

**EXHIBIT C**

<p><b>Planning and Building Inspection Department</b>  <b>Condition Compliance &amp; Mitigation Monitoring and/or</b>  <b>Reporting Plan</b></p>	<p><b>Project Name: MACHADO</b>  <b>File No: PLN040304 APN: 207-022-017-000</b>  <b>Approval by: PLANNING COMMISSION Date: October 27, 2004</b></p>
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*\*Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
<b>PLANNING &amp; BUILDING INSPECTION DEPARTMENT CONDITIONS OF APPROVAL</b>						
1.		<p><b>SPECIFIC USES ONLY:</b> This Use Permit (PLN040304; Machado) allows for a new wireless facility consisting of a 70 foot tall Cellular/GPS Tower disguised as a windmill, 1,250 sq. ft. fenced lease area within which shall be a 336 sq. ft. equipment shelter building with an emergency diesel operated generator. The project is located at 140 Blanco Road, Salinas (Assessor Parcel Number 207-022-017-000), within the Machado farm complex on Blanco Road, east of Davis Road, Greater Salinas Area. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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 Planning and Building Inspection. 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. (Planning and Building Inspection)</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

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2.		<p><b>NOTICE-PERMIT APPROVAL:</b> The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the Planning Commission for Assessor's Parcel Number 207-022-017-000 on (<u>DATE</u>). The permit was granted subject to 12 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. (<b>Planning and Building Inspection</b>)</p>	<p>Proof of recordation of this notice shall be furnished to PBI.</p>	<p>Owner/ Applicant</p>	<p>Prior to Issuance of grading and building permits or start of use.</p>	
3.		<p><b>INDEMNIFICATION AGREEMENT:</b> 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 the conduct of the activities authorized under said permit. Applicant shall obtain the permission of the owner on which the wireless communications 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. (<b>Planning and Building Inspection</b>)</p>	<p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to PBI for review and approval.</p>	<p>Applicant/ Owner</p>	<p>Prior to issuance of grading or building permits.</p>	

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4.		<b>POSSIBLE FUTURE REDUCTION OF VISUAL IMPACT:</b> 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. <b>(Planning and Building Inspection)</b>	Submit written agreement to PBI for review and approval.	Applicant/Owner	Prior to issuance of grading or building permits.	
5.		<b>CO-LOCATION BY OTHER WIRELESS CARRIERS:</b> The applicant and/or successors and 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 70 feet. <b>(Planning and Building Inspection Department)</b>	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 70 feet.	Applicant/Owner	Ongoing	
6.		<b>ABANDONMENT OF THE FACILITY OR TERMINATION OF USE:</b> 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 Planning and Building Inspection and County Counsel. The site shall be restored to its natural state within 6 months of the termination of use or abandonment of the site. <b>(Planning and Building Inspection Department)</b>	If the applicant abandons the facility or terminates the use, a site restoration agreement shall be submitted to PBI subject to the approval of the Director of Planning and Building Inspection and County Counsel.	Applicant/Owner	Ongoing	

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7.		<b>FCC EMISSION STANDARDS:</b> The facility must comply with Federal Communications Commission (FCC) emission standards. If the facility is in violation of FCC emission standards, the Director of Planning and Building Inspection 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. <b>(Planning and Building Inspection Department)</b>	None	Applicant/ Owner	Ongoing	
8.		<b>TELECOMUNICATION TOWER HEIGHT AND SURFACE APPEARANCE:</b> The faux windmill tower shall not exceed 70 feet in height and shall have a non-reflective surface. <b>(Planning and Building Inspection)</b>	Prior to issuance of building permits the applicant shall submit 3 copies of an elevation plan which shall indicate the maximum height and surface treatment of the tower to Planning and Building Inspection.	Owner/ Applicant	Prior to issuance of building permits.	
			Director of Planning and Building Inspection shall review and, if appropriate, approve the proposed elevation and surface treatment prior to issuance of building permits.	Owner/ Applicant	Prior to issuance of building permits	
9.		<b>TREE AND ROOT PROTECTION AND MAINTENANCE:</b> The applicant shall retain the existing landscape that serves to screen the equipment shelter and about 40 feet of the lower portion of the tower.  Trees which are located close to the construction site shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or	Submit evidence of tree protection to PBI for review and approval.	Owner/ Applicant	Prior to issuance of building permits.	
			All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.		Ongoing	

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		drip-line of the retained trees. Said protection shall be demonstrated prior to issuance of building permits subject to the approval of the Director of Planning and Building Inspection. <b>(Planning and Building Inspection)</b>				
10.		<b>LIGHTING:</b> The Monterey County Airport Land Use Commission (ALUC) and Agricultural Commissioner require a red signal light located on the top of the tower as shown on sheet number A-2 of the project plans by Verizon, dated 5/3/04. Exterior lighting for the equipment building shall be hooded and shall be located no higher than 10 feet above ground level. Lighting for the equipment buildings shall be operated by means of an on-off switch and shall be used only during maintenance checks or emergencies. To ensure compliance, applicant shall submit 3 copies of a lighting plan prior to issuance of a building permit illustrating and listing the location and type of lighting fixtures and wattage. Said plan shall also include the red light located on top of the tower. The applicant shall also submit photo-documentation to the Director of Planning and Building Inspection after the lighting has been installed. <b>(Planning and Building Inspection)</b>	Submit three copies of the lighting plans to PBI for review and approval.	Owner/ Applicant	Prior to issuance of building permits.	

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<b>ENVIRONMENTAL HEALTH DIVISION CONDITIONS OF APPROVAL</b>						
11.		<b>HAZ MAT BUSINESS RESPONSE PLAN:</b> Comply with Title 19 of the California Code of Regulations and Chapter 6.95 of the California Health and Safety Code (Hazardous Material Registration and Business Response Plans) as approved by the Director of Environmental Health. <b>(Environmental Health)</b>	Contact the Hazardous Materials Program of the Division of Environmental Health.	Owner/ Applicant	Continu- ous	
<b>SALINAS RURAL FIRE PROTECTION DISTRICT CONDITIONS OF APPROVAL</b>						
12.		<b>AUTOMATIC GENERATOR LABEL:</b> The electrical panel shall be labeled to indicate that the equipment facility has backup power from an automatic generator.	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Owner/ Applicant	Prior to issuance of a building permit	