

**COUNTY OF LAKE
MAJOR USE PERMIT (UP 17-06)
Montgomery / Stott Off Site Sign
Expires May 22, 2023**

Pursuant to the approval of the Lake County Board of Supervisors on **May 22, 2018**, there is hereby granted to **Stott Outdoor Advertising**, a Use Permit **to allow continued use of an outdoor advertising sign for a period of five years**, on property located at **2325 E. Highway 20, Nice**, being Assessor Parcel Number **004-055-37**, with the following terms and conditions:

Conditions:

1. The use hereby permitted shall allow for the construction and ongoing maintenance of the billboard sign at this location for a period of five (5) years and is subject to the conditions of Use Permit (UP 17-06). Minor alterations which do not result in increased environmental impacts may be approved in writing by the Planning Director.
2. The billboard shall comply with the Caltrans Outdoor Advertising Act.
3. All lighting shall be indirect, directed downward, hooded, shielded or opaque and shall comply with the recommendations of www.darksky.org. No unobstructed beam of light shall be directed beyond the billboard face. Alternatively, all lighting may be permanently removed.
4. Within ninety (90) calendar days from date of approval of UP 17-06, the permit holder shall submit to the Planning Division for review and approval, a sign maintenance plan that demonstrates how the billboard will be maintained in good condition for its remaining life, including provisions for removal should the sign become unusable. The plan shall identify ingress and egress into the subject parcel and path of travel to the sign and location where maintenance vehicles can park to perform sign maintenance. This plan shall be signed by the property owner demonstrating agreement that the buildout of the site will not impede sign maintenance vehicles. Failure to comply with this condition of approval may result in the revocation of this use permit
5. ~~Within ninety days of the approval of a sign maintenance plan, the permit holder shall submit a mitigation monitoring fee of \$157. The applicant shall notify staff when the site is ready for inspection and the applicant shall be notified when the mitigations are complete.~~
6. The permit holder shall permit the County of Lake or representative(s) or designee(s) to making periodic 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.
7. This permit shall be null and void if the use is abandoned for a period of two (2) years.
8. This permit shall be valid for five (5) years and shall expire on May 22, 2023, unless it is renewed through approval of a new use permit, an extension including filing fee, or is revoked pursuant to Section 60 of the Lake County Zoning Ordinance prior to that date.

Prepared by: EJP 4-11-18

COMMUNITY DEVELOPMENT DEPARTMENT

By:_____

Danae Bowen, Office Assistant III

ACCEPTANCE

I have read and understand the foregoing Use Permit and agree to each and every term and condition thereof.

Date:_____

Applicant or Authorized Agent Signature

Print Name