _____

Abstain: Bart Bruno; Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

2.

Project Name: HARDCASTLE MICHAEL L TR (AT&T MOBILITY)
File Number: PLN250238
Project Location: 4035 Sunset Ln, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-111-018-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** _____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Dan Neault	X		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements AT&T and PG&E owners. Pole	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest	Yes, three already exist as well as Cypress Club project	

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: Maureen Lyon, Rick Verbanec, Lori Lietzke

Noes:

Absent:

Abstain: Bart Bruno; Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

3.

Project Name: PERACCHI DONALD J & JUDITH E TRS (AT&T MOBILITY)
File Number: PLN250239
Project Location: 1063 Wranglers Trail, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 007-232-016-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Dean Flippo - resident

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements AT&T and PG&E owners. Pole	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: Maureen Lyon, Rick Verbanec, Lori Lietzke

Noes:

Absent:

Abstain: Bart Bruno; Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

4.

Project Name: KINSEY EDWARD P & LISA J TRS (AT&T MOBILITY)
File Number: PLN250240
Project Location: 3201 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-481-006-000
Project Planner: Jordan Evans-Polockow
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jordan Evans **(Name)**

PUBLIC COMMENT:

NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	X		Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.
DanNeault	X		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen LYon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: Maureen Lyon, Rick Verbanec, Lori Lietzke

Noes:

Absent:

Abstain: Bart Bruno, Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

5.

Project Name: FORAKER AUDREY DORMER ET AL (AT&T MOBILITY)
File Number: PLN250241
Project Location: 3195 Cortez Rd, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-341-031-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	**Policy/Ordinance Reference (If Known)**	**Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)**
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Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

x Support Project with changes

___ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: Lori Lietzke, Rick Verbanec, Carol Church

Noes:

Absent:

Abstain: Carol Church, Bart Bruno

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

6.

Project Name: CEDROS 2017 LLC (AT&T MOBILITY)
File Number: PLN250242
Project Location: 3426 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-381-007-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:
NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	X		Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.
Dan Neault	X		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
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RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Lori Lietzke, Rick Verbanec

Noes: _____

Absent: _____

Abstain: Bart Bruno, Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

7.

Project Name: ARNAIZ HOWARD D & LACEY M TRS (AT&T MOBILITY)
File Number: PLN250243
Project Location: 3173 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-481-013-000
Project Planner: Jordan Evans-Polockow
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jordan Evans **(Name)**

PUBLIC COMMENT:

NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	**X**		Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.
Dan Neault	**X**		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Lori Lietzke, Rick verbanec

Noes: _____

Absent: _____

Abstain: Carol Church, Bart Bruno

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

8.

Project Name: HARKER DENNIS T & SANDRA E TRS (AT&T MOBILITY)
File Number: PLN250244
Project Location: 3399 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-392-005-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:
NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	X		Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.
Dan Neault	X		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements .	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: Lori Lietzke, Maureen Lyon, Rick Verbanec

Noes:

Absent:

Abstain: Bart Bruno, Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
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Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

9.

Project Name: KIM TONG P & SOON Y TRS (AT&T MOBILITY)
File Number: PLN250245
Project Location: 3213 Ballantrae Ln, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-471-023-000
Project Planner: Jordan Evans-Polockow
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** _____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jordan Evans **(Name)**

PUBLIC COMMENT:
NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	**Policy/Ordinance Reference (If Known)**	**Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)**
Are poles on private property?	Poles are located on PB property/easements .	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: Maureen Lyon, Lori Lietzke, Rick Verbanec

Noes:

Absent:

Abstain: Bart Bruno, Carol Church