

## Attachment 2

### EXHIBIT B – CONDITIONS OF APPROVAL DRC2015-00060 – Merrill Conditional Use Permit

#### Approved Development

1. This approval authorizes the construction of three amateur radio antennas including:
  - a. One 160-foot tall “guyed” tower with five sets of antennas and a small wind generator on the top. The tower would have a maximum guy wire radius of 128 feet and six 6’ x 4’ guy anchors;
  - b. One 90-foot tall “crank-up” tower two sets of antennas reaching a maximum height 106 feet;
  - c. One 55-foot tall “crank-up” tower with one set of antennas; and
  - d. Approximately 300 square-feet of site disturbance on an approximately 10-acre.
2. All development shall be consistent with the approved site plan, antenna and equipment layout plan, and 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.

#### Conditions to be completed during construction

##### *Archaeology*

4. **During construction**, in the event archaeological resources are unearthed or discovered, 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 mitigation 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*

5. **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

6. **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.

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7. The facility shall not be operated until all conditions of approval have been met and all required building permits have received final inspection.

### ***Fire Safety***

8. **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)**

9. 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.
10. 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.

### ***Access***

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

### ***Electric and Magnetic Fields***

12. 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***

13. No exterior lighting is approved for the project.