

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 21No 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-foot 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.
Pursuant to the requirements in MCC §21.64.310(C), wireless
 - b) 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 The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "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 Prior to the issuance of grading and building permits, certificates of compliance, or
Action to be commencement of use, whichever occurs first and as applicable, the Owner/Applicant
Performed: 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 If, during the course of construction, cultural, archaeological, historical or
Monitoring Measure: 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 The Owner/Applicant shall adhere to this condition on an on-going basis.

Monitoring
Action to be
Performed:

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.

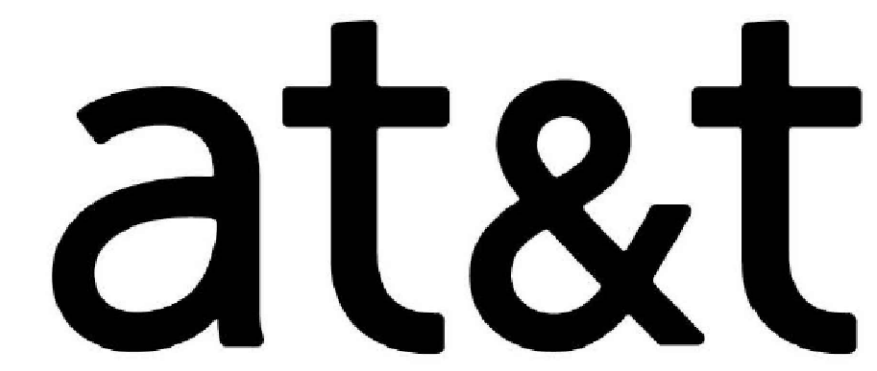
8. PD039(E) - WIRELESS EMISSION

Responsible Department: Planning

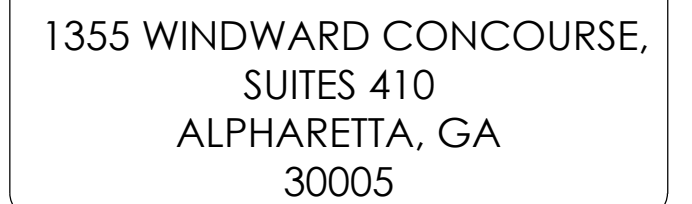
Condition/Mitigation Monitoring Measure: The facility must comply with Federal Communications Commission (FCC) emission standards. If the facility is in violation of FCC emission standards, the Director of HCD - Planning shall set a public hearing before the Appropriate Authority whereupon the appropriate 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.



SITE ID:	CRAN_RSFR_PEBBL_002
IWM:	WSSFR0048239
FA CODE:	16364871
SITE TYPE:	WOODEN PG&E UTILITY POLE
POLE #:	121378735
COUNTY:	MONTEREY



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

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

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

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

- 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
- CABLEING 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

[illegible]

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

[illegible]

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

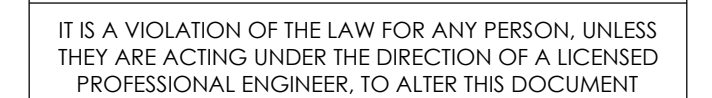


THE UTILITIES SHOWN HEREIN ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER/SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL THE UTILITIES WITHIN THE LIMITS OF THE WORK.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

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 BUILDING CODE (CGBC), BASED ON THE 2021 UFGBC
- 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 STANDARDS (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 1103B.



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TITLE SHEET

T-1

GENERAL CONSTRUCTION NOTES

- ### GENERAL NOTES FOR EXISTING CELL SITES

- APPLICABLE CODES, REGULATIONS AND STANDARDS:

- ### GENERAL TRENCHING NOTES

- ### GENERAL GROUNDING NOTES

- ### GENERAL CONDUIT NOTES

- TYPICAL R.O.W. POLE CONSTRUCTION NOTES

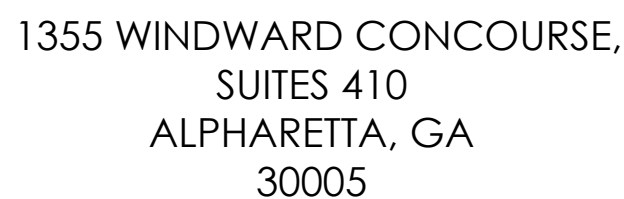
- ## CONTRACTOR REQUIREMENTS

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

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

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



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

[illegible]

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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

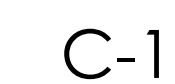
GENERAL NOTES



SCALE
3/8"=1'-0"

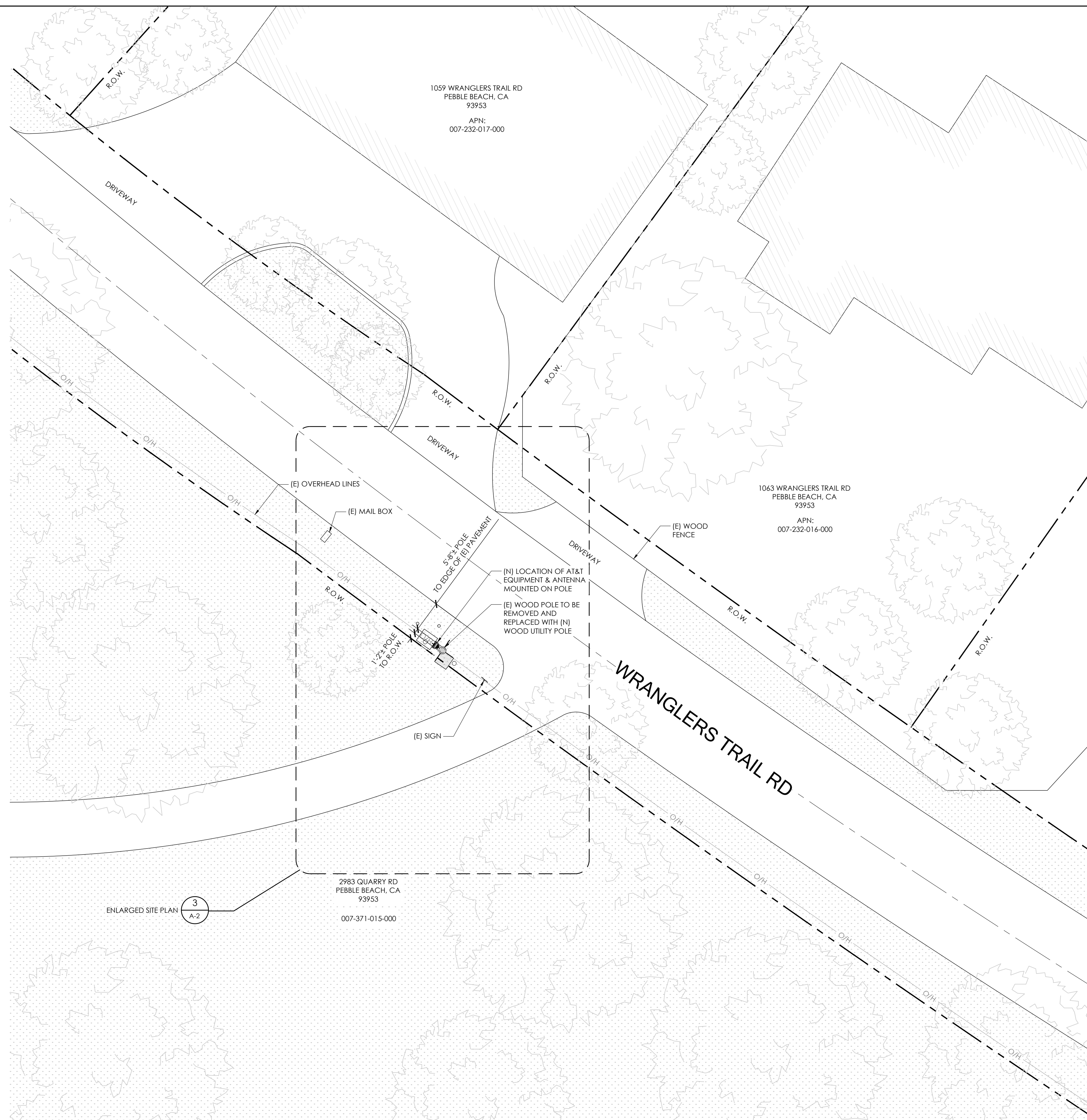
2

	PULL BOX
	POLE
	WATER VALVE
	STREET SIGN
	MANHOLE
	GUY WIRE
	FIRE HYDRANT
	INLET
	STREET LIGHT POLE

[illegible]

SCALE
1"=10'-0"

1



DRAWN BY:	JLY
CHECKED BY:	TD
APPROVED BY:	CV

[illegible]

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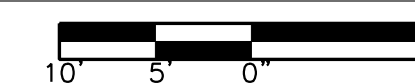
SITE PLAN

A-1

SITE PLAN

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

11"x17" SCALE: 1" = 20'-0"

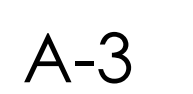


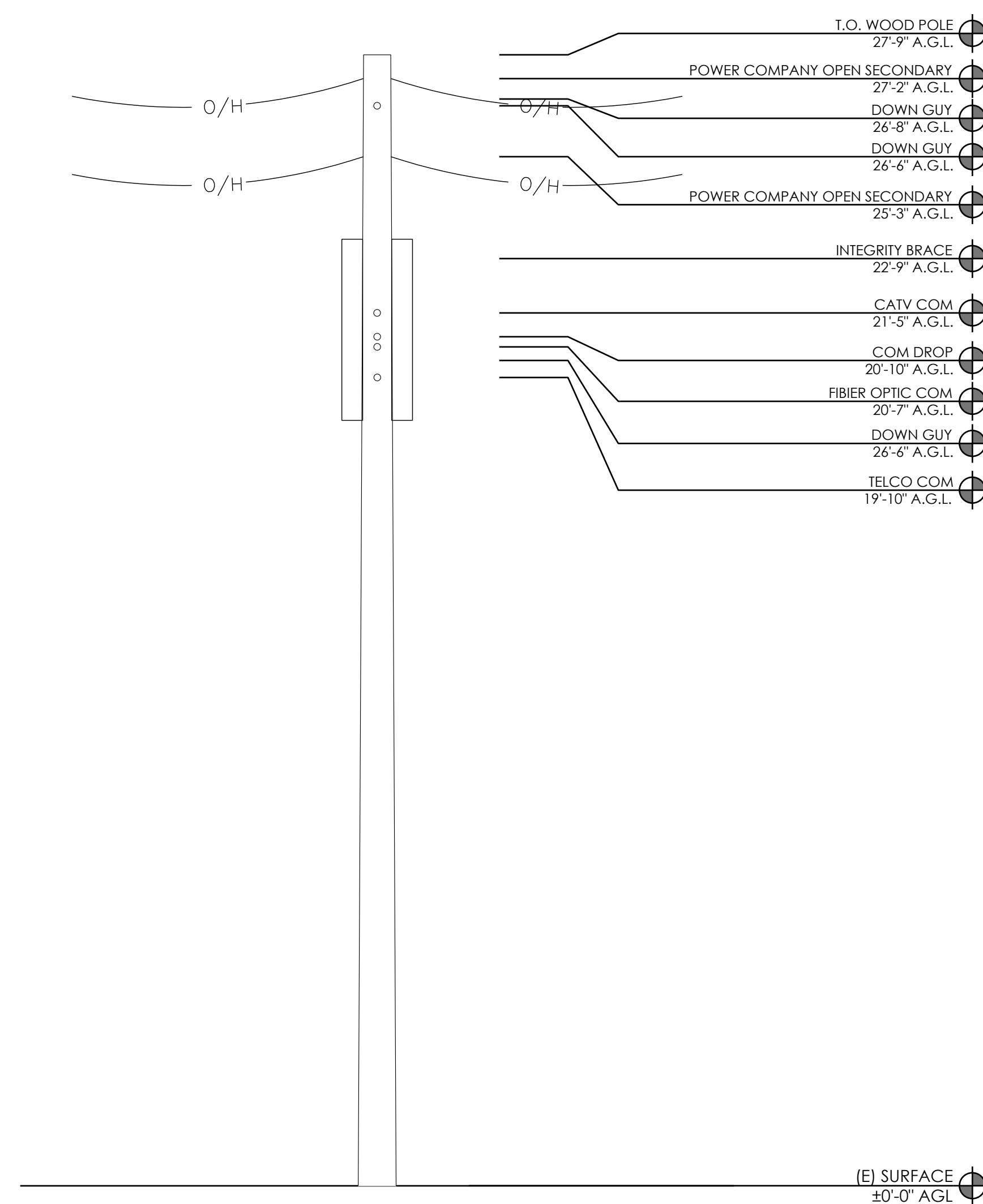


2

- ## PROPOSED SIDE ELEVATION

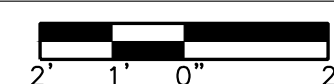
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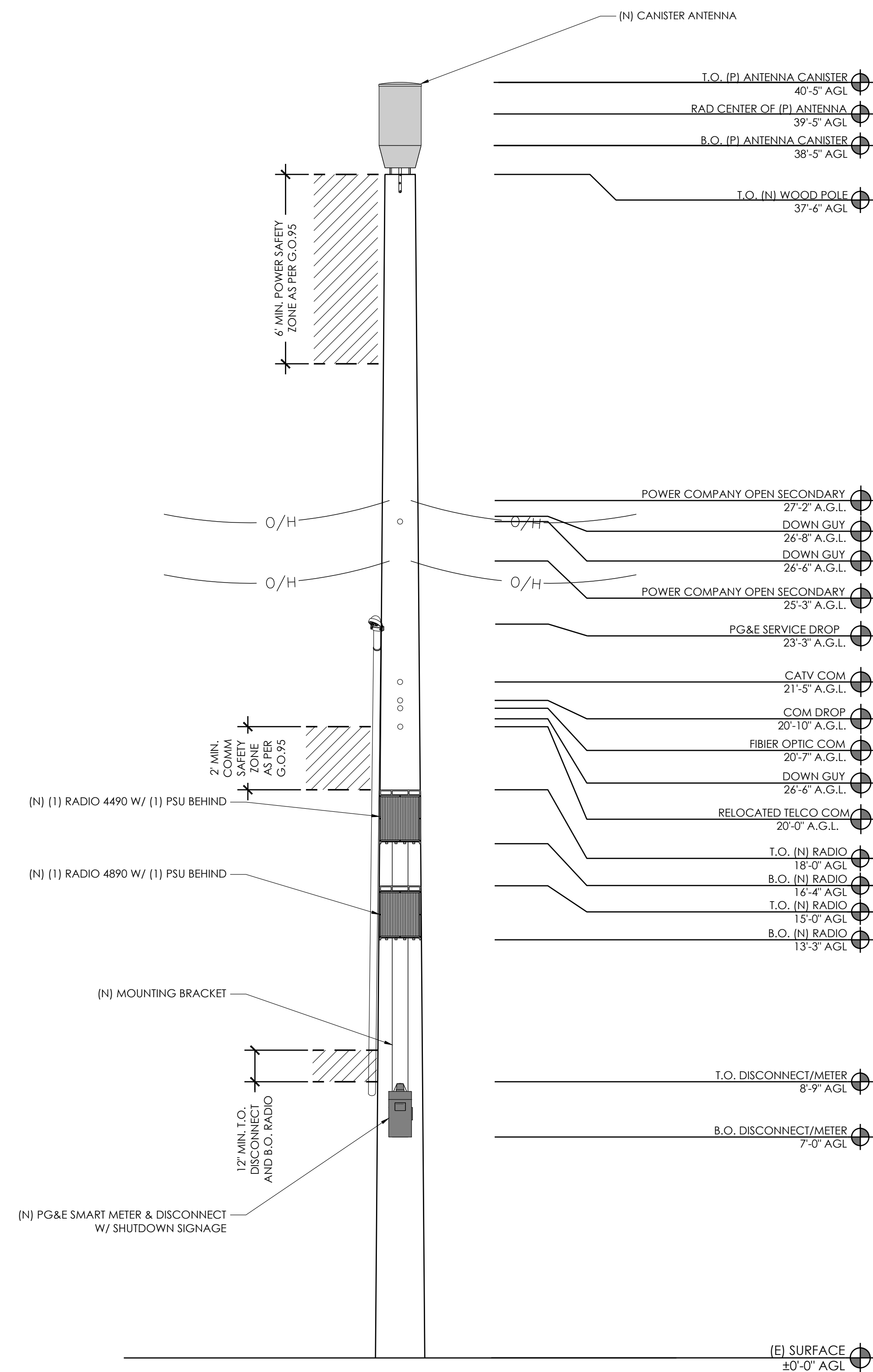
EXISTING FRONT ELEVATION

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



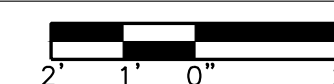
2

- | | |
|--------|---|
| NOTES: | <ol style="list-style-type: none"> 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, CABLEING, CONDUIT, AND OTHER EQUIPMENT WILL BE PAINTED NON-GLOSSY SABLE BY SHERWIN WILLIAMS (OR EQUIVALENT) 5. CABLEING 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



AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA
94583



1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JLV
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CHECKED BY:	TDL
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APPROVED BY:	CW
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[illegible]

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(NEAR) 1063 WRANGLERS
TRAIL ROAD
PEBBLE BEACH, CA 93953

ELEVATIONS

A-4

1. GENERAL REQUIREMENTS

- ## 2. EQUIPMENT LOCATION

- ### 3. TESTS

- #### 4. PERMITS

- ## 5. GROUNDING

- ## 6. UTILITY SERVICE

- ## 7. PRODUCTS

- ## 8. INSTALLATION

- ## 9. PROJECT CLOSEOUT

- | | |
|---|--|
|  | OVERHEAD COMM/OVERHEAD POWER |
|  | POWER RUN |
|  | TELCO RUN |
|  | POWER/TELCO RUN |
|  | 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 |

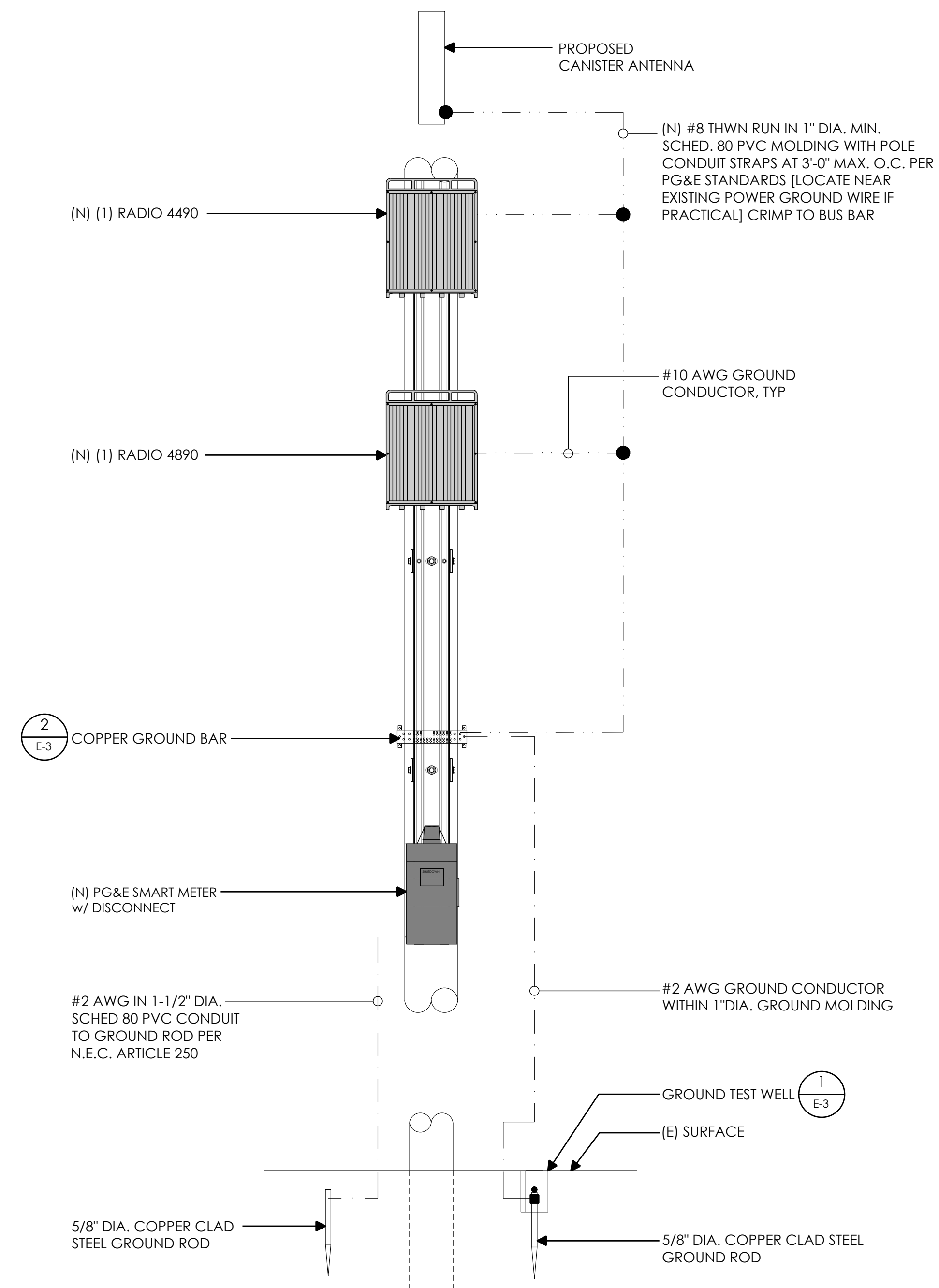
E-1

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.

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

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

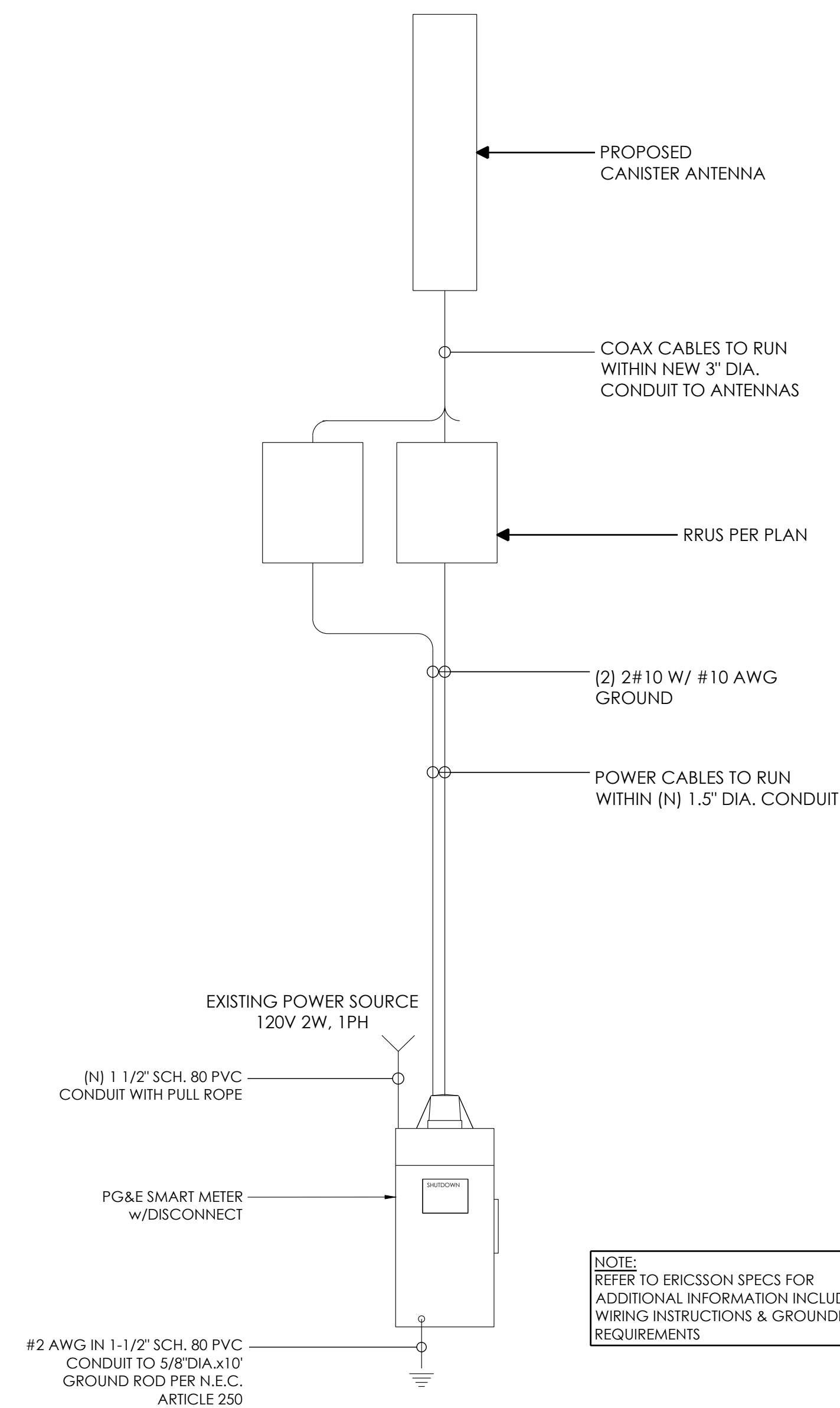
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING THE GROUNDING SYSTEM AND ENSURING A 5 OHM OR LESS GROUNDING PATH. ADDITIONAL GROUND RODS AND/OR CHEMICAL ROD SYSTEM SHALL BE USED TO ACHIEVE THIS REQUIREMENT IF THE GIVEN DESIGN CANNOT BE MADE TO ACHIEVE THIS REQUIREMENT.



GROUNDING SCHEMATIC

2

ONE-LINE DIAGRAM



NOTE:
REFER TO ERICSSON SPECS FOR
ADDITIONAL INFORMATION INCLUDING
WIRING INSTRUCTIONS & GROUNDING
REQUIREMENTS



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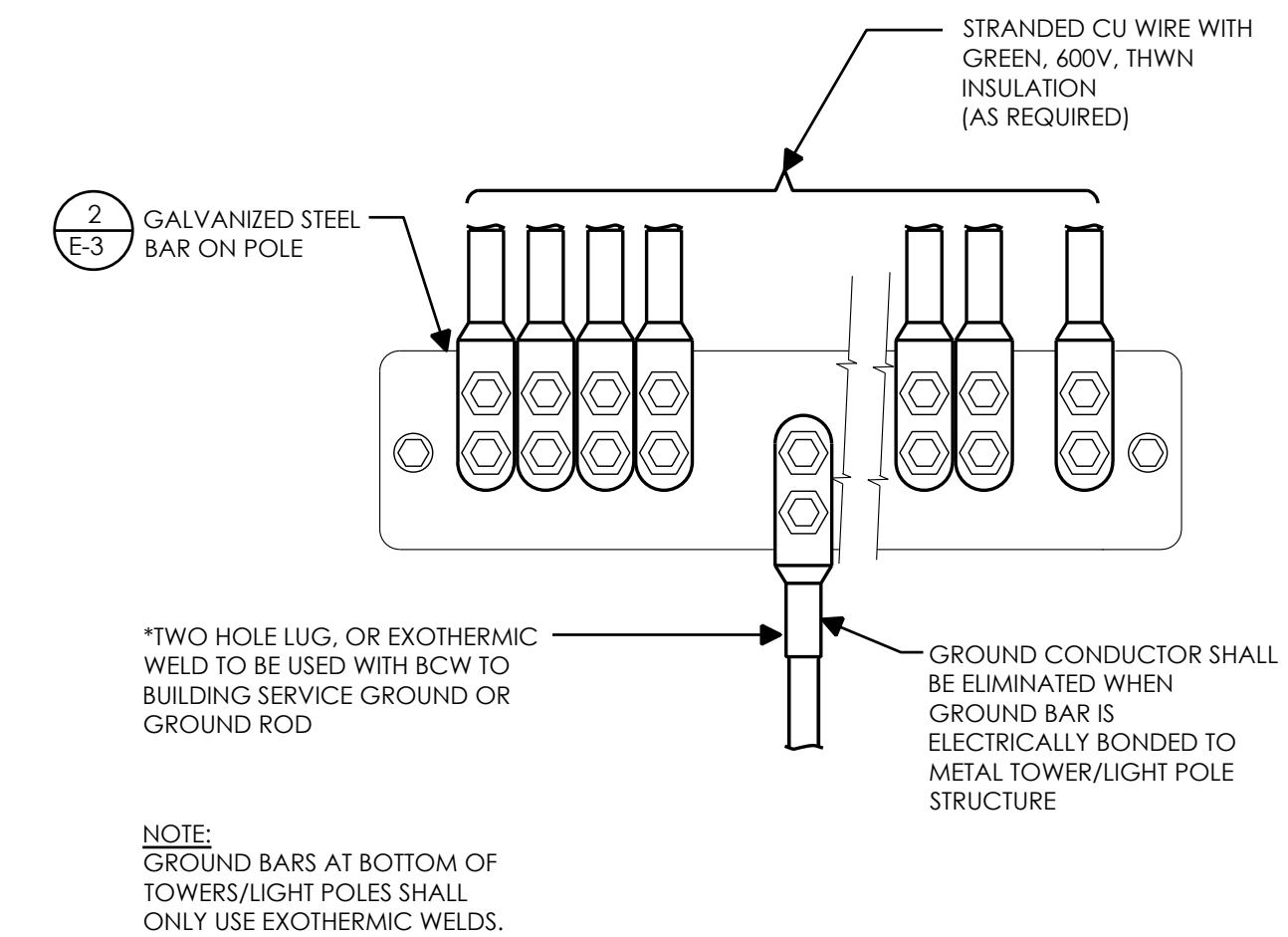
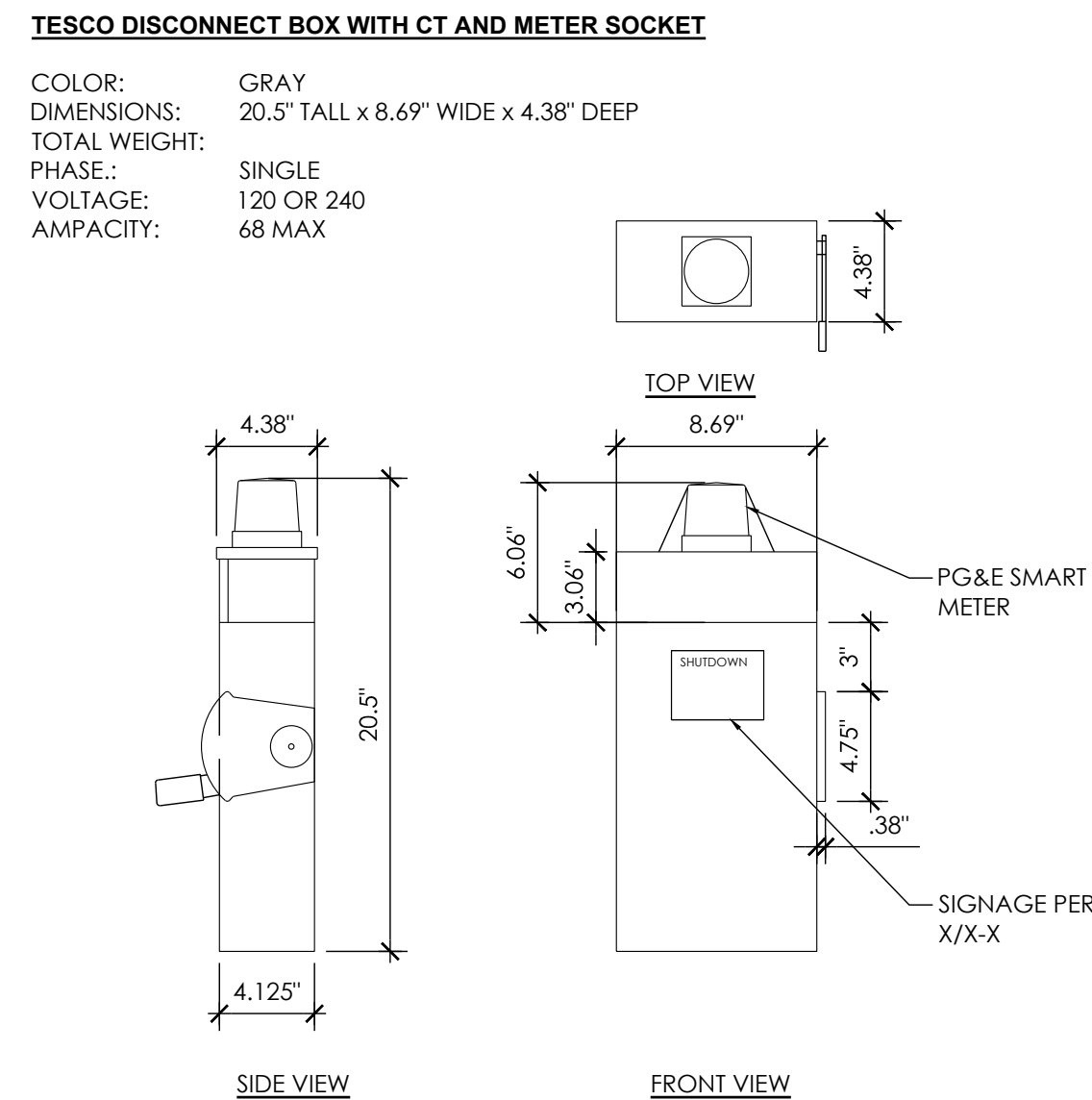
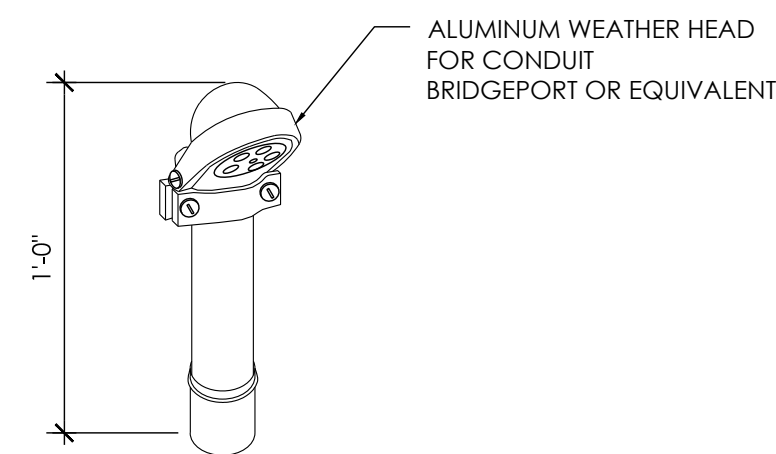
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ONE-LINE DIAGRAM & GROUNDING SCHEMATIC

E-2

1



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TRAIL ROAD
PEBBLE BEACH, CA 93953

ELECTRICAL DETAILS

E-3

NOT USED

12	WEATHERHEAD
----	-------------

9	DISCONNECT
---	------------

6	GROUND WIRE TO BAR
---	--------------------

3

NOT USED

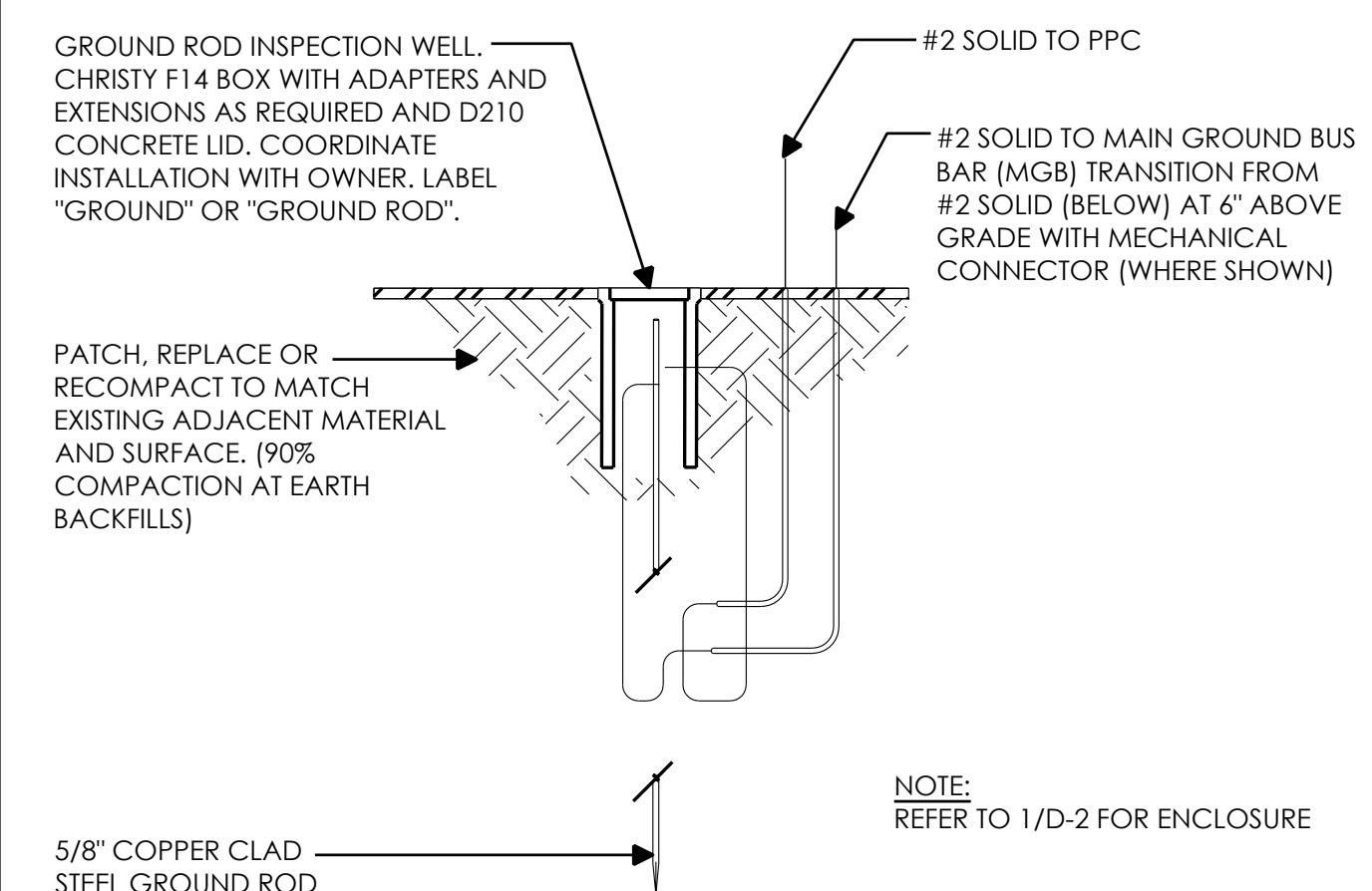
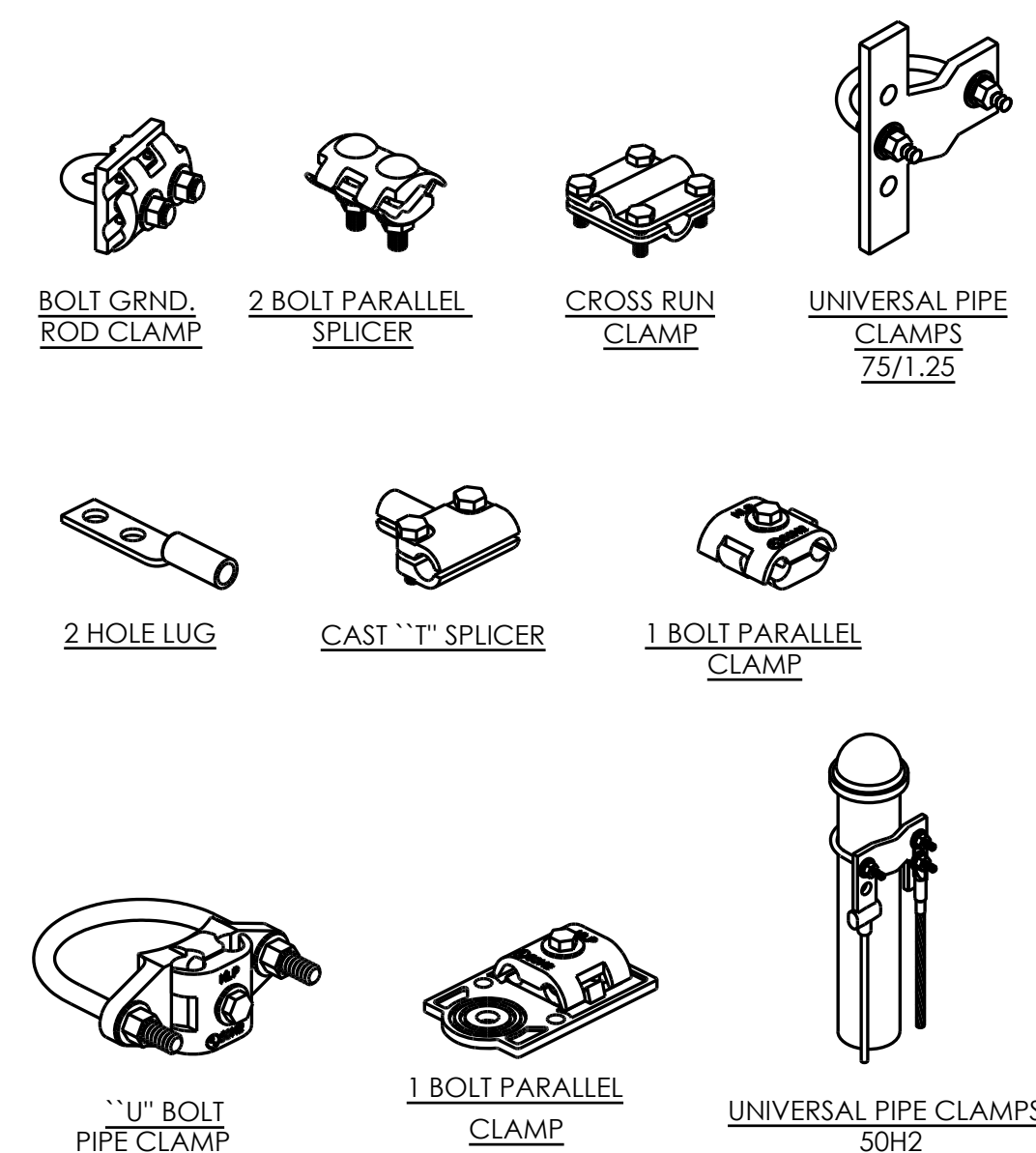
11	NOT USED
----	----------

8	EXOTHERMIC WELD CONNECTION
---	----------------------------

5	GROUND BAR
---	------------

2

<u>Electrical Load Calculations @ 120V</u>			
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%			



NOT USED

10	ELECTRICAL LOAD CALCULATIONS
----	------------------------------

7	MECHANICAL CONNECTION
---	-----------------------

4	GROUND TEST WELL
---	------------------

1

view from Wranglers Trail Road 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

Proposed AT&T
Installation



view from Wranglers Trail Road looking vwest at site



AT&T Wireless

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1063 Wranglers Trail Road, Pebble Beach, CA
Photosims Produced on 4-11-2025

Existing



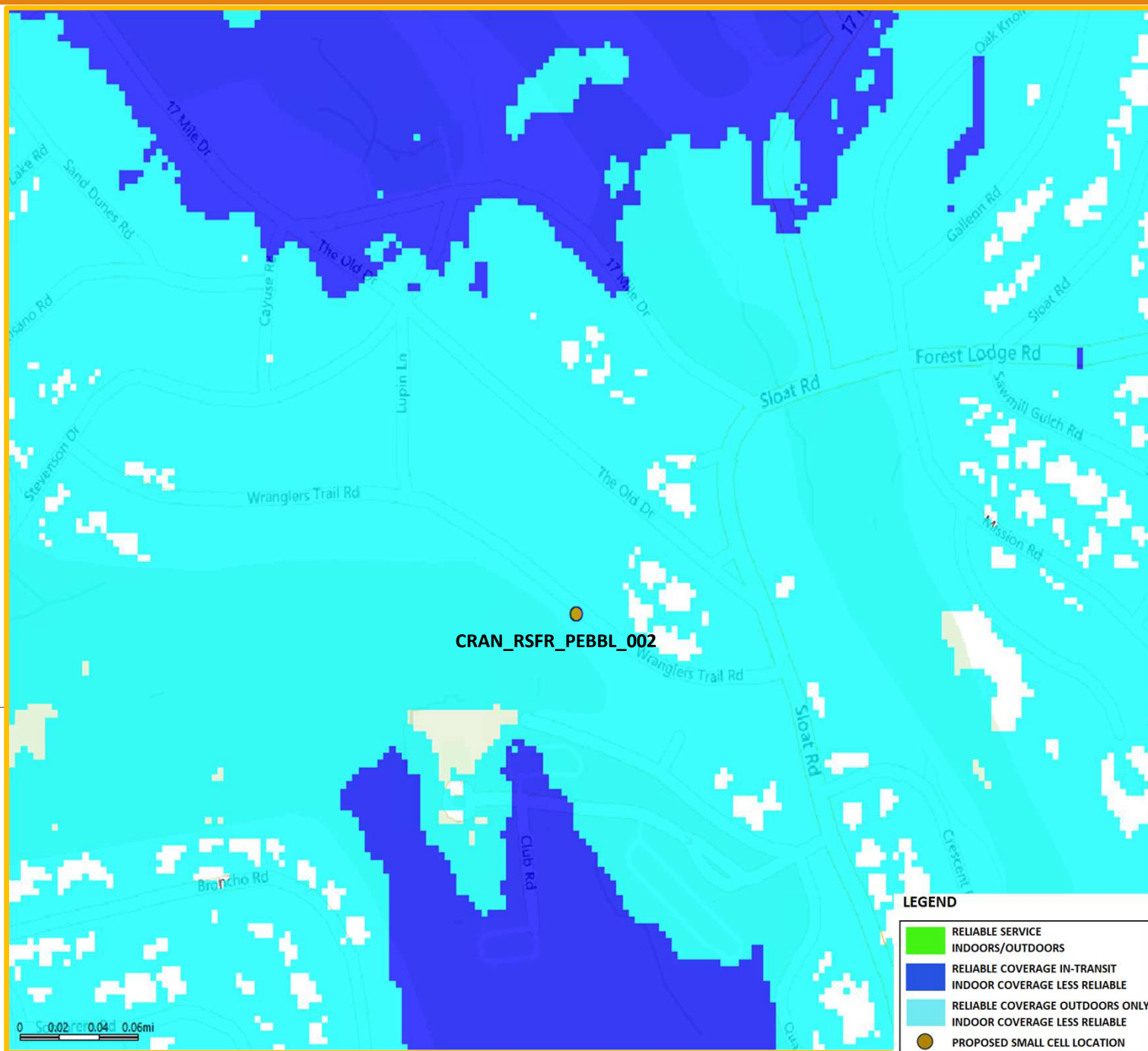
Proposed





CRAN_RSFR_PEBBL_002 SERVICE MAP

EXISTING LTE 700 COVERAGE PLOT



PROPOSED LTE 700 COVERAGE PLOT

