

**COUNTY OF LAKE
MAJOR USE PERMIT, UP 19-23
DESIGN REVIEW, DR 19-03
CATEGORICAL EXEMPTION, CE 19-54
LAMAR ADVERTISING
CONDITIONS OF APPROVAL**

**EXPIRES IF NOT USED BY: MARCH 26, 2022
VALID UNTIL MARCH 26, 2025**

Pursuant to the approval of the Planning Commission on **March 26, 2020**, there is hereby granted to **Lamar Advertising, 3737 Alken Street, Bakersfield, CA**, a Major Use Permit, **UP 19-23**, and Design Review, **DR 19-03 with the following conditions of approval to allow use of an outdoor advertising sign for the period of five years** on property located at **47 Soda Bay Road, Lakeport, CA**; and further described as **APN: 082-092-03** subject to the following terms and conditions.

A. GENERAL

1. The use hereby permitted shall allow for the use of the existing billboard sign at this location for a period of five (5) years in substantial conformance with the staff report dated March 9, 2020. This permit shall supersede any previous use permit conditions in conflict with this use permit. Minor alterations which do not result in increased environmental impacts may be approved in writing by the Planning Director.
2. 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.
3. The billboard shall comply with the Caltrans Outdoor Advertising Act.
4. 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.
5. If lighting should be changed a lighting plan shall be submitted to the Community Development Department for review and approval.
6. This sign shall be maintained in good condition for the life of the project.
7. The Planning Commission may revoke the permit in the future if the Commission finds that the use to which the permit is put is detrimental to the health, safety, comfort and general welfare of the public or constitutes a nuisance
8. **Prior to use**, the applicant shall obtain all required permits from the *California Department of Transportation (Caltrans)*. Applicant shall submit copies of said permits to the Community Development Department. For further information please contact Caltrans at (707) 463-4743.

B. CULTURAL RESOURCES

1. Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of the find(s), the local overseeing tribe shall be notified, and a qualified archaeologist retained to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. Should any human remains be encountered, they shall be treated in accordance with Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.

C. NOISE

1. All construction activities including engine warm-up shall be limited Monday through Friday, between the hours of 7:00am and 7:00pm to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This mitigation does not apply to night work.
2. Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00am to 10:00pm and 45 dBA between the hours of 10:00pm to

7:00am within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.

D. TRANSPORTATION & TRAFFIC

- 1. Driveway encroachments onto State and/or County-maintained roadways shall be maintained to current federal, state or local standards and shall be constructed with an encroachment permit.

E. TIMING & MITIGATIONS

- 1. **Prior to use**, the applicant(s) shall submit to the Community Development Department a summary response in writing establishing compliance with these conditions of approval, as well as documenting compliance with all obligations, including dates of compliance and referencing documents or other evidence of compliance.
- 2. The permit holder shall permit the County of Lake or representative(s) or designee(s) to make 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.
- 3. This permit shall be null and void if the use is abandoned for a period of two (2) years.
- 4. This permit shall be valid for five (5) years and shall expire on March 26, 2025, unless it is renewed through approval of a use permit, or is revoked pursuant to Section 60 of the Lake County Zoning Ordinance prior to that date. Upon expiration or revocation, the sign and structure shall be removed within 60 days.
- 5. **Prior to use**, the permit shall enter into a **Compliance Monitoring Agreement** with the Community Development Department and an annual mitigation monitoring fee of \$760.00 shall be paid until all conditions are met.
- 6. **Prior to use**, the permit holder shall schedule an inspection with the Community Development Department to ensure all conditions of approval have been met.

Scott DeLeon, Interim Director
COMMUNITY DEVELOPMENT DEPARTMENT

Prepared by: SHR

By: _____
Danae LaDolce, Office Assistant III

ACCEPTANCE

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

Date:_____

Applicant or Authorized Agent Signature

Printed Name of Authorized Agent