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EXHIBIT B - CONDITIONS OF APPROVAL Minor Use Permit DRC2015-00028 (T-Mobile / TCSD)

Approved Development

1. This approval authorizes the construction and continued operation of existing unmanned wireless communications facility consisting of the following improvements:
 - a. Removal of eight existing panel antennas from the top of the existing northerly water tank. All mounting equipment, hardware, cable trays, etc. shall be completely removed from the water tank, so that no trace of the facility is visible on the water tank.
 - b. Installation of eight panel antennas (relocated from water tank) at a height of 52'-6" on a new 62' tall faux eucalyptus tree. The proposed panel antennas shall be concealed within the foliage of the faux eucalyptus tree and shall be completely screened from public view. The proposed antennas shall be covered with faux foliage and antenna socks.

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

Site Development

2. **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.
3. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Fire Safety

4. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to, those outlined in the Fire Safety Plan, prepared by CalFire.
5. **At the time of application for construction permits**, the construction drawings shall reflect the following specifications:
 - a. The faux eucalyptus shall be designed with realistic natural-appearing bark and leaves consistent with eucalyptus trees that are common to the area. Realistic bark texture shall run the entire length of the faux eucalyptus.
 - b. Plans, specifications and estimates shall require the submittal of material and color test samples of all visible elements of the faux 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.
 - c. The faux eucalyptus shall be designed and constructed to appear as an organic, non-symmetrical form, with varying branch lengths and shapes.
 - d. The coaxial cables and cable tray shall be located below the fence line and shall not be visible to the public.

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6. **At the time of application for construction permits**, the applicant shall submit accurate, scaled engineering and architectural drawings of the faux eucalyptus tree exactly as proposed. Plans shall not include generic illustrations of a faux eucalyptus tree. The drawings shall include elevations and plan views. Once approved, faux 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 faux eucalyptus tree engineering and architectural plans prior to preparation of the final plans.

Building Standards

7. **At the time of application for a construction permit**, the applicant shall submit plans and engineering that are prepared by a California State licensed Architect or Engineer of Record (per 2007CHC "Professional in Charge").

Conditions to be completed prior to issuance of a construction permit

Condition Compliance Coordinator

8. **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.
9. **Prior to issuance of a construction permit**, the applicant shall identify a Condition Compliance Coordinator (CCC) to ensure all conditions of approval are met. The CCC shall be the County's contact. 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.
10. **Prior to issuance of a construction permit**, the applicant shall submit material and color test samples of all visible elements of the faux 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 adjacent eucalyptus trees.

Site Restoration

11. **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 prior to occupancy or final building inspection /establishment of the use

Explanatory Warning Signs for Occupational Exposures

12. **Prior to final inspection**, explanatory warning signs* to prevent occupational exposures in excess of the FCC guidelines are to be posted at the site on all sides of the surrounding

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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 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

13. **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

14. **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.
15. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from CDF of all required fire/life safety measures.
16. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

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

Time Limits

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 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.
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 22.74.160 of the Land Use Ordinance.
19. All obsolete or unused facilities shall be removed within twelve months of cessation of the applicant's wireless communications operations on the site. 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.

Aesthetic/Visual Resources

20. The approved colors and materials (including, but not limited to, simulated water tank) shall be maintained for the life of the project. Repainting and maintenance shall occur as necessary.
21. No exterior lighting is approved for the project.

Noise

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22. 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.

Co-location

23. 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

24. 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.