

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 The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "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 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.

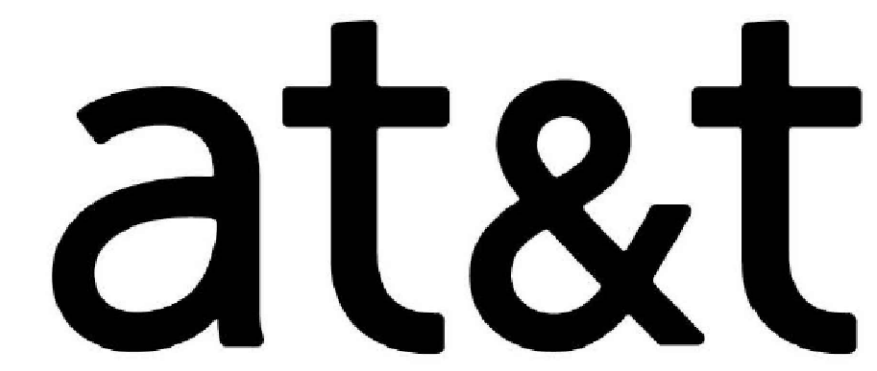
NOTES

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.



(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



1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

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
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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

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)

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

DRAWN BY: JL V

CHECKED BY:	TDL
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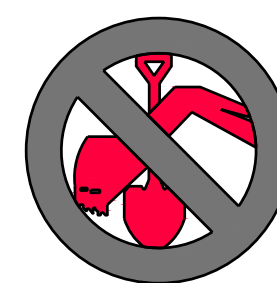
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[illegible]

A photograph of a tall wooden utility pole standing in a residential area. The pole has several cross-arms and wires attached to it. In the background, there are houses with light-colored siding and dark roofs, surrounded by trees. The sky is clear and blue.

A map showing the location of the site. The site is marked with a black dot and labeled "4035 SUNSET LN" and "SITE". The map includes streets Los Altos Dr, Sunset Ln, El Bosque Dr, and Costado Dr. A north arrow is present in the bottom right corner.

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 CONTRACTOR'S 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 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 1103B.



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 DEPENDED 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 ITS 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:

- AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE

- AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION

- TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-F, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES

- 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 MANDEOLED 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.	GLUE LAMINATED
ABV.	ABOVE	(GLU-LAM)	BEAM
ACCA	ANTENNA CABLE COVER ASSEMBLY	GPS	GLOBAL POSITIONING SYSTEM
ADD'L	ADDITIONAL	GRND.	GROUND
A.F.F.	ABOVE FINISHED FLOOR	HDR.	HEADER
A.F.G.	ABOVE FINISHED GRADE	HGR.	HANGER
AGL	ABOVE GROUND LEVEL	HT.	HEIGHT
ALUM	ALUMINUM	ICGB.	ISOLATED COPPER
ALT.	ALTERNATE		GROUND BUS
AMSL	ABOVE SEA LEVEL	IN.(')	INCH(ES)
ANT.	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
BM.	BEAM	M.B.	MACHINE BOLT
B.N.	BOUNDARY NAILING	MECH.	MECHANICAL
BN	BACK-UP CABINET	MFR.	MANUFACTURER
BTCW.	BARE TINNED COPPER WIRE	MIN.	MINIMUM
B.O.	BOTTOM	MISC.	MISCELLANEOUS
B.O.F.	BOTTOM OF FOOTING	MTL	METAL
CAB.	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
C	CENTERLINE	OPNG.	OPENING
CLR.	CLEAR	P/C	PRE CAST CONCRETE
COL.	COLUMN	PCS	PERSONAL COMMUNICATION SERVICES
CONC.	CONCRETE		PLATE
CONN.	CONNECTION(OR)	®	PLYWOOD
CONST.	CONSTRUCTION	PLY.	POWER PROTECTION CABINET
CONT.	CONTINUOUS	PRC.	PRIMARY FLEXING CABINET
	PENNY (NAILS)	P.S.F.	POUNDS PER SQUARE FOOT
	DOUBLE	P.S.I.	POUNDS PER SQUARE INCH
DEPT.	DEPARTMENT	P.T.	PRESSURE TREATED
D.F.	DOUGLAS FIR	PWR.	POWER (CABINET)
DIA.	DIAMETER	QTY.	QUANTITY
DIAG.	DIAGONAL	RAD.(R)	RADIUS
DM.	DIMENSION	REF.	REFERENCE
DWG.	DRAWING(S)	REINF.	REINFORCING
DWL.	DOWEL(S)	REQ'D.	REQUIRED
EA.	EACH	RGS.	RIGID GALVANIZED STEEL
EL.	ELEVATION	R.O.W.	RIGHT OF WAY
ELEC.	ELECTRICAL	SCH.	SCHEDULE
ELEV.	ELEVATOR	SHT.	SHEET
EMT.	ELECTRICAL METALLIC TUBING	SIM.	SIMILAR
	EDGE NAIL	SPEC.	SPECIFICATION(S)
E.N.	ENGINEER	SQ.	SQUARE
ENG.	EQUAL	S.S.	STAINLESS STEEL
EQ.	EXPANSION	STD.	STANDARD
EXP.	EXISTING	STL.	STEEL
EXST.(E)	EXTERIOR	STRUC.	STRUCTURAL
EXT.	FABRICATION(OR)	TEMP.	TEMPORARY
FAB.	FINISH FLOOR	THK.	THICKNESS
F.F.	FINISH GRADE	T.N.	TOE NAIL
F.G.	FINISHED	T.O.A.	TOP OF ANTENNA
FIN.	FLOOR	T.O.C.	TOP OF CURB
FLR.	FOUNDATION	T.O.F.	TOP OF FOUNDATION
FDN.	FACE OF CONCRETE	T.O.P.	TOP OF PLATE(PARAPET)
F.O.C.	FACE OF MASONRY	T.O.S.	TOP OF STEEL
F.O.M.	FACE OF STUD	T.O.W.	TOP OF WALL
F.O.S.	FACE OF WALL	TYP.	TYPICAL
F.O.W.	FINISH SURFACE	U.G.	UNDER GROUND
F.S.	FOOT(FEET)	U.L.	UNDERWRITES LABORATORY
FT.(')	FOOTING	U.N.O.	UNLESS NOTED OTHERWISE
FTG.	GROWTH(CABINET)	V.I.F.	VERIFY IN FIELD
G.	GAUGE	W	WIDE(WIDTH)
GA.	GALVANIZE(D)	W/	WITH
GI.	GROUND FAULT CIRCUIT INTERRUPTER	WD.	WOOD
G.F.I.		W.P.	WEATHERPROOF
		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
			TELEPHONE CONDUIT
			ELECTRICAL CONDUIT
			ELECTRICAL & TELCO CONDUITS
			COAXIAL CABLE
			OVERHEAD LINES
			CHAIN LINK FENCING
			WOOD FENCING
			OVERHEAD COMM/ OVERHEAD POWER



AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA
94583



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



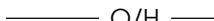
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(NEAR) 4035 SUNSET LN
PEBBLE BEACH, CA 93953

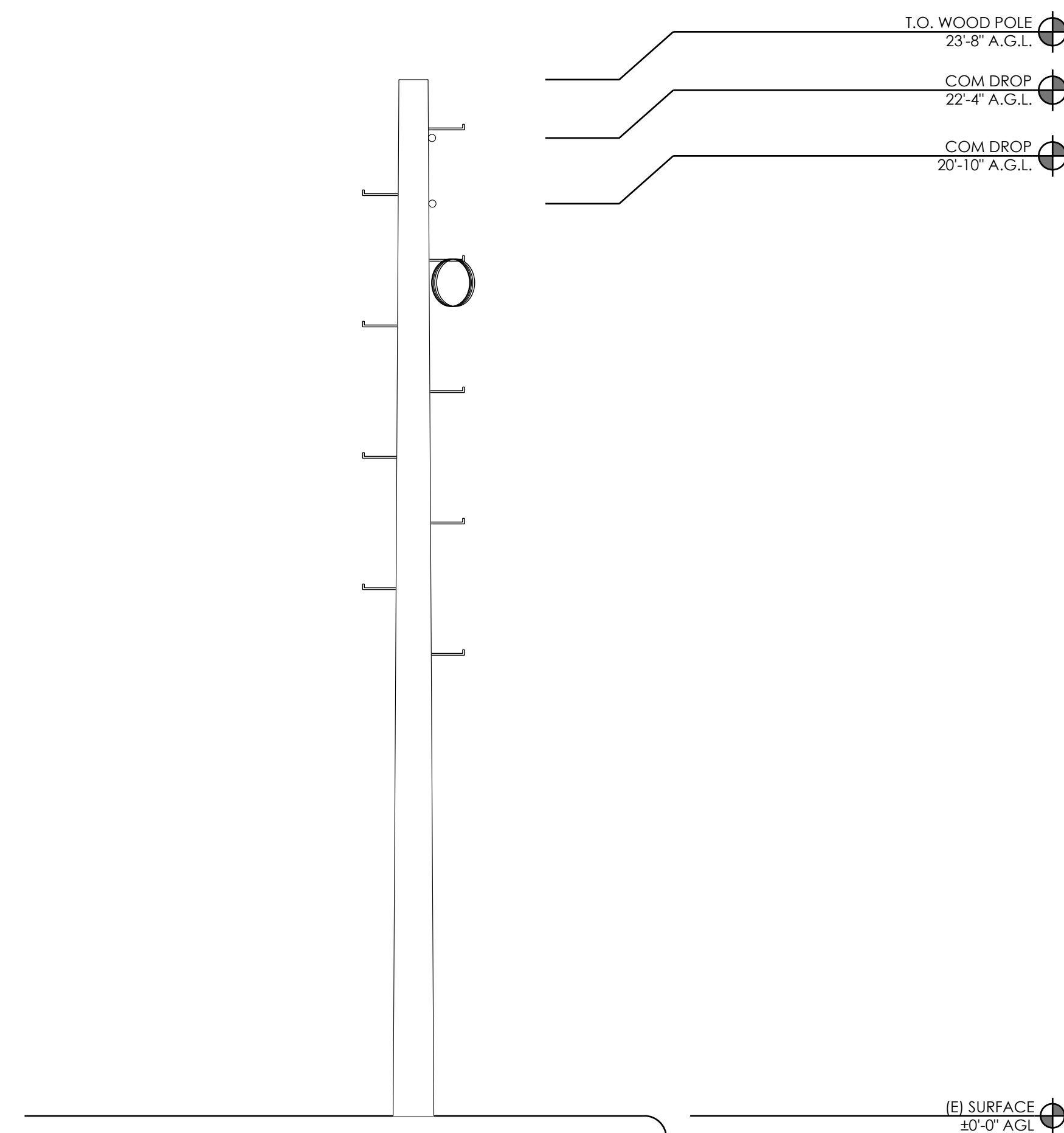
GENERAL NOTES



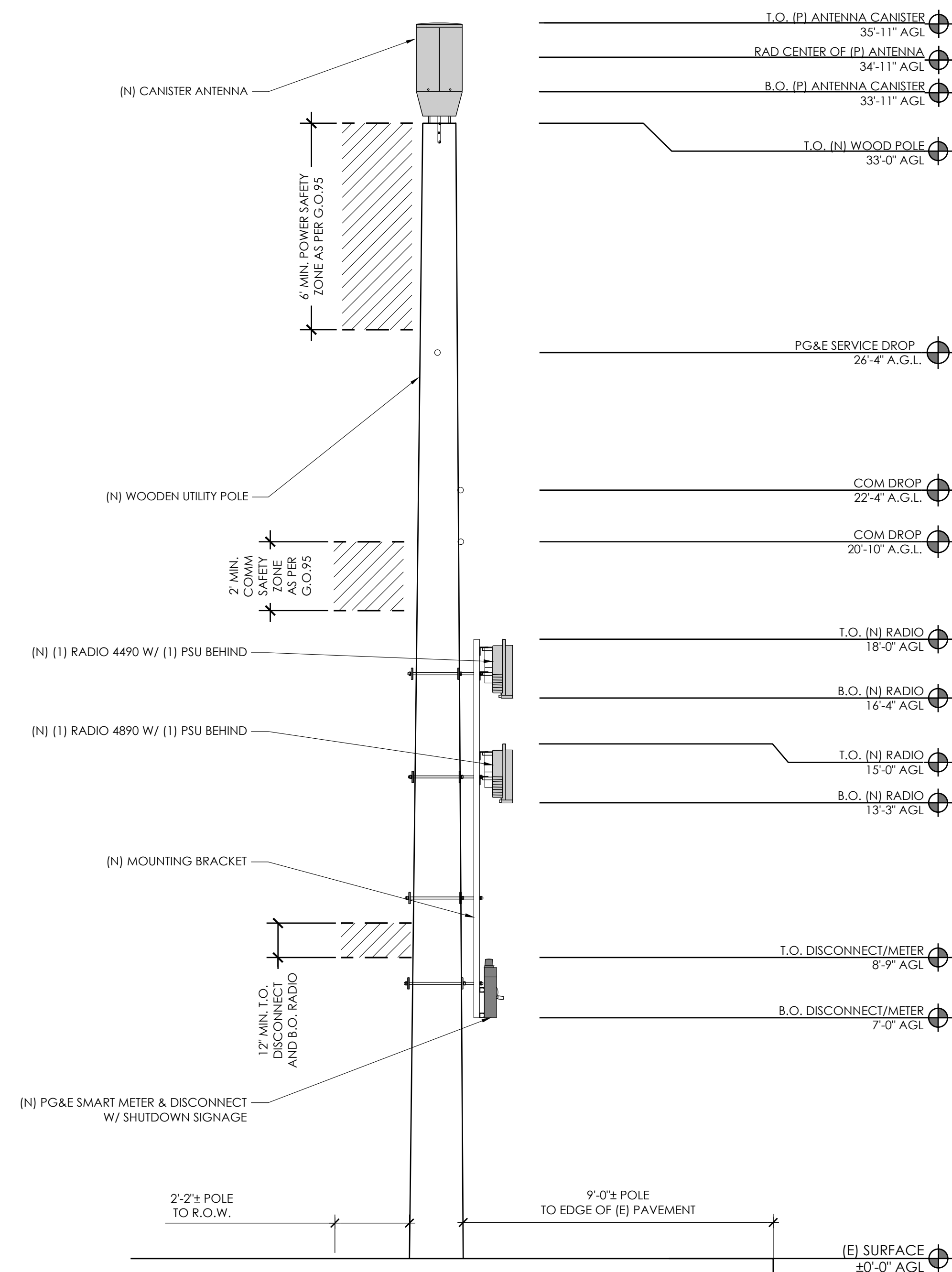
<u>ABBREVIATIONS</u>	
A.G.L.	ABOVE GROUND LEVEL
AMSL	ABOVE MEAN SEA LEVEL
APPRX.	APPROXIMATE(LY)
B.O.	BOTTOM
CLR.	CLEAR
CONC.	CONCRETE
D/W	DRIVEWAY
E.O.P.	EDGE OF PAVEMENT
(E)	EXISTING
F.O.C.	FACE OF CURB
GPS	GLOBAL POSITIONING SYSTEM
MIN.	MINIMUM
NO.(#)	NUMBER
N.T.S.	NOT TO SCALE
(N)	NEW
O.C.	ON CENTER
R.O.W.	RIGHT-OF-WAY
S.W.	SIDEWALK
T.O.	TOP OF
T.O.C.	TOP OF CURB
TFP	TYPICAL
<u>LEGEND</u>	
	RIGHT OF WAY
	CENTER LINE
	OVERHEAD LINE(S)
<u>SYMBOLS</u>	
	PULL BOX
	POLE
 W	WATER VALVE
	STREET SIGN
 MH	MANHOLE
	GUY WIRE
 FH	FIRE HYDRANT
	INLET
	STREET LIGHT POLE

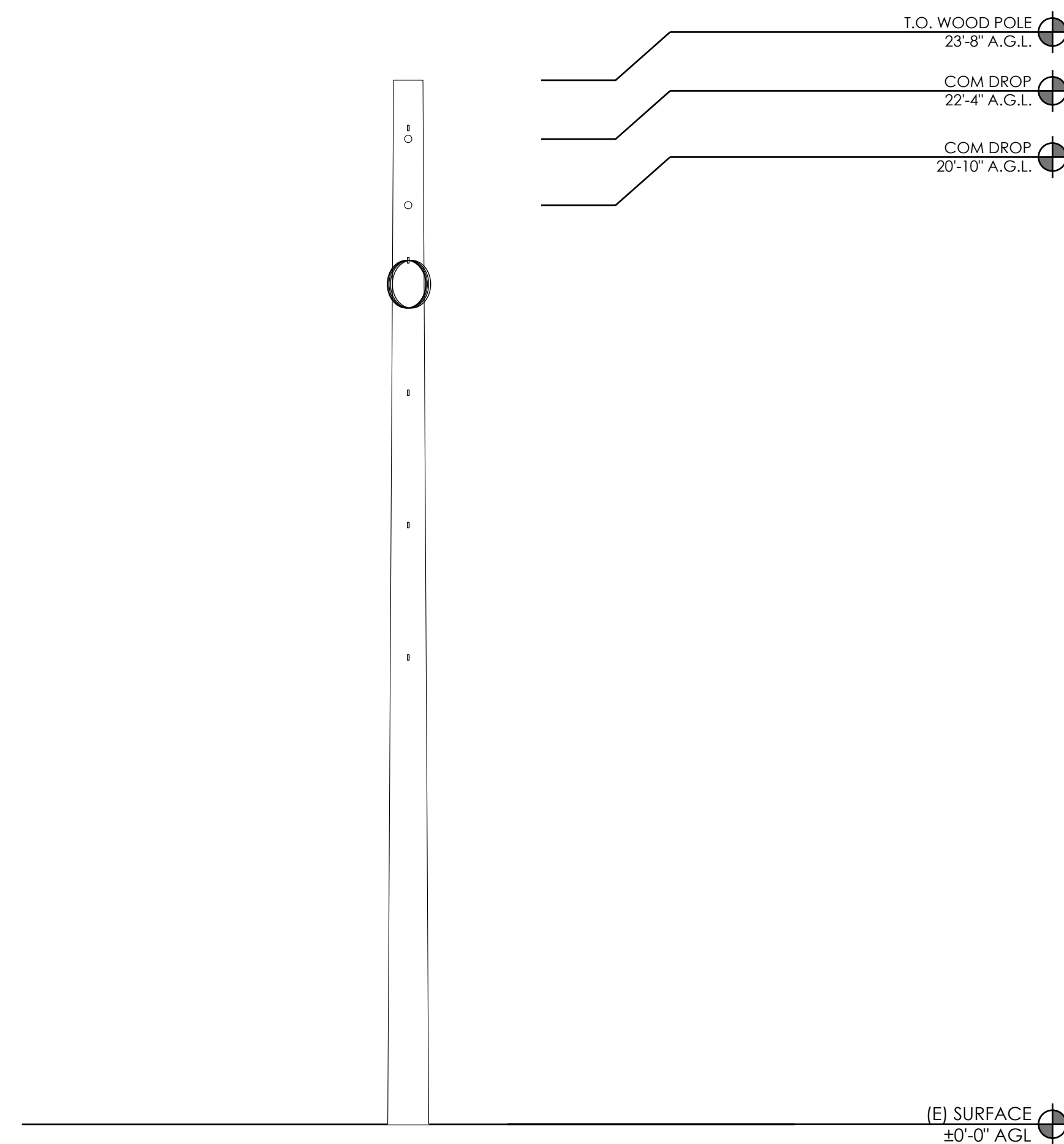


A-1



- 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



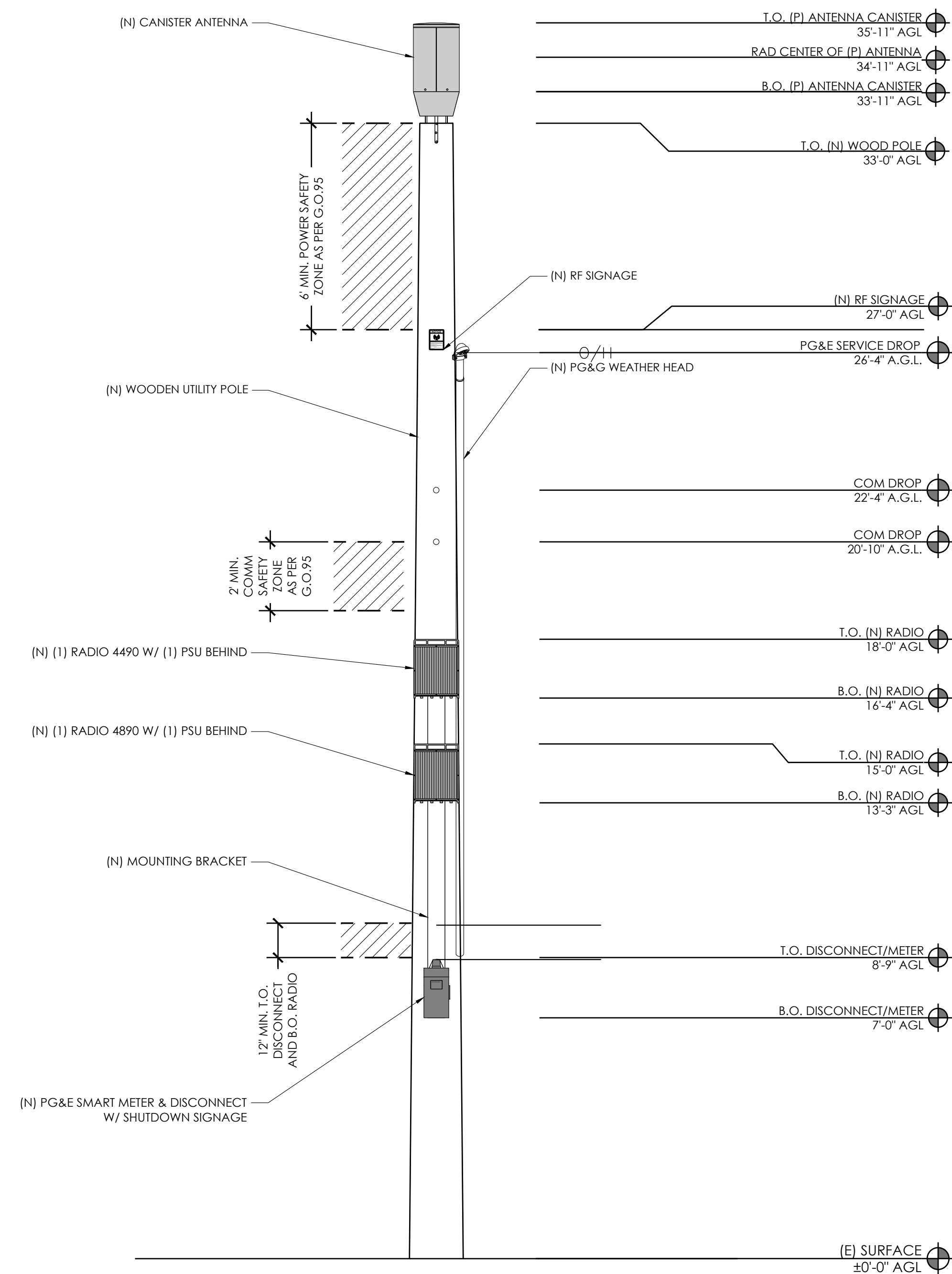


EXISTING FRONT ELEVATION

24"x36" SCALE: $\frac{3}{8}" = 1'-0"$
11"x17" SCALE: $\frac{3}{16}" = 1'-0"$

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, 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: $\frac{3}{8}" = 1'-0"$
11"x17" SCALE: $\frac{3}{16}" = 1'-0"$

1



AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA
94583



1355 WINDWARD CONCOURSE,
SUITES 410
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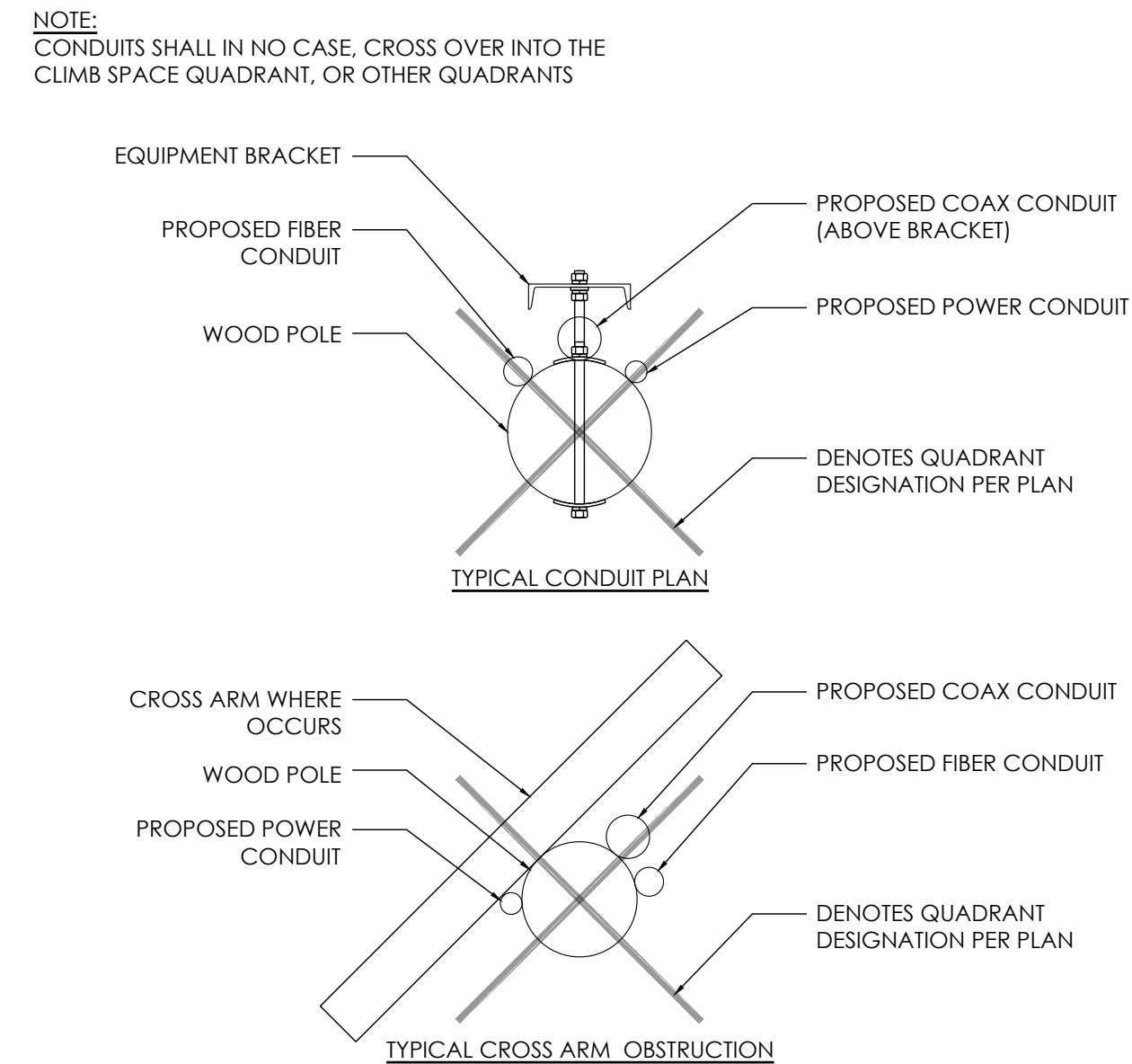
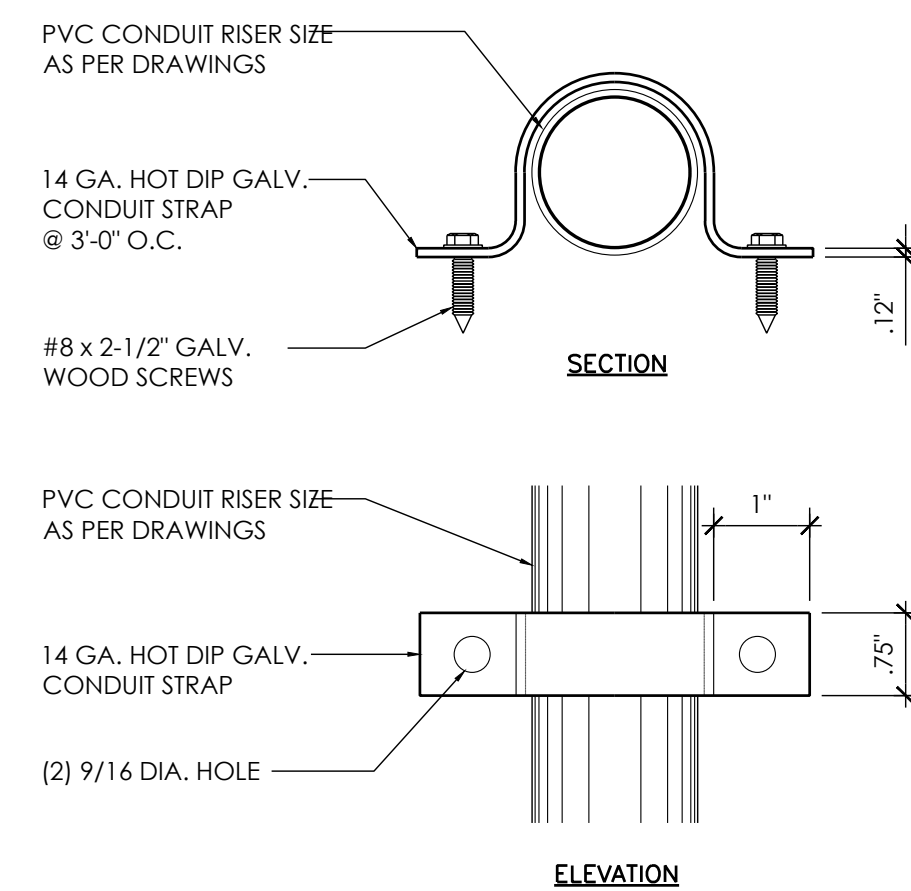
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ELEVATIONS

A-4

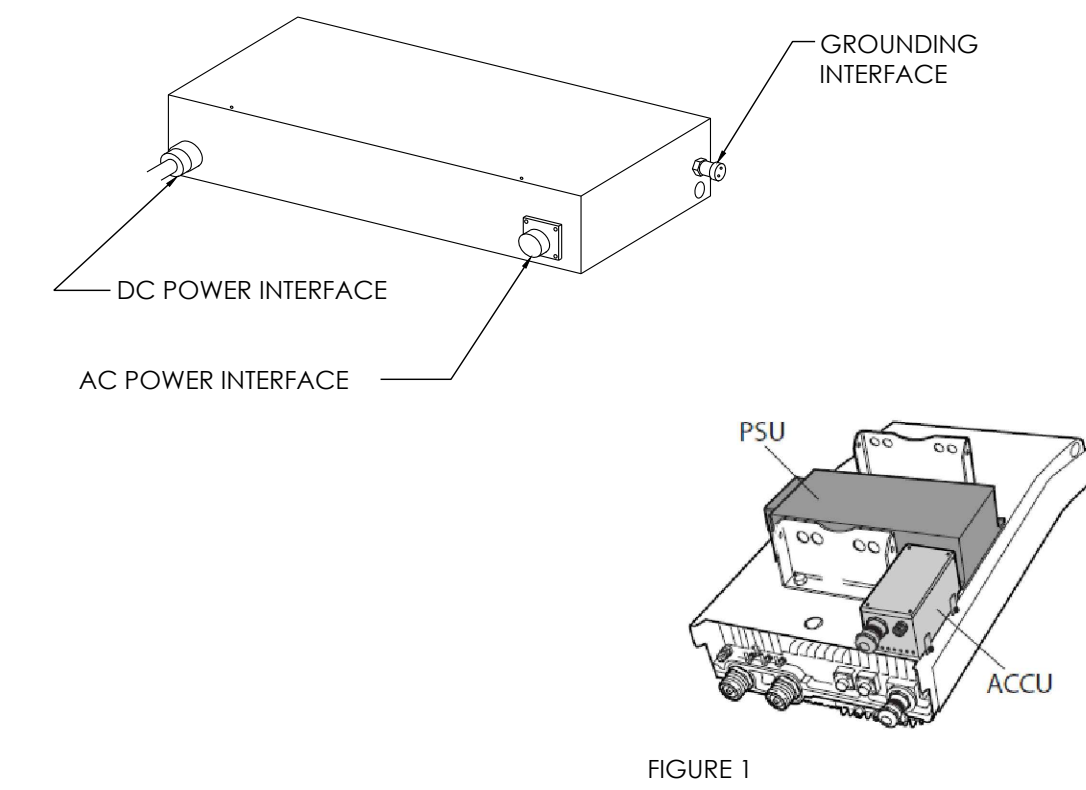


ERICSSON PSU AC 08

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



AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA
94583



1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

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

[illegible]

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DETAILS

D-2

NOT USED	12	CONDUIT BRACKET	9	TYP CROSS ARM OBSTRUCTION	6	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	GROUND ROD ENCLOSURE	SCALE NTS 1

1. GENERAL REQUIREMENTS

- ## 2. EQUIPMENT LOCATION

- ### 3. TESTS

- #### 4. PERMITS

- ## 5. GROUNDING

- ## 6. UTILITY SERVICE

- ## 7. PRODUCTS

- ## 8. INSTALLATION

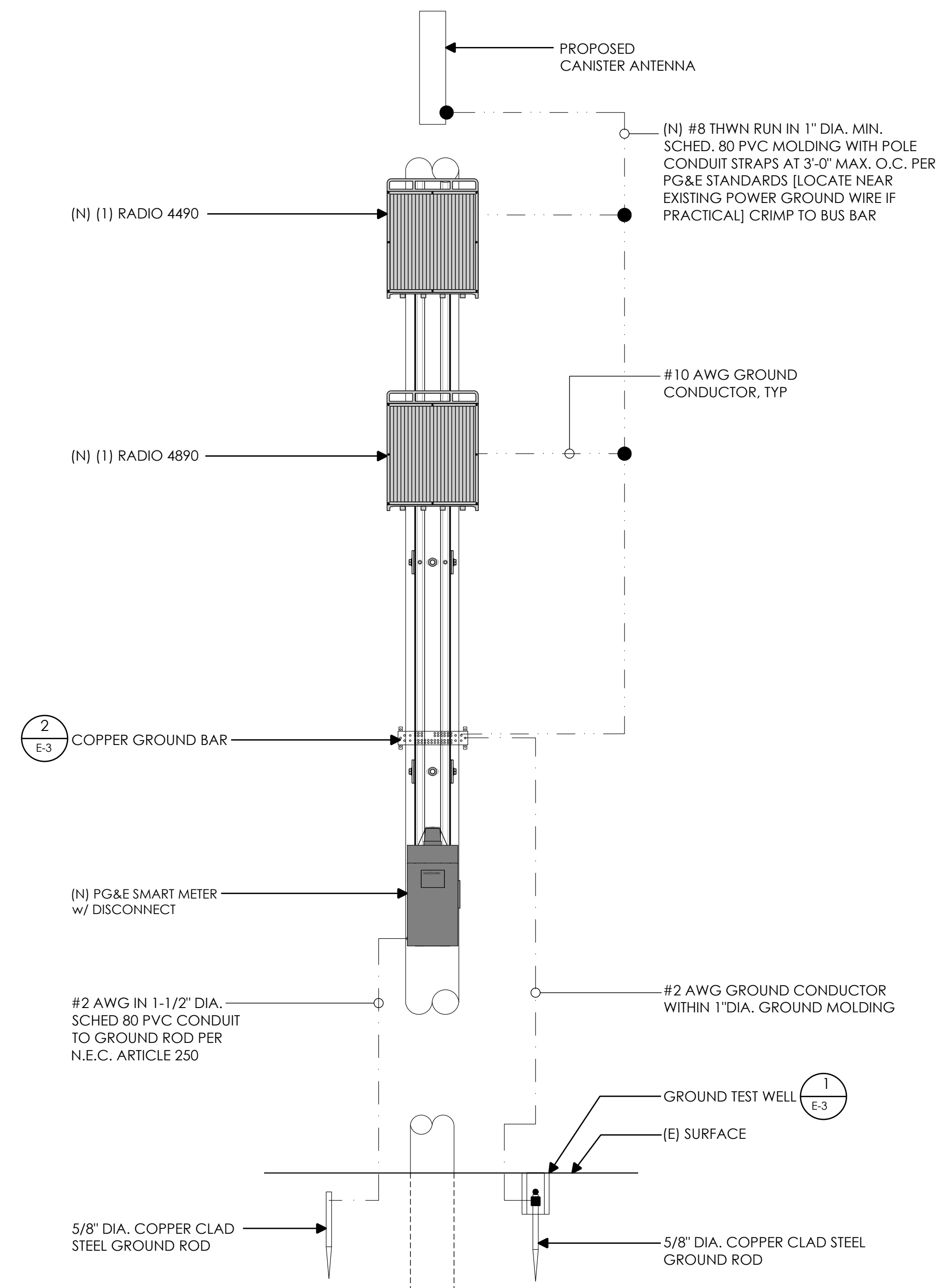
- ## 9. PROJECT CLOSEOUT

- 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.

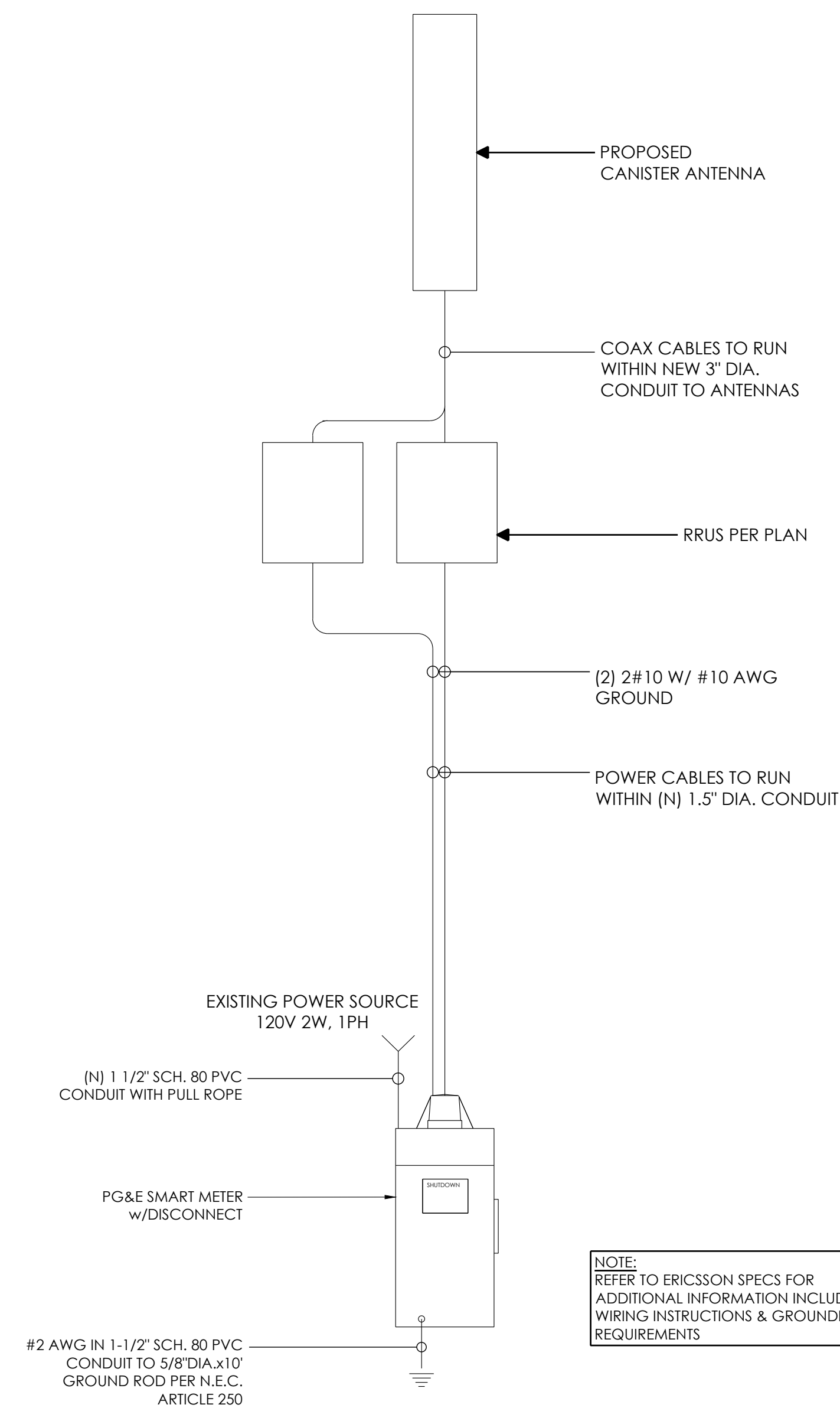
5. OUTDOOR EQUIPMENT SHALL BE RATED NEMA 3R AND/OR UL LISTED FOR WET ENVIRONMENT.



GROUNDING SCHEMATIC

2

ONE-LINE DIAGRAM



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



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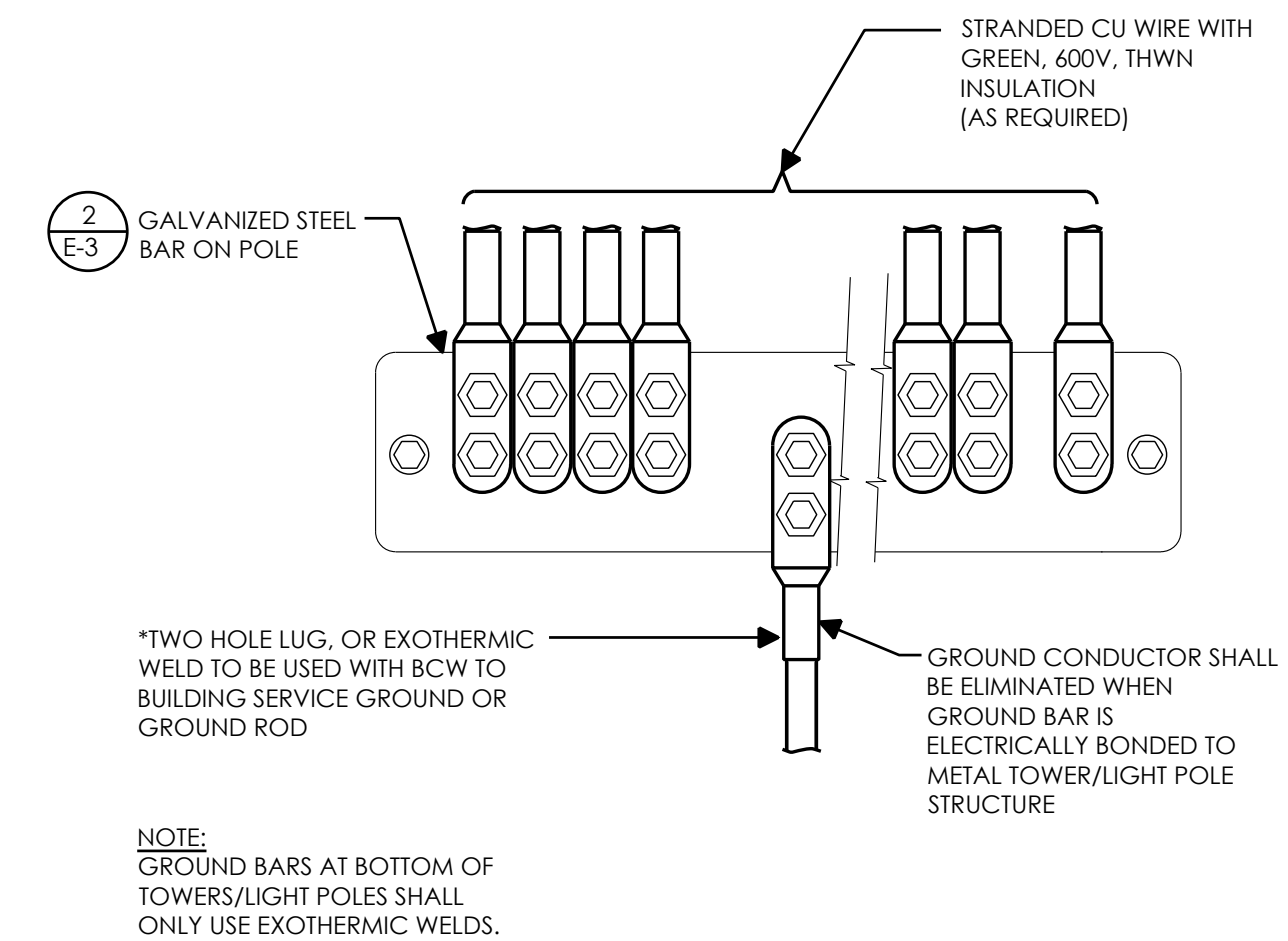
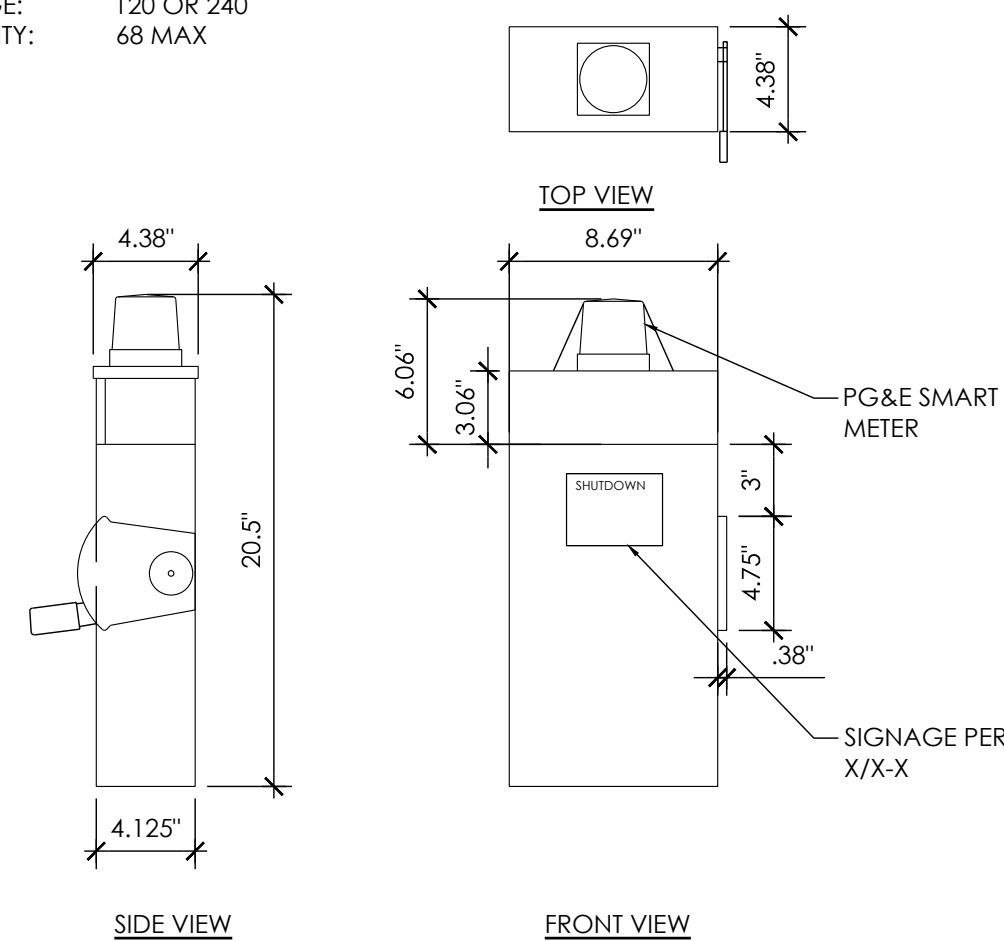
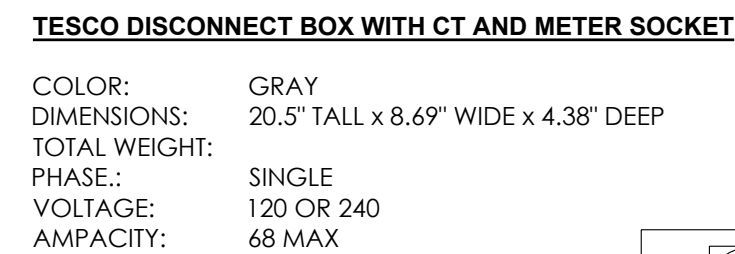
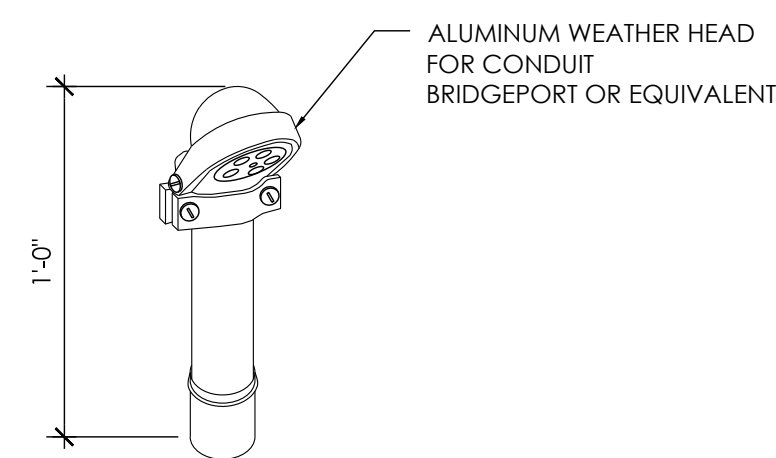
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ONE-LINE DIAGRAM & GROUNDING SCHEMATIC

E-2

1



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ELECTRICAL DETAILS

E-3

NOT USED

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

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

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

	3
--	---

NOT USED

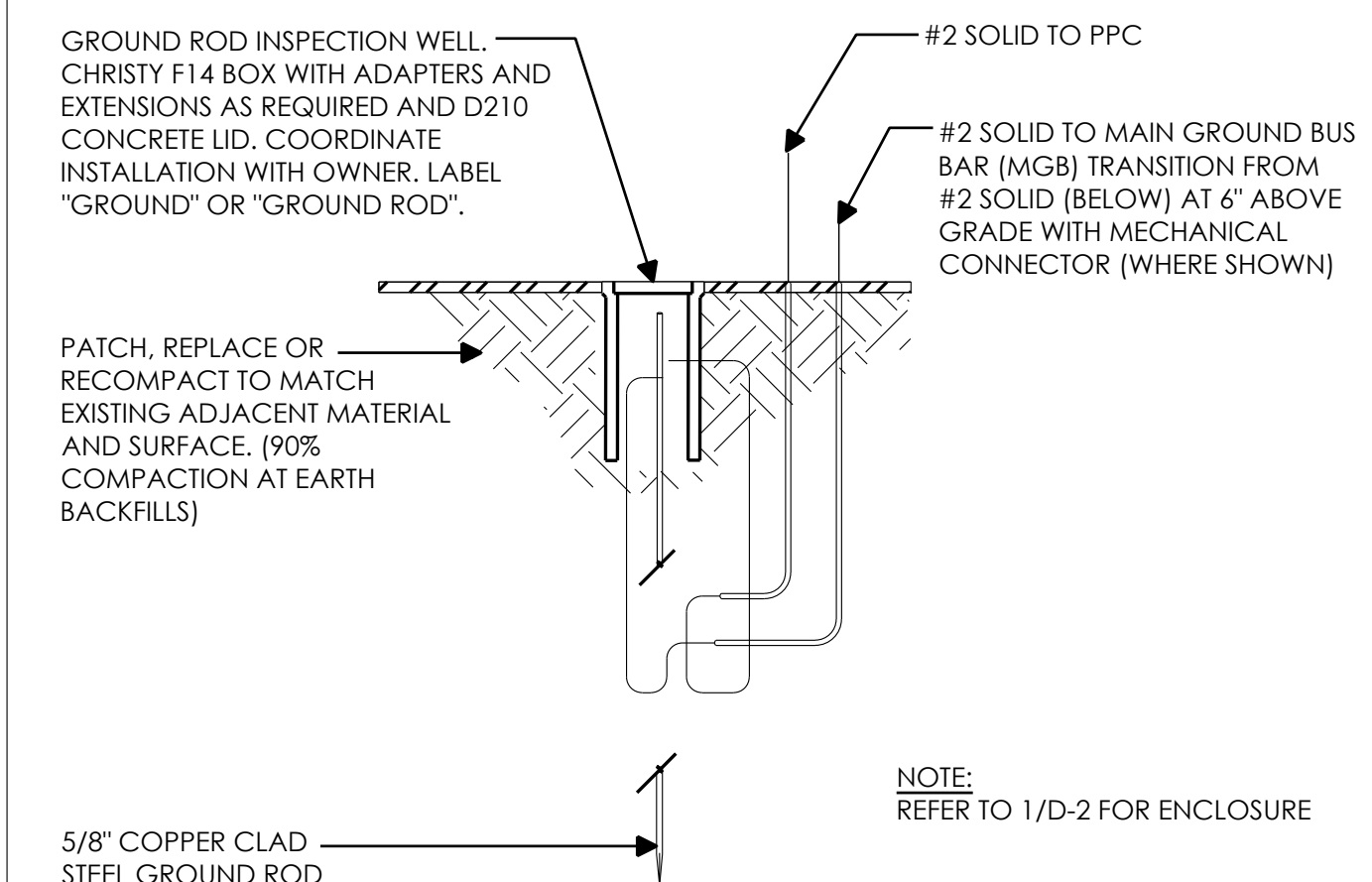
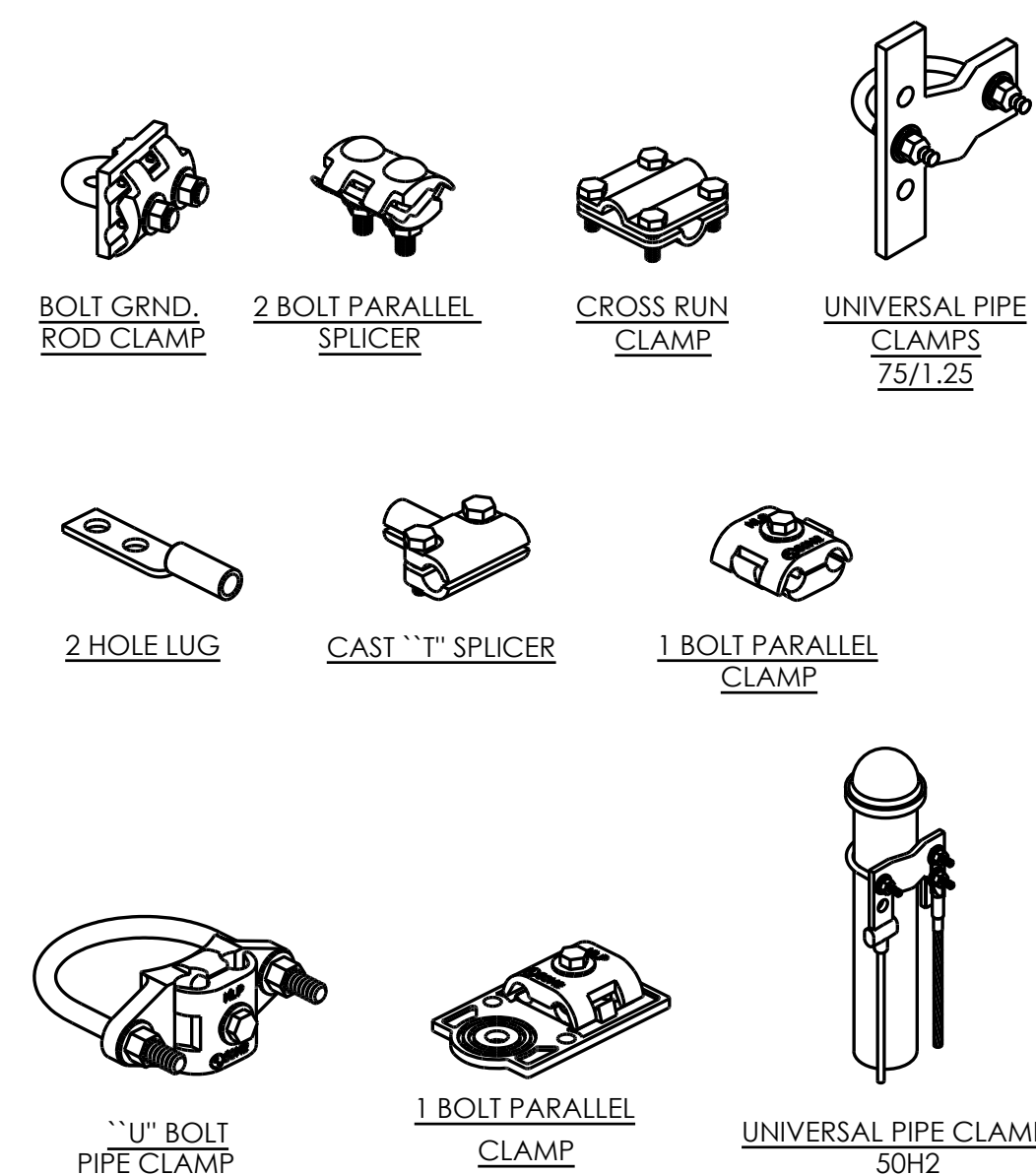
11	NOT USED
----	----------

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

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

2

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%			



NOT USED

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

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

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

1

Existing



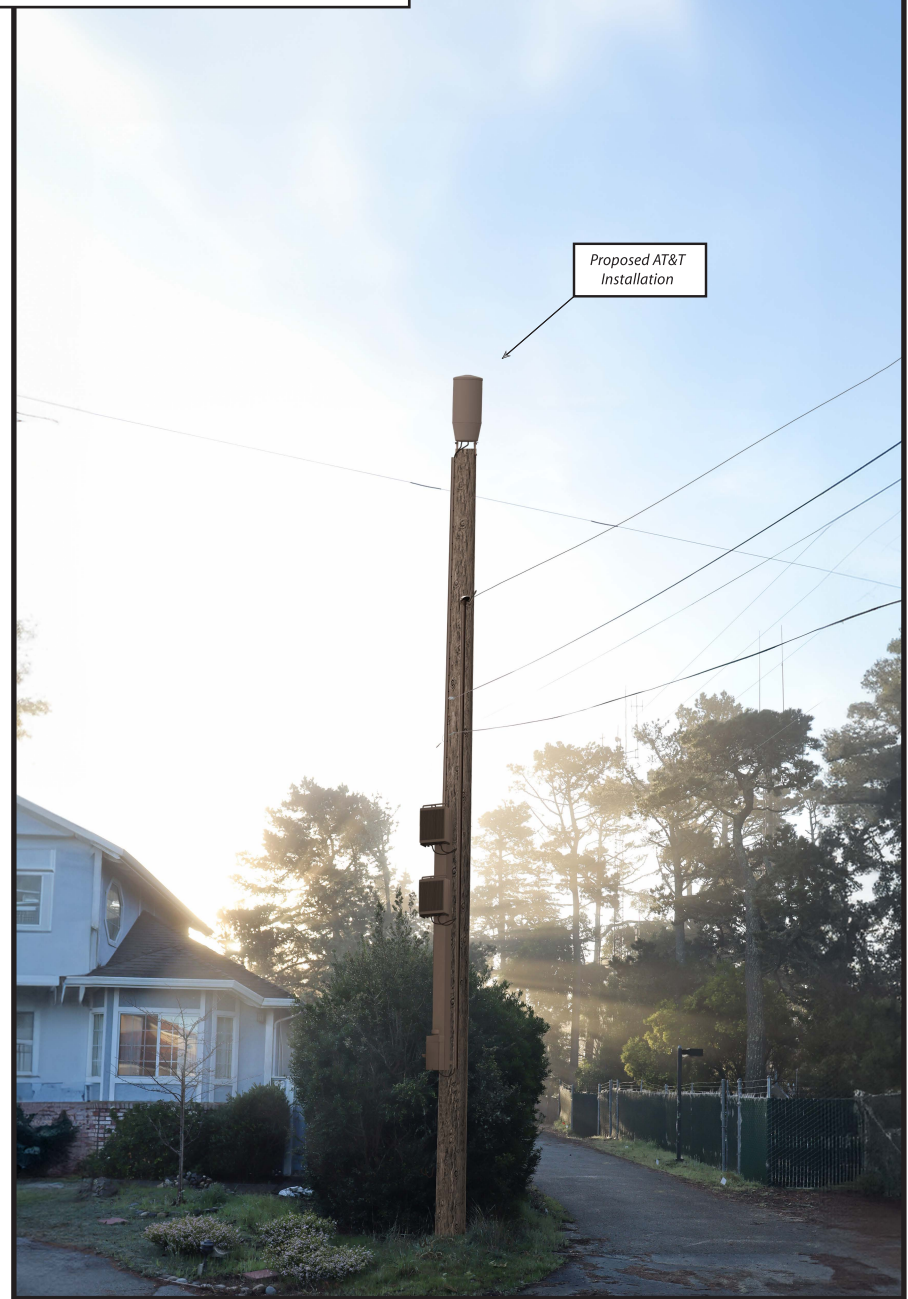
view from Sunset Lane looking east at site



AT&T Wireless

CRAN_RSFR_PEBBL_001
Near 4035 Sunset Lane, Pebble Beach, CA
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Proposed



Proposed AT&T
Installation

view from Sunset Lane looking northeast at site



AT&T Wireless

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

Existing



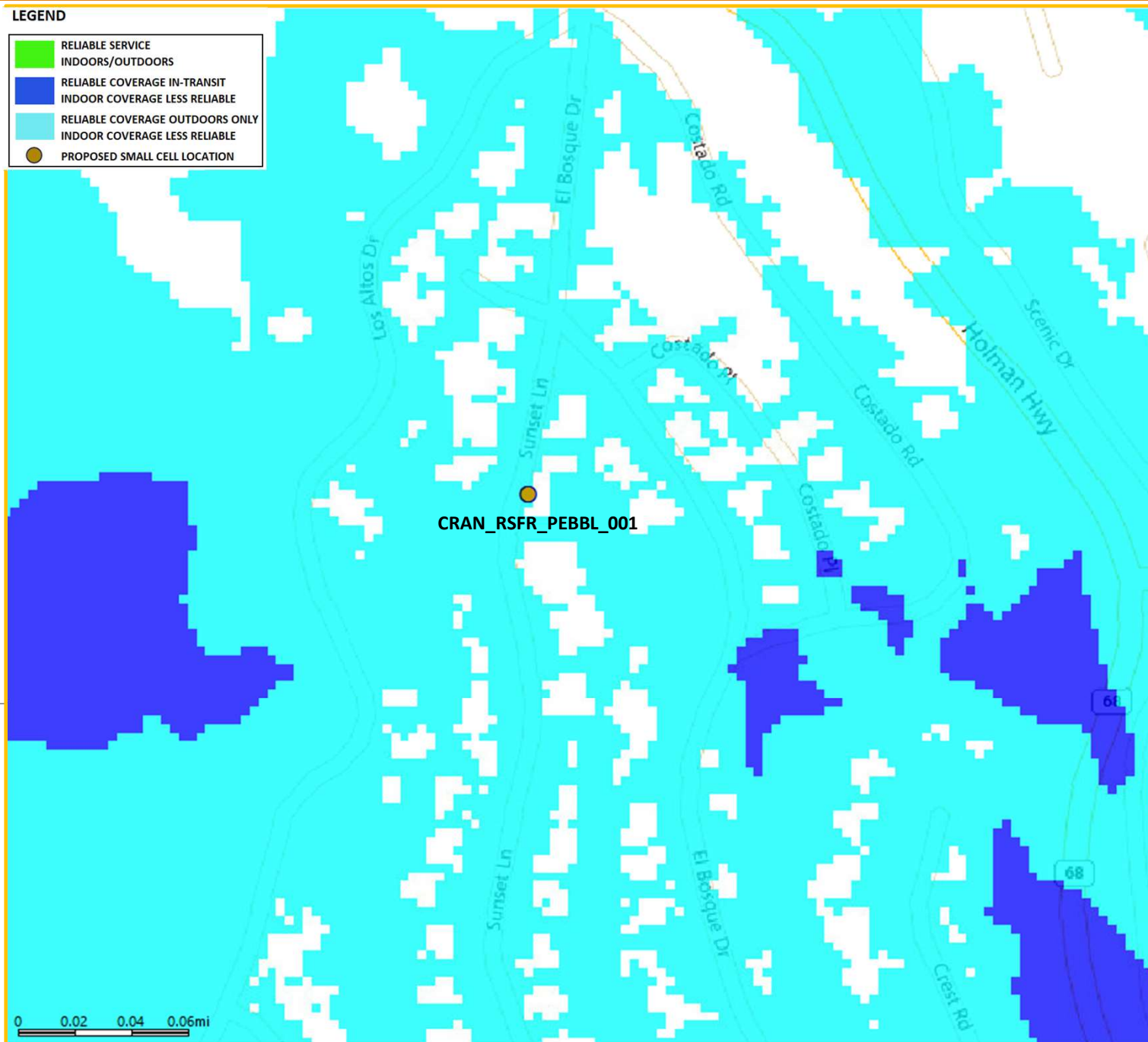
Proposed





CRAN_RSFR_PEBBL_001 SERVICE MAP

EXISTING LTE 700 COVERAGE PLOT



PROPOSED LTE 700 COVERAGE PLOT

