

**EXHIBIT B - CONDITIONS OF APPROVAL**

**Approved Development**

1. This approval authorizes the installation of a wireless communications facility consisting of six (6) new six foot LTE panel antennas, six (6) new remote radio units (RRUs) and raycaps mounted on two existing 42' tall water tanks, two (2) GPS antennas, outdoor equipment, equipment sunshade and electrical meter. The antennas, coaxial cables, jumper wires, and all associated mounting brackets shall be painted a non-reflective color to match the color of the existing water tanks.

**Conditions required to be completed at the time of application for construction permits**

2. **At the time of application for construction permits**, all project conditions shall be clearly printed on the plans and construction documents shall be consistent with the newly adopted 2013 California Codes.

***Aesthetic/Visual Resources***

3. Prior to issuance of a construction permit, the applicant shall submit a color board for all proposed improvements (including, but not limited to, antennas, coaxial cables, jumper wires, and associated mounting brackets, etc.). The color to be used shall be matte finish to blend with the existing water tanks.

***Site Development***

4. **At the time of application for construction permits**, plans submitted shall show all development consistent with the approved site plan, floor plan and architectural elevations.

***Condition Compliance Coordinator***

5. **Prior to issuance of a construction permit**, a "condition compliance" sheet shall be added to construction plans that include a complete copy of the final conditions of approval for the project.
6. **Prior to issuance of a construction permit**, the applicant shall identify a Condition Compliance Coordinator (CCC) to ensure all conditions of approval and mitigation requirements are met. The CCC shall be the County's contact and shall be responsible to ensure all mitigation requirements are met. A pre-construction meeting shall take place between the CCC and the County to review the application and establish the responsibility and authority of the participants.

***Fire Safety***

7. **Prior to issuance of construction permit**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code.

***Hazards/Hazardous Materials***

8. **Prior to issuance of a construction permit**, the applicant shall submit for review and approval a Hazardous Materials Business Plan for the proposed wireless communications facility to the County Environmental Health office for review and approval if required.

**Site Restoration**

9. **Prior to issuance of a construction permit**, the applicant shall post a performance agreement and financial instrument with the County in an amount commensurate with the cost of facility removal and site restoration. The performance agreement and financial instrument shall be released by the County at the time the facility is removed and the site is restored.

**Conditions to be completed during project construction**

**Cultural Resources**

10. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
  - a. Construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be evaluated by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law. The applicant shall implement the mitigations as required by the Environmental Coordinator.
  - b. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

**Conditions to be completed prior to occupancy or final building inspection/establishment of the use**

11. **Prior to final inspection**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of approval.
12. The facility shall not be operated until all conditions of approval have been met and all required building permits have received final inspection.

**Aesthetic/Visual Resources**

13. **Prior to final inspection**, the applicant shall paint all proposed improvements (including, but not limited to antennas, coaxial cables, and associated mounting brackets) the color and finish approved by the Department of Planning and Building. Repainting shall occur as necessary.

**Explanatory Warning Signs for Occupational Exposures**

14. **Prior to final inspection**, explanatory warning signs\* to prevent occupational exposures in excess of the FCC guidelines are to be posted at the site entrance gate and on or at the barrier fence and antennas such that they would be readily visible from any angle of approach to persons who might need to work near the antennas. (\*Warning signs should comply with ANSI C95.2 color, symbol, and content conventions. In addition, contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas).

**Hazardous Materials**

15. **Prior to final inspection**, the applicant shall provide verification from Environmental Health that the Hazardous Materials Business Plan has been implemented.

***Mitigation Monitoring/Condition Compliance***

16. **Prior to final inspection**, the CCC will incorporate the findings of the monitoring effort into a final comprehensive construction monitoring report to be submitted to the County of San Luis Obispo.

**On-going conditions of approval (valid for the life of the project)**

17. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
18. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.
19. All obsolete or used facilities shall be removed within twelve months of cessation of the applicant's wireless communication operations on the site. The applicant shall be responsible for the removal of such facility and all associated structures and restoration of the site to pre-project condition. At the time the use of the facility is discontinued the owner of the facility must notify the Department of Planning and Building.

***Visual/Aesthetic Resources***

20. The approved colors shall be maintained for the life of the project. Repainting and maintenance shall occur as necessary.
21. If new technology is developed that reduces the impacts of the proposed project, the applicant agrees to install such improvements within 6 months of notification by the county.

***Co-location***

22. The applicant agrees to allow other carriers to co-locate at this site, if technically feasible, subject to land use permit approval.

***Electric and Magnetic Fields***

23. The facility shall be designed and operated to ensure that power densities received from transmissions, with all transmitters at the site transmitting at full power, shall comply with federal law and regulation.

***Lighting***

24. No exterior lighting is approved for the project.

***Noise***

## ATTACHMENT 2

25. HVAC units shall be sound attenuated to meet applicable County and State exterior noise standards, if applicable. The project shall be maintained in compliance with the county Noise Element (including emergency generators). Any back-up or emergency generators shall have a noise baffle cover and shall not exceed a maximum noise level of 65 dbl. at a distance of 50 feet from the generator.