Exhibit C

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MINUTES
Del Monte Land Use Advisory Committee
Thursday, September 18, 2025

1. Meeting called to order by Lori Lietzke **at** 3:01 pm

2. Roll Call

Members Present:
Lori Lietzke, Maureen Lyon, Carol Church, Rick Verbanec, Bart Bruno

Members Absent:
Ned Van Roekel, Kamlesh Parikh

3. Approval of Minutes:

A. **September 4, 2025** minutes

Motion: Bart Bruno (LUAC Member's Name)

Second: Rick Verbanec (LUAC Member's Name)

Ayes: Lori Lietzke, Maureen Lyon, Carol Church, Rick Verbanec, Bart Bruno

Noes:

Absent: Ned Van Roekel, Kamlesh Parikh

Abstain:

4. Public Comments: The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. Meeting Adjourned: 4:42 pm

Minutes taken by: Maureen Lyon

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

1.

Project Name: FELICITY LLC (AT&T MOBILITY)
File Number: PLN250237
Project Location: 3252 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-462-006-000
Project Planner: Jordan Evans-Polockow
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** _____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jordan Evans **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	X		Concern over height of pole – can it blend better with the surrounding forest? AT&T reps. Would explore that possibility. Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.

Dan Neault	**X**		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	**Policy/Ordinance Reference (If Known)**	**Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)**
Are poles on private property?	Poles are located on PB property/easements	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest	Yes, three already exist as well as Cypress Club project	

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Lori Lietzke, Maureen Lyon, Rick Verbanec

Noes: _____

Absent: _____

Abstain: Bart Bruno; Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

2.

Project Name: HARDCASTLE MICHAEL L TR (AT&T MOBILITY)
File Number: PLN250238
Project Location: 4035 Sunset Ln, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-111-018-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** _____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Dan Neault	X		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements AT&T and PG&E owners. Pole	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest	Yes, three already exist as well as Cypress Club project	

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: Maureen Lyon, Rick Verbanec, Lori Lietzke

Noes:

Absent:

Abstain: Bart Bruno; Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

3.

Project Name: PERACCHI DONALD J & JUDITH E TRS (AT&T MOBILITY)
File Number: PLN250239
Project Location: 1063 Wranglers Trail, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 007-232-016-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Dean Flippo - resident

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements AT&T and PG&E owners. Pole	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Rick Verbanec, Lori Lietzke

Noes: _____

Absent: _____

Abstain: Bart Bruno; Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

4.

Project Name: KINSEY EDWARD P & LISA J TRS (AT&T MOBILITY)
File Number: PLN250240
Project Location: 3201 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-481-006-000
Project Planner: Jordan Evans-Polockow
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jordan Evans **(Name)**

PUBLIC COMMENT:

NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	X		Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.
DanNeault	X		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen LYon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Rick Verbanec, Lori Lietzke

Noes: _____

Absent: _____

Abstain: Bart Bruno, Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

5.

Project Name: FORAKER AUDREY DORMER ET AL (AT&T MOBILITY)
File Number: PLN250241
Project Location: 3195 Cortez Rd, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-341-031-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** _____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	**Policy/Ordinance Reference (If Known)**	**Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)**
Are poles on private property?	Poles are located on PB property/easements AT&T and PG&E owners. Pole	
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility.
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

x Support Project with changes

___ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: Lori Lietzke, Rick Verbanec, Carol Church

Noes:

Absent:

Abstain: Carol Church, Bart Bruno

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

6.

Project Name: CEDROS 2017 LLC (AT&T MOBILITY)
File Number: PLN250242
Project Location: 3426 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-381-007-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:
NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	X		Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.
Dan Neault	X		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Are poles on private property?	Poles are located on PB property/easements	.
Who owns the poles? What determines the pole height?	AT&T and PG&E owners. Pole height determined by surrounding topography and are generally not higher than PG&E existing poles.	Make every effort to take aesthetic appearance into consideration and limit pole height to lessen visibility
Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Maureen Lyon, Lori Lietzke, Rick Verbanec

Noes: _____

Absent: _____

Abstain: Bart Bruno, Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

7.

Project Name: ARNAIZ HOWARD D & LACEY M TRS (AT&T MOBILITY)
File Number: PLN250243
Project Location: 3173 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-481-013-000
Project Planner: Jordan Evans-Polockow
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jordan Evans **(Name)**

PUBLIC COMMENT:

NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	X		Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.
Dan Neault	X		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
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Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: Maureen Lyon, Lori Lietzke, Rick verbanec

Noes:

Absent:

Abstain: Carol Church, Bart Bruno

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

8.

Project Name: HARKER DENNIS T & SANDRA E TRS (AT&T MOBILITY)
File Number: PLN250244
Project Location: 3399 17 Mile Dr, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-392-005-000
Project Planner: Jade Mason
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jade Mason **(Name)**

PUBLIC COMMENT:
NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Susan Lansbury	X		Why this location (and of the others proposed) located along this stretch of 17 Mile Drive? AT&T rep: locations were based on existing infrastructure and from public requests to improve service.
Dan Neault	X		Concern over flooding forest with RF's – have studies been done on potential health issues? AT&T Rep: No. Has newer technology been considered (ie: satellites) been considered? Who requested this enhanced coverage? AT&T rep: information gathered from various sources. Specific names can not be supplied due to privacy issues.

LUAC AREAS OF CONCERN

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Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

Were residents along 17 Mile drive asked about this project before being planned? AT&T rep: residents were not asked to participate in planning phase.

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: Lori Lietzke, Maureen Lyon, Rick Verbanec

Noes:

Absent:

Abstain: Bart Bruno, Carol Church

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

9.

Project Name: KIM TONG P & SOON Y TRS (AT&T MOBILITY)
File Number: PLN250245
Project Location: 3213 Ballantrae Ln, Pebble Beach, CA 93953
Assessor's Parcel Number(s): 008-471-023-000
Project Planner: Jordan Evans-Polockow
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Installation of a small cell wireless telecommunication facility. DMFLUP, CZ

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Marc Grabesch – AT&T; Tasha Stack – AT&T; Betty Saxon – AT&T; Dan Neault – resident; Susan Lansbury – resident; Molly Wooden – PB Co.; Cheryl Burrell – PB Co.

Was a County Staff/Representative present at meeting? Jordan Evans **(Name)**

PUBLIC COMMENT:
NOTE: All projects were considered together and the comments and concern for project #1 are the same for this project

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	**Policy/Ordinance Reference (If Known)**	**Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)**
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Are there other small cell communication poles located in forest		Yes, three already exist as well as Cypress Club project

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Rick Verbanec (LUAC Member's Name)

Second by: Maureen Lyon (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: Maureen Lyon, Lori Lietzke, Rick Verbanec

Noes:

Absent:

Abstain: Bart Bruno, Carol Church