

**COUNTY OF LAKE
REZONE, RZ 22-02
INITIAL STUDY, IS 22-19
NICE MARKET / DANIEL SOSA**

CONDITIONS OF APPROVAL

Expires if not used by: August XX, 2024

Pursuant to the approval recommendation by the Planning Commission on **July 14, 2022** and the Board of Supervisors on **August XX, 2022**, there is hereby granted to **Daniel Sosa representing the Nice Market, a Rezone (RZ 22-02) and Initial Study (IS 22-19)**, on property located at **3774 and 3794, E. Highway 20, Nice, CA, APNs 032-181-03 and 02** subject to the following terms and conditions.

A. GENERAL CONDITIONS OF APPROVAL

General Conditions apply to all aspects of the project and all approved entitlements.

1. The project hereby permitted shall substantially conform to the ***Project Description and Plans submitted to the Community Development Department on May 6, 2022***, and any conditions of approval imposed by the Rezone. The Community Development Director may approve, in writing, minor modifications that do not result in increased environmental impacts.
2. The permit holder shall permit the County of Lake or representative(s) or designee(s) to make periodic and/or annual inspections at any reasonable time deemed necessary in order to assure that the activity being performed under authority of this permit is in accordance with the terms and conditions prescribed herein.
3. 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.
4. This permit does not abridge or supersede 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.

B. MITIGATION MEASURES:

1. This use permit approval shall not become effective, operative, vested or final until the applicant the California Department of Fish & Wildlife filing fee shall be submitted as required by California Environmental Quality Act (CEQA) statute, Section 21089(b) and Fish and Game Code Section 711.4. The fee should be submitted to the Community Development Department within five (5) days of Board of Supervisors approval of the mitigated negative declaration.

2. The Initial Study found that the Rezone would not have any impact of the environment, as no development is proposed at this time. However, CEQA requires analysis of all reasonably foreseeable development or project components that may occur on-site in the future. Because the lots are already developed, potential development of the parcels was analyzed at a general level and it was determined that there is little likelihood of future impacts to the site or neighborhood are anticipated.

Mary Darby, Director
Community Development Department

Jim Feenan, Office Assistant III

ACCEPTANCE

I have read and understand the foregoing conditions related to the General Plan Amendment and Rezone and agree to each and every term and condition thereof.

Date: _____

Applicant or Authorized Agent (Signature)

Applicant or Authorized Agent (Print Name)