

COUNTY OF LAKE
MAJOR USE PERMIT, UP 22-06
MORGAN VALLEY WIND FARMS
197 FOOT TALL TEMPORARY WEATHER TOWERS
CONDITIONS OF APPROVAL
Expires if not used by: August 11, 2024

Pursuant to the approval of the Planning Commission on August 11, 2022 there is hereby granted to **Morgan Valley Wind Farms LLC, a Major Use Permit, UP 22-06** with the following conditions of approval to allow four 197 foot tall weather towers, on property located at 25650 Morgan Valley Road, Lower Lake, CA; and further described as APNs: 012-014-02 and 08, subject to the following terms and conditions.

A. GENERAL CONDITIONS:

1. The use hereby permitted shall substantially conform to the ***Site Plan dated June 9, 2022 and Project Description dated April 4, 2022*** to allow four 197 foot tall temporary weather towers.
2. The Community Development Director may approve, in writing, minor modifications that do not result in increased environmental impacts.
3. This permit does not abridge or supercede the regulatory powers or permit requirements of any federal, state, local agency, special district or department which may retain a regulatory or advisory function as specified by statute or ordinance. The applicant shall obtain permits as may be required from each agency.
4. The permit holder is responsible for insuring that all project workers are informed of understand, and agree to abide by the approved plans and project conditions.
5. This permit may be revoked if the use for which the permit was granted is conducted as to be detrimental to the public health, safety, or welfare or as to be a nuisance. This permit shall be valid until it expires or is revoked pursuant to the terms of this permit and/or Chapter 21 of the Lake County Code.
6. All construction shall be reviewed and approved by the Community Development and Building Department.
7. If the towers remain unused for a period of twelve (12) consecutive months, the owner or operator shall dismantle and remove the towers within six (6) months of the expiration of such 12 month period.
8. The towers are approved for a period of two (2) years from the date of this decision. Following the end of the two-year approval period, the towers shall either be removed and the site restored to its original condition, or an extension shall be filed with the Lake County Community Development Department. Extensions may be granted for a period of up to six (6) years.
9. This permit shall be null and void if not used by **August 11, 2024**, or if the use is abandoned for a period of two (2) years.
10. Any exterior lighting, except as required for FAA regulations for airport safety, shall be manually operated and used only during night maintenance checks or in emergencies. The lighting shall be constructed or located so that only the intended area is illuminated and off-site glare is fully controlled.

Mary Darby
Community Development Director

Prepared by: EJP

By: _____
Jim Feenan, Office Assistant III

Acceptance

I have read and understand the foregoing Conditionals of Approval and agree to each and every term and condition thereof.

Date: _____

Signature of applicant or authorized agent

Printed name of applicant or authorized agent