

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:

**PEBBLE BEACH COMPANY (AT&T Mobility)
(PLN250240) RESOLUTION NO. --**

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project categorically exempt per CEQA Guidelines section 15303 and that none of the exceptions from Section 15300.2 apply to the project; and
- 2) Approving a Combined Development Permit consisting of a: 1) Coastal Development Permit and Design Approval to allow the removal of an existing 38-8 foot high utility pole and installation of a wireless telecommunication facility consisting of a 49-7 foot high pole with two antennas and associated equipment, 2) Coastal Development Permit to exceed the height of 30 feet established for the district; and 3) Coastal Administrative Permit for development within 750 feet of an archaeological resource.

[PLN250140, PEBBLE BEACH COMPANY (AT&T MOBILITY), located in the PG&E right-of-way (Coordinates 36.571735° N, -121.969188° W), adjacent to the property located at 3201 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (APN: 008-481-006-000)]

The PEBBLE BEACH COMPANY (AT&T MOBILITY) application (PLN250240) came on for public hearing before the Monterey County Zoning Administrator on October 30, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- 1982 Monterey County General Plan (General Plan);
- Del Monte Forest Land Use Plan (DMF LUP);
- Del Monte Forest Coastal Implementation Plan (DMF CIP); and
- Monterey County Code (MCC) Zoning Ordinance (Title 20)

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

- b) Allowed Use. The property is located off of the right-of-way within a utility easement on 17 Mile Drive (Coordinate 36.571735° N, -121.969188° W), adjacent to 3201 17 Mile Drive, Pebble Beach (APN 008-481-006-000), Del Monte Forest Land Use Plan, Coastal Zone. The parcel is considered to be in its land use as Public/Quasi Public, or "PQP". The General Plan does not specify a land use designation for privately or publicly owned roads; however, the County considers such land use as Public/Quasi Public use, serving the public at large. Title 20 section 20.40.050.S identifies wireless communication facilities (WCF) as a conditional use subject to the granting of a Coastal Development Permit. Title 20 section 20.12.050.AA identifies wireless communication facilities (WCF) as a conditional use subject to the granting of a Coastal Development Permit. The project proposes to remove an existing 38-8-foot-high utility pole and install a wireless telecommunication facility (WCF) consisting of a 49-7-foot-high pole with two antennas and associated equipment, greater than the height allowed for the zoning district, within 750 feet of a known archaeological resource. Therefore, the project is consistent with the zoning.
- c) Lot Legality. The subject site is located in the Pacific Gas & Electric (PG&E) right-of-way (36.571735° N, -121.969188° W) and adjacent from the property of 3201 17 Mile Drive, Pebble Beach.
- d) Design and Visual Resources. The subject area includes a Design Control Overlay, which is intended to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character pursuant to Title 20 Chapter 20.44. The proposed WCF will utilize the same material and colors as the existing utility pole, which is wooden dark brown. The development is surrounded by existing vegetation and will blend with the surrounding environment.

Del Monte Visual Resources Map within Figure 3 (Visual Resources, in the DMF LUP) identifies this subject area to be within the 17-Mile drive public viewshed and near a designated vista point project. This designation is due to the project being located along 17 Mile Drive within surrounding Points of Interest & Public Access in Figure 8 of the DMF LUP, including Lone Cypress, Cypress Point Lookout and Crocker Grove, all within a mile radius. Pursuant to Title 20 section 20.64.310.H.1, wireless communication facilities should not be sited to create visual clutter or negatively affect specific views. From 17 Mile Drive, the facility cannot be drastically seen as the proposed WCF will be in the same location as the existing utility pole 17 Mile Drive and

vegetation screening. DMF LUP Policy 48 indicates that new development within visually prominent settings, as illustrated on the Del Monte Forest Visual Resources Map (Figure 3), shall be sited and designed in such a manner that will not take away the scenic value of the area. The installation of the WCF would include a pole that proposes to match the existing colors and materials, dark brown wood, in order to blend in with the surrounding Monterey Pine trees along 17 Mile Drive. The height would not significantly surpass the tree line in order to blend in with its surrounding landscape. The existing utility pole has a height of 38-8 feet and the WCF proposes to be at 49-7 feet in height. Although this exceeds the maximum height allowed for PQP, Title 20 section 20.62.030 allows for towers, poles, water tanks and similar structures may be erected to a greater height than the limit established by the zoning district subject to the granting of a Coastal Development Permit. The proposed development is consistent with the DMF LUP Policies 123 and 137 as the project will not block significant public views towards the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. As proposed, the project would not result in any adverse visual impacts and is consistent with the applicable visual resource policies of the DMF LUP. As proposed and designed, the development would blend with the surrounding environment, consistent with the DMF Visual Resource Policies.

- e) Cultural Resources. According to Monterey County Geographic Information System (GIS) records identifies the subject property to be within a high archaeological sensitivity area and is within a potentially known archaeological resource area. However, there is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited due to the development being located on previous minimal ground disturbance to replace a pre-existing wood pole. Staff has deemed that an archaeological report is not required after reviewing two Cultural Resource reports across the street from the adjacent parcel to the proposed development on 17 Mile Drive, under LIB160115 (APN: 008-491-009-000) and LIB160109 (APN: 008-491-010-000). These reports both found that both parcels contained evidence of potential cultural resources, but the locations on these parcels where they were located has already been affected from the construction the existing single-family dwellings. Both reports found that the field survey performed discovered potential deposits along the ocean edge of the properties and outside of the proposed developed area. Staff has deemed that an archaeological report is not required under the DMF CIP section 20.147.080.B.11. An archaeological waiver was submitted to and approved by a designee of the Chief of Planning given that the proposed development does not involve land clearing and land disturbance of previously disturbed land due to the replacement pole going in the exact same location as the existing pole, and no cultural resources were discovered in the initial installation of the original existing pole. There is no evidence that any cultural resources would be disturbed, and the

potential for inadvertent impacts to cultural resources is limited. This will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

- f) Wireless Telecommunication Facility. As demonstrated in Finding 6 the project is consistent with the regulations for siting and design of WCF contained in Title 20 section 20.64.310.
- g) Public Access. As demonstrated in Finding 7, the development is consistent with public access policies of the DMF LUP.
- h) Land Use Advisory Committee. The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC, at a noticed public meeting on September 18, 2025, 5 to 0 (2 absent) voted to support the project as proposed.
- i) The project planner conducted a site inspection on October 7th, 2025, to verify that the proposed project on the subject parcel conforms to the applicable plans and policies.
- j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD- Planning for the proposed development found in Project File PLN250240.

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

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

b) Staff identified potential impacts to resources. The following reports have been prepared:

- “Radio Frequency Emissions Compliance Report for AT&T Mobility” prepared by Waterford Consultants, Fredrick, MA, January 16th, 2025.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. All development shall be in accordance with these reports.

- c) Staff conducted a site inspection on October 7th, 2025, to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN250240.

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

neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, Pebble Beach Community Services District, HCD-Public Works, HCD-Environmental Services, and the Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities are available. The existing power pole will provide electricity. The proposed project will not require the use of water or sewer.
 - c) A Radio Frequency (RF) engineering analysis was prepared by Waterford Consultants, evaluating the proposed WCF. The report finds that the facility will comply with prevailing Federal Communications Commission (FCC) and Occupational Safety and Health Administration (OSHA) standards for limiting public exposure to radio frequency energy. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. The site is adequate for the proposed development of the wireless communication facility and the applicant has demonstrated that it is the most adequate for the provision of services as required by the FCC.
 - d) Staff conducted a site inspection on October 7th, 2025, to verify that the site is suitable for this use.
 - e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN250240.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on October 7th, 2025, and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN250240.

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

- EVIDENCE:**
- a) The development will be replacing and extending an existing 38'-8" foot PG&E wood pole to a 47-foot 7-inch wooden pole. The project will

also include two antennas, two power supply units, two remote radio units, two conduits, and an equipment shelter, increasing the overall height to 49-feet 7-inches. Because the wireless facility is considered a small facility and the support structures are also small, they qualify for a categorical exemption as described in section 15303 of the CEQA Guidelines.

- b) No evidence of significant adverse environmental effects was identified during staff review of the development application. There is no cumulative impact without any prior successive projects of the same type in the same place, over time. There is no significant effect on the environment due to unusual circumstances. Views from the 17-Mile Drive scenic corridor and designated vista points near the proposed development will not be significantly impacted because AT&T Mobility will be installing the proposed project where a utility pole currently exists (see evidence “c” in Finding 1). None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. The project is not located on a hazardous waste site, near a scenic highway or historical resource. The project would not contribute to a cumulative impact of successive projects as there are no other wireless communication facilities in proximity to this project site.
- c) No adverse environmental effects were identified during staff review of the development application during a site visit on October 7th, 2025.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN250240.

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

EVIDENCE: a) This project consists of the removal of an existing 38’-8” foot high utility pole owned by Pacific Gas and Electric (PG&E) and installation of a wireless telecommunication facility consisting of a 49’-7” foot wooden pole, two 2’-foot canister antennae, and associated equipment including two panel antennae, two power supply units, a PG&E Smart Meter, two mounted radios, two conduits, an equipment bracket, and new wooden pole. The property is located off of the right-of-way within an existing utility easement (Coordinate 36.571735° N, -121.969188°

- W), adjacent to 3201 17 Mile Drive, Pebble Beach.
- b) Pursuant to the requirements in Title 20 section 20.64.310(C), wireless communication facilities are allowed on any lot or parcel in any zoning district subject to the appropriate entitlement including the construction, modification, and placement of any antennas used for multi-channel distributions services and personal wireless service facilities. The proposed AT&T Mobility wireless facility removes the existing PG&E transmission tower and installs a WCF as a replacement and therefore is subject to a Coastal Development Permit as identified in Title 20 section 20.40.050.S as a conditional use for the proposed project site zoning of “PQP”.
 - c) Site Location and Analysis Staff analyzed the proposed development for the best siting and location for the WCF. The proposed WCF that will replace the existing 38-8-foot-high utility pole with a 49-7-foot-high utility pole will not substantially visually impact or alter the public’s access to the views of nearby scenic points of interest along 17 Mile Drive. The WCF will match the existing pole’s dark brown wooden finish and blend with its surroundings, consistent with DMF LUP Policy 48.
 - d) Co-Location. Title 20 section 20.64.310(H)(b) encourages co-location of facilities and the DMF Land Use Plan Visual Resources Chapter 2 within its Resource Management Element that protects the integrity of visual resources. As the replacement pole will be increased of 10 feet 11 inches with minor additions, the proposed development will not substantially alter the visual impact of the existing PG&E wood pole, when viewed from 17 Mile Drive.

Title 20 section 20.64.310 encourages co-location of wireless facilities when possible. Co-location opportunities were analyzed for the proposed project. There are no existing WCF that could be used for co-location and meet the coverage objectives identified in the plan provided. However, the proposed development would be installed in the same location where an existing PG&E utility pole is located. Photographic simulations provided by the applicant illustrate that there is not a significant increase to the visually perceived bulk or height of the existing tower. Finding 1, evidence “d” depicts the design adaptations and the correlating details to illustrate the preventative strides to preserve the scenic viewshed. The project includes a condition to encourage future co-location by other wireless carriers (Condition No. 6).

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

- f) The project does not penetrate a Federal Aviation Regulation (FAR) Part 77 Imaginary Surface. The project site is located approximately 11.9 miles from Monterey Regional Airport, the nearest public use airport. If deemed necessary by the FCC, warning lights would be located on top of the structure to prevent conflict with any aircraft when visibility is limited. The proposed telecommunication facility will not create a hazard for aircraft in flight.
- h) The project planner reviewed the project application materials and plans and the County GIS database to verify that the project on the subject parcel conforms to the plans listed above and that the site is suitable for this use. The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN250240.

7. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in DMF CIP Section 20.147.130.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is not described as an area where Major Public Access & Recreational Facilities requires visual or physical public access (Figure 8, DMF LUP).
 - d) As proposed, the development project will not interfere with visual access from or to 17-Mile Drive and nearby designated vista points. The proposed development is consistent with DMF LUP Policies 123 and 137 and will not block significant public views towards the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. The design and siting of the proposed WCF does not significantly increase the height of the existing structure and would not significantly increase the visual impacts over the existing baseline. As proposed, the project is consistent with the applicable visual resource and public access policies of the DMF LUP.
 - e) The project planner completed a site inspection on October 7th, 2025, to verify that the proposed project would not impact public access. The project planner also reviewed plans and visual simulations to verify that the proposed development will not impact public access or visual resources/access. See evidence “d” above. See also Finding No. 1 and supporting evidence.
 - f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250240.

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

- EVIDENCE:** g) Board of Supervisors. Pursuant to Title 20 sections 20.44.070 and 20.86.030 of the Monterey County Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
- h) Coastal Commission. Pursuant to Title 20 section 20.86.080, the proposed project is subject to appeal by/to the California Coastal Commission because it is a project involves development between the sea and the first through public road paralleling the sea (State Reserve 1), and development that is permitted in the underlying zone as a conditional use.

DECISION

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

1. Find the project the project Categorically Exempt per Section 15303 of the CEQA Guidelines and does not meet any of the exceptions under Section 15300.2;
2. Approve a Combined Development Permit Consisting of a: 1) Coastal Development Permit and Design Approval to allow the removal of an existing 38-8-foot-high utility pole and installation of a wireless telecommunication facility consisting of a 49-7-foot-high-pole with two antennas and associated equipment, 2) Coastal Development Permit to exceed the height of 30 feet established for the district, and 3) Coastal Administrative Permit for development within 750 feet of a known archaeological resource.

PASSED AND ADOPTED this 30th day of October 2025.

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

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

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

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

NOTES

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

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted,

otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

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

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

County of Monterey HCD Planning

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

PLN250240

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN250240) consisting of a: 1) Coastal Development Permit and Design Approval to allow the removal of an existing 38-8 foot high utility pole and installation of a wireless telecommunication facility consisting of a 49-7 foot high pole with two antennas and associated equipment, 2) Coastal Development Permit to exceed the height of 30 feet established for the district, and 3) Coastal Administrative Permit for development within 750 feet of a known archaeological resource. The property is located in the PG&E right-of-way (Coordinate 36.571735° N, -121.969188° W), adjacent to the property located at 3201 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-481-006-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

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

Monitoring Measure: "A Combined Development Permit (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 008-481-006-000 on October 30th, 2025. The permit was granted subject to 8 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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 Prior to the issuance of grading or building permits and/or prior to the recordation of the
Performed: 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.

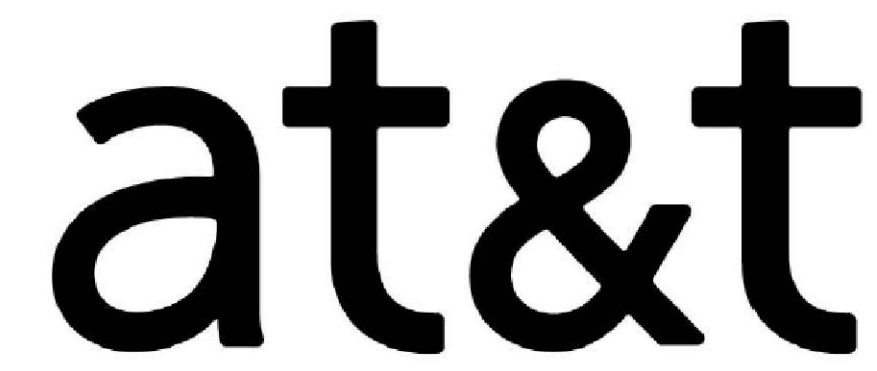
8. PD039(E) - WIRELESS EMISSION

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)

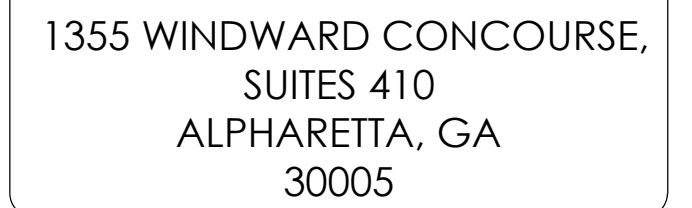
Compliance or Monitoring Action to be Performed: Prior to commencement of use and on an on-going basis, the Owner/Applicant shall submit documentation demonstrating compliance with the FCC emission standards to the Director of HCD-Planning for review and approval.

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.



(NEAR) 3201 17 MILE DR
PEBBLE BEACH, CA 93953

CRAN_RSFR_PEBBL_210
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WOODEN PG&E UTILITY POLE
120119672
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

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

- INSTALL (2) NEW 2" PANEL ANTENNA ON TOP OF WOODEN PG&E UTILITY POLE
- INSTALL (1) NEW RADIO 4490, (1) RADIO 4467 ON WOODEN PG&E UTILITY POLE
- INSTALL (2) NEW PSU AC08 ON WOODEN PG&E UTILITY POLE
- INSTALL (1) NEW COAX CONDUIT FROM EQUIPMENT TO NEW PANEL ANTENNA
- INSTALL (1) NEW POWER CONDUIT FROM P.O.C. TO EQUIPMENT
- INSTALL (1) NEW FIBER CONDUIT FROM P.O.C. TO EQUIPMENT
- INSTALL (1) NEW EQUIPMENT BRACKET
- INSTALL (1) NEW SMART METER / DISCONNECT
- CABLING TO BE INSTALLED IN A TIGHT NEAT MANNER WITHOUT EXCESS CABLE LOOPS
- ALL AT&T ADDED APPURTENANCES SHALL BE PAINTED TO MATCH POLE COLOR (NON-GLOSSY "SABLE" BY SHERWIN WILLIAMS, OR EQUIVALENT)
- EXISTING WOOD UTILITY POLE TO BE REPLACED WITH NEW WOOD UTILITY POLE BY PG&E

[illegible]

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

[illegible]

The map shows the study area with a large body of water (Lake Michigan) on the left. A road labeled '17 Mile Dr' runs diagonally from the top left towards the bottom right. A point labeled 'SITE' is marked on the road, with a callout box containing the text '3201 17 MILE DR'. A north arrow is located in the bottom right corner.

SITE ADDRESS:	[NEAR] 3201 17 MILE DR PEBBLE BEACH, CA 93953
OWNER:	PG&E 1 MARKET STREET, SPEAR TOWER SAN FRANCISCO, CA 94105-1126
APPLICANT:	AT&T MOBILITY 5005 EXECUTIVE PARKWAY SAN RAMON, CA 94583
LATITUDE:	36.571735 NAD83
LONGITUDE:	-121.969187 NAD83
COUNTY:	MONTEREY
JURISDICTION:	PEBBLE BEACH
ASSESSORS PARCEL NUMBER:	NEAR 008-481-006
ZONING:	LDR/2.5-D(CZ)
ELEVATION:	72.355' AMSL

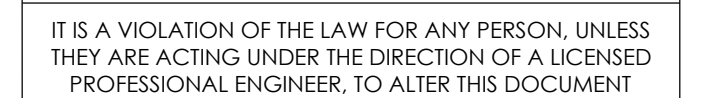


THE UTILITIES SHOWN HEREIN ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER/SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL THE UTILITIES WITHIN THE LIMITS OF THE WORK. 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 BUILDINGS STANDARDS CODE (CALGREEN)
- 2022 CALIFORNIA FIRE CODES WITH ALL LOCAL AMENDMENTS, BASED ON THE 2021 IFC
- ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
- CALIFORNIA GENERAL ORDER 95 (G.O. 95, 2020)
- NCPJA OPERATIONS/ROUTINE HANDBOOK (2019)
- NATIONAL ELECTRICAL CODE (NEC) (2020 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.



(NEAR) 3201 17 MILE DR
PEBBLE BEACH, CA 93953

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

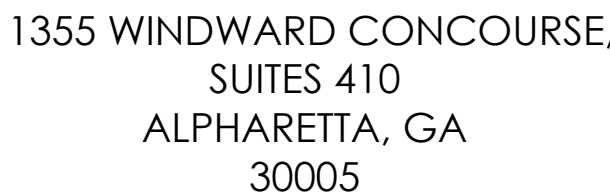
1. CABLE NOT TO IMPEDE 15" CLEAR SPACE

- ## CONTRACTOR REQUIREMENTS

DO NOT SCALE OFF DRAWINGS

A.B.	ANCHOR BOLT	GLB.	GLUE LAMINATED
ABV.	ABOVE	(GLU-LAM)	BEAM
ACCA	ANTENNA CABLE COVER	GRPS	GLOBAL POSITIONING SYSTEM
ADD'L	ASSEMBLY		
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
ALUM	ALUMINUM	ICGB.	ISOLATED COPPER
ALT.	ALTERNATE		GROUND BUS
AMSL	ABOVE SEA LEVEL	IN, (")	INCH(ES)
ANT.	ANTENNA	INTER.	INTERIOR
APPRX.	APPROXIMATELY	LB.(#)	POUND(S)
ARCH.	ARCHITECT(URE)L	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
BLM.	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
BTM	BOTTOM	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	PERSONNEL COMMUNICATION SERVICES
CONC.	CONCRETE		
CONN.	CONNECTION(OR)	R	PLATE
CONST.	CONSTRUCTION	PLY.	PLYWOOD
CONT.	CONTINUOUS	PCC.	POWER PROTECTION CABINET
DBL.	DOUBLE	P.R.C.	PRIMARY FLEXING CABINET
DEPT.	DEPARTMENT	P.S.	POUNDS PER SQUARE FOOT
D.F.	DIAPHRAGM	P.S.I.	POUNDS PER SQUARE INCH
DI.A.	DIAMETER	P.T.	PRESSURE TREATED
DIAG.	DIAGONAL	PWR.	POWER (CABINET)
DIM.	DIMENSION	QTY.	QUANTITY
DWG.	DRAWING(S)	RAD.(R)	RADIUS
DWL.	DOWEL(S)	REF.	REFERENCE
E.	EACH	REINF.	REINFORCING
EAC.	ELEVATION	REQ'D.	REQUIRED
ELEC.	ELECTRICAL	RGS.	RIGID GALVANIZED STEEL
ELEV.	ELEVATOR	R.O.W.	RIGHT OF WAY
EMT.	ELECTRICAL METALLIC TUBING	SCH.	SCHEDULE
		SHT.	SHEET
		SIM.	SIMILAR
E.N.	ENGINE	SPEC.	SPECIFICATION(S)
ENG.	ENGINEER	SQ.	SQUARE
EQ.	EQUAL	S.S.	STAINLESS STEEL
EXP.	EXPANSION	STD.	STANDARD
EXST.(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.	TIE BAIL
FIN.	FINISH(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	TYP.	TYPICAL
F.S.	FINISH SURFACE	U.G.	UNDER GROUND
FT. (F.)	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)
GA.C.	GALVANIZED	W/J	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		EARTH
	ELEVATION REFERENCE		GRAVEL
	SECTION REFERENCE		PLYWOOD
	MATCH LINE		SAND
	WORK POINT		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]

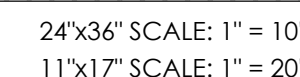
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PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

(NEAR) 3201 17 MILE DR
PEBBLE BEACH, CA 93953

GENERAL NOTES

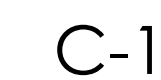
2

SITE PLAN



SCALE
1"=10'-0"

1



NOTES:

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

BASIS OF BEARINGS (HORIZONTAL DATUM)

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

VERTICAL DATUM

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

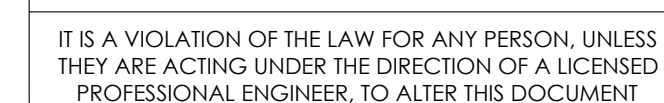


1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JLV
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CHECKED BY:	TDL
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APPROVED BY:	CW
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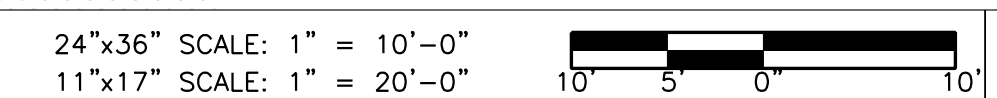
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(NEAR) 3201 17 MILE DR
PEBBLE BEACH, CA 93953

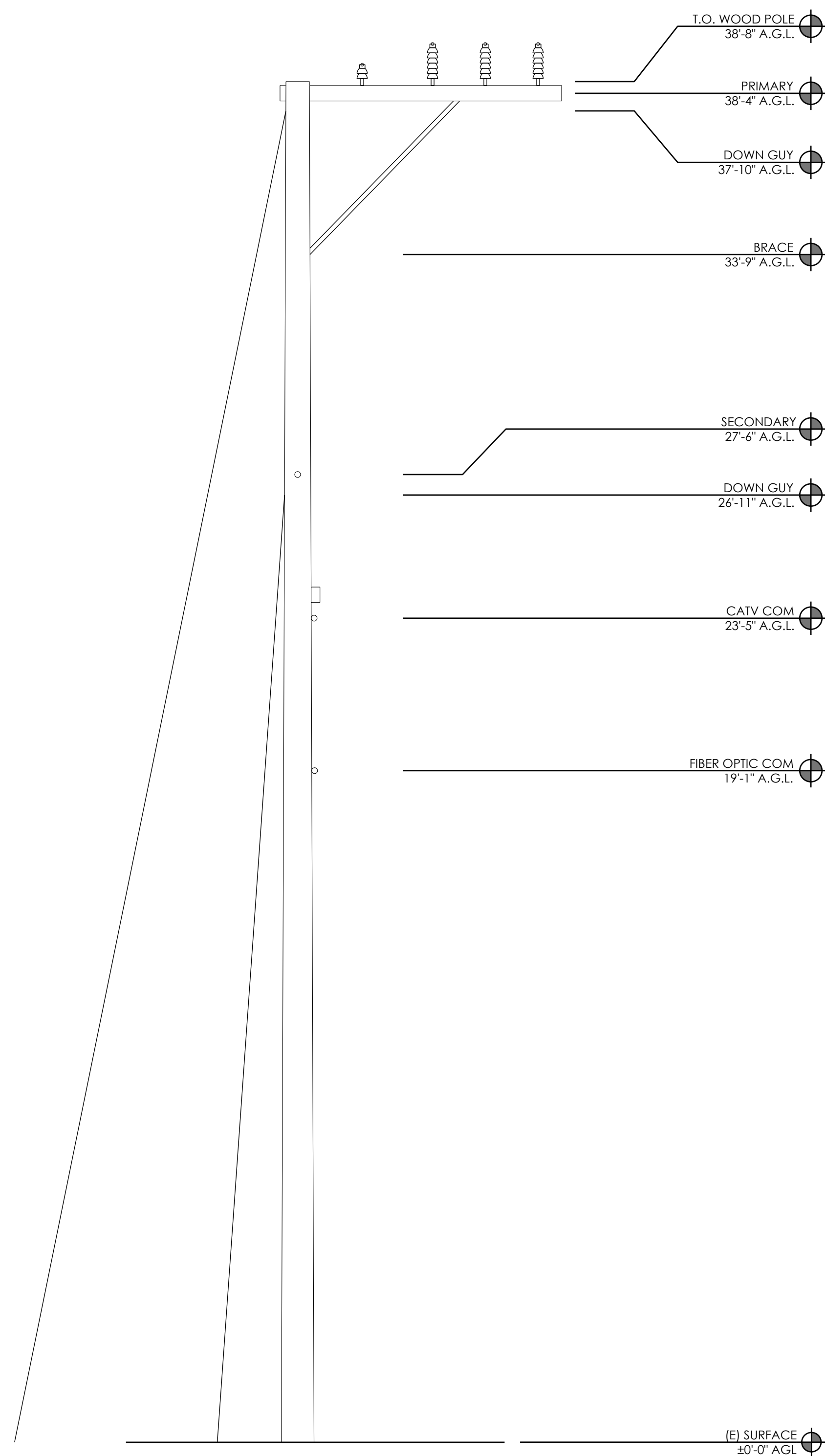
SITE PLAN

A-1



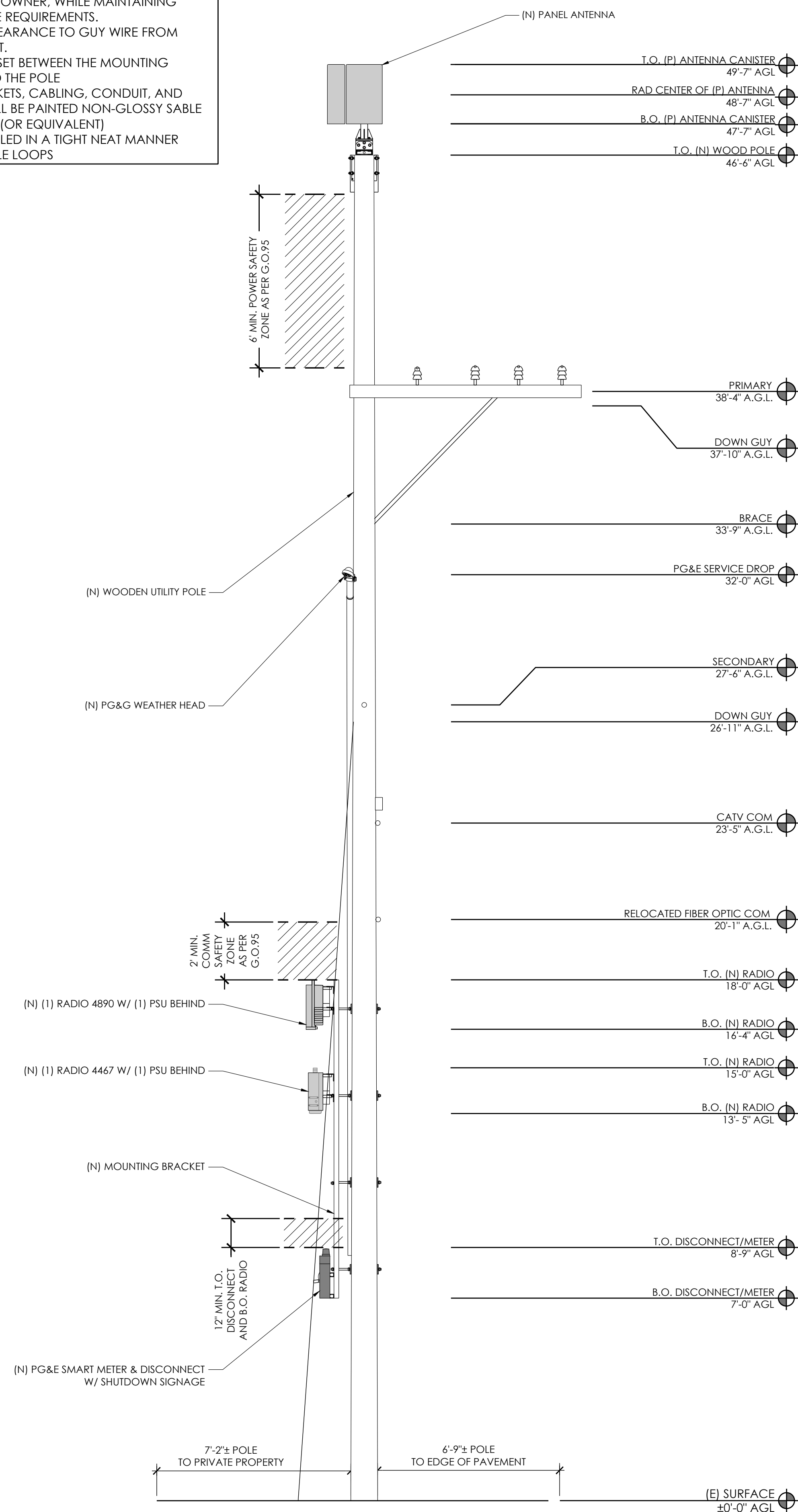
SITE PLAN

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



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, 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



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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PEBBLE BEACH, CA 93953

ELEVATIONS

A-3

EXISTING SIDE ELEVATION

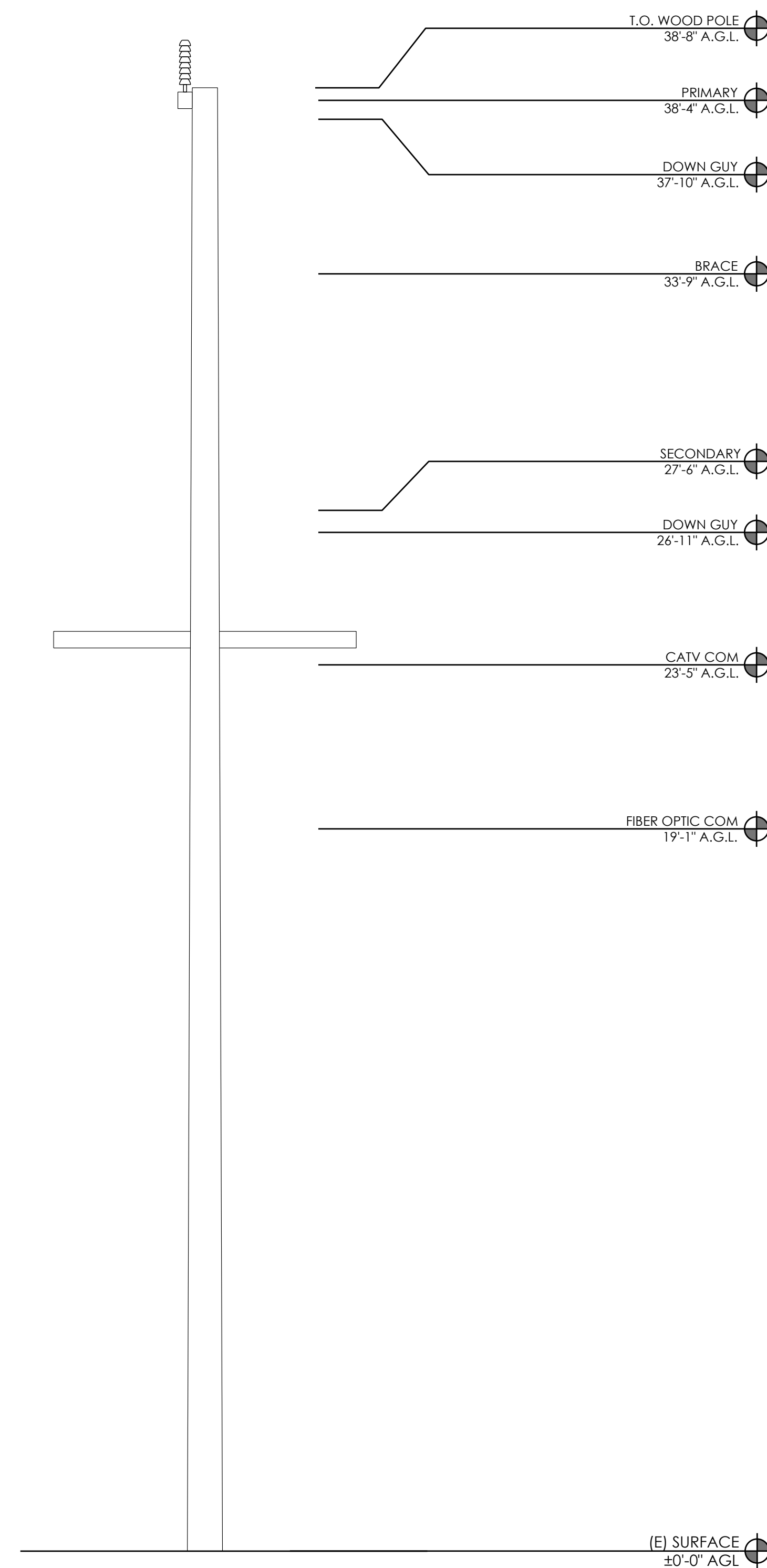
24"x36" SCALE: $\frac{3}{8}" = 1'-0"$
11"x17" SCALE: $\frac{3}{16}" = 1'-0"$

2

PROPOSED SIDE ELEVATION

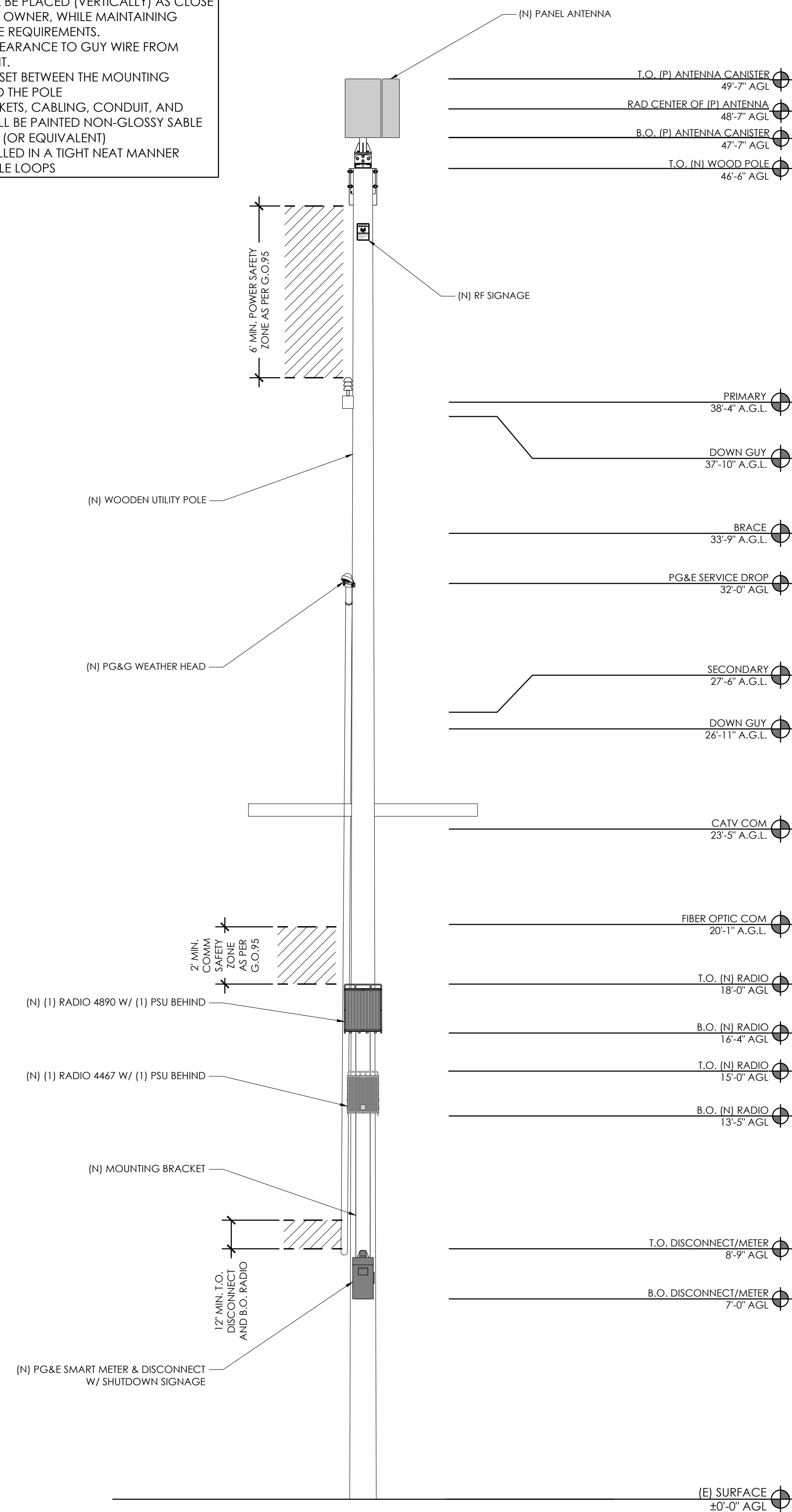
24"x36" SCALE: $\frac{3}{8}" = 1'-0"$
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[illegible]

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PEBBLE BEACH, CA 93953

ELEVATIONS

A-4

EXISTING REAR ELEVATION

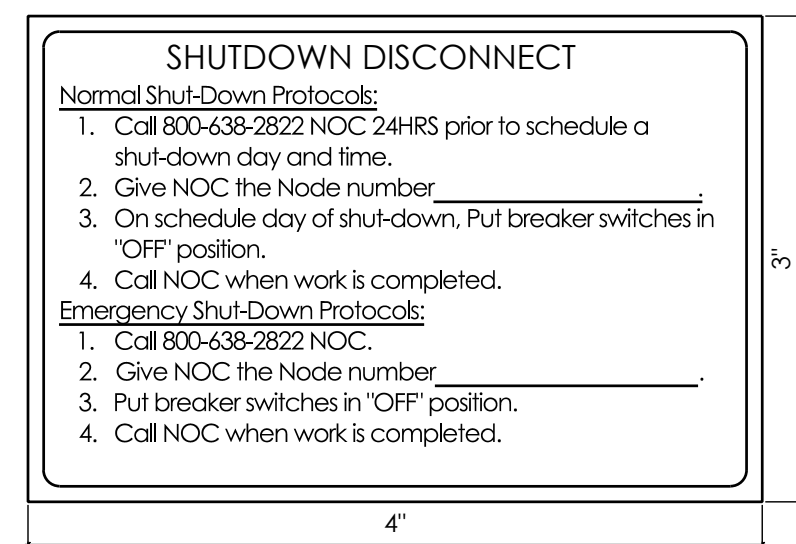
24"x36" SCALE: $\frac{3}{8}" = 1'-0"$
11"x17" SCALE: $\frac{3}{16}" = 1'-0"$

2

PROPOSED REAR ELEVATION

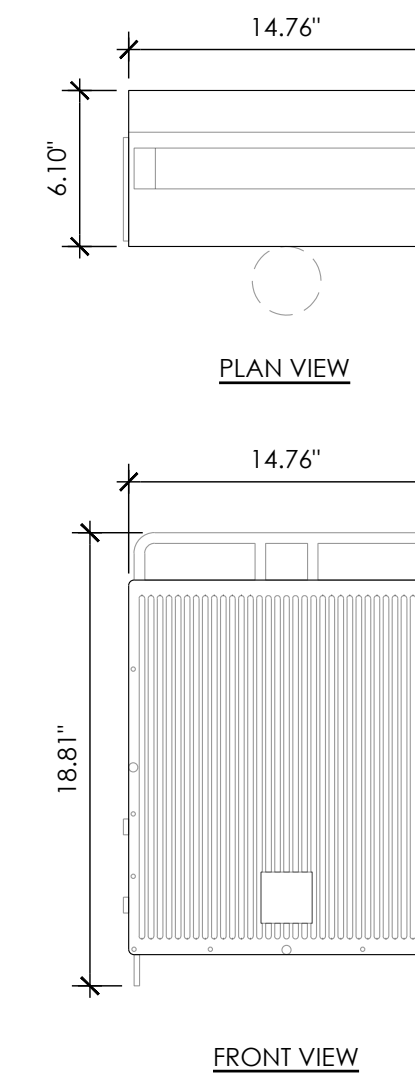
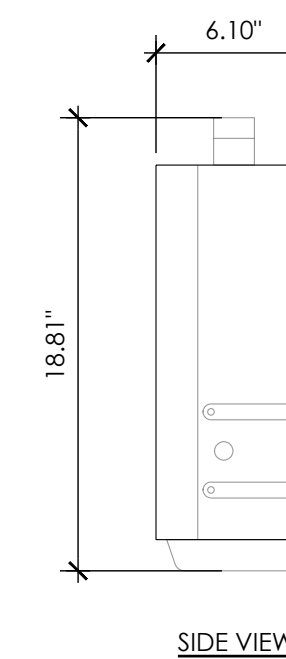
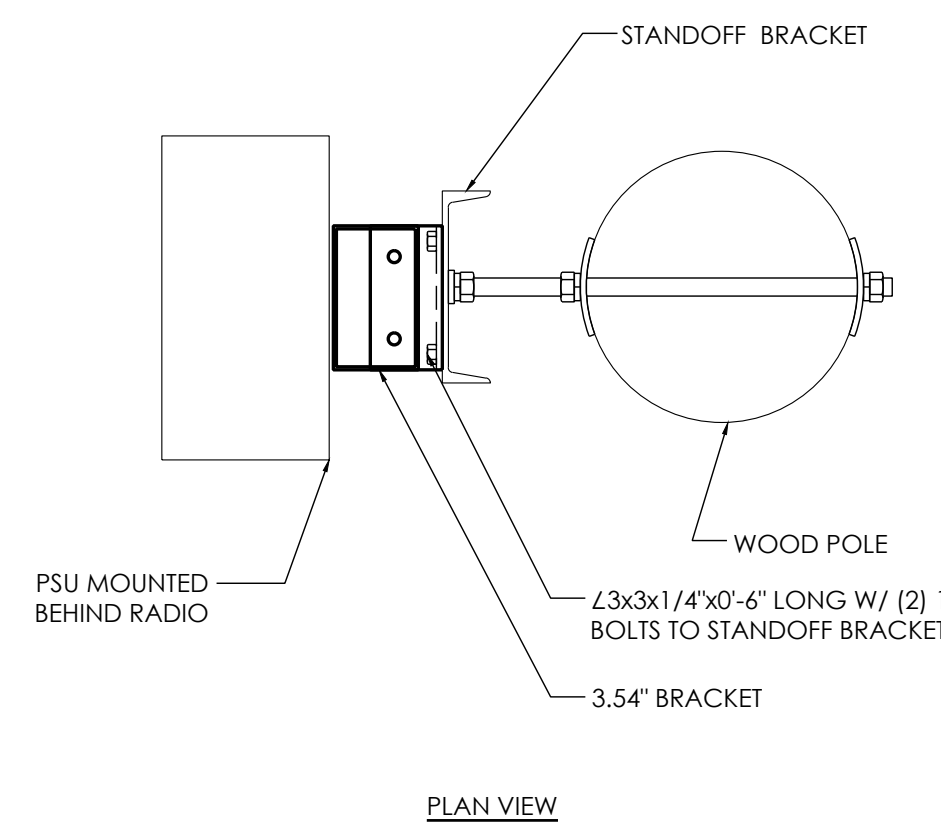
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11"x17" SCALE: $\frac{3}{16}" = 1'-0"$

1

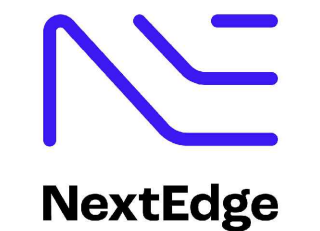


NOTES:

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



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[illegible]

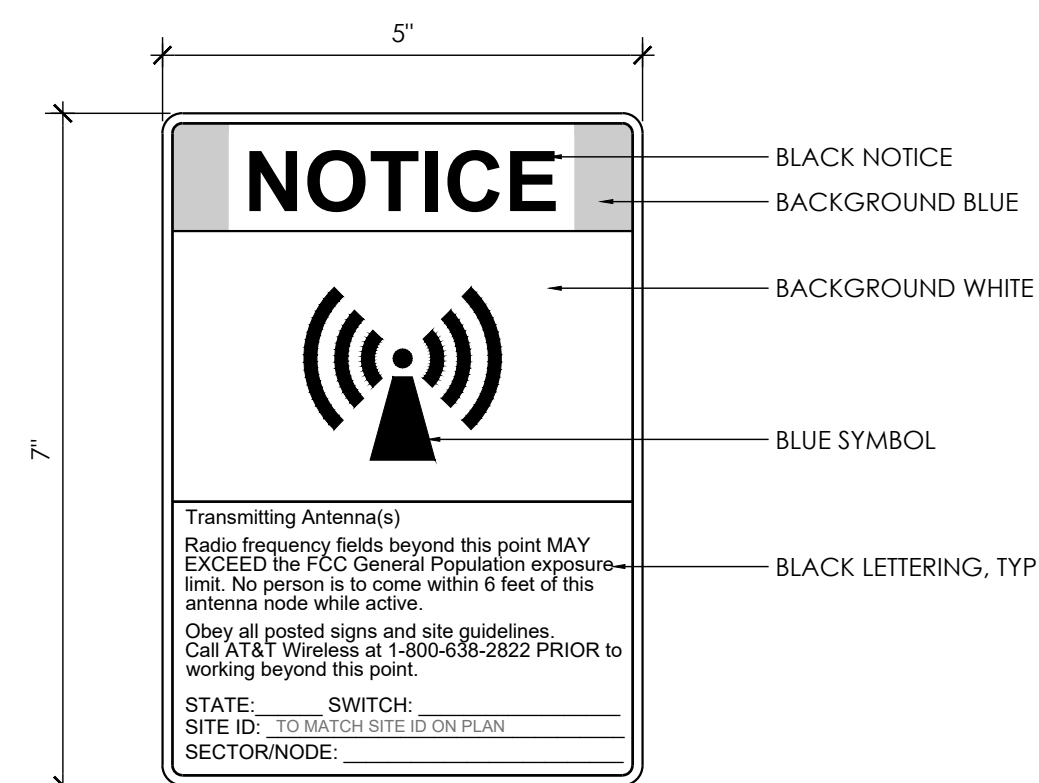
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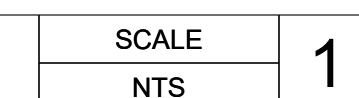
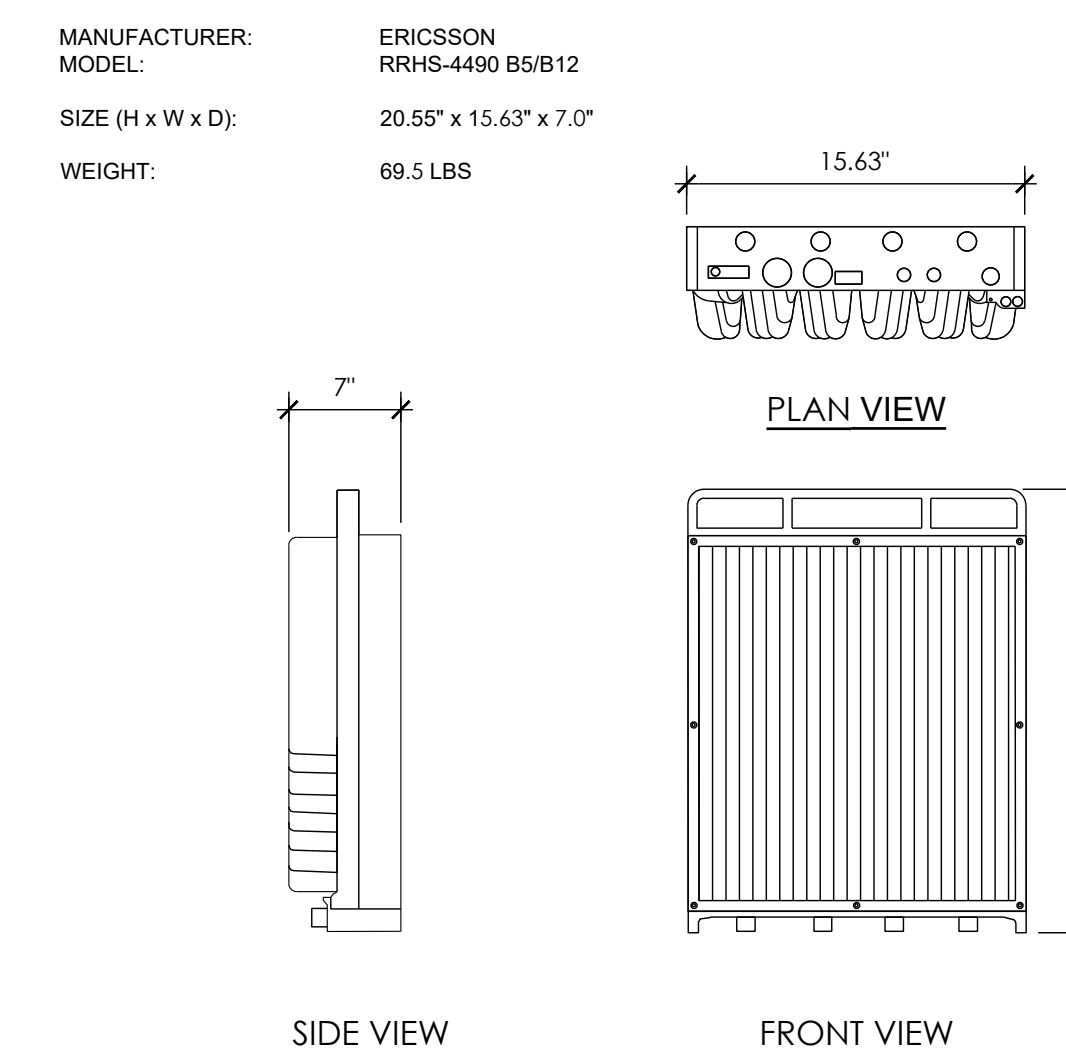
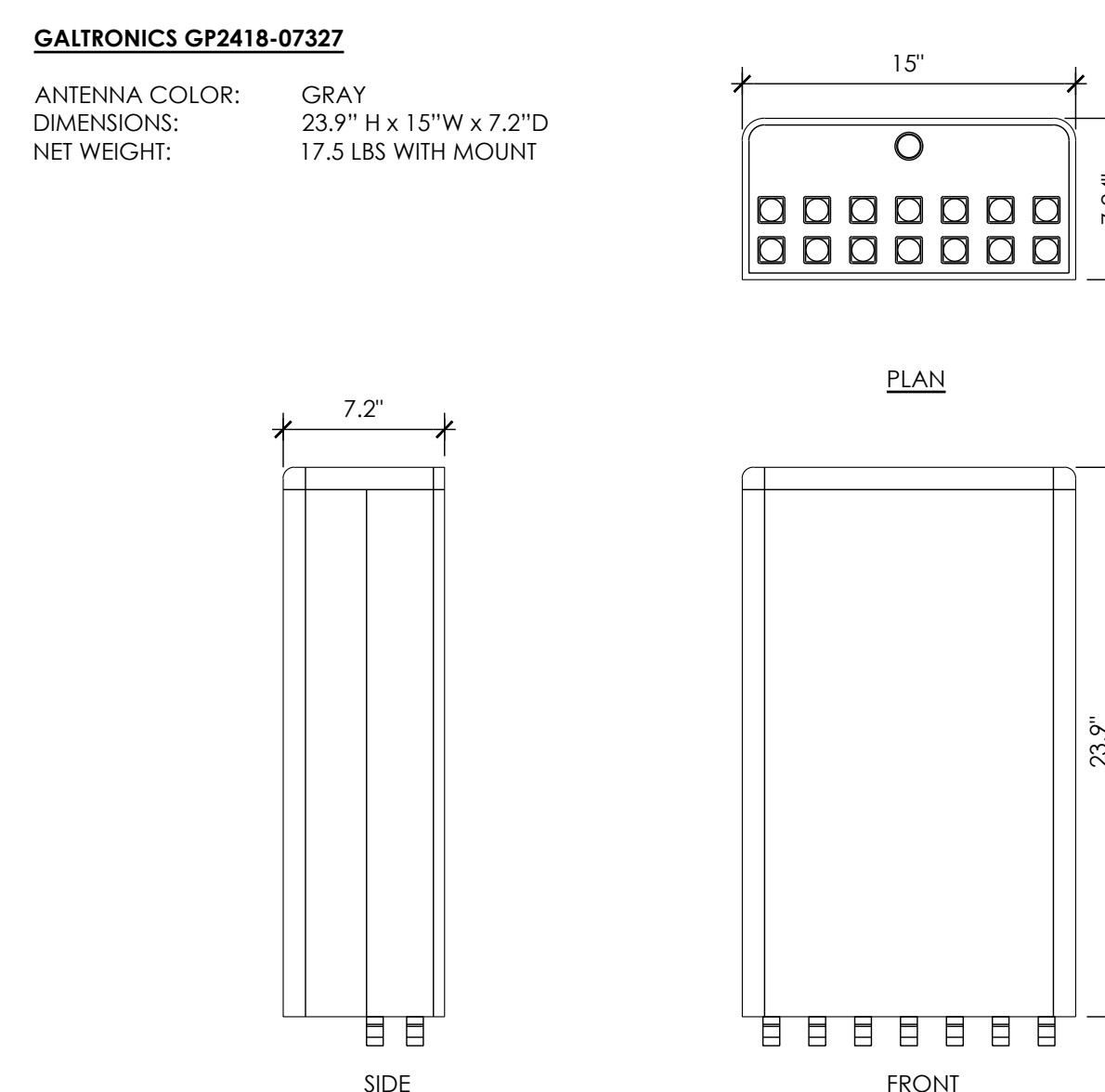
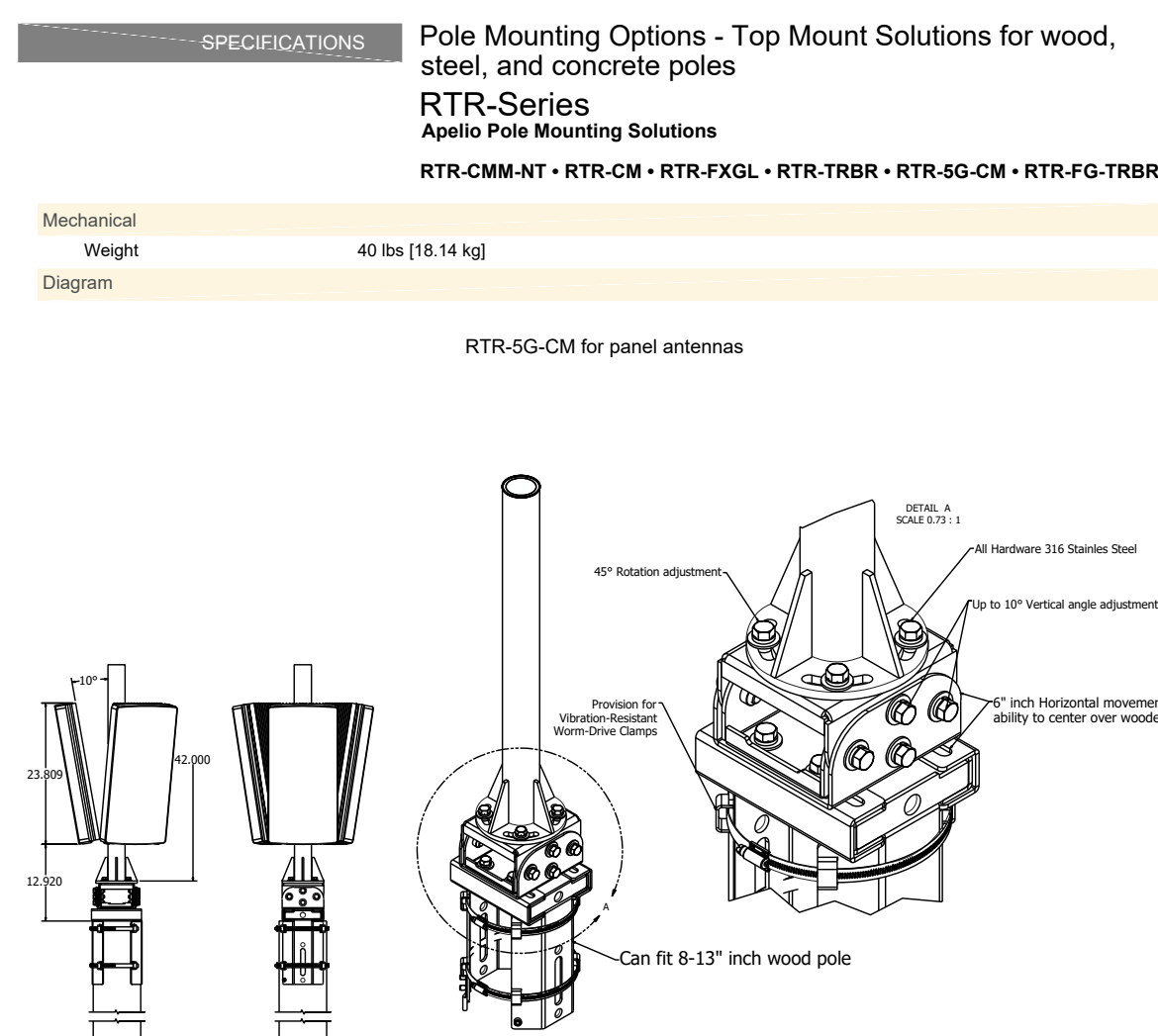
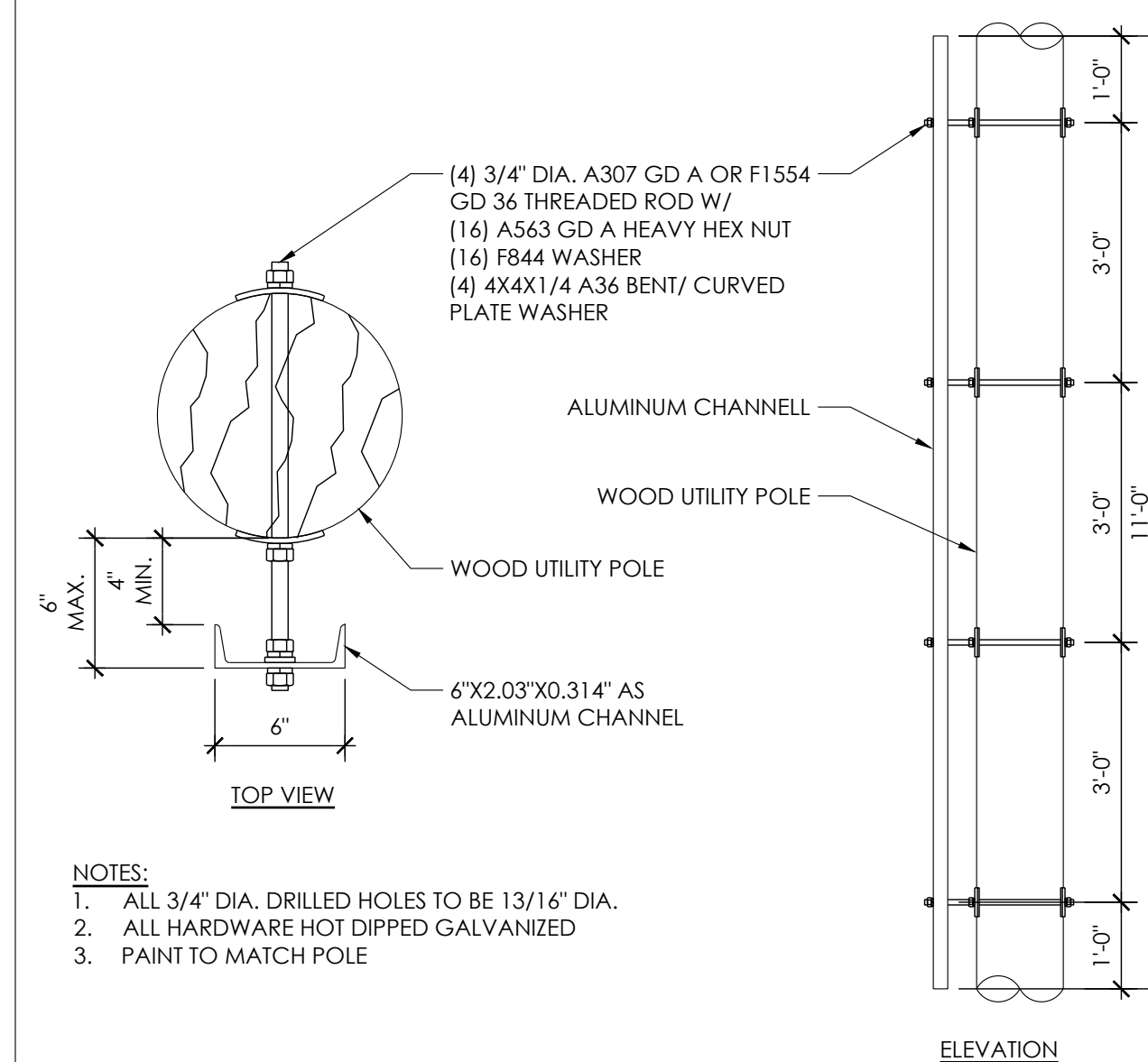
DETAILS

D-1



NOTES:

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



				NOTE: CONDUITS SHALL IN NO CASE, CROSS OVER INTO THE CLIMB SPACE QUADRANT, OR OTHER QUADRANTS		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																										
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																								
						<table><thead><tr><th>Discarte Ordering Code</th><th>Item</th><th>Approx. Shipping Weight</th><th>Description</th></tr></thead><tbody><tr><td>F08BOX</td><td>BOX</td><td>34 lbs.</td><td>F08 Curb Valve Box (8" I.D. x 12" High) -- 48 per pallet</td></tr><tr><td>F08R</td><td>LID</td><td>8 lbs.</td><td>Reinforced Concrete Lid with Plastic Ring</td></tr><tr><td>F08C</td><td>LID</td><td>8 lbs.</td><td>Cast Iron Lid</td></tr><tr><td>FLO8D</td><td>LID</td><td>2 lbs.</td><td>Fibrelite Lid, Non-Concrete</td></tr><tr><td>V01-71C</td><td>LID</td><td>12 lbs.</td><td>Cast Iron Grate ADA Compliant</td></tr></tbody></table>	Discarte Ordering Code	Item	Approx. Shipping Weight	Description	F08BOX	BOX	34 lbs.	F08 Curb Valve Box (8" I.D. x 12" High) -- 48 per pallet	F08R	LID	8 lbs.	Reinforced Concrete Lid with Plastic Ring	F08C	LID	8 lbs.	Cast Iron Lid	FLO8D	LID	2 lbs.	Fibrelite Lid, Non-Concrete	V01-71C	LID	12 lbs.	Cast Iron Grate ADA Compliant		
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NOT USED	10	NOT USED	7	NOT USED	4	GROUND ROD ENCLOSURE	SCALE NTS	1																								



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SAN RAMON, CA
94583



NextEdge

1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

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

REV	DATE	DESCRIPTION
	11/07/24	90% CD
0	01/27/25	100% CD



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

CRAN_RSFR_PEBBL_210

(NEAR) 3201 17 MILE DR
PEBBLE BEACH, CA 93953

DETAILS

D-2

1. GENERAL REQUIREMENTS

- ## 2. EQUIPMENT LOCATION

- ### 3. TESTS

- #### **4. PERMITS**

- ## 5. GROUNDING

- ## 6. UTILITY SERVICE

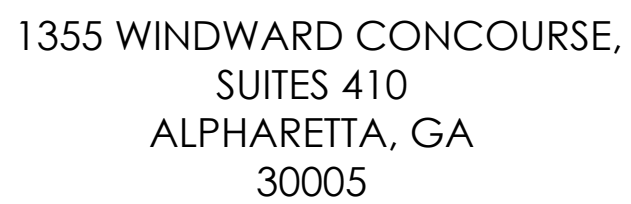
- ## 7. PRODUCTS

- ## 8. INSTALLATION

- ## 9. PROJECT CLOSEOUT

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

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



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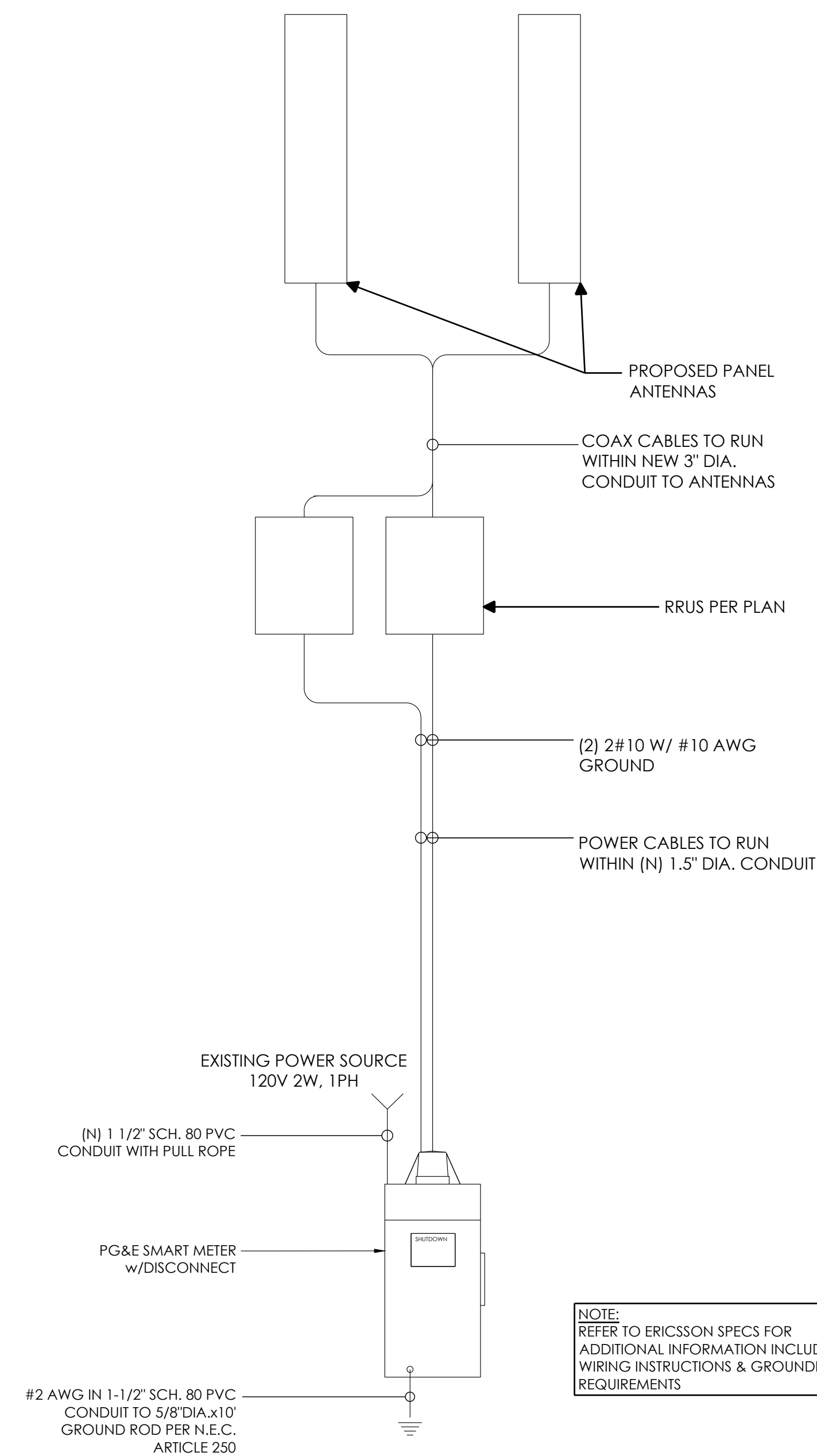
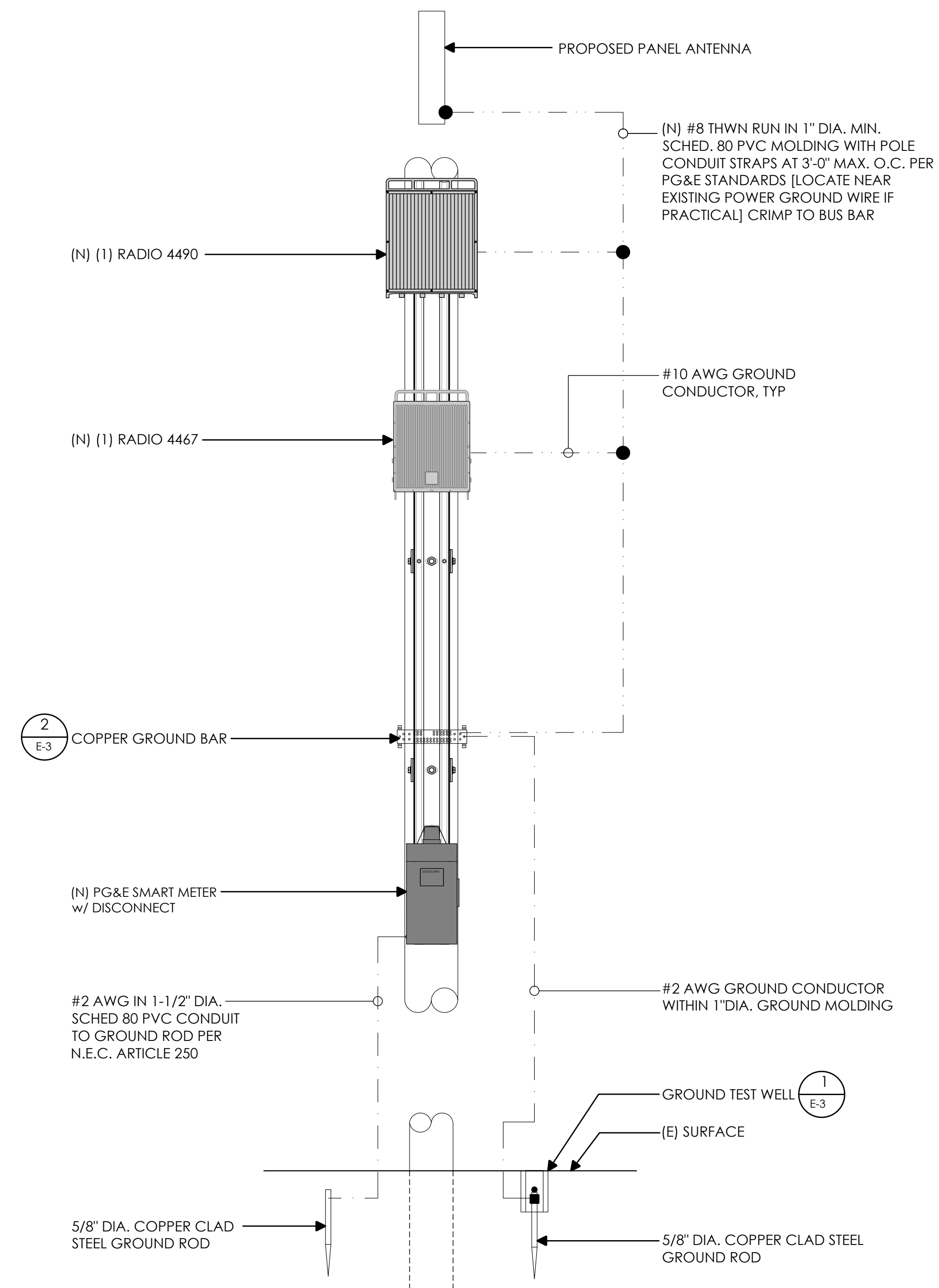
ELECTRICAL GENERAL NOTES

E-1

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.

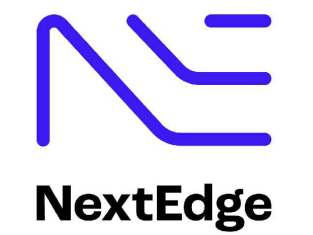
5. OUTDOOR EQUIPMENT SHALL BE RATED NEMA 3R AND/OR UL LISTED FOR WET ENVIRONMENT.



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



AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA
94583



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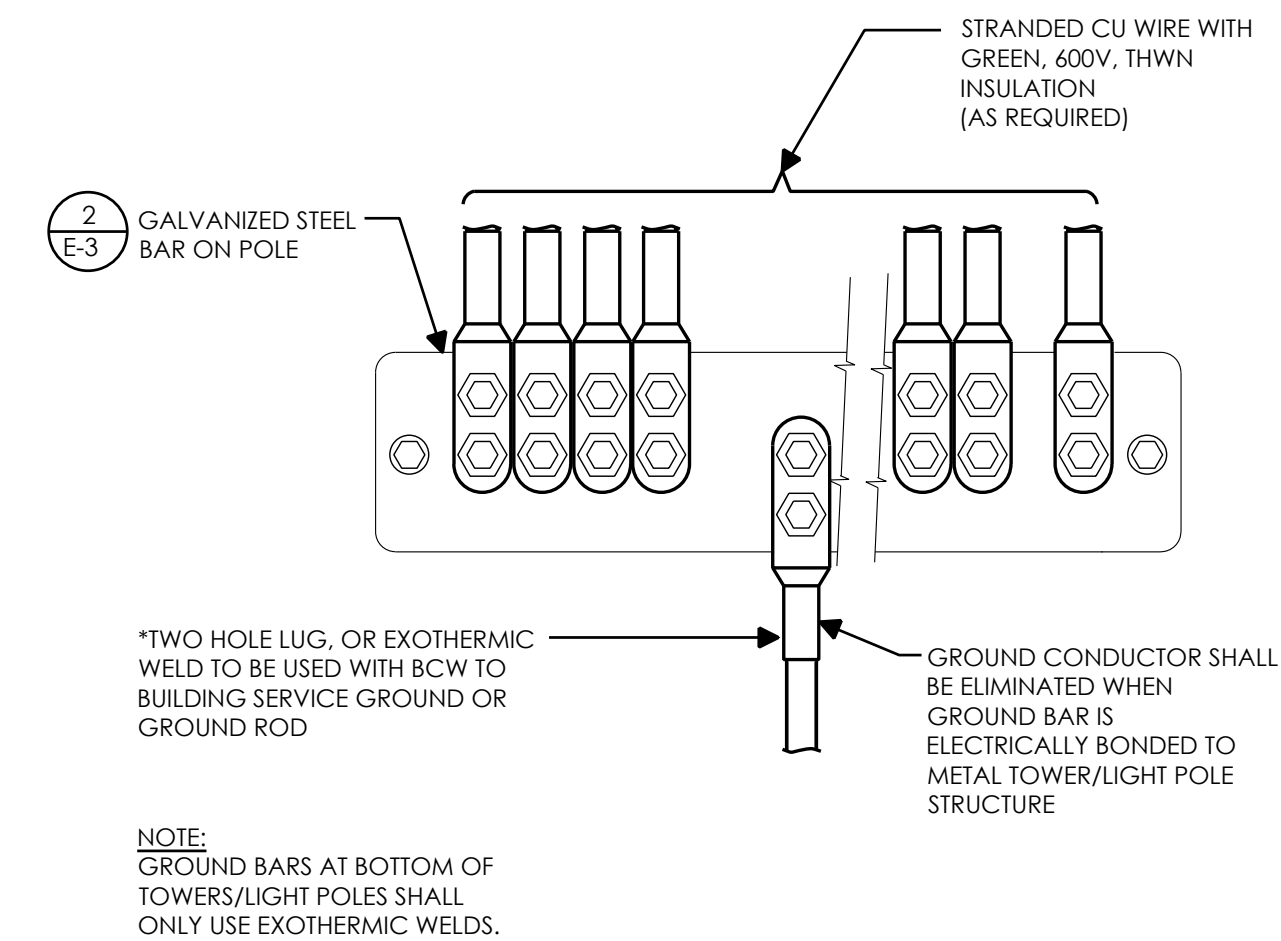
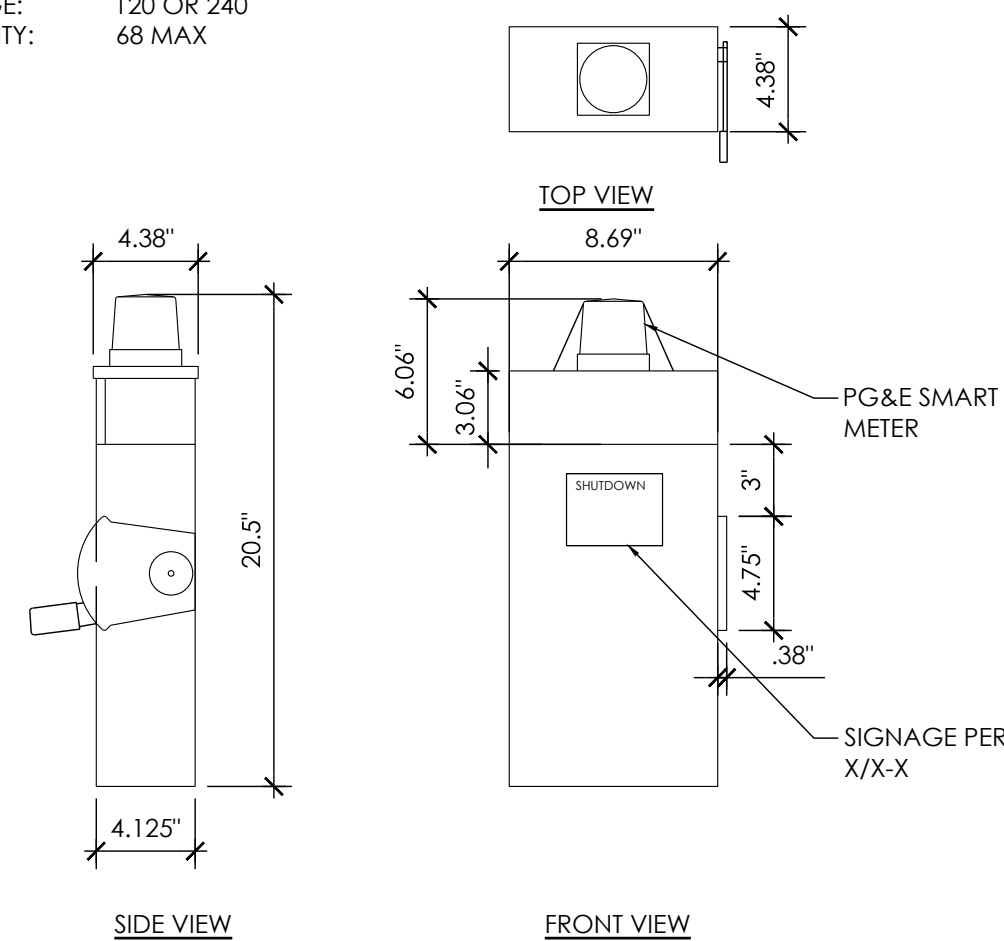
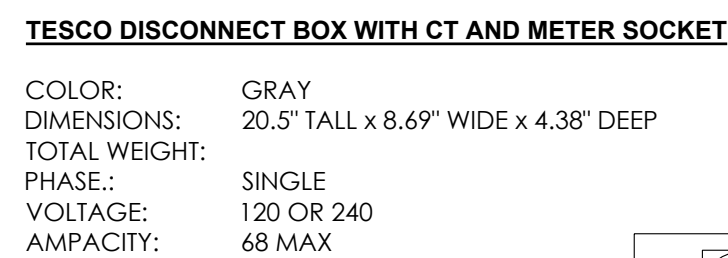
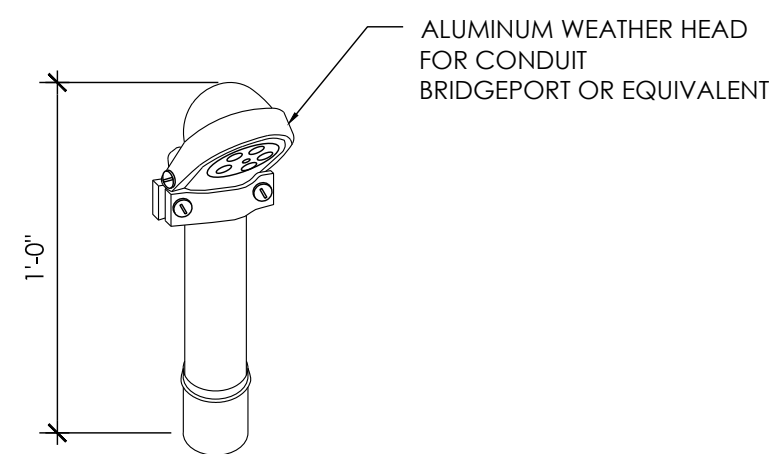
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ONE-LINE DIAGRAM &
GROUNDING SCHEMATIC

E-2



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ELECTRICAL DETAILS

E-3

NOT USED

12	WEATHERHEAD
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9	DISCONNECT
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6	GROUND WIRE TO BAR
---	--------------------

	3
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NOT USED

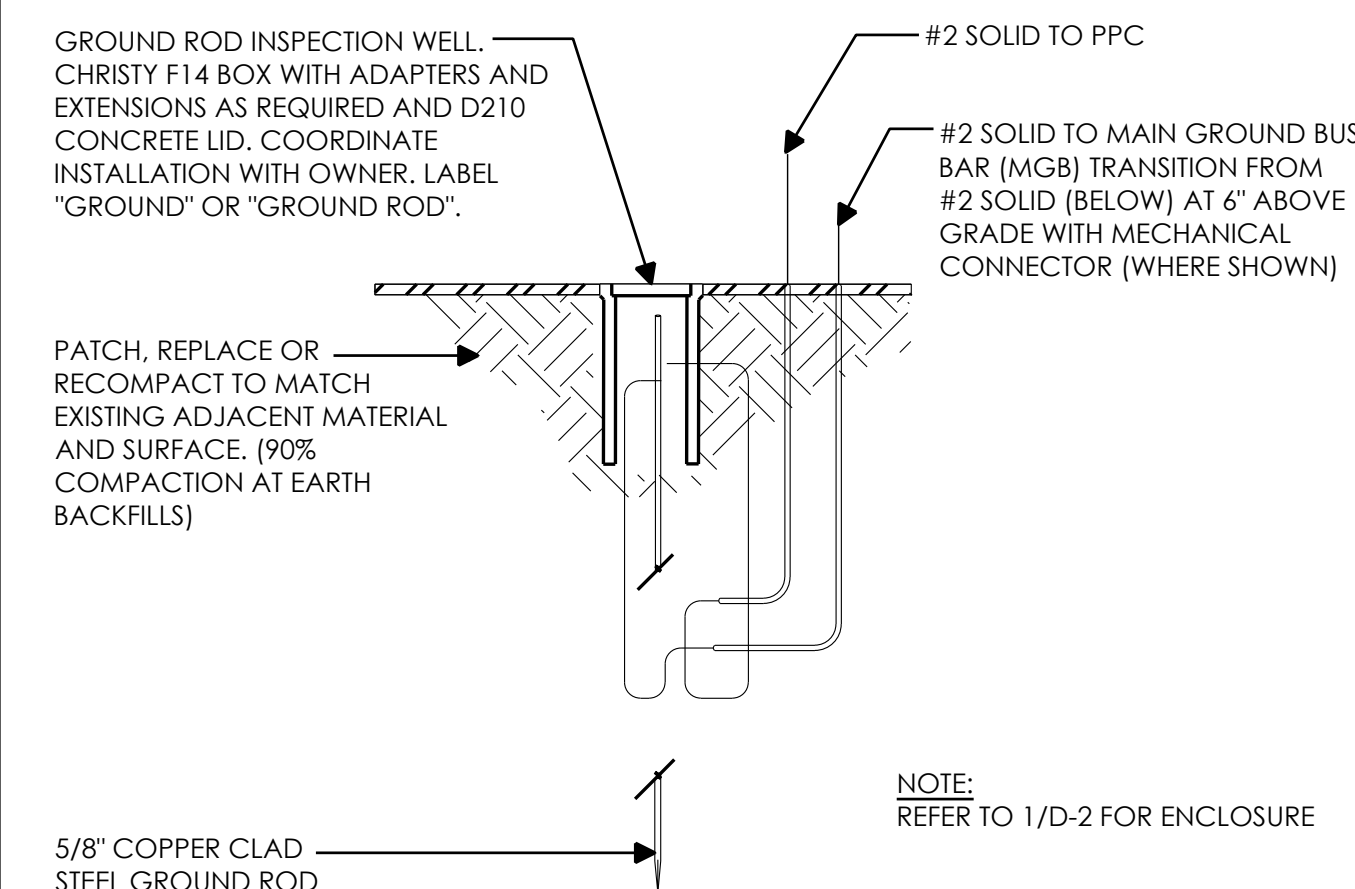
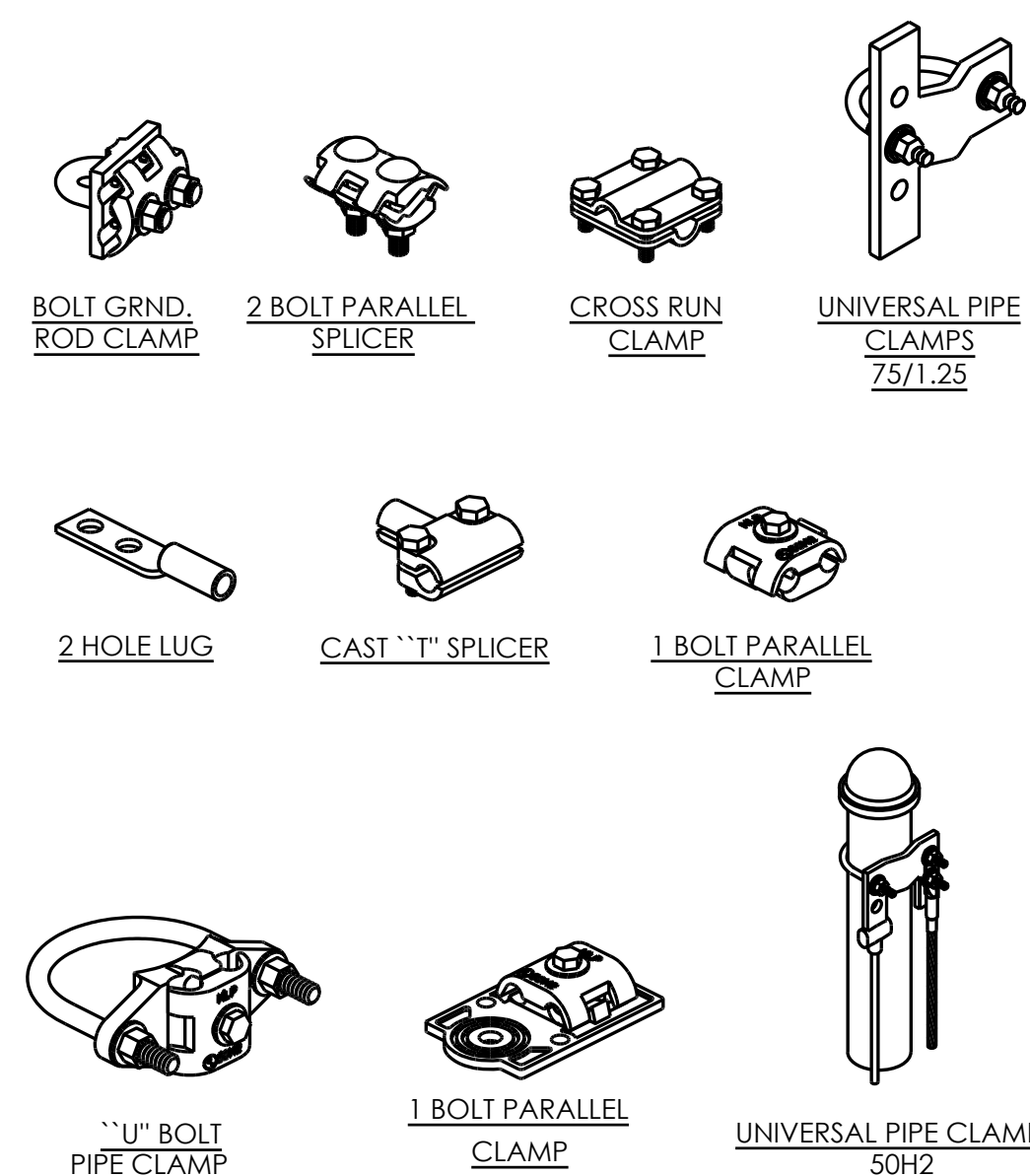
11	NOT USED
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8	EXOTHERMIC WELD CONNECTION
---	----------------------------

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

	2
--	---

Electrical Load Calculations @ 120V			
Radio	Wattage	1.25*VA	Amps
4490	480	600.0	5.0
4467	320	400.0	3.3
		0.0	0.0
		0.0	0.0
		0.0	0.0
Totals		1000.0	8.3
Disconnect / Meter: 68 Amps			
Total Load: 12.3%			



NOT USED

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

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

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

1

view from 17 Mile Drive looking southeast at site



AT&T Wireless

CRAN_RSFR_PEBBL_210
Near 3201 17 Mile Drive, Pebble Beach, CA
Photosims Produced on 4-16-2025

Existing



Proposed

Proposed AT&T
Installation



view from 17 Mile Drive looking northeast at site



AT&T Wireless

CRAN_RSFR_PEBBL_210
Near 3201 17 Mile Drive, Pebble Beach, CA
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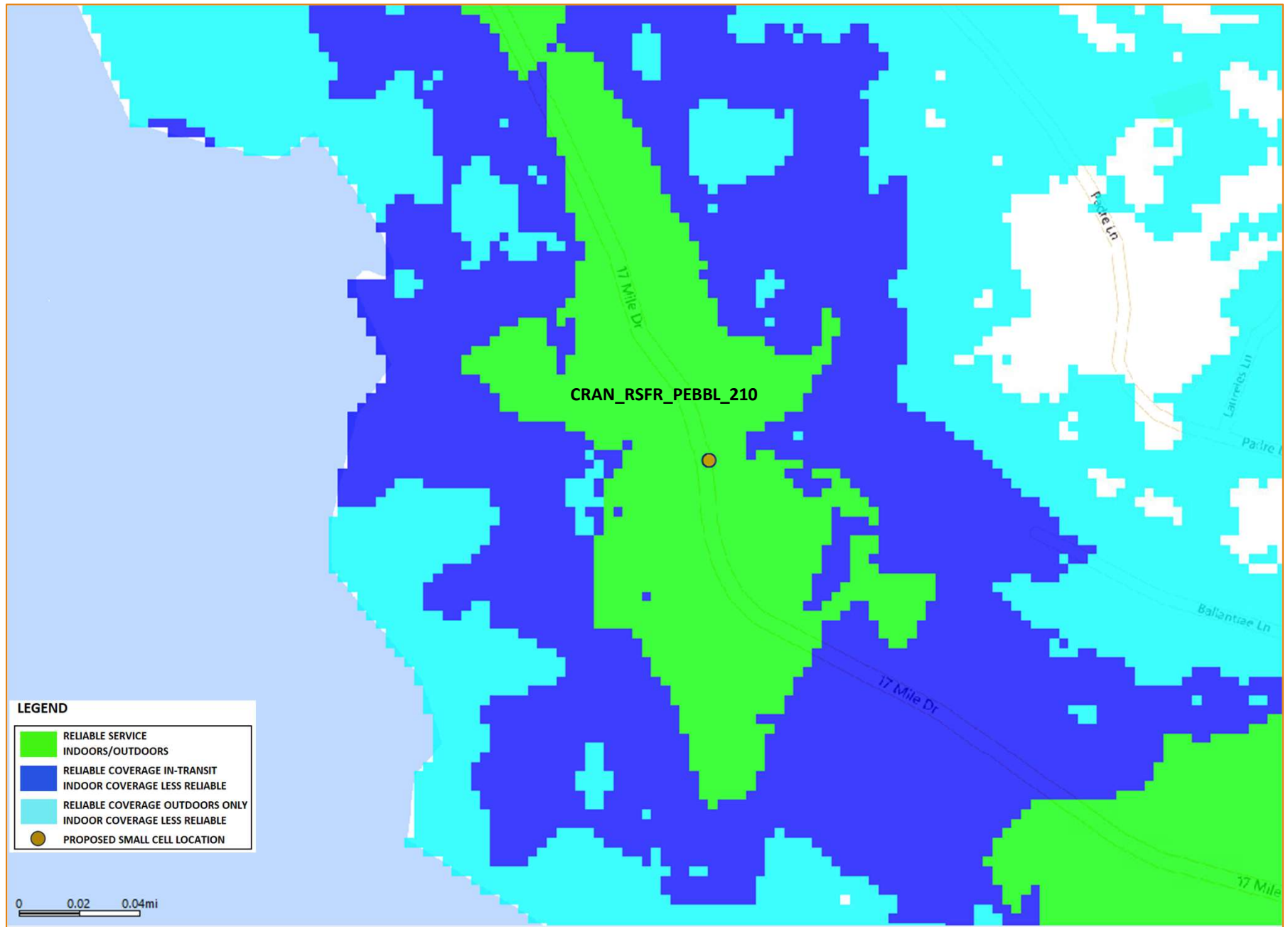


CRAN_RSFR_PEBBL_210 SERVICE MAP

EXISTING LTE 700 COVERAGE PLOT



PROPOSED LTE 700 COVERAGE PLOT



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