

Exhibit B

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**EXHIBIT A
DRAFT RESOLUTION**

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

In the matter of the application of:

PEBBLE BEACH COMPANY (AT&T Mobility) (PLN250242)

RESOLUTION NO. --

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project categorically exempt per section 15303 of the CEQA Guidelines; and
- 2) Approving Combined Development Permit consisting of a 1.) Coastal Development Permit and Design Approval to allow the installation of a wireless telecommunication facility consisting of a 40-6 foot high pole with one antenna and associated equipment; 2.) Coastal Development Permit to exceed the required height of 30 feet established by the district; and 3.) Coastal Administrative Permit to allow development within 750 of an archaeological resource.

[PLN250242, Pebble Beach Company (AT&T Mobility), 3426 17 Mile Drive, Del Monte Forest Land Use Plan, Coastal Zone (APN: 008-381-007-000)]

The Pebble Beach Company (AT&T Mobility) application (PLN250242) came on for public hearing before the Monterey County Zoning Administrator on October 30, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
G:
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - 1982 Monterey County General Plan;
 - Del Monte Forest Land Use Plan (DMF MUP);
 - Del Monte Forest Coastal Implementation Plan (DMF CIP); and
 - Monterey County Code (MCC) Zoning Ordinance (Title 20)No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) Allowed Use. The property is located adjacent to 3426 17 Mile Drive, Pebble Beach (APN 008-381-007-000), Del Monte Forest Land Use Plan, Coastal Zone. The parcel is zoned Public Quasi Public in the Coastal Zone or [PQP(CZ)]. The General Plan does not specify a land use designation for privately or publicly owned roads; however, the County considers such land use as Public/Quasi Public use, serving the public at large. Wireless communication facilities are a conditional use with a Coastal Development Permit in this zoning district, pursuant to Title 20 section 20.40.050.S. The project proposes the installation of a wireless telecommunication facility (WCF) consisting of a 40-6 foot high pole with one antenna and associated equipment greater than the height allowed for the zoning district. Therefore, the project is consistent with the zoning
- c) Lot Legality. The project is located in the Pacific Gas & Electric (PG&E) right-of-way (36.586178 N, -121.922344 W) and adjacent to 3426 17 Mile Drive, Pebble Beach.
- d) Design and Visual Resources. The surrounding areas are designated as a Design Control Zoning District ("D" zoning overlay). Pursuant to Title 20, Chapter 20.44, the regulation of the location, size, configuration, materials, and colors of structures and fences is intended to protect the public viewshed and preserve neighborhood character. The proposed WCF will utilize the same material and colors as the existing utility poles in the area, which is wooden dark brown. The development is surrounded by existing vegetation and will blend with the surrounding environment.

Additionally, DMF LUP Policy 48 indicates that new development within visually prominent settings, as illustrated on the Del Monte Forest Visual Resources Map (Figure 3), shall be sited and designed in such a manner that will not take away the scenic value of the area. Figure 3 also indicates that the project area is near a Designated Vista Point and within the Viewshed from 17-Mile Dr & Vista Points. The project and surrounding area are designated Sensitive for visual sensitivity. This designation is due to the project being sited directly off of 17 Mile Drive, which is a Major Public Access Road in Figure 8 (Major Public Access & Recreational Facilities, in the DMF LUP). Pursuant to Title 20 section 20.64.310.H.1, wireless communication facilities should not be sited to create visual clutter or negatively affect specific views. From 17 Mile Drive, the facility can be seen for approximately 2 seconds when traveling South-East, however, the colors and materials help blend the pole into the surrounding environment.

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

- e) Cultural Resources. According to Monterey County Geographic Information System (GIS) records identifies the subject property to be within a high archaeological sensitivity area and is within a known or potential archaeological resource area. An Archaeological Report (LIB120206) was previously conducted on the adjacent parcel and concluded the site was inconclusive of potential significant archaeological resources in the project

area and no evidence of significant historical resources. The proposed project would be adjacent to this parcel in an area previously disturbed by the existing utility pole. The WCF would be in the same location and depth of the existing pole. An archaeological waiver was submitted to and approved by a designee of the Chief of Planning given that the proposed development does not involve land clearing and land disturbance of previously disturbed land due to the replacement pole going in the exact same location as the existing pole, and no cultural resources were discovered in the initial installation of the original existing pole. Staff has deemed that an archaeological report is not required under the Title 20 section 20.147.080.B.1. There is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited. This will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

- f) Wireless Telecommunication Facility. As demonstrated in Finding 6 the project is consistent with the regulations for siting and design of WCF contained in Title 20 Section 20.64.310.
- g) Public Access. As demonstrated in Finding 7, the development is consistent with public access policies of the DMF LUP.
- h) Land Use Advisory Committee. The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC, at a noticed public meeting on September 18, 2025, unanimously voted to support the project as proposed..
- i) County staff conducted a site visit on October 7, 2025 to verify that the project location and height did not cause any adverse or visual impacts.
- j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD- Planning for the proposed development found in Project File PLN250242.

2. **FINDING:
G:
EVIDENCE:**

SITE SUITABILITY – The site is physically suitable for the use proposed.

- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, Pebble Beach Community Services District, HCD-Public Works, HCD-Environmental Services, and the Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
- b) Staff identified potential impacts to resources. The following reports have been prepared:
 - “Radio Frequency Emissions Compliance Report for AT&T Mobility” prepared by Waterford Consultants, Fredrick, MA, January 16th, 2025.

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

- c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN250242.
3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, Pebble Beach Community Services District, HCD-Public Works, HCD-Environmental Services, and the Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities are available. The existing power pole will provide electricity. The proposed project will not require the use of water or sewer as it is an unmanned wireless communication facility.
 - c) A Radio-Frequency (RF) engineering analysis was prepared by Waterford Consultants, evaluating the proposed WCF. The report finds that the facility will comply with prevailing Federal Communications Commission (FCC) and Occupational Safety and Health Administration (OSHA) standards for limiting public exposure to radio frequency energy. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. The site is adequate for the proposed development of the wireless communication facility and the applicant has demonstrated that it is the most adequate for the provision of services as required by the FCC.
 - d) Staff conducted a site inspection on October 7, 2025, to verify that the site is suitable for this use.
 - e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN250242.
4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.
- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on October 7th, 2025, and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel (PG&E right-of-way).
 - d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN250242.
5. **FINDING:** **CEQA (Exempt)** – The project is categorically exempt from environmental review, and no unusual circumstances were identified to exist for the proposed

project. California Environmental Quality Act (CEQA) Guidelines §15303 categorically exempts the construction and location of new, small facilities or structures.

- EVIDENCE:**
- a) The development will include the installation of a wireless telecommunication facility consisting of a 40-6 foot high pole with one antenna and associated equipment. The project also includes a PG&E Smart Meter, two (2) mounted radios, and a canister antenna. Due to the wireless facility being considered a small facility and the support structures are also small, they qualify for a categorical exemption as described in §15303 of the CEQA Guidelines.
 - b) No adverse environmental effects were identified during staff review of the development application. None of the exceptions under CEQA Guidelines §15300.2 apply to this project. The project is not located on a hazardous waste site, near a scenic highway or historical resource. The project would not contribute to a cumulative impact of successive projects as there are no other wireless communication facilities in proximity to this project site.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN250242.

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

- EVIDENCE:**
- a) This project consists of the construction of a 37-6 foot wooden pole and a 2-foot canister antenna, making the complete development a 40-6 foot small wireless communication facility. The development includes a PG&E Smart Meter, two (2) mounted radios, and a canister antenna, and new wooden pole. The property is located adjacent to 3426 17 Mile Drive, Pebble Beach.
 - b) Pursuant to the requirements in MCC §20.64.310(C), wireless communication facilities are allowed on any lot or parcel in any zoning district subject to the appropriate entitlement including the construction, modification, and placement of any antennas used for multi-channel distributions services and personal wireless service facilities. The proposed AT&T Mobility wireless facility requires a Coastal Development Permit. (see evidence b, Finding 1)
 - c) Site Location and Analysis. The development is proposed to be located on 17 Mile Drive, which is a private road, owned and maintained by Pebble Beach Company. The General Plan does not specify a land use designation for privately or publicly owned roads; however, the County considers such land use as Public/Quasi Public use, serving the public at large. Accordingly, Title 20, section 20.40.050.S allows for WCF subject

to a Coastal Development Permit in each case. Staff analyzed the proposed development for the best siting and location for the WCF. The proposed development would allow AT&T to provide maximum coverage to its customers. The Applicant provided Service Coverage Maps illustrating this area to have poor coverage, and the proposed WCF would provide a clear and consistent mobile service within the area. According to these Service Coverage Maps, the proposed facility is necessary to close significant service coverage gap area within Del Monte Forest.

- d) Co-Location. Although no existing WCFs met the coverage objectives for co-location, the project utilizes the same location as the PG&E pole, minimizing new infrastructure and visual clutter. Title 20 section 20.64.310 encourages co-location, and Condition No. 6 has been added to support future co-location by other carriers. Additionally, the proposed 6-foot-1-inch height increase is allowable under Title 20 section 20.62.030.B with a Coastal Development Permit, which is justified here due to the limited visual change and compliance with siting and design standards. See Finding 1, Evidence d for further detail.
- e) The project is consistent with MCC Chapter 20.92, Airport Approach Zoning, and does not require review by the Monterey County Airport Land Use Commission. This project does not affect any aircraft zones identified in MCC §20.92.050 and therefore need not comply with the heights outlined in MCC §20.92.060. The proposed telecommunication facility will not create a hazard for airport approaches or departures.
- f) The project does not penetrate a FAR Part 77 Imaginary Surface. The project site is located approximately 4.9 miles from Monterey Regional Airport, the nearest public use airport. If deemed necessary by the FCC, warning lights would be located on top of the structure to prevent conflict with any aircraft when visibility is limited. The proposed telecommunication facility will not create a hazard for aircraft in flight.
- g) The project planner reviewed the project application materials and plans and the County GIS database to verify that the project on the subject parcel conforms to the plans listed above and that the site is suitable for this use. The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN250242.

7. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) Public access is required as part of the project as the development is on 17 Mile Drive and near an unpaved road or trail, however, no substantial adverse impact on access, either individually or cumulatively, as described in DMF CIP Section 20.147.130.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

- c) The subject property is described as an area where Major Public Access & Recreational Facilities requires visual or physical public access (Figure 8, DMF LUP).
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250242.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:**
- e) Board of Supervisors. Pursuant to §§20.44.070 and 20.86.030 of the Monterey County Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - f) Coastal Commission. The proposed project is subject to appeal by/to the California Coastal Commission because it is a project involving development that is permitted in the underlying zone as a conditional use, pursuant to §20.86.080.3 of the Monterey County Zoning Ordinance (Title 20).

DECISION

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

1. Find the project the project Categorically Exempt per Section 15303 of the CEQA Guidelines and does not meet any of the exceptions under Section 15300.2;
2. Approve a Combined Development Permit consisting of a 1.) Coastal Development Permit and Design Approval to allow the installation of a wireless telecommunication facility consisting of a 40-6 foot high pole with one antenna and associated equipment; 2.) Coastal Development Permit to exceed the required height of 30 feet established by the district; and 3.) Coastal Administrative Permit to allow development within 750 of an archaeological resource.

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

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

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

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

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

NOTES

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

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

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

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

County of Monterey HCD Planning

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

PLN250242

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit and Design Approval (PLN250242) allows 1.) Coastal Development Permit and Design Approval to allow the installation of a wireless telecommunication facility consisting of a 40-6 foot high pole with one antenna and associated equipment; 2.) Coastal Development Permit to exceed the required height of 30 feet established by the district; and 3.) Coastal Administrative Permit to allow development within 750 of an archaeological resource. The property is located in the PG&E right-of-way, adjacent to the property located at 3426 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-381-007-000), Del Monte Forest Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation 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 008-381-007-000 on October 30th, 2025. The permit was granted subject to 8 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

Condition/Mitigation 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.

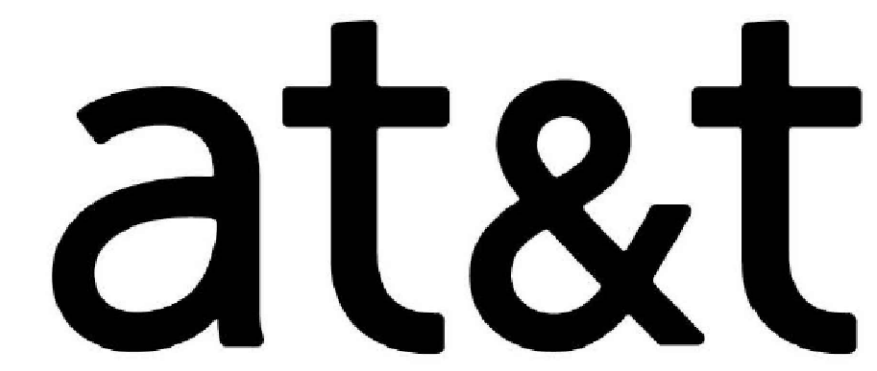
8. PD039(E) - WIRELESS EMISSION

Responsible Department: Planning

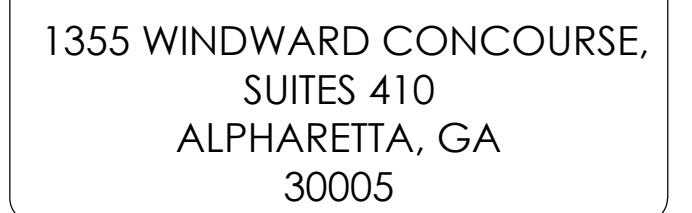
Condition/Mitigation Monitoring Measure: The facility must comply with Federal Communications Commission (FCC) emission standards. If the facility is in violation of FCC emission standards, the Director of HCD - Planning shall set a public hearing before the Appropriate Authority whereupon the appropriate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



SITE ID:	CRAN_RSFR_PEBBL_201
IWM:	WSSFR0052073
FA CODE:	16519527
SITE TYPE:	WOODEN UTILITY POLE
POLE #:	TBD
COUNTY:	MONTEREY



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

AT&T MOBILITY PROJECT MANAGER:
AT&T MOBILITY
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AT&T MOBILITY RF MANAGER:
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PROJECT MANAGER:
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A&E PROJECT MANAGER:
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EMAIL: ATTPROJECTTEAM@MODUSLLC.COM

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

- INSTALL (2) NEW 2" PANEL ANTENNA ON TOP OF WOODEN UTILITY POLE
- INSTALL (1) NEW WOODEN UTILITY POLE
- INSTALL (1) NEW RADIO 4490, ON WOODEN UTILITY POLE
- INSTALL (1) NEW PSU AC08 ON WOODEN UTILITY POLE
- INSTALL (1) NEW BBU RP6339 ON WOODEN UTILITY POLE
- INSTALL (1) NEW COAX CONDUIT FROM EQUIPMENT TO NEW CANISTER ANTENNA
- INSTALL (1) NEW POWER CONDUIT FROM P.O.C. TO EQUIPMENT
- INSTALL (1) NEW FIBER CONDUIT FROM P.O.C. TO EQUIPMENT
- INSTALL (1) NEW EQUIPMENT BRACKET
- INSTALL (1) NEW SMART METER / DISCONNECT
- CABLEING TO BE INSTALLED IN A TIGHT NEAT MANNER WITHOUT EXCESS CABLE LOOPS
- ALL AT&T ADDED APPURTENANCES SHALL BE PAINTED TO MATCH POLE COLOR (NON-GLOSSY "SABLE" BY SHERWIN WILLIAMS, OR EQUIVALENT)

[illegible]

DRAWN BY:	JC
CHECKED BY:	TDL
APPROVED BY:	CW

[illegible]

A photograph showing a paved road that curves to the right, bordered by a dense forest of tall pine trees. A wooden signpost stands on the grassy shoulder of the road. The scene is captured from a low angle, looking down the road into the woods.

A map showing the location of the study site. The map features a road labeled "17 Mile Dr." running diagonally from the top left towards the bottom right. Another road, "Carmel Wy.", runs vertically from the bottom left towards the center. A green, irregularly shaped area is located on the left side of the map. A small black dot, representing the study site, is located on 17 Mile Dr. A line connects this dot to a box labeled "SITE". Below the dot, the address "3426 17 MILE DR" is written. In the bottom right corner, there is a compass rose with an "N" indicating North.

SITE ADDRESS:	(NEAR) 3426 17 MILE DR PEBBLE BEACH, CA 93953
OWNER:	PG&E 1 MARKET STREET, SPEAR TOWER SAN FRANCISCO, CA 94105-1126
APPLICANT:	AT&T MOBILITY 5005 EXECUTIVE PARKWAY SAN RAMON, CA 94583
LATITUDE:	36.560605 NAD83
LONGITUDE:	-121.927159 NAD83
COUNTY:	MONTEREY
JURISDICTION:	PEBBLE BEACH
ASSESSORS PARCEL NUMBER:	NEAR 008-381-007
ZONING:	LDR/1.5-D(CZ)
ELEVATION:	164.209' AMSL

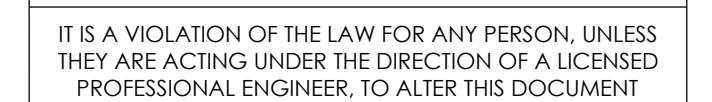


THE UTILITIES SHOWN HEREIN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER/SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL THE UTILITIES WITHIN THE LIMITS OF THE WORK. 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 (NGS 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)
- NCIJA OPERATIONS/ ROUTINE HANDBOOK (2019)
- NATIONAL ELECTRICAL CODE (NEC) (2020 EDITION)
- NATIONAL ELECTRICAL SAFETY CODE IEEE C2 STANDARDS (NESC)
- CITY / COUNTY ORDINANCES

ACCESSIBILITY REQUIREMENTS FOR PERSONS WITH DISABILITIES:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY IS
NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA ADMINISTRATIVE STATE
CODE PART 2, TITLE 24, CHAPTER 11B, SECTION 1103B.



(NEAR) 3426 17 MILE DR
PEBBLE BEACH, CA 93953

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).
7.

USE 90° CONNECTOR AT CABLE CONNECTION FOR OMNI DOWN ANTENNAS.
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)	PLY.	PLYWOOD
CONST.	CONSTRUCTION	PRC.	POWER PROTECTION CABINET
CONT.	CONTINUOUS	PRF.	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:	JC
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	01/17/25	90% CD
0	01/28/25	100% CD

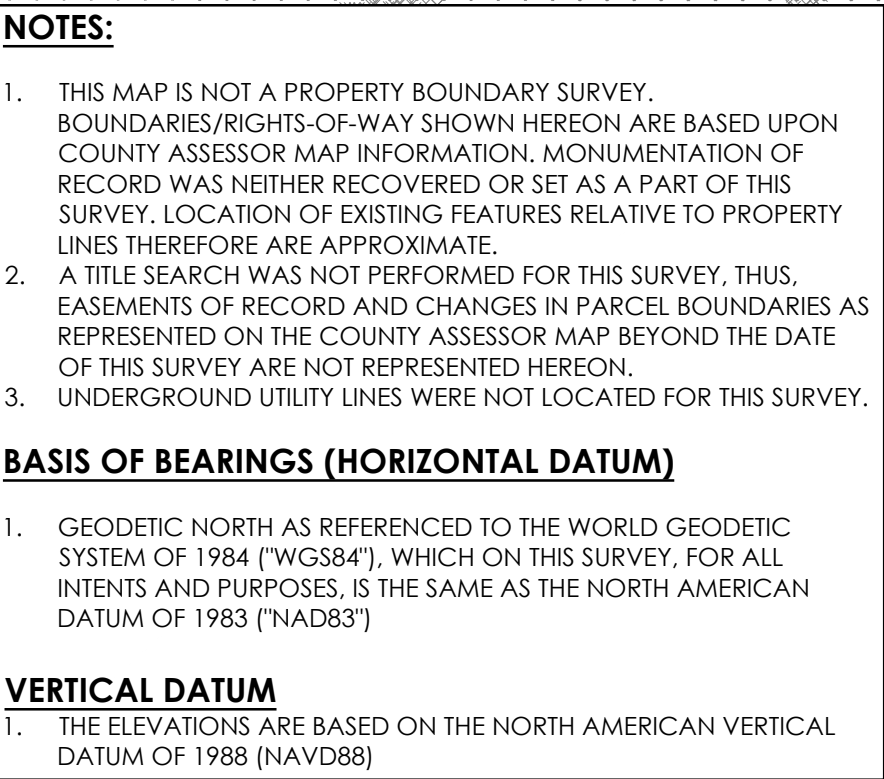


IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

CRAN_RSFR_PEBBL_201

(NEAR) 3426 17 MILE DR
PEBBLE BEACH, CA 93953

GENERAL NOTES



at&t

AT&T
5001 EXECUTIVE PARKWAY
SAN RAMON, CA
94583



1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

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

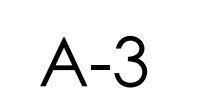
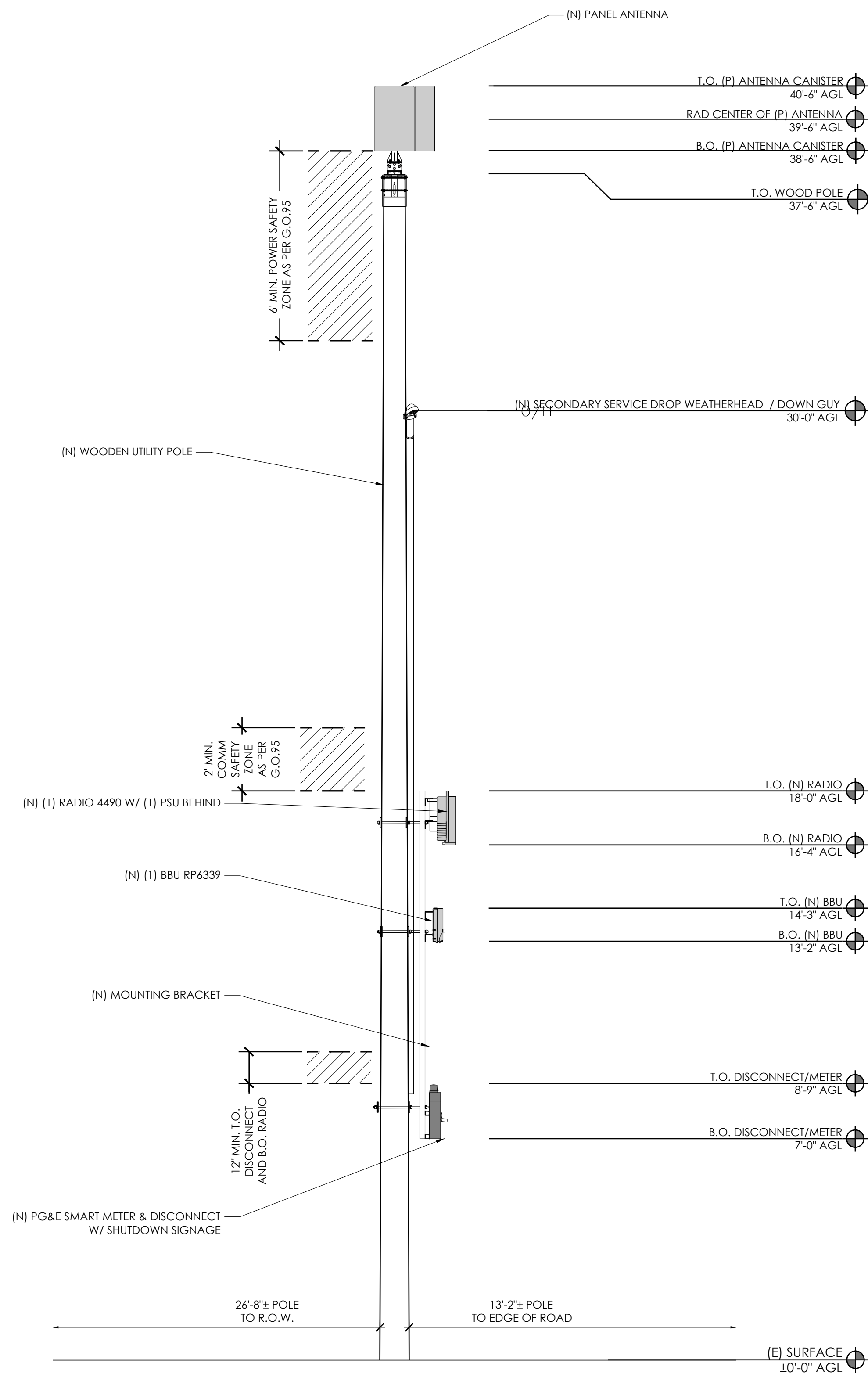
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CRAN_RSFR_PEBBL_201

3426 17 MILE DR
PEBBLE BEACH, CA 93953

SURVEY

C-1



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AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA
94583



NextEdge

1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JC
CHECKED BY:	TDL
APPROVED BY:	CW

REV	DATE	DESCRIPTION
	01/17/25	90% CD
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(NEAR) 3426 17 MILE DR
PEBBLE BEACH, CA 93953

DETAILS

D-2

1. GENERAL REQUIREMENTS

- ## 2. EQUIPMENT LOCATION

- ### 3. TESTS

- #### 4. PERMITS

- ## 5. GROUNDING

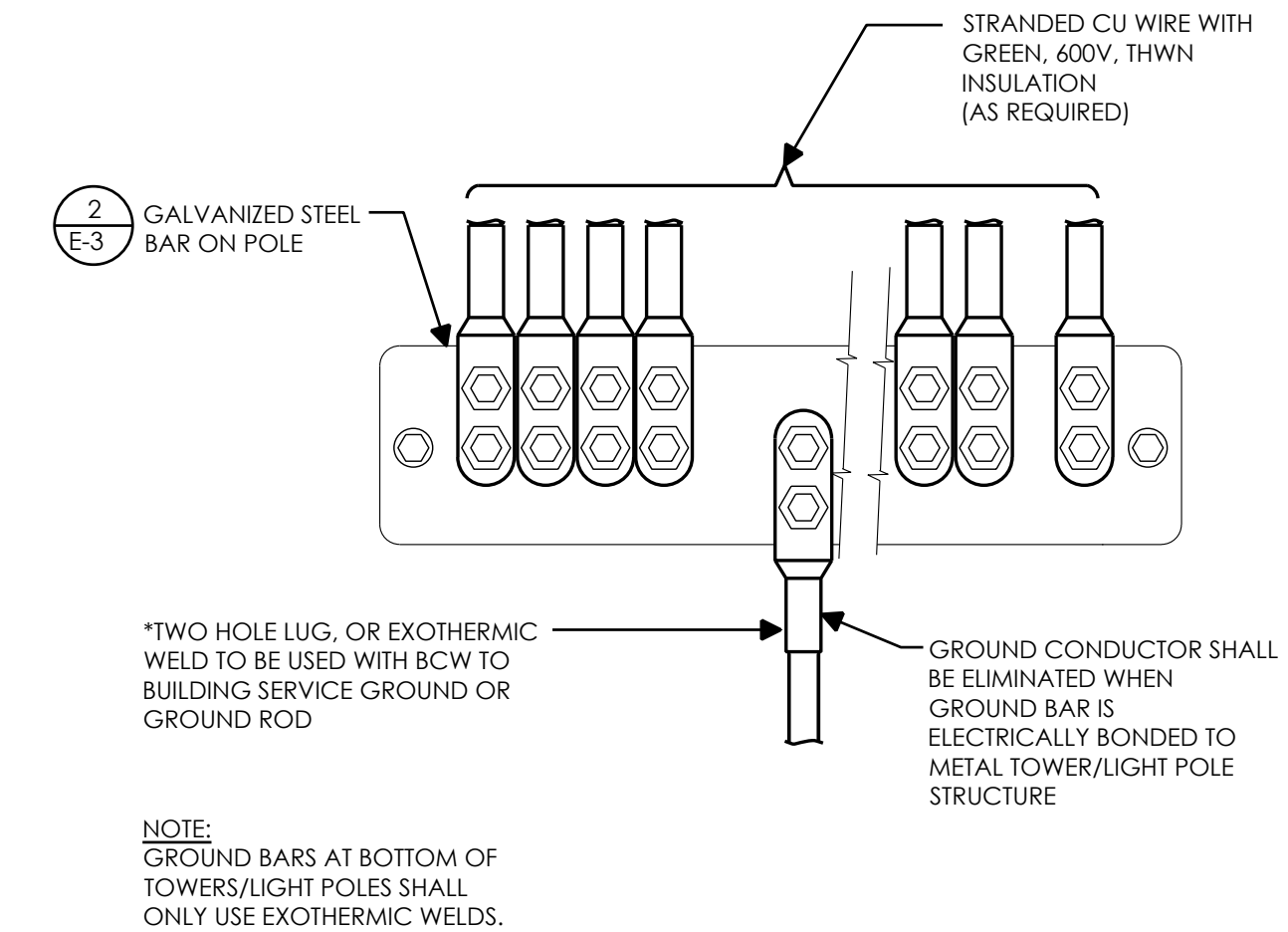
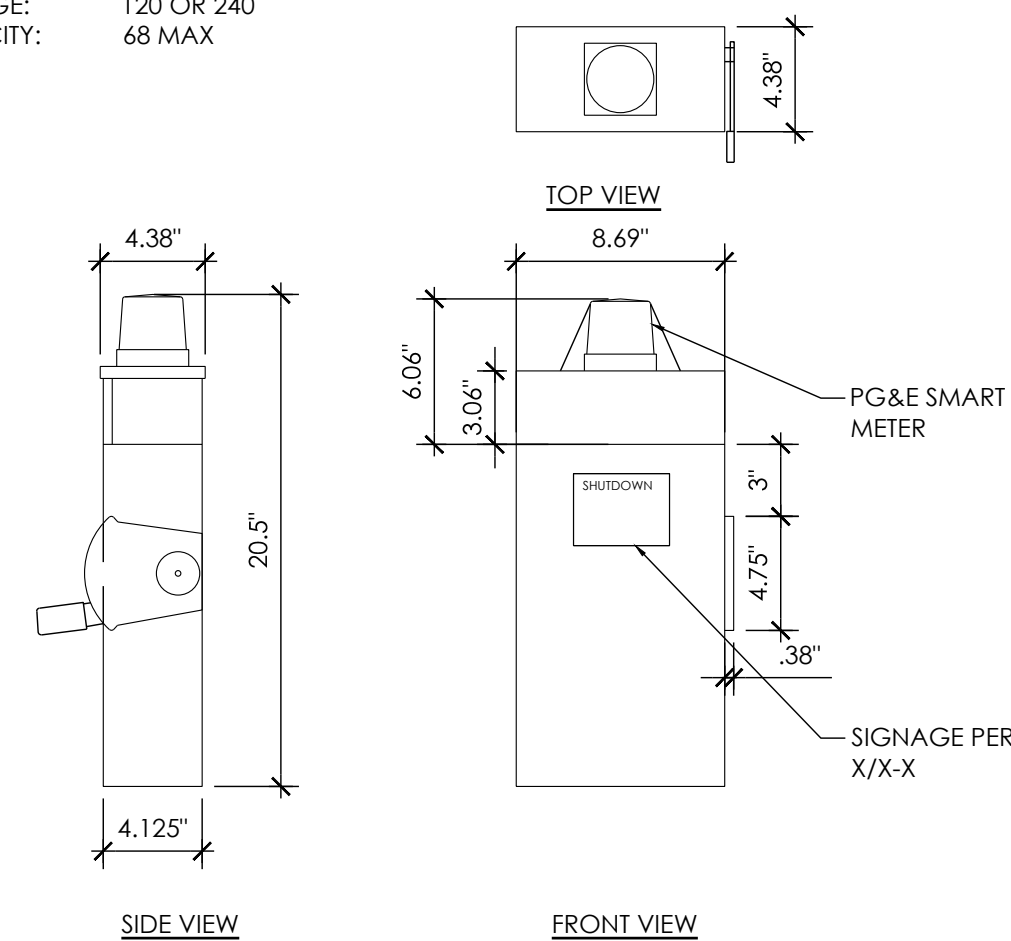
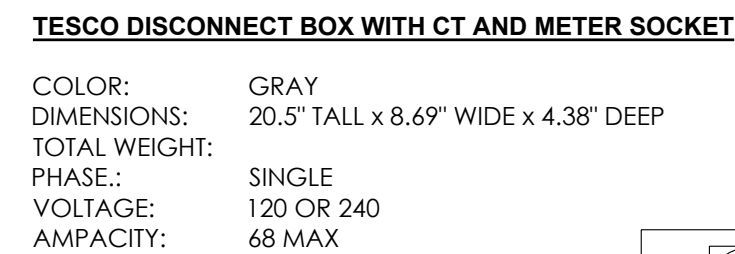
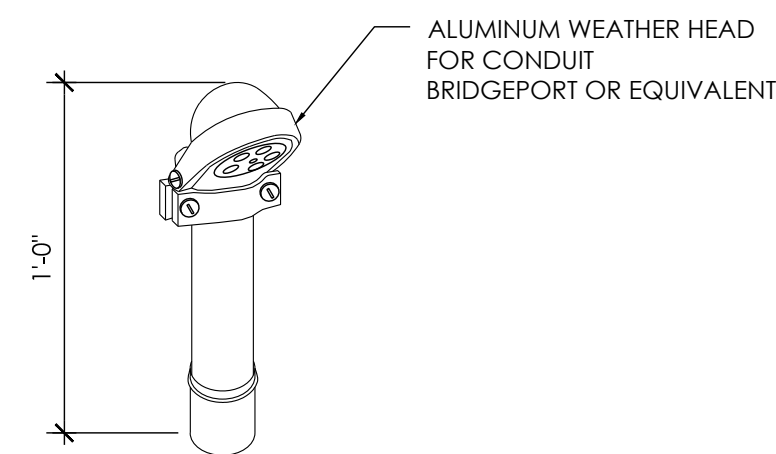
- ## 6. UTILITY SERVICE

- ## 7. PRODUCTS

- ## 8. INSTALLATION

- ## 9. PROJECT CLOSEOUT

- E-1



AT&T
5005 EXECUTIVE PARKWAY
SAN RAMON, CA
94583



1355 WINDWARD CONCOURSE,
SUITES 410
ALPHARETTA, GA
30005

DRAWN BY:	JC
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[illegible]

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CRAN_RSFR_PEBBL_201

(NEAR) 3426 17 MILE DR
PEBBLE BEACH, CA 93953

ELECTRICAL DETAILS

E-3

NOT USED

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

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

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

3

NOT USED

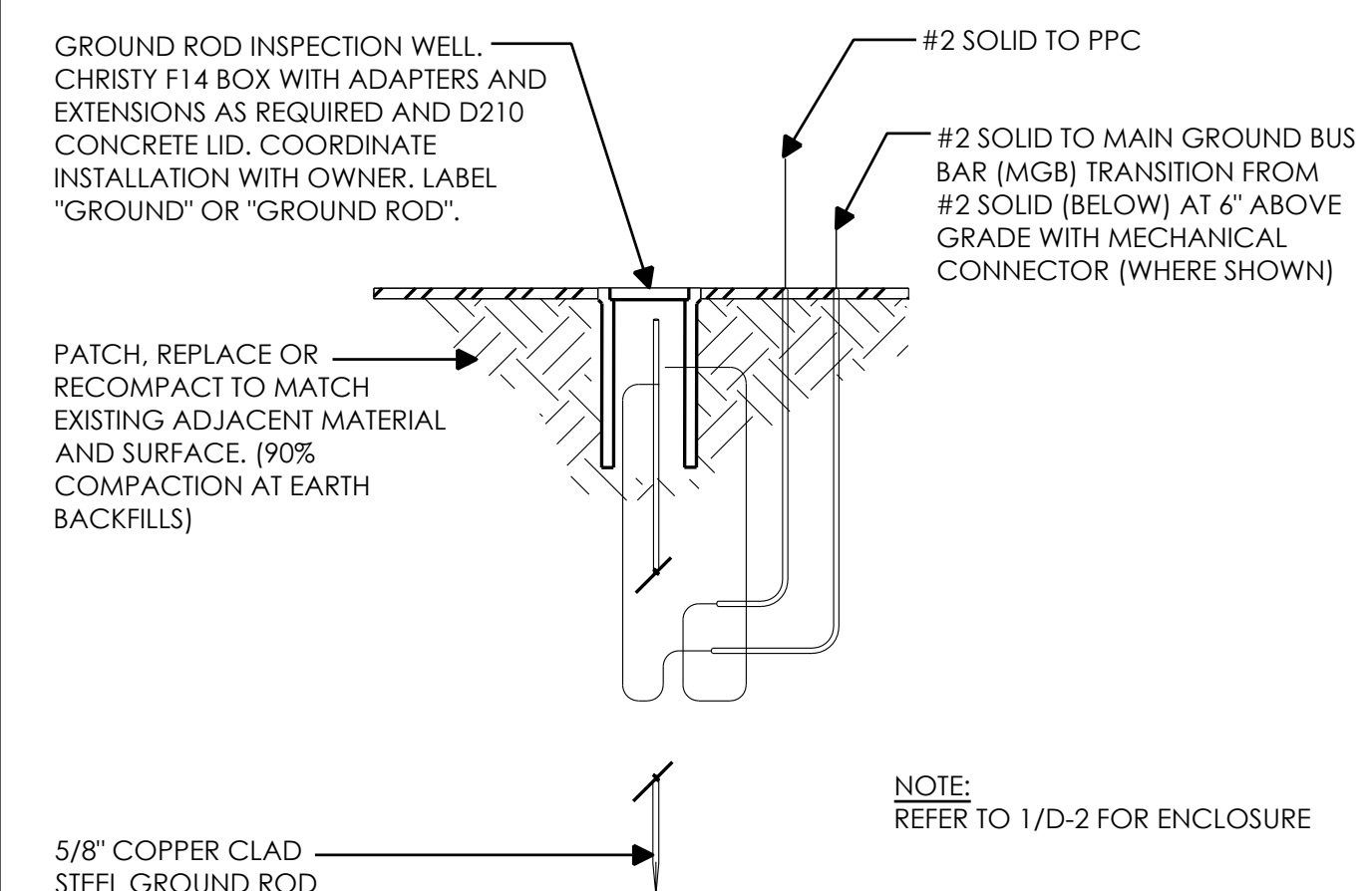
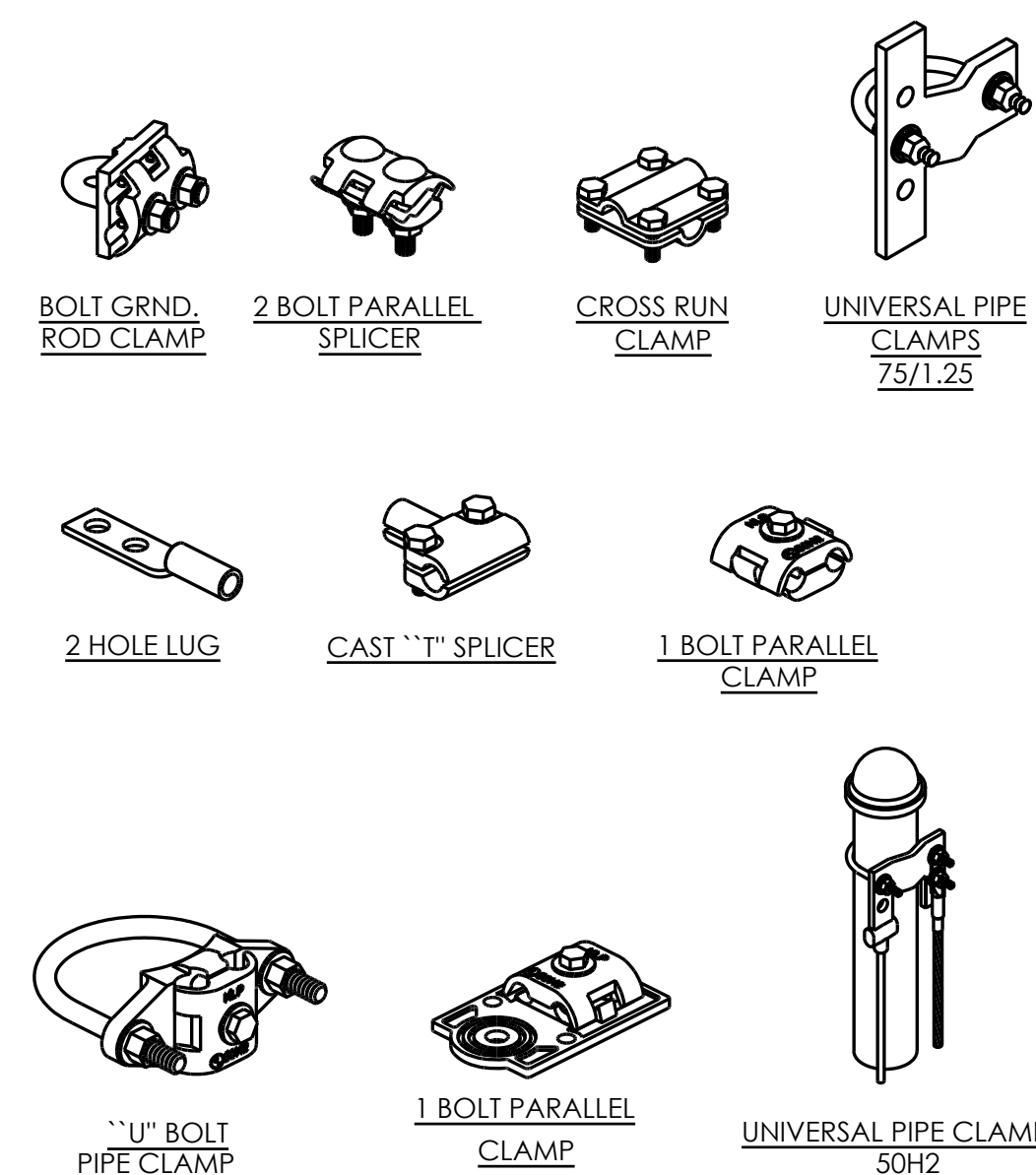
11	NOT USED
----	----------

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

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

2

Electrical Load Calculations @ 120V			
Radio	Wattage	1.25*VA	Amps
4490	480	600.0	5.0
		0.0	0.0
		0.0	0.0
		0.0	0.0
		0.0	0.0
Totals		600.0	5.0
Disconnect / Meter: 68 Amps			
Total Load: 7.4%			



NOT USED

10	ELECTRICAL LOAD CALCULATIONS
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7	MECHANICAL CONNECTION
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4	GROUND TEST WELL
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1

Existing



AT&T Wireless

view from 17 Mile Drive looking southwest at site

CRAN_RSFR_PEBBL_201

Near 3426 17 Mile Drive, Pebble Beach, CA

Photosims Produced on 4-18-2025

Proposed



Proposed AT&T
Installation

Existing



AT&T Wireless

view from 17 Mile Drive looking southeast at site

CRAN_RSFR_PEBBL_201
Near 3426 17 Mile Drive, Pebble Beach, CA
Photosims Produced on 4-18-2025

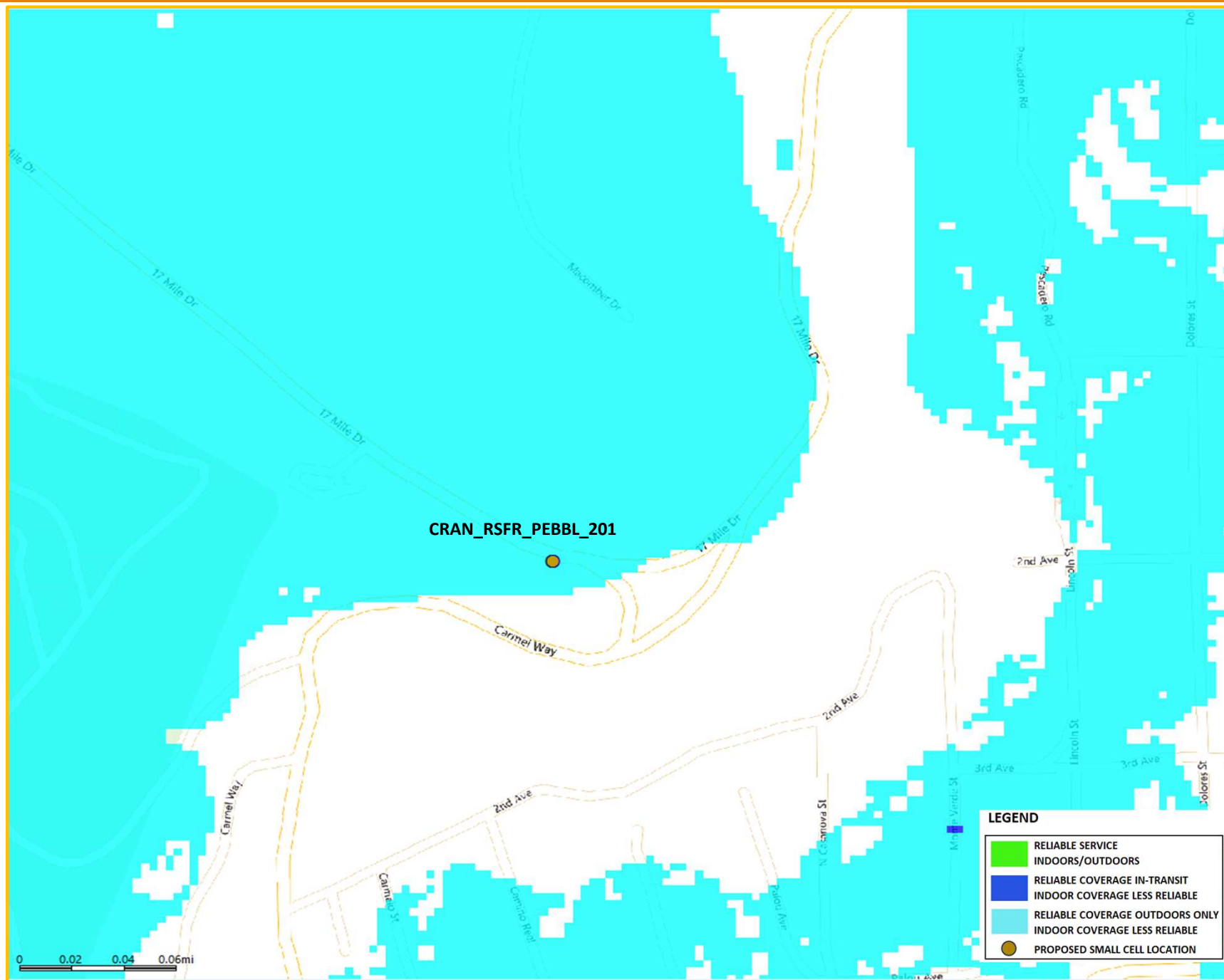
Proposed





CRAN_RSFR_PEBBL_201 SERVICE MAP

EXISTING LTE 700 COVERAGE PLOT



PROPOSED LTE 700 COVERAGE PLOT

