

ATTACHMENT 2

EXHIBIT B – CONDITIONS OF APPROVAL DRC2014-00100 / WISE & VERIZON WIRELESS

Approved Development

1. This approval authorizes the construction and operation of an unmanned wireless communications facility, consisting of the following improvements:
 - a. Installation of a new 75-foot tall artificial eucalyptus tree (“mono-eucalyptus”) supporting twelve (12) 6-foot tall panel antennas, twelve (12) RRUs, and four (4) Raycaps (two located in the equipment area). The panel antennas are to be located in two sectors of six panel antennas each, one sector mounted at a height of 59 feet and the other at height of 67 feet (measured to center of antennas) on the proposed mono-eucalyptus. The mono-eucalyptus shall be designed and constructed to appear as an organic, non-symmetrical form, with varying branch lengths and shapes and clusters installed in random, seemingly natural-occurring patterns. The lowest branches shall begin at a sufficient elevation to blend with the existing tree line as viewed from all surrounding public roads. Realistic bark texture shall run the entire length of the mono-eucalyptus.
 - b. Installation of two (2) GPS antennas and an electric meter located near the base of the mono-eucalyptus;
 - c. Installation of equipment cabinets and a 132 gallon diesel standby generator located on concrete slabs within a 24’ x 24’ equipment area;
 - d. Installation of an 8-foot tall wooden fence at the base of the facility surrounding the equipment area; and
 - e. Associated utility trenching for underground telecommunications service utility lines and power utility lines (approximately 350 linear feet) from existing connection points to the proposed equipment area.
 - f. The site would be accessed from South Halcyon Road, an existing paved road.
2. All development shall be consistent with the approved site plan, antenna and equipment layout plan, and architectural elevations.

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

Site Development

3. **At the time of application for construction permits**, the applicant shall submit plans consistent with the approved site plan, equipment plan, antenna layout plan, and architectural elevations.

Aesthetic / Visual Resources

4. **VR-1 At the time of application for a construction permit**, the construction drawings shall show the following specifications:

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- a. The mono-eucalyptus shall be designed and constructed to appear as an organic, non-symmetrical form, with varying branch lengths and shapes and clusters installed in random, seemingly natural-occurring patterns. The lowest branches shall begin at a sufficient elevation to blend with the existing tree line as viewed from all surrounding public roads. Realistic bark texture shall run the entire length of the mono-eucalyptus.
 - b. The mono-eucalyptus “leaves” shall not be all one color. Varying shades of hues shall be used appropriately to replicate a living plant. Mono-eucalyptus colors shall be field matched with the existing mature eucalyptus trees in the area.
 - c. Plans, specifications and estimates shall require the submittal of material and color test samples of all visible elements of the mono-eucalyptus to the County Department of Planning and Building for review and approval. The plans, specifications and estimates and construction schedule shall provide for revisions and corrections to the test samples prior to preparation of the final plans.
 - d. Antennas shall be hidden and not extend beyond the ends of the artificial branches. Antennas and associated support arms and hardware shall be textured and or colored to blend with the mono-eucalyptus branches and needles.
 - e. The coaxial cables and cable tray shall be located below the fence line and shall not be visible to the public.
5. **VR-2 At the time of application for construction permits**, the applicant shall submit accurate, scaled engineering and architectural drawings of the mono-eucalyptus tree exactly as proposed. Mono-eucalyptus plans shall not include generic illustrations of a typical mono-eucalyptus tree. The drawings shall include elevations and plan views. Mono-eucalyptus plans shall include specific dimensions of all faux branches, leaves, leaf clusters, including spacing and arrangements for each component that will be used on the project. Once approved, the mono-eucalyptus tree plans shall be specifically used (in conjunction with approved color and material samples and other related documents) as a basis for assessing condition compliance during construction. The plans, specifications and estimates and construction schedule shall provide for revisions and corrections to the mono-eucalyptus engineering and architectural plans prior to preparation of the final plans.

Conditions to be completed prior to issuance of construction permits

Aesthetic / Visual Resources

6. **VR-3 Prior to issuance of construction permits**, the applicant shall submit material and color test samples of all visible elements of the mono-eucalyptus to the County Department of Planning and Building for review and approval. This submittal shall include both photographs of actual existing mono-eucalyptus trees constructed by the selected vendor, as well as physical samples of the faux foliage and branch materials to be used. The mono-eucalyptus shall be constructed of the highest quality, most durable and realistic appearing faux foliage and branches. The color of the faux foliage shall be field matched with the existing mature eucalyptus trees in the area.

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7. **VR-4 Prior to issuance of construction permits**, the applicant shall submit a color sample for the proposed antennas and associated support arms and hardware to the County Department of Planning and Building for review and approval. Only non-reflective materials shall be used, and all exterior finishes shall be textured and/or colored to blend with the mono-eucalyptus branches and leaves.
8. **Prior to the issuance of a construction permit**, the applicant shall submit a fencing plan showing all proposed fencing. The plan shall indicate the type, height, material and location of all proposed fences. Fencing shall be the minimum necessary to meet FCC guidelines. All fences shall be designed and installed to minimize the visibility of the fences and all other improvements as viewed from public roadways. Fencing material consistent with rural agricultural operations shall be utilized. Chain link fencing is prohibited.

Air Quality

9. **Prior to issuance of construction permits**, the applicant shall submit verification from the San Luis Obispo County Air Pollution Control District that the project has received necessary operational permits for the proposed back-up generator.

Mitigation Monitoring / Condition Compliance

10. **Prior to issuance of construction permits**, the applicant shall include a “condition compliance” sheet on the construction plans that include a complete copy of the final conditions of approval for the project.
11. **Prior to issuance of construction permits**, the applicant shall identify a Mitigation Compliance Coordinator (MCC) to ensure all conditions of approval and mitigation requirements are met. The MCC 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 MCC and the County to review the application and establish the responsibility and authority of the participants.

Fire Safety

12. **Prior to issuance of construction permits**, the applicant shall obtain and implement a “Fire Safety Plan” that has been approved by CAL FIRE, and all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code.

Site Restoration

13. **Prior to issuance of construction permits**, 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

14. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:

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- 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.

Fire Safety

15. **During construction**, activities that pose an ignition source will have to comply with fire safety laws. This includes welding activities and use of heavy equipment. All equipment must be in compliance. Consideration of fuel breaks or other treatment shall occur in construction area. If a fire ignites due to construction activities the responsible party may be liable for suppression costs.

Conditions to be completed prior to final building inspection

16. **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.
17. 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

18. **Prior to final inspection**, all antennas, associated equipment, and mono-eucalyptus itself shall be painted to match colors approved by the Department of Planning and Building to blend with surrounding and backdrop vegetation. Painting shall be maintained for the life of the project.
19. **Prior to final inspection**, the applicant shall install fencing in accordance with the approved fencing plan.

Explanatory Warning Signs for Occupational Exposures

20. **Prior to final inspection**, the applicant shall post explanatory warning signs* to prevent occupational exposures in excess of the FCC guidelines at the site on all sides of the surrounding fencing and antennas such that they would be readily visible from any angle of approach to persons who might need to work near the antennas. In addition the signs shall inform workers and possible hikers to remain outside the fences or deactivate the site before working within 7 feet of the antennae. (*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

21. **Prior to final inspection**, the applicant shall provide to the Planning and Building Department, verification from Environmental Health that the Hazardous Materials Business Plan has been implemented.

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Mitigation Monitoring / Condition Compliance

22. **Prior to final inspection**, the MCC 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.

Fire Safety

23. **Prior to final inspection**, the applicant shall meet all applicable Cal Fire requirements.

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

24. 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 22.64.070 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 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
25. 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 22.74.160 of the Land Use Ordinance.
26. All obsolete or unused facilities shall be removed within twelve months of cessation of the applicant's wireless communications 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. Restoration does not include removal of vegetation planted to provide visual screening. At the time the use of the facility is discontinued the owner of the facility must notify the Department of Planning and Building.

Access

27. Site access for construction and maintenance shall be from existing roads only. No road improvements shall occur.

Aesthetic / Visual Resources

28. The approved colors and materials (including, but not limited to, all faux foliage and branches) shall be maintained for the life of the project. Repainting and maintenance shall occur as necessary.
29. 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

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

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Electric and Magnetic Fields

31. 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, will comply with federal law and regulation.

Lighting

32. No exterior lighting is approved for the project.

Noise

33. 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 65db at a distance of 50 feet from the generator.