

# Exhibit I

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PLANNING COMMISSION  
COUNTY OF MONTEREY, STATE OF CALIFORNIA

RESOLUTION NO. 92-005

A. P. § 197-161-37

FINDINGS AND DECISION

In the matter of the application of GTE Mobilnet (PC-7890)

*CASHW  
CASTLE  
MONOPOLY*

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 Parcel 2, Los Tularcitos Rancho, Cachagua area, located westerly of Cachagua Road, came on regularly for hearing before the Planning Commission on January 8, 1992.

WHEREAS: Said proposal includes:

- 1) Use Permit for cellular antenna, equipment building, propane tank, generator and tree removal (1), and
- 2) Use Permit for addition to height requirements

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

1. FINDING: The proposed project is consistent with the Cachagua Area Plan and the development policies of the Monterey County General Plan.

EVIDENCE: This property is designated Rural Density Residential 20 acres/unit which allows special uses of Public/Quasi-Public uses. The Monterey County General Plan requires providing adequate public utilities to planned growth areas. The GTE Mobilnet cellular system would provide cellular communication to the Carmel Valley Village and the Cachagua area.

2. FINDING: The proposed structure would not significantly impact the public viewshed from Carmel Valley Road.

EVIDENCE: The design materials and colors used for the cellular system would blend in with the surrounding area. The 40 foot height of the proposed tower would not be ridgeline development. Oak trees would screen the equipment building, generator, propane tank and the lower half of the tower from Carmel Valley Road. The top half of the tower would be visible from two sections of Carmel Valley Road, however the distance would be from 2 to 4 miles away.

3. FINDING: The project conforms to the "FVB-5 10 acre minimum building site" (Agricultural) zoning district.

EVIDENCE: Public utilities are allowed in an Agricultural zoning district with a use permit. The project conforms to the setback and lot coverage requirements of the "FVB-5 10ac/min" (Agricultural). The 40 foot tower would exceed the allowable height limit of the zoning district by 5 feet.

4. FINDING: The site is suitable for the proposed project.  
EVIDENCE: As identified by the Negative Declaration filed on November 26, 1991 there are no significant environmental constraints which would restrict development on the property. Staff review of the geologic study by Hardin Lawson Associates (Library #4.03.191).
5. FINDING: Approval of the proposed Combined Development 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 November 26, 1991.
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 evidenced by the above findings and supporting evidence.

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. There be no exterior lighting of the tower or buildings except as may be required by the FAA for safety or occasionally for emergency maintenance. That all exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. That the applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets there for all of which must be approved by the Director of Planning and Building Inspection, prior to the issuance of building permits. (Planning and Building Inspection)
2. That the recommendations of the Harding Lawson Associates geologic study contained in PC-7890 be followed subject to the approval of the Director of Planning and Building Inspection. (Planning and Building Inspection)
3. Maintain around the building and propane tank a firebreak by removing all brush, flammable vegetation, or combustible growth which is located within 30 feet. (California Division of Forestry)
4. Maintain any tree adjacent to or overhanging the building or propane tank free of dead or dying wood. (California Division of Forestry)
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). (Health Department)



6. That no additional antennas, dishes, or buildings shall be added to the facility without the approval of the Planning Commission. (Planning and Building Inspection)
7. The tower shall be limited to a maximum of 40 feet in height. (Planning and Building Inspection)
8. The tower, and all related equipment and accessory buildings shall be removed within six months, when use of project ceases. (Planning and Building Inspection)
9. That the exterior colors shall match existing vegetation and shall be subject to the approval of the Director of Planning and Building Inspection prior to final building permit sign off. (Planning and Building Inspection)
10. 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)
11. 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)
12. The applicant shall record a notice which states: 'A permit (Resolution # 92-005) was approved by the Monterey County Planning Commission for Assessor's Parcel Number 197-161-37 on January 8, 1992. 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)


*Current site  
197-161-037-000*

PASSED AND ADOPTED this 8th day of January, 1992 by the following vote:

Ayes: Calcagno, Glau, Jimenez, Moore, Orrett, Reaves, Riddle,

Noes: Stallard

Absent: Evans, Vasquez, Jr.

  
ROBERT SLIMMON, JR.  
SECRETARY OF THE PLANNING COMMISSION

Copy of this decision mailed to applicant on JAN 14 1992

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

JAN 24 1992

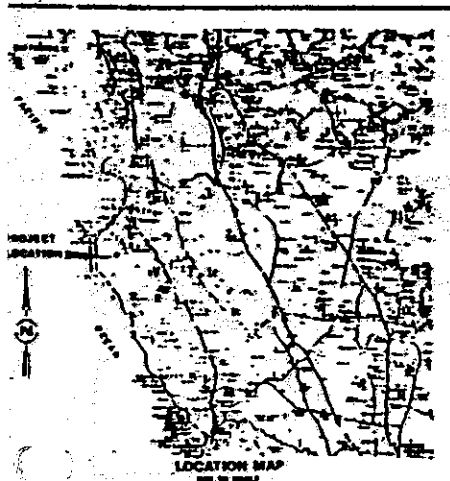
**NOTES**

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

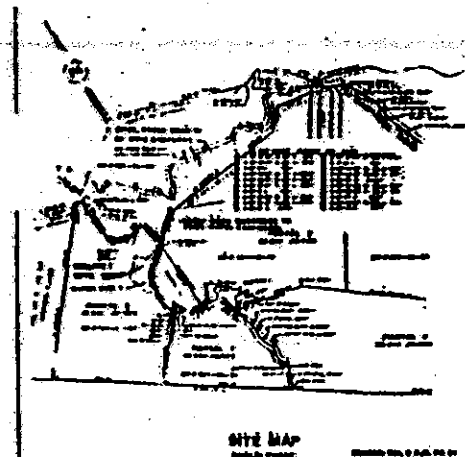
Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after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

2. This permit expires 1 year after the above date of granting thereof unless construction or use is started within this period.



# **GTE Mobilnet** **CARMEL VALLEY** **CELL SITE**



## **GENERAL NOTES**

1. SITE LOCATION: The site is located in the Carmel Valley area, near the intersection of Highway 1 and Highway 166. The site is approximately 1/2 mile from the intersection of Highway 1 and Highway 166.
2. TERRAIN: The terrain is generally flat, with some minor elevation changes. The site is located in a valley, with hills on either side.
3. OBSTRUCTIONS: There are no major obstructions to the site. The site is located in a valley, with hills on either side.
4. ACCESS: The site is accessible by Highway 1 and Highway 166. The site is located near the intersection of Highway 1 and Highway 166.
5. UTILITIES: There are no major utilities in the site area. The site is located in a valley, with hills on either side.
6. ENVIRONMENT: The site is located in a valley, with hills on either side. The site is generally flat, with some minor elevation changes.
7. SOILS: The soils are generally flat, with some minor elevation changes. The site is located in a valley, with hills on either side.
8. VEGETATION: The vegetation is generally flat, with some minor elevation changes. The site is located in a valley, with hills on either side.
9. CLIMATE: The climate is generally flat, with some minor elevation changes. The site is located in a valley, with hills on either side.
10. POPULATION: The population is generally flat, with some minor elevation changes. The site is located in a valley, with hills on either side.

## **WATER RESOURCES INFORMATION**

NO MAJOR WATER RESOURCES WERE IDENTIFIED IN THE VICINITY OF THE SITE. THE SITE IS LOCATED IN A VALLEY, WITH HILLS ON EITHER SIDE.

## **APPLICANT'S DATA**

THE APPLICANT IS A COMPANY THAT IS CURRENTLY OPERATING IN THE CARMEL VALLEY AREA. THE APPLICANT IS REQUESTING A CELL SITE IN THE CARMEL VALLEY AREA.

## **PROPERTY OWNERS**

THE PROPERTY OWNERS ARE THE CARMEL VALLEY AREA. THE PROPERTY OWNERS ARE REQUESTING A CELL SITE IN THE CARMEL VALLEY AREA.



REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMITTING
2	ISSUED FOR PERMITTING
3	ISSUED FOR PERMITTING
4	ISSUED FOR PERMITTING
5	ISSUED FOR PERMITTING
6	ISSUED FOR PERMITTING
7	ISSUED FOR PERMITTING
8	ISSUED FOR PERMITTING
9	ISSUED FOR PERMITTING
10	ISSUED FOR PERMITTING



**CARMEL VALLEY**  
**CELL SITE**

**COVER SHEET**

DATE: 10/10/95  
SHEET NO. **C-1** OF 3

This drawing is to be used for the purpose of showing the location of the proposed cell site and the proposed antenna structure. It is not to be used for the purpose of showing the location of the proposed cell site and the proposed antenna structure.

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**WYSTON ENGINEERS**

1000 W. 10th Ave.  
 Suite 100  
 Denver, CO 80202  
 Phone: (303) 733-1111  
 Fax: (303) 733-1112

REVISIONS	
No.	Description
1	Initial Design
2	Final Design
3	Final Design
4	Final Design
5	Final Design
6	Final Design
7	Final Design
8	Final Design
9	Final Design
10	Final Design

**GTE**

**Mobinet**

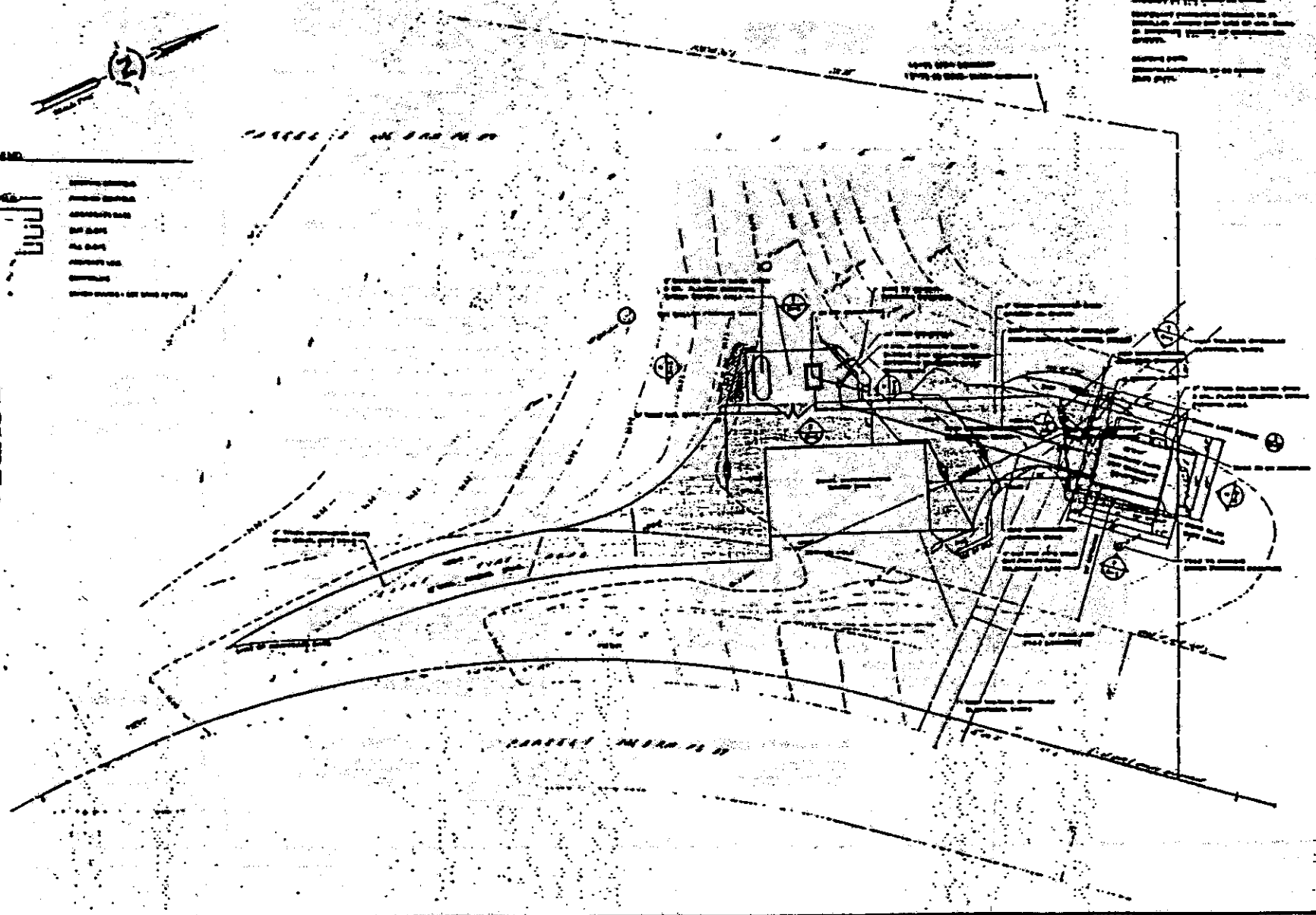
**CARMEL VALLEY**

**CELL SITE**

**SITE PLAN**

**C-2**

**OF 2**









WHITTON ENGINEERS  
INCORPORATED, 10000 WILSON AVENUE, SUITE 100, WILSON, CA 94094

PROJECT: CARMEL VALLEY CELL SITE  
DATE: 10/15/93  
BY: J. WILSON

REVISIONS		
NO.	DATE	DESCRIPTION

**GTE**  
Mobilnet®

CARMEL VALLEY  
CELL SITE

DETAILS

SCALE: AS SHOWN  
SHEET NO. C-3 OF 3

