

EXHIBIT B

CONDITIONS OF APPROVAL

**Verizon Wireless/Silverado Soscol Site
Use Permit # P011-00125-UP
500 Soscol Creek Road, Napa
APN: 046-400-047**

1) SCOPE: Approval of a Use Permit to allow:

- (a) Installation of six panel antennas on top of an existing 136.8' PG&E power line transmission tower, which would increase the tower height to 142.8' above MSL.
- (b) Placement of ground-mounted equipment on a 16' by 30' lease area north of the PG&E tower.
- (c) Construction of a 6' tall wooden fence to screen the ground-mounted equipment area.
- (d) Installation of both a battery back-up array and a 30KW emergency generator.
- (e) Trenching for installation of underground power and telecommunication lines.
- (f) Installation of an unpaved access drive from Anderson Road to the ground-mounted equipment area.
- (g) Installation of emergency notification signs on the site.

2) Final Site Plan

Prior to building permit issuance, the permittee shall provide detailed construction drawings (a) revised as necessary to be wholly consistent with this approval, including the revised plans attached hereto and the Napa County Telecommunication Ordinance; (b) specifying the approved paint colors and the facilities planned; and (c) containing thereon a Napa County Fire Department certification indicating that the subject plans comply with all relevant provisions of the ordinance cited regarding fire protection

3) Antenna Paint Samples

Prior to issuance of a building permit, the applicant shall submit pain and colors samples for the antennas to the Planning Division for review and approval prior to issuance of a building permit. All exterior material shall be of non-reflective and non-glare surfaces.

4) Exterior Lighting

Exterior lighting shall be limited to one (1) facility light. The light fixture shall be equipped with appropriate shields and cut-off lenses to eliminate spillover of light and glare from the lease area.

5) Constructability

Prior to building permit issuance, the permittee shall submit written evidence that both PG&E and Pacific Bell have found the power/telecom provision details specified on the plans and/or proposed by the applicants to be acceptable and that no new power or telephone poles or aerial lines, other than those specified on the plans and identified herein, will be required.

6) Structural Engineering Certification

Prior to the issuance of a building permit, the permittee shall submit a letter to the Conservation, Development and Planning Department from a California-registered structural engineer certifying

that antennas and all other improvements authorized by the Use Permit will withstand a Maximum Credible Earthquake (MCE) for this portion of Napa County.

7) Compliance with other Departments and Agencies

The permittee shall comply with applicable building codes, zoning standards and requirements of County Departments and agencies, including but not limited to:

- a) Napa County Fire Department in their comment letter of ____:
 - 1) All construction and use of the facility shall comply with all applicable standards, regulations, codes and ordinances at the time of building permit issuance.
 - 2) Proper clearance of vegetation must be maintained.
 - 3) Proper storage and handling of all hazardous materials on the site must be adhered to per code.

- b) Napa County Environmental Health Management Department in their comment of ____
 - 1) Pursuant to Chapter 6.95 of the California Health and Safety Code, businesses that generate hazardous waste and/or store hazardous materials above threshold amounts shall obtain a permit and file an approved plan with the Department of Environmental Management within 30 days of such activities. If this business does not generate hazardous waste and/or store hazardous materials above threshold quantities, a Hazardous Materials Negative Declaration shall be filed.

- c) Public Works Department in their comment of March 9, 2005:
 - 1) All earth disturbing activities shall include measures to prevent erosion, sediment and waste materials from leaving the site and entering waterways, both during and after construction, in conformance with the Napa County Stormwater Ordinance. Best Management Practices shall be implemented to minimize dust at all times.
 - 2) Any changes in use may necessitate additional conditions of approval.

- d) Napa County Airport Land Use Commission in their comment of March 14, 2005:
 - 1) Property should have an avigation easement recorded and materials shall be non-reflective.

- e) Napa County Building Division in their comment of March 10, 2005:
 - 1) Secure necessary building permits.

8) Grading and Spoils

All graded material and spoils generated by construction of project facilities shall be disposed of in accordance with Napa County Public Works standards.

9) Dust Control

Water and/or other palliative shall be applied in sufficient quantities during grading and other ground-disturbing activities to minimize release of fugitive dust.

10) Airport Compatibility

The permittee shall comply with Federal Aviation Regulations Part 77, Section 77.13 (a) (2) (i) requirements and submit a "Construction or Alteration Notice" to the FAA Administrator for determination whether the addition to the PG&E tower constitutes an obstruction to air navigation prior to the issuance of a building permit. A copy of this notice and the FAA Administrator determination to the Conservation Development and Planning Department prior to issuance of a Certificate of Occupancy.

11) Cultural Resource Protection

If historic, archeological or Native American materials or artifacts are identified during project construction, work within a 50-foot radius of such find shall cease. The permittee or contractor shall contact the Conservation, Development and Planning Department for further guidance, which will likely include the requirement for the permittee to retain a qualified professional to analyze the artifacts discovered and to determine if additional measures are required. If human remains are encountered during the development of the project, all work in the vicinity shall be halted and the Napa County Coroner informed. If the remains are of Native American origin, the nearest tribal relatives shall be contacted, as determined by the Native American Heritage Commission, to obtain recommendations for treating or removing such remains, including grave goods, with appropriate dignity, as required under PRC Section 5097.98. This wording shall appear on final building plans and contractor specifications.

12) As Built Plans

Prior to commencement of facility use, the permittee shall submit 2 folded sets of plans reflecting the "as-built" condition of the facility. These plans shall be clearly marked as as-built-drawings.

13) Monitoring Costs

staff costs associated with permit processing and monitoring of conditions of approval shall be borne by the permittee, including consulting costs.
