

Exhibit C

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Dec

RECORDED AT REQUEST OF

18204

Recording requested by:

When recorded, mail copy to:
Monterey County Planning and Building Inspection Department
P.O. Box 1208
Salinas, CA 93902

R	12
M	1
RF	10
TC	9
I	32

MONTEREY COUNTY
OFFICE OF RECORDER
COUNTY OF MONTEREY
SALINAS, CALIFORNIA

REEL 2919 PAGE 1240

PERMIT APPROVAL NOTICE

(Type or Print)

- Lessee
1. ~~OWNER(S)~~ NAME: Salinas Cellular Telephone Company
 2. APPLICANT(S) NAME: Salinas Cellular Telephone Company
 3. PERMIT APPLICATION NO: PC 92216
 4. ASSESSOR'S PARCEL NO(S): 247-012-007

A permit (Resolution # 93-039) was approved by the Monterey County Planning Commission for Assessor's Parcel Number 247-012-007 on February 10, 1993. The permit was granted subject to 8 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department.

5. LEGAL DESCRIPTION: (Fill in here or attach)

- Lessee
6. ~~OWNER(S)~~ SIGNATURE(S):
Richard Weimer DATE: 2/10/93
- DATE: _____

NOTE: OWNER'S SIGNATURE(S) MUST BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC

STATE OF CALIFORNIA) SS
COUNTY OF MONTEREY)

On Feb. 10, 1993, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard Weimer personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) who name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Signature Michelle Artellan



(This area for official seal)

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Attachment A

REEL 2770 PAGE 720

That portion of Section 5, Township 20 South, Range 2 East, MDM, in the County of Monterey, State of California, according to the official Plat thereof, described as follows:

Beginning at a 4" X 4" post scribed "1/4S", marking the North quarter corner of said Section 5, as said post is shown on Maps filed for record in Volume 8 of Surveys Page 156, Volume 10 of Surveys, Page 100 and Volume 15 of Surveys, Page 182, Monterey County Records; thence

(1) S. 9° 17' 20" W., 736.43 feet to a 2" X 3" redwood post marking an angle point of the boundary of Parcel I, described in the deed to James D. Elliott, et ux recorded September 27, 1974, in Reel 937 of Official Records of said County, Page 369; thence along said boundary,

(2) S. 80° 47' 50" W., 330.00 feet, to an angle point of said boundary; thence, leaving said boundary,

(3) N. 39° 49' 26" W., 745.44 feet, to a 3/4" iron pipe tagged "LS 2689"; thence

(4) N. 0° 27' 15" W., 263.04 feet, to the North line of said Section 5; thence

(5) S. 86° 31' 58" E. along said North boundary, 925.80 feet to the point of beginning and being "Parcel C", as shown on said Map filed for record October 18, 1988, in the office of the County Recorder of said County in Volume 15 of Surveys, Page 182.

A.P. NO. 419-311-036

END OF DOCUMENT

COPY

FEB 18 1993

PC92-216

ORIGINAL

PLANNING COMMISSION
COUNTY OF MONTEREY, STATE OF CALIFORNIA

REEL 2919 PAGE 1242

RESOLUTION NO. ~~93-039~~

A. P. # 247-012-007-000

FINDINGS AND DECISION

In the matter of the application of **Salinas Cellular (PC92-216)**

WHEREAS: The Planning Commission, pursuant to regulations established by local ordinance and state law, has considered, at public hearing, a Combined Development Permit, located on a portion of Lots 7-12, 22 and 23, Assessor's Map San Lorenzo or Peachtree Rancho, Peachtree Road area, fronting on Peachtree and Highway 198, came on regularly for hearing before the Planning Commission on February 10, 1993.

WHEREAS: Said proposal includes:

- 1) Use Permit for request for waiver of policy prohibiting development on slopes in excess of 30%, and
- 2) Use Permit for cellular telephone tower and equipment building

WHEREAS: Said Planning Commission, having considered the application and the evidence presented relating thereto,

1. FINDING: That the proposed communication antenna and equipment building are consistent with the South County Area Plan which designates the property as "Permanent Grazing, 40 Acre Minimum" and the Monterey County General Plan.

EVIDENCE: The proposed project is a quasi/public utility which will serve as a communication facility. Public/Quasi-Public uses are considered a "Special Use" under the General Plan and may be considered in any land use designation.

2. FINDING: That the site of the proposed Use Permit is physically suitable for the type of development proposed.

EVIDENCE: A Preliminary Geologic and Soil Engineering Study was prepared by Applied Soil Mechanics incorporated (August 1991) indicating that this site is satisfactory for the proposed use.

3. FINDING: That the proposed use is compatible with other uses in the area.

EVIDENCE: Approximately 40,000 acres where subject tower will be situated is comprised of open agricultural grazing land. The terrain is composed of European-introduced grasses with clusters of Oak and Pines.

4. FINDING: That this proposed project will not have a significant environmental effect.
EVIDENCE: The proposed project will require only a minimal amount of disturbance to the site and any impacts can be mitigated. Accordingly, a Negative Declaration, has been filed by staff.
5. FINDING: That the proposed project will not have a significant environmental damage or substantially injure fish or wildlife or their habitat.
EVIDENCE: The proposed project will be confined to a 3,094 square foot site and will require only a minimal amount of disturbance to the site and is not located in an environmentally sensitive habitat.
6. FINDING: The establishment, maintenance, or operation of the use or building applied for will not under the circumstances of the particular case be detrimental to health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County.
EVIDENCE: This is evidence by the above findings and supporting evidence.
7. FINDING: Approval of the proposed Use Permit involves the potential for adverse impact, individually or cumulatively, on plantlife or wildlife resources as defined by Section 711.2 of the State Fish and Game Code.
EVIDENCE: The Initial Study for the project did identify potential significant environmental impacts to wildlife resources resulting from the project. A Negative Declaration was filed on January 15, 1993.

DECISION


THEREFORE, it is the decision of said Planning Commission that said Negative Declaration be adopted and that said application be granted as shown on the attached sketch, subject to the following conditions:

- ✓ 1. The property owner agrees as a condition of the approval of this permit to defend at his sole expense any action brought against the County because of the approval of this permit. The property owner will reimburse the County for any court costs and attorneys' fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of any such action; but such participation shall not relieve applicant of his obligations under this condition. Said agreement shall be recorded prior to the issuance of building permits or use of the property. (Planning and Building Inspection)
- ✓ 2. That no additional antennas, dishes, or buildings shall be added to the facility without the approval of the Planning Commission. (Planning and Building Inspection)

3. The two (2) telephone poles shall be limited to a maximum of 35 feet in height. (Planning and Building Inspection)
4. The two (2) telephone poles, accessory buildings and all related equipment shall be removed within six months when project ceases. (Planning and Building Inspection)
5. Comply with Title 19 of the California Administrative Code Subchapter 3 and Health and Safety Code Chapter 6.95 (Hazardous Material Registration and Business Response Plans) as approved by (Director of Environmental Health).
6. That the applicant contact the FAA to publish a NOTAM (notice to airmen) in Monterey County about the location, etc. of the proposed structure. (Monterey County Airport Land Use Commission)
7. Pursuant to the State Public Resources Code and the State Fish and Game Code, the applicant shall pay a fee to be collected by the County of Monterey in the amount of \$1,275. This fee shall be paid prior to filing of the Notice of Determination. Proof of payment shall be furnished by the applicant to the Director of Planning and Building Inspection prior to commencement of use or the issuance of building and/or grading permits. (Planning and Building Inspection)
8. The applicant shall record a notice which states: 'A permit (Resolution # 93-039) was approved by the Monterey County Planning Commission for Assessor's Parcel Number 247-012-007-000 on February 10, 1993. The permit was granted subject to 8 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department.' Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. (Planning and Building Inspection)

PASSED AND ADOPTED this 10th day of February, 1993 by the following vote:

Ayes: Calcagno, Jimenez, Moore, Orrett, Reaves,
Riddle, Stallard, Vasquez, Jr.
Naes: None
Absent: None
Abstain: Errea, Foote



ROBERT SLIMMON, JR.
SECRETARY OF THE PLANNING COMMISSION

Copy of this decision mailed to applicant on FEB 18 1993

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE FEB 23 1993

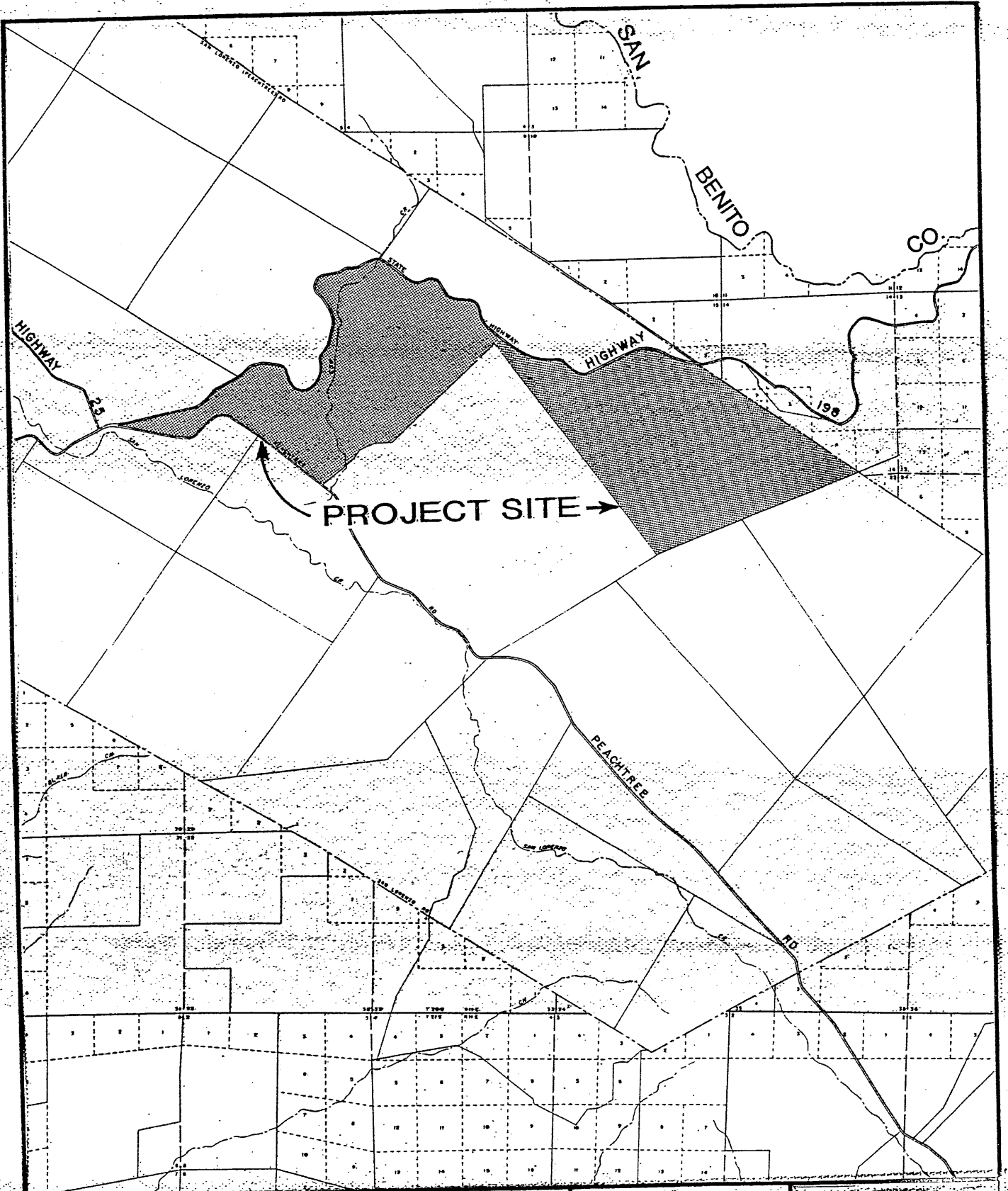
NOTES

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 the Monterey County Planning and Building Inspection Department office in Salinas.


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




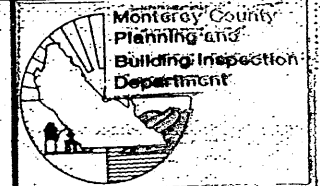
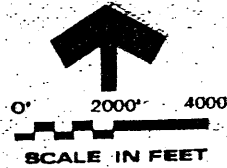
APPLICANT: SALINAS CELLULAR

APN: 247-012-007-000

P.C.# 92216

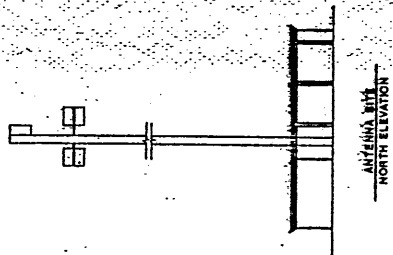
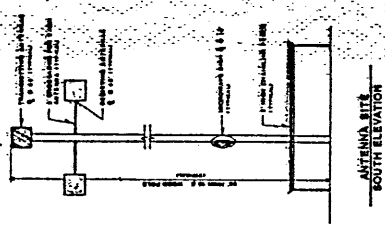
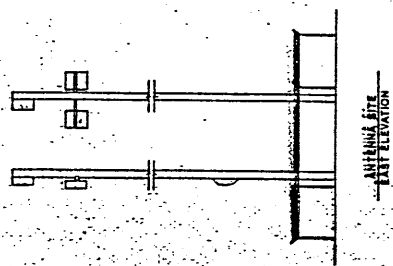
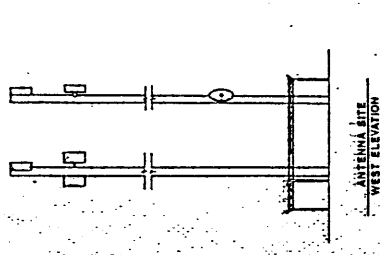
300' LIMIT 

2,500' LIMIT 

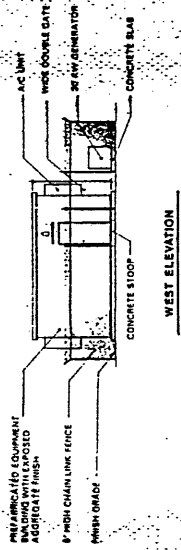
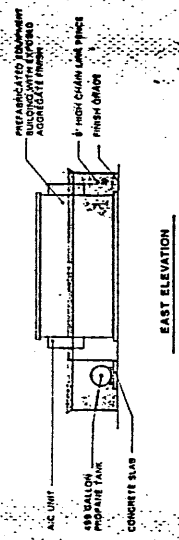
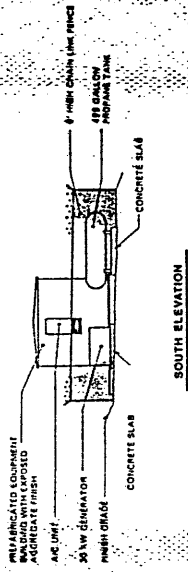
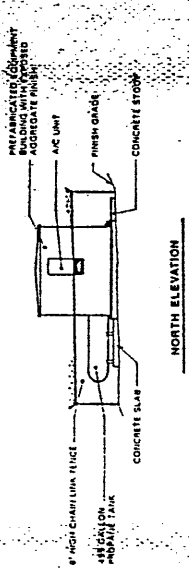


NO.	DATE	DESCRIPTION

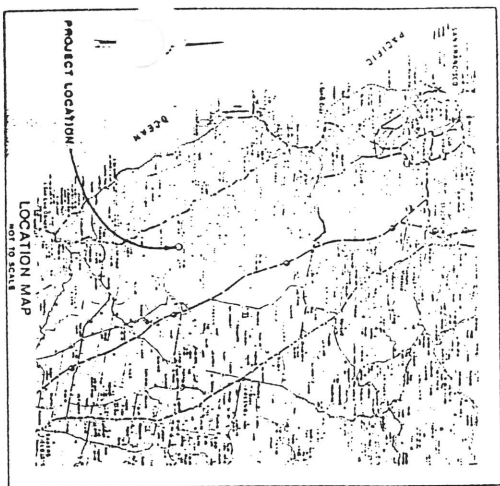
REEL 2919 PAGE 1247



ANTENNA SITE AREA ELEVATIONS



EQUIPMENT BUILDING AREA ELEVATIONS



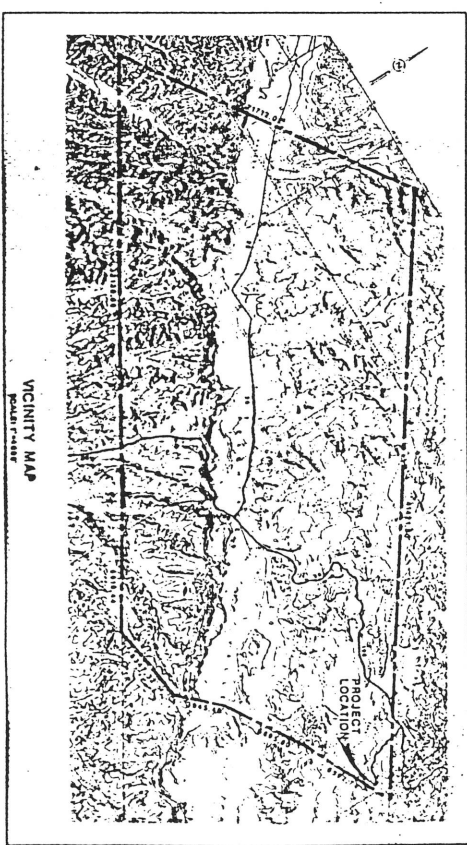
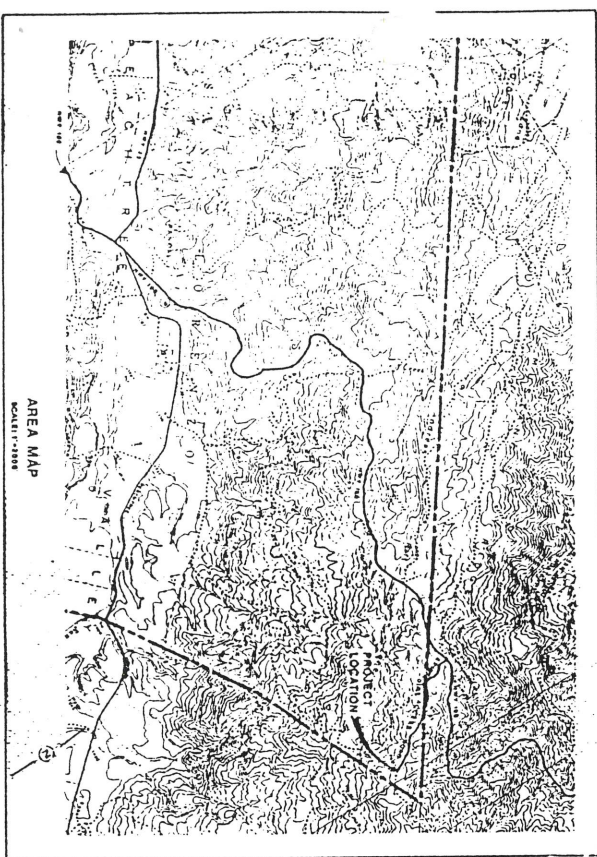
PROPERTY OWNER/LESSOR
 JAMES I. AND CAROLINE W. SINGHTON
 235 NORTH WALNUT DRIVE, SUITE 177
 RIVERSIDE, CALIFORNIA 92506
 (951) 506-1177

APPLICANT - LESSEE
 CELLULAR ONE
 188 BROADWAY SUITE 2100
 MOUNTAIN VIEW, CALIFORNIA 91401
 CONTRACT: C-1115-1999

CELLULAR ONE PEACH TREE CELL SITE

GENERAL NOTES

- SITE INCLUDES:
 - ANTENNA HOLES - THE ANTENNA HOLES ARE SELF-SUPPORTING AT A MIN. 12" DIAMETER WOOD POLES.
 - ANTENNA FROM WOOD POLES HAS WATERTIGHT WALL BE LOCATED ON ROOF AT 15' ABOVE GROUND LEVEL. BE LOCATED ON THE SOUTH SIDE OF BUILDING. THE PRE-FABRICATED EQUIPMENT BUILDING IS 12' X 28' X 10' HIGH AND HAS A TYPICAL ADOBE CLAY FINISH.
 - GENERATOR - THE GENERATOR IS MOUNTED FLEET AND HAS A CAPACITY OF 20 KW.
 - ROOFING - THE ROOFING IS 1.5" INSULATION CAPACITY 1.5" INSULATION WITH 2" Gypsum BOARD ON TOP.
 - FOUNDATIONS - FOUNDATIONS OBTAINED FROM SURVEY BY MOUNTAIN VIEW ENGINEERING. ELEVATION IS BASED ON THE U.S.G.S. MOUNTAIN VIEW QUAD, MOUNTAIN VIEW CALIFORNIA.
 - 3. NEAREST PARCEL NUMBER: 241 011 0114 241 022 00 AND 241 013 0110 AND 241 023 0110.
 - 4. BIRTH/DEATH ESTIMATE: CUF - 20 CY. FEEL - 20 CY.
 - 5. THE FOLLOWING EMISSION CONTROL MEASURES SHALL APPLY BETWEEN OCTOBER 15 AND 2004:
 - A. DIRT/DEBRIS SURFACE NOT INVOLVED IN THE ANTENNA OPERATIONS SHALL BE MAINTAINED BY MOUNTAIN VIEW ENGINEERING.
 - B. TRUCKS FROM THE SITE SHALL BE EQUIPPED OR FITTED BY BEING EQUIPPED WITH SPONGE MOUNT CATCH BASINS TO PREVENT THE RETURN OF DEBRIS FROM THE SITE. THESE EQUIPMENT CONTROLS MUST BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
 - C. EMISSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
 - D. THE BUILDING INSPECTION SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF IT DETERMINES THAT EMISSION PROBLEMS ARE NOT BEING CORRECTED IMMEDIATELY.



<p>CELLULAR ONE CELL SITE PEACH TREE</p>		<p>DATE: 10/15/99 BY: [Signature] CHECKED: [Signature] TITLE: [Signature]</p>	<p>WHITSON'S ENGINEERS 10000 WILSON BLVD SUITE 100 RIVERSIDE, CA 92506 (951) 506-1177</p>
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