

EXHIBIT B

CONDITIONS OF APPROVAL

**Verizon Wireless/Greystone Site
Use Permit # P013-00078-UP
3269 St. Helena Highway, St. Helena CA 94574
APN: 022-080-020**

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

- a) construct a 130-foot lattice three legged telecommunications tower;
- b) install 12 panel antennas attached to the tower, each measuring 75 inches (6.2 feet) in length, 12 inches in width and 7 inches in depth;
- c) install two microwave dishes with a diameter of 2.5 feet on the tower along with two small GPS antennas;
- d) place the tower and associated ground-mounted equipment within a 50-foot by 50-foot lease area on the property;
- e) construct a 6-foot tall chain link fence around the ground-mounted equipment area;
- f) install both a battery back-up array and a 30KW emergency generator within the fenced lease area;
- g) construct a graveled 12-foot wide access road from an existing driveway to the lease area, approximately 2,060 feet in length, with a Fire Department turn around "Hammerhead" near the lease area;
- h) install underground power and telecommunication lines within the proposed access road;
- i) construction to occur outside of Northern Spotted Owl breeding season which is from April to July;
- j) painting and maintenance of tower with an "Evergreen" or equivalent color compatible with surrounding tree canopy; and
- k) install required emergency notification signs at 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) Exterior Maintenance Program

Exterior lighting shall not be the minimum necessary to provide site security and service lighting. Light fixtures shall be equipped with appropriate, timers, shields and/or cut-off lenses to eliminate spillover of light and glare from the lease area.

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 supplemental 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 Fire Department in their comment letter of March 18, 2013:
 - 1) The applicant shall maintain the facility access road to Fire Department standards.
-

- b) Napa County Public Works/Engineering section in their comment of April 29, 2013:
 - 1) The access road shall provide a minimum 10-foot wide travel lane and unobstructed vertical clearances of 15 feet along its entire length. A standard turnout shall be provided at the mid-point of the access road, unless waived by the Fire Department,
 - 2) The turnaround shall be designed in accordance with 2011 Napa County Road and Street Standards, Details C-12m C-13 or C-14.
 - 3) The applicant shall complete and sign the "Post-Construction Runoff Management Applicability Checklist" to determine if the project is subject to post-construction stormwater management BMP requirements. If yes, the applicant shall prepare and submit a Stormwater Management Plan to the Public Works Department.
- c) Napa County Environmental Health Division in their comment of in their comment of May 14, 2013:
 - 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.

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. If import or export of graded material is required, a haul route plan shall be approved by the Public Works Department.

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) 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) 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.