

EXHIBIT B

CONDITIONS OF APPROVAL

**AT&T Wireless/Big Ranch Site
Use Permit # P12-00419-UP
March 19, 2014
2046 Big Ranch Road, Napa CA 94558
APN: 038-190-008**

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

- a. construction of an 70 foot tall monopole disguised as a water tank mounted on four lattice support towers;
- b. installation of twelve (12) panel antennas, measuring approximately 73.4" length, 11.9" in width and 7.1" in depth, one (1) GPS antenna on shelter, as well as fifteen (15) small RRU (remote radio units) units behind the antennas;
- c. placement of the monopole and associated ground-mounted equipment on a 45' by 20' lease area on the southeast corner of the property;
- d. construction of a 6' tall wooden fence to screen the equipment building to house AT&T's equipment;
- e. installation of a 24-hour emergency diesel-powered back-up generator within the fenced lease area;
- f. trenching for installation of underground power and telecommunication lines; and
- g. installation of 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. **Exterior Maintenance Program**

Prior to issuance a building permit, the permittee shall submit an Exterior Maintenance Program to the Planning, Building and Environmental Services Department. At a minimum, the Program shall require submittal of yearly reports to the Department summarizing the exterior condition of painted surfaces on the cell tower as well as other portions of the facility approved as part of this Use Permit. If required, the permittee or assigns shall repaint surfaces that have faded, chipped or have otherwise become degraded. Other portions of the facility may also be required to be repaired or replaced to ensure that the facility remains as approved by the Napa County Planning Commission.

4. 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:

- 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.

5. 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.

6. Arborist Report

Prior to the issuance of a building permit, the permittee shall submit a report from a certified local arborist to the effect that nearby trees and tree roots will not be substantially damaged by project construction and providing limitations for exclusion fencing under the dripline of nearby trees.

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 Engineering Services Division in their comment memorandum of October 28, 2013.
- b. Napa County Environmental Health Division in their comment memorandum of March 13, 2013 as follows:

1. Businesses that store hazardous materials above threshold planning quantities (55 gallons of liquid, 200 cubic feet of compressed gas or 500 pounds of solids) shall obtain a permit and file an approved Hazardous Materials Business Plan with the Division within 30 days of said activities. If the above amount of material is not stored on the site, the applicant shall submit the Business Activities Page indicating such.

- c. Napa County Fire Department in their Inter-Office Memorandum of February 6, 2013 as follows:
 1. All construction and use of the facility shall comply with all applicable standards, codes, regulations and standards at the time of building permit issuance.
 2. All department access roads shall comply with the Napa County Public Works Road and Street standards.
 3. The numerical address of the facility shall be posted on the street side of the buildings, visible from both directions and shall be a minimum of 4-inches in height on a contrasting background. Numbers shall be reflective or illuminated.
 4. The applicant shall install laminated 11"x 17" site plans and building drawings in the existing KNOX cabinet. Two master keys to all exterior doors shall be provided in the KNOX cabinet.
 5. Beneficial occupancy shall not be granted until all fire department issues have been inspected, tested and finalized.
 6. The applicant shall provide a 100-foot wide defensive space around all structures, to the extent feasible.
 7. Fire apparatus roads shall be designed and maintained to support the imposed loads of fire apparatus in all weather conditions.
 8. Plans detailing compliance with the fire and life safety conditions of approval shall be submitted to the Napa County Fire Marshal's office for plan review and approval prior to building permit issuance.
 9. A complete set of building drawings and civil drawings shall be submitted to the Napa County Fire Marshal's office for plan review and approval prior to building permit issuance.
 10. All gated entrances shall be equipped with a KNOX key switch for electric gates and/or a KNOX padlock for manual gates.
 11. The applicant shall provide a KNOX cabinet at the driveway entrance with an all-weather housing on the right-hand side of the driveway. The applicant shall contact the Napa County Fire Marshal office for a KNOX application and a list of the items to be placed inside the cabinet.
 12. The applicant shall provide a currently serviced and tagged 2A10BC fire extinguisher mounted 3 ½ feet to the top of the extinguisher from grade.

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.

9. 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.

10. Gravel Fire Protection Band

Final building plans shall include the installation of a minimum 10-foot wide band of crushed gravel around the exterior perimeter of the lease area.

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. NEIR/EMF Report Safety Plan and Procedures

Prior to issuance of a Certificate of Occupancy, the permittee shall ensure compliance with the safety plan and procedures as recommended in the Sitesafe NEIR/EMR report dated December 12, 2014, including:

- a) Any work on the transmitters shall coordinate work with the wireless carrier to disable transmitters during work activities.
- b) All personnel accessing the site area shall have a basic understanding of EME/EMF awareness and RF safety procedures when working around transmitting antennas.
- c) Access to the immediate site shall be restricted by a locked door or gate, locked ladder access and similar restrictions.
- d) A three-foot clear space shall be provided around all antennas.

13. NEIR/EMF Monitoring Report

Consistent with Napa County Code Section 18.119.180 C, the permittee shall submit a report to the Director of the Napa County Planning, Building and Environmental Services Department each five year period following issuance of a Certificate of Occupancy demonstrating continued compliance with County's NEIR standard. If either the equipment on the site or the radiated power has changed, calculations specifying NEIR levels in inhabited areas shall be prepared by a California-registered electrical engineer. If necessary and based on engineering calculations, radiated power from this facility shall be brought into compliance with County and other applicable standards.

14. 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.

15. 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.