

EXHIBIT B

CONDITIONS OF APPROVAL

**AT&T Wireless/Pacific Union College Site
Use Permit #P14-00045-UP
149 La Jota Road, Angwin CA 94504
APN: 024-410-014**

1. **SCOPE:** Approval of a Use Permit to allow:

- a) install twelve (12) panel antennas on a portion of the roof of Graf Hall on the PUC campus, with an approximate maximum size of each antenna being 7.15-ft. in height, 1.3-ft. in width and 11.2-in. in depth; and
- b) install twenty-four (24) small RRUs (remote radio units) behind the antennas; and
- c) construct a 10-ft. tall parapet wall along the parapet of the building to screen the antennas and other telecommunication equipment; and
- d) connect the facility to the college's existing emergency power system to provide a 24-hour on-site emergency power supply; and
- e) install support equipment for the facility within the existing building below the panel antennas cables including but not limited to electrical panels, air conditioning and similar equipment; and
- f) install emergency notification signs on the site.

The proposed project shall be designed in substantial conformance with the submitted site plan, elevation drawings, and other submittal materials and shall comply with all requirements of the Napa County Code. It is the responsibility of the applicant to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and the general public to ensure compliance is achieved. Any expansion or changes in use shall be by the approved in accordance with Section 18.124.130 of the Napa County Code and may be subject to the Use Permit modification process.

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 Napa County Telecommunication Ordinance regarding fire prevention (Section 18.119.150).

3. **Air Quality**

The permittee shall comply during all construction activities with the Bay Area Air Quality Management District Basic Construction Practices (Table 8-1, May 2011) as provided below as part of grading and trenching operations:

- a. All exposed surfaces (e.g. parking areas, staging areas, soil piles, grading areas, and unpaved access (road) shall be watered two times per day.
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- c. All visible mud or dirt tracked out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d. All vehicle speeds on unpaved roads shall be limited to 15 mph.

- e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
- h. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

4. EMF Warning Signs

Prior to issuance of a certificate of occupancy, the permittee shall install an explanatory warning sign at the top of the exterior roof access stairs for facility maintenance personnel indicating the presence of EMF radiation. The size, location and wording of the warning sign shall be approved by the Napa County Planning, Building and Environmental Services Department.

5. Facility Identification Signs

Prior to issuance of a certificate of occupancy, the permittee shall facility identification signs on major access doors to Graf Hall, on the equipment cabinet exterior door and at other access points to the facility. Each sign shall be consistent with Napa County Code, Section 18.119.130

6. Parapet Wall Design

Prior to issuance of a building permit, the final height, design, location and color of the exterior parapet wall shall be approved in writing by the Deputy Director of the Napa County Planning Building and Environmental Services Department or designee.

7. Constructability

Prior to building permit issuance, the permittee shall submit written evidence that both PG&E and AT & T 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.

8. Compliance with other Departments and Agencies

The permittee shall comply with applicable building codes, zoning standards and requirements of County Departments and agencies,

8. Grading and Spoils

All graded material and spoils generated by construction of project facilities shall be managed per Engineering Services Division direction. If import or export of graded material is required, a haul route plan shall be approved by the Division of Engineering Services.

10. Dust Control

Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Outdoor construction activities shall not occur during windy periods.

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 Planning, Building and Environmental Services 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

All staff costs associated with monitoring compliance with these conditions, previous permit conditions, and project revisions shall be borne by the permittee and/or property owner. Costs associated with conditions and mitigation measures that require monitoring, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged. Costs shall be as established by resolution of the Board of Supervisors in accordance with the hourly consulting rate established at the time of the monitoring and shall include maintenance of a \$500 deposit for construction compliance monitoring that shall be retained until grant of final occupancy. Violations of conditions of approval or mitigation measures caused by the permittee's contractors, employees, and/or guests are the responsibility of the permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of compliance deficiencies is found to exist by the Commission at some time in the future, the Commission may institute the program at the applicant's expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved. The Planning Commission may also use the data, if so warranted, to commence revocation hearings in accordance with §18.124.120 of the Napa County Code.