

**Example Findings for Approval of UP 17-06 and DR 17-07 (Stott Outdoor Advertising)
2325 E. Highway 20, Nice – Lake County APN 004-055-37**

The findings below are provided as examples to show how findings for approval of the project can be made, consistent the Lake County Zoning Ordinance, General Plan, and Upper Lake – Nice Area Plan.

Use Permit Finding #1

“That the establishment, maintenance, or operation of the use applied for will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, or be detrimental to property and improvements in the neighborhood or the general welfare of the County.”

The sign emits no fumes or odors, uses no hazardous chemicals or substances, creates no dust, makes no noise, and will not generate new daily traffic. No grading is proposed, and the sign will generate no new storm water runoff. The sign will be built to current building codes and inspected by the County for safety during construction, including those special inspections required for engineered steel structures. The sign, a monopole structure with catwalks 10 feet above grade, will not create a sight distance hazard, tripping hazard, or other condition which would impact the safety of those living or travelling near the sign. Lighting for the sign will be directed downward and fully shielded to minimize glare and impacts to both the night sky and nearby properties. A timer will be used to shut the lights off at midnight. Construction will occur during the dry months to avoid impacts to existing site contours and drainage patterns. No vibration, grading, excavation, heavy vehicle trips or other activities which might be detrimental to improvements in the neighborhood will be generated by the sign. Taking all this into account, the proposed outdoor advertising sign will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood.

Use Permit Finding #2 and Design Review Finding #2

“That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the type of use and level of development proposed.”

The site is a generally flat irregular rectangular shape with a gentle downward slope to the southwest. The property has over 100 feet of street frontage along Highway 20, and a parcel depth of at least 95 feet. (See Site Plan dated 5/12/17.) The site has adequate room for staging vehicles and equipment during sign construction, and the sign will only occupy the northeastern corner of the site once built. There are no special soil types, drainage patterns, flood plains, slopes, or other conditions which would render the site unable to accommodate the type of use and level of development proposed.

Use Permit Finding #3 and Design Review Finding #7

“That the streets, highways and pedestrian facilities are reasonably adequate to safely accommodate the specific proposed use.”

The site is served by Highway 20, a paved state highway adjacent to the project site. Vehicle lanes and bicycle lanes heading east and west within the highway right-of-way are built to current standards and are in good condition. As an unmanned facility with no significant traffic generated, no new onsite or offsite vehicular or pedestrian facilities are needed or proposed.

Design Review Finding #5

“That the placement and design of buildings and structures are compatible with existing development and will not detract from the visual setting.”

The sign is located in an area bounded by commercial and industrial development on three sides, and can be classified as an infill development project. Numerous existing structures are visible in the area, including multiple mini-storage complexes, the Sentry Market, a garden supply store, and other commercial buildings; the proposed sign would simply be one new structure in an area already containing many others. The sign includes lighting which is oriented downward, fully shielded, and is much shorter than existing light sources in the area, including wall-packs and parking lot light standards on the Sentry Market property. The sign is 22 feet in height, lower than the 35 foot maximum allowed for structures and on-site signs in this location and lower than several nearby structures, including the Sentry Market building to the west. The pole will be covered by a faux stone veneer in earth tones to enhance compatibility with adjacent properties, similar to an existing sign constructed in Upper Lake several years ago for which staff has received no complaints. The sign location is close to the street, consistent with General Plan Policy LU-7.16, which encourages future commercial structures to be placed close to the street.