

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 1  
P O BOX 3700  
EUREKA, CA 95502-3700  
PHONE (707) 499-6871  
FAX (707) 441-6314  
TTY 711  
www.dot.ca.gov/dist1



Making Conservation  
a California Way of Life.

December 11, 2020

1-LAK- 20-12.4  
Doyle-Stott Billboard Sign  
MUP 19-30, IS 19-48

Eric Porter, Associate Planner  
Lake County Community Development  
255 N Forbes St  
Lakeport, CA 95453

Dear Mr. Porter,

Thank you for the opportunity to comment on the Doyle Major Use Permit (19-30) and Notice of Intent to adopt an Initial Study (19-48)/Negative Declaration (IS/ND) to install a new, off-site billboard sign on a commercial property at 2450 Stokes Avenue (APN 004-055-230), corner of State Route (SR) 20 in Nice, Lake County (1-LAK-20-12.4). Access to the site is from Stokes Ave.

The proposed double-sided, illuminated billboard sign would be 22-feet in height and located on the north corner of the parcel along its SR 20 frontage. Sign plans show exterior, downcast lighting would be trained onto the sign faces. The Initial Study identifies a sign setback of 10 feet however Lake County staff advises that the applicant now requests an exception to County setback standards to locate the billboard sign seven (7) feet from their property line and Caltrans highway right of way (R/W).

Lake County's zoning code allows a billboard sign on the service commercial (C-3-DR) property with Use Permit approval. As the sign is located along SR 20, the project is also subject to Caltrans review and standards. The Initial Study sign project seems to be the same as the previously reviewed MUP application, except for the reduced frontage setback request. We have the following comments.

Encroachment and ODA Permits

1. There appear to be discrepancies in project information regarding the proposed sign's location in relation Caltrans SR 20 right of way. To clarify this and determine if the project meets Caltrans Highway Design Manual (HDM) setback and encroachment standards, we recommend that plans clearly identify (with dimensions) the location of the billboard sign structure (including sign face overhang) from the property line along Caltrans right of way.

2. We request that the proposed sign project be conditioned to meet Caltrans HDM setback and encroachment requirements. Billboards within view of the State Route 20 must be located at least 20 feet from the edge of traveled way (ETW), and the entire sign structure must be completely outside Caltrans right of way (please refer to the Highway Design Manual regarding clearance zone (CRZ) requirements). Our investigation indicates that the edge of the right of way is 22 feet from the ETW, so this requirement appears to have been met. The HDM may be found on the Caltrans website at: <https://dot.ca.gov/programs/design/manual-highway-design-manual-hdm>.
3. This billboard falls under the jurisdiction of Caltrans Outdoor Advertising (ODA). A permit application for the design of the billboard must be submitted and approved by ODA. For more information on ODA permits, please go to this website: <https://dot.ca.gov/programs/traffic-operations/oda>.
4. An encroachment permit is required to access the project site temporarily from the right of way for billboard construction. Prior to submitting an encroachment permit application, the applicant must possess a valid ODA permit. If sign construction occurs entirely from private property, no encroachment permit is needed. If any future access from the right of way is required, then a future encroachment permit must be obtained.
5. An encroachment permit to place the new utility service (power needed for sign illumination) must be submitted by PGE prior to utility service hookup.
6. A pre-permit application submission meeting will be required prior to submitting an encroachment permit to Caltrans District 1 for construction (after ODA reviews the design and issues a permit). Please contact the District 1 Ukiah Encroachment Permits office at (707) 463-4743 to set up a meeting, or if there are additional questions regarding the permitting process. For more information regarding encroachment permits and how to apply for them, please refer to this website: <https://dot.ca.gov/programs/traffic-operations/ep>.

Additional sign information can be obtained by contacting George Anzo of the Caltrans Outdoor Advertising office at (213) 897-4208, the public office line at (916) 654-6473, or emailing [ODA@dot.ca.gov](mailto:ODA@dot.ca.gov).

If you have questions regarding the project comments in this letter, please feel free to contact me. Please also contact Caltrans Ukiah Permits office staff directly at (707) 463-4743 regarding their encroachment permit requirements.

Thank you,

*Saskia Rymer-Burnett*

Saskia Rymer Burnett  
Transportation Planning  
Caltrans District 1

## Simone Hingston

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**From:** Dino Beltran <dbeltran@koination.com>  
**Sent:** Friday, December 6, 2019 4:01 PM  
**To:** Simone Hingston  
**Cc:** EJ Crandell  
**Subject:** [EXTERNAL]Re: Request for Review UP 19-30; DR 19-06; IS 19-48

We defer to Robinson Rancheria on the project .  
Dino

Sent from my iPhone

On Dec 6, 2019, at 3:58 PM, Simone Hingston <Simone.Hingston@lakecountyca.gov> wrote:

**Subject:** AB52 Tribal Consultation Notification UP 19-30; DR 19-06; IS 19-48

Good Afternoon Tribal Agencies,

In accordance with Assembly Bill 52 (AB52) and Section 21080.3.1(b) of the California Public Resources Code (PRC), we are responding to your request to be notified of projects in our jurisdiction that will be reviewed under CEQA. We are hereby notifying you of an opportunity to consult with us regarding the potential for this project to impact Tribal Cultural Resources, as defined in Section 21074 of the PRC. The purposes of tribal consultation under AB52 are to determine, as part of the CEQA review process, whether or not Tribal Cultural Resources are present within the project area, and if so, whether or not those resources will be significantly impacted by the project. If tribal cultural resources may be significantly impacted, then consultation will also help to determine the most appropriate way to avoid or mitigate those impacts. **In accordance with Section 21080.3.1(b) of the PRC, Consultation request under AB52 must be received in writing within 30 days of receipt of this notice.** If the Tribe would like to formally request an AB52 consultation, please email or write your request and designated lead contact person to Simone Hingston at [simone.hingston@lakecountyca.gov](mailto:simone.hingston@lakecountyca.gov) or mail them to the address listed in the letterhead above.

Please review the attachments for further details.

*Simone Hingston – Assistant Planner*

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Lake County – Community Development Department  
255 N. Forbes Street, Lakeport, CA 95453  
County Website: [www.lakecountyca.gov](http://www.lakecountyca.gov)  
Phone: (707) 263-2221

<UP 19-30 RFR AB52.pdf>  
<UP 19-30 RFR Attachments.pdf>

## Simone Hingston

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**From:** Lori Baca  
**Sent:** Friday, December 6, 2019 4:25 PM  
**To:** Simone Hingston  
**Subject:** RE: Request for Review UP 19-30; DR 19-06; IS 19-48

Simone,

Parcel 004-055-23 is within LACOSAN service area for sewer service, and although our sewer collection lines runs along Stokes Ave, UP 19-30 will have no impact.

Have a great evening!

### Lori A. Baca, CTA

Customer Service Coordinator

[Lori.Baca@lakecountyca.gov](mailto:Lori.Baca@lakecountyca.gov)

Office Number (707) 263-0119

Fax (707) 263-3836



**From:** Simone Hingston

**Sent:** Friday, December 06, 2019 3:58 PM

**To:** Doug Gearhart <doug@lcaqmd.net>; fahmya@lcaqmd.net; Elizabeth Knight <elizabethk@lcaqmd.net>; Richard Ford <Richard.Ford@lakecountyca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; David Casian <David.Casian@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; chief500@lakeportfire.com; pbleuss@kelseyvillefire.com; chief800@northshorefpd.com; Gloria.Fong@fire.ca.gov; Mandi.Huff@fire.ca.gov; mike.wink@fire.ca.gov; Fdchf700@yahoo.com; mike.wink@fire.ca.gov; PGENorthernAgencyIns@pge.com; T4b5@pge.com; R2CEQA@wildlife.ca.gov; Rex.Jackman@dot.ca.gov; nwc@sonoma.edu; Peggy Barthel <Peggy.Barthel@lakecountyca.gov>; Ronald Yoder <Ronald.Yoder@lakecountyca.gov>; Tina Scott <Tina.Scott@lakecountyca.gov>

**Subject:** Request for Review UP 19-30; DR 19-06; IS 19-48

**Importance:** High

**Subject:** Request For Review UP 19-30; DR 19-06; IS 19-48

Good Afternoon Fellow Agencies,

## Simone Hingston

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**From:** Gordon Haggitt  
**Sent:** Monday, December 9, 2019 11:59 AM  
**To:** Simone Hingston  
**Subject:** RE: Request for Review UP 19-30; DR 19-06; IS 19-48

Simone: I would make sure the sign meets all the setback requirements from the highway and adjoiners. A survey may be needed.

Gordon M. Haggitt  
County Surveyor, County of Lake  
(707)263-2341

**From:** Simone Hingston  
**Sent:** Friday, December 06, 2019 3:58 PM  
**To:** Doug Gearhart <dougg@lcaqmd.net>; fahmya@lcaqmd.net; Elizabeth Knight <elizabethk@lcaqmd.net>; Richard Ford <Richard.Ford@lakecountyca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; David Casian <David.Casian@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; chief500@lakeportfire.com; pbleuss@kelseyvillefire.com; chief800@northshorefpd.com; Gloria.Fong@fire.ca.gov; Mandi.Huff@fire.ca.gov; mike.wink@fire.ca.gov; Fdchf700@yahoo.com; mike.wink@fire.ca.gov; PGENorthernAgencyIns@pge.com; T4b5@pge.com; R2CEQA@wildlife.ca.gov; Rex.Jackman@dot.ca.gov; nwic@sonoma.edu; Peggy Barthel <Peggy.Barthel@lakecountyca.gov>; Ronald Yoder <Ronald.Yoder@lakecountyca.gov>; Tina Scott <Tina.Scott@lakecountyca.gov>  
**Subject:** Request for Review UP 19-30; DR 19-06; IS 19-48  
**Importance:** High

**Subject:** Request For Review UP 19-30; DR 19-06; IS 19-48

Good Afternoon Fellow Agencies,

Please review the attached RFR and advice if your agency recommends any modifications to the project. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than, **Friday, December 20, 2019**. Please email your comments to Simone Hingston at [simone.hingston@lakecountyca.gov](mailto:simone.hingston@lakecountyca.gov) or mail them to the address listed in the letterhead above.

Please review the attachments for further details.

*Simone Hingston – Assistant Planner*

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Lake County – Community Development Department  
255 N. Forbes Street, Lakeport, CA 95453  
County Website: [www.lakecountyca.gov](http://www.lakecountyca.gov)  
Phone: (707) 263-2221

## Simone Hingston

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**From:** Ryan Peterson <rpeterson@middletownrancheria.com>  
**Sent:** Monday, December 9, 2019 2:30 PM  
**To:** Simone Hingston  
**Subject:** [EXTERNAL]Re: Request for Review UP 19-30; DR 19-06; IS 19-48  
**Attachments:** UP 19-30 RFR AB52.pdf; UP 19-30 RFR Attachments.pdf

Dear Simone,

The Middletown Rancheria of Pomo Indians of California (the "Tribe") or ("Middletown Rancheria") is in receipt of your notification dated 12/6/19 and attached to this email regarding the referenced project in the subject line of this email correspondence.

Middletown Rancheria is a Sovereign Tribal Nation comprised of several tribelets, including Pomo, Wintu, Wappo and Lake Miwok. The natural ancestral boundaries of our aboriginal lands are dictated by our Lake Miwok language. Our Tribal Historic Preservation Office has reviewed the project and concluded that it is not within the aboriginal territories of the Middletown Rancheria. Therefore, we respectfully decline any comment on this project.

Should you have any questions, please feel free to contact our office:

Middletown Rancheria  
Tribal Historic Preservation Department  
Office: (707) 987-1315  
Email: [THPO@middletownrancheria.com](mailto:THPO@middletownrancheria.com)

We thank you for providing us with this notice and the opportunity to provide comments to the referenced project(s). Nothing herein should be construed to be a waiver of or limitation of any of Middletown Rancheria's rights in law, equity or otherwise. All rights, claims and remedies are specifically reserved.

Regards,

Ryan Peterson  
Admin & Projects Coordinator  
Middletown Rancheria  
Tribal Historic Preservation Department  
PO Box 1035 Middletown, CA 95461  
Phone: (707) 987-1315  
Fax: (707) 987-9091

On Fri, Dec 6, 2019 at 3:57 PM Simone Hingston <[Simone.Hingston@lakecountycalifornia.gov](mailto:Simone.Hingston@lakecountycalifornia.gov)> wrote:

**Subject:** AB52 Tribal Consultation Notification UP 19-30; DR 19-06; IS 19-48

Good Afternoon Tribal Agencies,

## Simone Hingston

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**From:** Mary Camp <admin@rvrpomo.net>  
**Sent:** Tuesday, December 10, 2019 10:05 AM  
**To:** Simone Hingston  
**Subject:** [EXTERNAL]RE: Request for Review UP 19-30; DR 19-06; IS 19-48

Redwood Valley thanks you for the notice. We would defer to any review, comments or concerns from Robinson Rancheria.

**From:** Simone Hingston <Simone.Hingston@lakecountyca.gov>  
**Sent:** Friday, December 6, 2019 3:58 PM  
**To:** sryan@big-valley.net; thpo@big-valley.net; cww281@gmail.com; a.tyler@elemindiancolony.org; aarroyosr@hpultribe-nsn.gov; lrosas@hpultribe-nsn.gov; kn@koination.com; tc@middletownrancheria.com; jsimon@middletownrancheria.com; mshaver@middletownrancheria.com; THPO@middletownrancheria.com; btorres@middletownrancheria.com; rpeterson@middletownrancheria.com; sshope@middletownrancheria.com; speterson@middletownrancheria.com; scottg@mishewalwappotribe.com; admin@rvrpomo.net; drogers@robinsonrancheria.org; terre.logsdon@sv-nsn.gov; thomas.jordan@sv-nsn.gov; lbill@yochadehe-nsn.gov; jkinter@yochadehe-nsn.gov; aroberts@yochadehe-nsn.gov; nahc@nahc.ca.gov  
**Subject:** Request for Review UP 19-30; DR 19-06; IS 19-48  
**Importance:** High

**Subject:** AB52 Tribal Consultation Notification UP 19-30; DR 19-06; IS 19-48

Good Afternoon Tribal Agencies,

In accordance with Assembly Bill 52 (AB52) and Section 21080.3.1(b) of the California Public Resources Code (PRC), we are responding to your request to be notified of projects in our jurisdiction that will be reviewed under CEQA. We are hereby notifying you of an opportunity to consult with us regarding the potential for this project to impact Tribal Cultural Resources, as defined in Section 21074 of the PRC. The purposes of tribal consultation under AB52 are to determine, as part of the CEQA review process, whether or not Tribal Cultural Resources are present within the project area, and if so, whether or not those resources will be significantly impacted by the project. If tribal cultural resources may be significantly impacted, then consultation will also help to determine the most appropriate way to avoid or mitigate those impacts. **In accordance with Section 21080.3.1(b) of the PRC, Consultation request under AB52 must be received in writing within 30 days of receipt of this notice.** If the Tribe would like to formally request an AB52 consultation, please email or write your request and designated lead contact person to Simone Hingston at [simone.hingston@lakecountyca.gov](mailto:simone.hingston@lakecountyca.gov) or mail them to the address listed in the letterhead above.

Please review the attachments for further details.

*Simone Hingston – Assistant Planner*

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255 N. Forbes Street, Lakeport, CA 95453  
County Website: [www.lakecountyca.gov](http://www.lakecountyca.gov)  
Phone: (707) 263-2221

## Simone Hingston

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**From:** Ronald Yoder  
**Sent:** Tuesday, December 10, 2019 2:46 PM  
**To:** Simone Hingston  
**Subject:** RE: Request for Review UP 19-30; DR 19-06; IS 19-48

Simone, I have no comments for this project.

Ron Yoder

**From:** Simone Hingston  
**Sent:** Friday, December 6, 2019 3:58 PM  
**To:** Doug Gearhart <dougg@lcaqmd.net>; fahmya@lcaqmd.net; Elizabeth Knight <elizabethk@lcaqmd.net>; Richard Ford <Richard.Ford@lakecountyca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; David Casian <David.Casian@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; chief500@lakeportfire.com; pbleuss@kelseyvillefire.com; chief800@northshorefpd.com; Gloria.Fong@fire.ca.gov; Mandi.Huff@fire.ca.gov; mike.wink@fire.ca.gov; Fdchf700@yahoo.com; mike.wink@fire.ca.gov; PGENorthernAgencyIns@pge.com; T4b5@pge.com; R2CEQA@wildlife.ca.gov; Rex.Jackman@dot.ca.gov; nwic@sonoma.edu; Peggy Barthel <Peggy.Barthel@lakecountyca.gov>; Ronald Yoder <Ronald.Yoder@lakecountyca.gov>; Tina Scott <Tina.Scott@lakecountyca.gov>  
**Subject:** Request for Review UP 19-30; DR 19-06; IS 19-48  
**Importance:** High

**Subject:** Request For Review UP 19-30; DR 19-06; IS 19-48

Good Afternoon Fellow Agencies,

Please review the attached RFR and advice if your agency recommends any modifications to the project. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than, **Friday, December 20, 2019**. Please email your comments to Simone Hingston at [simone.hingston@lakecountyca.gov](mailto:simone.hingston@lakecountyca.gov) or mail them to the address listed in the letterhead above.

Please review the attachments for further details.

*Simone Hingston – Assistant Planner*

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Lake County – Community Development Department  
255 N. Forbes Street, Lakeport, CA 95453  
County Website: [www.lakecountyca.gov](http://www.lakecountyca.gov)  
Phone: (707) 263-2221

## Simone Hingston

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**From:** Northwest Information Center <nwic@sonoma.edu>  
**Sent:** Thursday, December 12, 2019 8:36 AM  
**To:** Simone Hingston  
**Subject:** [EXTERNAL]Re: Request for Review UP 19-30; DR 19-06; IS 19-48

Thank you for your UP 19-30; DR 19-06; IS 19-48, Stott Outdoor Advertising, 004-055-23 request, we have added it to our queue and will be in touch if questions arise.

**Your file has been assigned NWIC 19-0985**

Contact our office referencing this number for any further questions or concerns regarding this project.

Thanks,  
Claire Shudde  
Northwest Information Center  
150 Professional Center Dr., Suite E, Rohnert Park, CA 94928  
T: (707) 588-8455  
[nwic@sonoma.edu](mailto:nwic@sonoma.edu)  
[www.sonoma.edu/nwic](http://www.sonoma.edu/nwic)

On Fri, Dec 6, 2019 at 3:57 PM Simone Hingston <[Simone.Hingston@lakecountyca.gov](mailto:Simone.Hingston@lakecountyca.gov)> wrote:

**Subject:** Request For Review UP 19-30; DR 19-06; IS 19-48

Good Afternoon Fellow Agencies,

Please review the attached RFR and advice if your agency recommends any modifications to the project. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than, **Friday, December 20, 2019**. Please email your comments to Simone Hingston at [simone.hingston@lakecountyca.gov](mailto:simone.hingston@lakecountyca.gov) or mail them to the address listed in the letterhead above.

Please review the attachments for further details.

**Simone Hingston**

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**From:** Tina Rubin  
**Sent:** Thursday, December 12, 2019 11:54 AM  
**To:** Simone Hingston  
**Subject:** UP 19-30 2450 Stokes Ave, Nice  
**Attachments:** 004-055-23 UP 19-30 CDD Review.pdf

See attached comments

*Tina Dawn-Rubin*  
Environmental Health Aide

**County of Lake**

Department of Health Services  
Environmental Health Division  
922 Bevins Ct, Lakeport, CA 95453  
Tel: 707-263-1164 Fax: 707-263-1681

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## COUNTY OF LAKE

COMMUNITY DEVELOPMENT DEPARTMENT  
Planning Division  
Courthouse - 255 N. Forbes Street  
Lakeport, California 95453  
Telephone 707/263-2221 FAX 707/263-2225

Received

DEC 10 2019

SR0003591

### Environmental Health

DISTRIBUTION DATE: December 6, 2019

#### REQUEST FOR REVIEW FOR SUFFICIENCY

☐ AG. COMMISSIONER  
☒ AIR QUALITY MGMT  
☒ ASSESSOR  
☒ BUILDING DIVISION  
☒ DPW - ROADS  
☒ ENVIRON HEALTH  
☐ LAKEBED MANAGEMENT  
☐ PUBLIC SERVICES  
☒ SHERIFF  
☒ SPECIAL DISTRICTS  
☒ SURVEYOR  
☒ TAX COLLECTOR  
☐ WASTE DISPOSAL  
☐ WATER RESOURCES

**FIRE PROTECTION DIST:**  
☒ Kelseyville  
☒ Lake County  
☐ Lake Pillsbury (no contact info)  
☒ Lakeport County  
☒ Northshore  
☒ South Lake County  
☒ CalFire  
  
☒ PG&E  
☐ HOA  
☐ WATER CO  
☐ OTHER

☒ CA DEPT FISH & WDLF  
☒ CALTRANS  
☐ STATE LANDS COMM.  
☐ CRWQCB  
☐ STATE DEPT. OF HEALTH  
☒ SONOMA STATE  
☐ NW INFORMATION CENTER  
☐ ARMY CORPS  
☐ BLM  
☐ CALCANNABIS  
☒ GRADING: PEGGY/RON  
☐ US FISH & WILDLIFE SVC  
☐ US FOREST SERVICE

FROM: Simone Hingston, Assistant Planner  
REQUEST: Major Use Permit UP 19-30; Design Review DR 19-06; Initial Study IS 19-48  
OWNER: Joseph P. Doyle  
APPLICANT: Stott Outdoor Advertising  
APN: 004-055-23  
LOCATION: 2450 Stokes Avenue, Nice, CA  
ZONING: "C3-DR" Service Commercial – Design Review Combining District.  
GENERAL PLAN: Service Commercial  
HAZARDS: No known hazard, parcel located within Local Responsibility Area  
FLOOD ZONE: "X" Area of minimal flooding – not in a special flood hazard area.  
SERPENTINE SOILS: None.  
SOIL STABILITY: Generally Stable  
PREVIOUS PERMITS: UP 82-63; UP 86-60; DR 89-21; MUP 90-9; DR 01-13; UP01-03; MUP 17-07  
EXISTING-DEVELOPMENT: Garage/Storage Building (unoccupied, 3,000 square feet)

#### PROPOSAL:

The applicant is requesting approval of a Major Use Permit to allow the following:

- A double-faced billboard which is 300 square feet per side in size *(please refer to attached elevation plan)*.
- The proposed parcel is within the community growth boundaries of Nice *(please refer to attached site plan)*.

Please advise us if additional information is needed, which permits are required from your agency (if any), and of your environmental concerns. Additionally, please advise if your agency recommends any modifications to the project that would reduce potential environmental impacts. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than **December 20, 2019**. Please email your comments to [simone.hingston@lakecountycalifornia.gov](mailto:simone.hingston@lakecountycalifornia.gov) or mail them to the address listed in the letterhead above.

COMMENTS: \_\_\_\_\_

See attached Memorandum

NAME

Tina Rubi

DATE

12/12/19

cc: 3

Supervisory District (RFR Only)

Tina Scott

Redbud Audubon

Other (Examples: Sierra Club /

HOA /

Farm Bureau / etc.) (RFR Only)



**COUNTY OF LAKE**  
**Health Services Department**  
**Environmental Health Division**  
922 Bevins Court  
Lakeport, California 95453-9739  
Telephone 707/263-1090  
FAX 707/263-4395

Denise Pomerooy  
Health Services Director

Gary Pace, MD, MPH  
Public Health Officer

Jasjit Kang  
Environmental Health Director

***Promoting an Optimal State of Wellness in Lake County***

**Memorandum**

**DATE:** December 12, 2019  
**TO:** Simone Hingston, Assistant Planner  
**FROM:** Tina Dawn-Rubin, Environmental Health Aide  
**RE:** UP 19-30, DR 19-06, IS 19-48 Major Use Permit,  
Billboard Signage  
**APN:** 004-055-23 2450 Stokes Ave, Nice

Environmental Health has no concerns regarding the Major Use Permit for billboard signage as this area of Nice is serviced with public sewer and water.



## Simone Hingston

---

**From:** Fahmy Attar <FahmyA@lcaqmd.net>  
**Sent:** Tuesday, December 17, 2019 11:43 AM  
**To:** Simone Hingston  
**Subject:** [EXTERNAL]Re: Request for Review UP 19-30; DR 19-06; IS 19-48  
**Attachments:** Scott Outdoor Advertising\_12172019.pdf  
  
**Importance:** High

Simone,

Attached are the comments

Best,

**Fahmy Attar**  
Air Quality Engineer  
Lake County Air Quality Management District  
2617 S. Main Street, Lakeport, CA, 95453

(707) 263-7000 | [fahmya@lcaqmd.net](mailto:fahmya@lcaqmd.net)

On Dec 6, 2019, at 3:57 PM, Simone Hingston <[Simone.Hingston@lakecountyca.gov](mailto:Simone.Hingston@lakecountyca.gov)> wrote:

**Subject:** Request For Review UP 19-30; DR 19-06; IS 19-48

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Please review the attachments for further details.

*Simone Hingston - Assistant Planner*

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255 N. Forbes Street, Lakeport, CA 95453  
County Website: [www.lakecountyca.gov](http://www.lakecountyca.gov)  
Phone: (707) 263-2221

<UP 19-30 RFR.PDF><UP 19-30 RFR Attachments.pdf>

## LAKE COUNTY AIR QUALITY MANAGEMENT DISTRICT

2617 South Main Street  
Lakeport, CA 95453  
Phone (707) 263-7000  
Fax (707) 263-0421



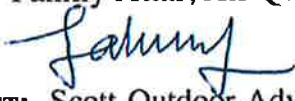
**Douglas G. Gearhart**  
**Air Pollution Control Officer**  
doug@lcaqmd.net

### -MEMORANDUM-

**To:** Simone Hingston, Assistant Planner  
LC Community Development Dept.

**DATE:** December 17, 2019

**FROM:** Fahmy Attar, Air Quality Engineer

  
**SUBJECT:** Scott Outdoor Advertising \*\*\* APN: 004-055-23 \*\*\* Major UP 19-30 \*\*\* The applicant requests to build a double-faced billboard that is 300 square feet per side located at 2450 Strokes Avenue, Nice, CA

Lake County Air Quality Management District received a Request for Review for Sufficiency from Lake County Community Development. Scott Outdoor Advertising proposes a double-faced billboard that is 300 square feet per side located at 2450 Strokes Avenue, Nice, CA

Construction activities that involve pavement, masonry, sand, gravel, grading, and other activities that could produce airborne particulate should be conducted with adequate dust controls to minimize airborne emissions. A dust mitigation plan may be required should the applicant fail to maintain adequate dust controls.

Any demolition or renovation is subject to the Federal National Emissions Standard for Hazardous Air Pollutants (NESHAP) for asbestos in buildings requires asbestos inspections by a Certified Asbestos Consultant for all major renovations and all demolition. An Asbestos Notification must be submitted to the District at least 14 days prior to beginning any demolition work. The applicant should contact the District for details. Regardless of asbestos content, all demolition activities should use adequate water/ amended water to prevent dust generation and nuisance conditions. Fire training and burning of large areas of brush can potentially cause significant air quality impacts that should mitigated or offset.

If the construction site address contains Serpentine, a Serpentine control plan is required unless otherwise determined by LCAQMD. Please contact LCAQMD for more details.

Mobile diesel equipment used for construction and/or maintenance must be in compliance with State registration requirements. Portable and stationary diesel-powered equipment must meet the requirements of the State Air Toxic Control Measures for CI engines. The applicant should contact the District for further information if the project includes a backup generator.

Site development and vegetation disposal shall not create nuisance odors or dust. During the site preparation phase, the District recommends that any removed vegetation be chipped and spread for ground cover and erosion control. Burning is not allowed on commercial property, materials generated from the commercial operation, and waste material from construction debris, must not be burned as a means of disposal.

Significant dust may be generated from increase vehicle traffic if driveways and parking areas are not adequately surfaced. Surfacing standards should be included as a requirement in the use permit to minimize dust impacts to the public, visitors, and road traffic. At a minimum, the District recommends chip seal as a temporary measure for primary access roads and parking. Paving with asphaltic concrete is preferred and should be required for long term occupancy. All areas subject to semi truck / trailer traffic should require asphaltic concrete paving or equivalent to prevent fugitive dust generation. Gravel surfacing may be adequate for low use driveways and overflow parking areas, however, gravel surfaces require more maintenance to achieve dust control, and permit conditions should require regular palliative treatment if gravel is utilized. White rock is not suitable for surfacing (and should be prohibited in the permit) because of its tendency to break down and create excessive dust. The applicant has indicated grading and re-graveling roads, utilizing water trucks if necessary, reduce travel times through efficient time management and consolidating solid waste removal/supply deliveries, and speed limits.

Given the above concerns are adequately addressed, the project as proposed with mitigation measures, can be supported for air quality concerns.

## Simone Hingston

---

**From:** Northwest Information Center <nwic@sonoma.edu>  
**Sent:** Wednesday, December 18, 2019 3:02 PM  
**To:** Simone Hingston  
**Subject:** [EXTERNAL]UP 19-30 /2450 Stokes Avenue, Nice, CA / Stott Outdoor Advertising/  
19-0985  
**Attachments:** UP 19-30 2450 Stokes Avenue, Nice, CA Stott Outdoor Advertising.pdf

Please find attached our response letter for the UP 19-30 2450 Stokes Avenue, NWIC 19-0985 project. Unless you need a hard copy of our recommendations, distribution will be by email only.

Please let us know if you have any questions and we look forward to working with you in the future.

Thanks,

Bee Thao

Northwest Information Center

150 Professional Center Dr., Suite E, Rohnert Park, CA 94928

T: (707) 588-8455

[nwic@sonoma.edu](mailto:nwic@sonoma.edu)

[www.sonoma.edu/nwic](http://www.sonoma.edu/nwic)

CALIFORNIA  
HISTORICAL  
RESOURCES  
INFORMATION  
SYSTEM



ALAMEDA  
COLUSA  
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DEL NORTE

HUMBOLDT  
LAKE  
MARIN  
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MONTEREY  
NAPA  
SAN BENITO

SAN FRANCISCO  
SAN MATEO  
SANTA CLARA  
SANTA CRUZ  
SOLANO  
SONOMA  
YOLO

**Northwest Information Center**  
Sonoma State University  
150 Professional Center Drive, Suite E  
Rohnert Park, California 94928-3609  
Tel: 707.588.8455  
nwic@sonoma.edu  
<http://www.sonoma.edu/nwic>

December 18, 2019

File No.: 19-0985

Simone Hingston, Project Planner  
Lake County  
Community Development Department  
255 N. Forbes Street  
Lakeport, CA. 95453

re: UP 19-30/ 2450 Stokes Avenue, Nice, CA / Stott Outdoor Advertising

Dear Simone Hingston,

Records at this office were reviewed to determine if this project could adversely affect cultural resources. Please note that use of the term cultural resources includes both archaeological sites and historical buildings and/or structures. The review for possible historic-era building/structures, however, was limited to references currently in our office and should not be considered comprehensive.

**Project Description:** construction of a double-faced billboard which is 300 square feet per side in size

**Previous Studies:**

XX Study #S-00638 (Parker and Frederickson 1977), covering approximately 100% of the proposed project area, identified no cultural resources (see recommendation below).

**Archaeological and Native American Resources Recommendations:**

XX The proposed project area has the possibility of containing unrecorded archaeological site(s). Due to the passage of time since the previous survey (Parker and Frederickson 1977) and the changes in archaeological theory and method since that time, we recommend that prior to the commencement of project activities a qualified archaeologist conduct further archival and field study for the entire project area to identify archaeological resources.

XX We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

**Built Environment Recommendations:**

XX Since the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value, if the project area contains such properties, it is recommended that prior to commencement of project activities, a qualified professional familiar with the architecture and history of Lake County conduct a formal CEQA evaluation.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or

paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

For your reference, a list of qualified professionals in California that meet the Secretary of the Interior's Standards can be found at <http://www.chrisinfo.org>. If archaeological resources are encountered during the project, work in the immediate vicinity of the finds should be halted until a qualified archaeologist has evaluated the situation. If you have any questions please give us a call (707) 588-8455.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bee Thao', with a stylized flourish at the end.

Bee Thao  
Researcher

## Simone Hingston

---

**From:** Peggy Barthel  
**Sent:** Thursday, December 19, 2019 8:10 AM  
**To:** Simone Hingston  
**Subject:** RE: Request for Review UP 19-30; DR 19-06; IS 19-48

I assume the installation will require a building permit, and that will take care of any ground disturbance. I have no other comments.

Peggy Barthel  
Associate Resource Planner  
707-263-2221

**From:** Simone Hingston  
**Sent:** Friday, December 6, 2019 3:58 PM  
**To:** Doug Gearhart <doug@lcaqmd.net>; fahmya@lcaqmd.net; Elizabeth Knight <elizabethk@lcaqmd.net>; Richard Ford <Richard.Ford@lakecountyca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; David Casian <David.Casian@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; chief500@lakeportfire.com; pbleuss@kelseyvillefire.com; chief800@northshorefpd.com; Gloria.Fong@fire.ca.gov; Mandi.Huff@fire.ca.gov; mike.wink@fire.ca.gov; Fdchf700@yahoo.com; mike.wink@fire.ca.gov; PGENorthernAgencyins@pge.com; T4b5@pge.com; R2CEQA@wildlife.ca.gov; Rex.Jackman@dot.ca.gov; nwic@sonoma.edu; Peggy Barthel <Peggy.Barthel@lakecountyca.gov>; Ronald Yoder <Ronald.Yoder@lakecountyca.gov>; Tina Scott <Tina.Scott@lakecountyca.gov>  
**Subject:** Request for Review UP 19-30; DR 19-06; IS 19-48  
**Importance:** High

**Subject:** Request For Review UP 19-30; DR 19-06; IS 19-48

Good Afternoon Fellow Agencies,

Please review the attached RFR and advice if your agency recommends any modifications to the project. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than, **Friday, December 20, 2019**. Please email your comments to Simone Hingston at [simone.hingston@lakecountyca.gov](mailto:simone.hingston@lakecountyca.gov) or mail them to the address listed in the letterhead above.

Please review the attachments for further details.

*Simone Hingston – Assistant Planner*

---

Lake County – Community Development Department  
255 N. Forbes Street, Lakeport, CA 95453  
County Website: [www.lakecountyca.gov](http://www.lakecountyca.gov)  
Phone: (707) 263-2221

## Simone Hingston

---

**From:** Lucas Bingham  
**Sent:** Thursday, December 19, 2019 9:45 AM  
**To:** Simone Hingston  
**Subject:** RE: Request for Review UP 19-30; DR 19-06; IS 19-48  
**Attachments:** MUP 19-30.doc

Lt. Bingham

**From:** Simone Hingston  
**Sent:** Friday, December 6, 2019 3:58 PM  
**To:** Doug Gearhart <doug@lcaqmd.net>; fahmya@lcaqmd.net; Elizabeth Knight <elizabethk@lcaqmd.net>; Richard Ford <Richard.Ford@lakecountyca.gov>; Jim Campbell <Jim.Campbell@lakecountyca.gov>; David Casian <David.Casian@lakecountyca.gov>; Scott DeLeon <Scott.DeLeon@lakecountyca.gov>; Kelli Hanlon <Kelli.Hanlon@lakecountyca.gov>; Lucas Bingham <Lucas.Bingham@lakecountyca.gov>; Lori Baca <Lori.Baca@lakecountyca.gov>; Gordon Haggitt <Gordon.Haggitt@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; chief500@lakeportfire.com; pbleuss@kelseyvillefire.com; chief800@northshorefpd.com; Gloria.Fong@fire.ca.gov; Mandi.Huff@fire.ca.gov; mike.wink@fire.ca.gov; Fdchf700@yahoo.com; mike.wink@fire.ca.gov; PGENorthernAgencyIns@pge.com; T4b5@pge.com; R2CEQA@wildlife.ca.gov; Rex.Jackman@dot.ca.gov; nwic@sonoma.edu; Peggy Barthel <Peggy.Barthel@lakecountyca.gov>; Ronald Yoder <Ronald.Yoder@lakecountyca.gov>; Tina Scott <Tina.Scott@lakecountyca.gov>  
**Subject:** Request for Review UP 19-30; DR 19-06; IS 19-48  
**Importance:** High

**Subject:** Request For Review UP 19-30; DR 19-06; IS 19-48

Good Afternoon Fellow Agencies,

Please review the attached RFR and advice if your agency recommends any modifications to the project. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than, **Friday, December 20, 2019**. Please email your comments to Simone Hingston at [simone.hingston@lakecountyca.gov](mailto:simone.hingston@lakecountyca.gov) or mail them to the address listed in the letterhead above.

Please review the attachments for further details.

*Simone Hingston - Assistant Planner*

---

Lake County – Community Development Department  
255 N. Forbes Street, Lakeport, CA 95453  
County Website: [www.lakecountyca.gov](http://www.lakecountyca.gov)  
Phone: (707) 263-2221



## LAKE COUNTY SHERIFF'S OFFICE

1220 Martin Street • P.O. Box 489 • Lakeport, California 95453

**Administration**  
(707) 262-4200

**Central Dispatch**  
(707) 263-2690

**Coroner**  
(707) 262-4215

**Corrections**  
(707) 262-4240

**Patrol/Investigation**  
(707) 262-4200

**Substation**  
(707) 994-6433

**To** : Simone HIngston – Assistant Planner  
Community Development Department

**From** : Lieutenant Luke Bingham  
Lake County Sheriff's Office

**Date** : December 19th, 2019

**Subject** : Major Use Permit 19-30

I reviewed the Major Use Permit 19-30, I do not believe this project would have a significant impact on the service provided by our office and I support the issuance of the permit.

If you have any questions, please contact me at 707-262-4082.

LJB/ljb

## Simone Hingston

---

**From:** Rymer-Burnett, Saskia@DOT <Saskia.Rymer-Burnett@dot.ca.gov>  
**Sent:** Tuesday, December 31, 2019 1:37 PM  
**To:** Simone Hingston  
**Cc:** Jackman, Rex A@DOT; Mettam, Brad R@DOT  
**Subject:** [EXTERNAL]Caltrans D1 RFR comments: UP 19-30 sign application; 2450 Stokes Ave, Nice; 01-LAK-20-12.4  
**Attachments:** Doyle Sign UP 19-30\_20191219\_01-LAK-20-12.4.pdf

Good Afternoon Simone,

Please find attached Caltrans District 1 comments for the proposed sign project, located on SR 20-East in the community of Nice, Lake County (01-LAK-20-12.4).

Please contact Rex Jackman at (707) 445-6412, or me at (707) 441-2009 if you have any questions.

Sincerely,

***Saskia Rymer-Burnett***

Caltrans District 1

Transportation Planning

Ph: (707) 441-2009

[saskia.rymer-burnett@dot.ca.gov](mailto:saskia.rymer-burnett@dot.ca.gov)

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 1, P.O. BOX 3700

PHONE (707) 441-4693

FAX (707) 445-6314

TTY 711

www.dot.ca.gov

*Making Conservation  
a California Way of Life.*

December 31, 2019

1-LAK-20-12.4 (RT)  
Doyle Sign, MUP UP 19-30  
2450 Stokes Ave/SR 20, Nice  
GTS# 01-LAK-2019-18028

Ms. Simone Hingston  
Community Development Department  
County of Lake  
255 N. Forbes Street  
Lakeport, CA 95453

Dear Ms. Hingston:

Thank you for giving us the opportunity to comment on the Major Use Permit and Design Review Permit application to allow a double-sided, illuminated billboard sign on a commercial property that is located on the south side of State Route 20 and Stokes Avenue in Nice, Lake County. The property, which is zoned Service Commercial, is about 1.3 miles west of downtown Nice. The proposed sign structure will be 22 feet in height and have a sign area of 300 sf per side. The proposed structure is located on a privately-owned parcel outside Caltrans' right of way. The sign would be illuminated via exterior lights trained onto the sign faces. We have the following comments:

**General Comments**

State Route 20-East is not a designated Scenic Highway, but it is identified as potentially eligible according to the 2015 Transportation Concept Report for State Route 20-East. Scenic Highway designations typically contain policies that protect scenic quality by avoiding structures (such as billboards) that could negatively impact the quality of scenic corridor viewsheds.

Nice is part of the North Shore Communities area that has been subject to several studies and grant funded projects to improve pedestrian safety with traffic calming and beautification enhancements. Lake County has worked to implement beautification measures for Nice and other North Shore communities. To support this, District 1 goals and projects for Lake County have also included redirecting vehicle traffic, particularly trucks, from Highway 20 to alternative routes to improve pedestrian safety, multimodal use, and aesthetics for North Shore communities.

Although no scenic designation or policies apply to SR 20-East to restrict the proposed billboard sign, we respectfully recommend that the County of Lake consider not approving the billboard sign, as proposed, for the following reasons:

1. The large size and bulk of the sign area and structure could adversely impact reviews for scenic route designation eligibility and programs in the future, if this option is later desired by the community.

Ms. Hingston  
12/31/2019  
Page 2

2. The large scale of the sign is designed to be seen from long distances by motorists traveling a higher rate of speed than is considered appropriate for this segment of Highway 20 for the Nice community.
3. The proposed sign appears to be inconsistent with state goals, projects and local efforts to promote multimodal-oriented and appropriately-scaled development along Highway 20. While sign plans show a Lake County message, the pole sign is not a typical design or scale for a gateway sign, such as a monument sign. The sign project seems to be at odds with community planning efforts for traffic calming and beautification to improve the visual appeal of Nice and its environs.

We note that plans show a sign with Lake County welcome and business messages. However, the project description indicates the sign copy will change. If the objective is to identify the Lake community and businesses, and be consistent with project beautification efforts, an alternative is to modify the project to a monument sign. District 1 would be able and happy to assist with these efforts in our Landscape Architecture division.

#### **Outdoor Advertising**

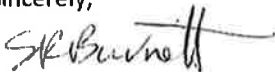
The proposed sign appears to be an off-site advertising sign. If the sign project is approved by the County, the project will require a permit and be subject to Caltrans Outdoor Advertising (ODA) Permit requirements and must meet all standards of the Outdoor Advertising Act. These requirements may be found at: <https://dot.ca.gov/programs/traffic-operations/oda>.

#### **Encroachment Permits**

If the proposed sign is approved and all work to access, construct and maintain the sign is outside the Caltrans Right of Way, no Encroachment Permit is required. Please note the following requirement: Any work performed within Caltrans right of way, including intersection improvements or surveying and traffic studies, requires an approved Caltrans Encroachment Permit. Prior to permit application submittal, the applicant is required to attend a pre-submittal meeting with the Caltrans Encroachment Permits staff in Ukiah. For more information or to request an encroachment permit, please contact Amber McCall or Jim Shupe at the Ukiah Permits Office at 707-463-4743. For future reference, the Caltrans Encroachment Permit information is available online at: <http://www.dot.ca.gov/trafficops/ep/manual.html>.

Please feel free to contact Rex Jackman at (707) 445-6412, or me at (707) 441-2009 if you have questions or need further assistance.

Sincerely,



**Saskia Rymer-Burnett**  
Transportation Planning  
District 1 Caltrans



YOCHA DEHE  
CULTURAL RESOURCES

RECEIVED

JAN 17 2020

LAKE COUNTY COMMUNITY  
DEVELOPMENT DEPT.

January 6, 2020

County of Lake - Planning Division  
Attn: Simone Hingston, Assistant Planner  
255 N. Forbes Street  
Lakeport, CA 95453

RE: Stott Billboard at 2450 Stokes Avenue Project

Dear Ms. Hingston:

Thank you for your project notification letter dated, December 6, 2019, regarding cultural information on or near the proposed Stott Billboard at 2450 Stokes Avenue Project, Nice, Lake County. We appreciate your effort to contact us.

The Cultural Resources Department has reviewed the project and concluded that it is not within the aboriginal territories of the Yocha Dehe Wintun Nation. Therefore, we respectfully decline any comment on this project. However, based on the information provided, please defer correspondence to the following:

Habematelol Pomo of Upper Lake  
Attn: Linda Rosas-Bill  
P.O. Box 516  
Upper Lake, CA 95485

Please refer to identification number YD-12062019-01 in any future correspondence with Yocha Dehe Wintun Nation concerning this project.

Thank you for providing us with this notice and the opportunity to comment.

Sincerely,

Isaac Bojorquez  
Director of Cultural Resources

cc: Habematelol Pomo of Upper Lake



## COUNTY OF LAKE

### COMMUNITY DEVELOPMENT DEPARTMENT

#### Planning Division

Courthouse - 255 N. Forbes Street

Lakeport, California 95453

Telephone 707/263-2221 FAX 707/263-2225

DISTRIBUTION DATE: December 6, 2019

### REQUEST FOR REVIEW FOR SUFFICIENCY

<input type="checkbox"/> AG. COMMISSIONER	<input type="checkbox"/> FIRE PROTECTION DIST:	<input checked="" type="checkbox"/> CA DEPT FISH & WDLF
<input checked="" type="checkbox"/> AIR QUALITY MGMT	<input checked="" type="checkbox"/> Kelseyville	<input checked="" type="checkbox"/> CALTRANS
<input checked="" type="checkbox"/> ASSESSOR	<input checked="" type="checkbox"/> Lake County	<input type="checkbox"/> STATE LANDS COMM.
<input checked="" type="checkbox"/> BUILDING DIVISION	<input type="checkbox"/> Lake Pillsbury (no contact info)	<input type="checkbox"/> CRWQCB
<input checked="" type="checkbox"/> DPW - ROADS	<input checked="" type="checkbox"/> Lakeport County	<input type="checkbox"/> STATE DEPT. OF HEALTH
<input checked="" type="checkbox"/> ENVIRON HEALTH	<input checked="" type="checkbox"/> Northshore	<input checked="" type="checkbox"/> SONOMA STATE
<input type="checkbox"/> LAKEBED MANAGEMENT	<input checked="" type="checkbox"/> South Lake County	<input type="checkbox"/> NW INFORMATION CENTER
<input type="checkbox"/> PUBLIC SERVICES	<input checked="" type="checkbox"/> CalFire	<input type="checkbox"/> ARMY CORPS
<input checked="" type="checkbox"/> SHERIFF	<input type="checkbox"/>	<input type="checkbox"/> BLM
<input checked="" type="checkbox"/> SPECIAL DISTRICTS	<input type="checkbox"/>	<input type="checkbox"/> CALCANNABIS
<input checked="" type="checkbox"/> SURVEYOR	<input checked="" type="checkbox"/> PG&E	<input checked="" type="checkbox"/> GRADING: PEGGY/RON
<input checked="" type="checkbox"/> TAX COLLECTOR	<input type="checkbox"/> HOA	<input type="checkbox"/>
<input type="checkbox"/> WASTE DISPOSAL	<input type="checkbox"/> WATER CO	<input type="checkbox"/> US FISH & WILDLIFE SVC
<input type="checkbox"/> WATER RESOURCES	<input type="checkbox"/> OTHER	<input type="checkbox"/> US FOREST SERVICE

FROM: Simone Hingston, Assistant Planner  
REQUEST: Major Use Permit UP 19-30; Design Review DR 19-06; Initial Study IS 19-48  
OWNER: Joseph P. Doyle  
APPLICANT: Stott Outdoor Advertising  
APN: 004-055-23  
LOCATION: 2450 Stokes Avenue, Nice, CA  
ZONING: "C3-DR" Service Commercial – Design Review Combining District.  
GENERAL PLAN: Service Commercial  
HAZARDS: No known hazard, parcel located within Local Responsibility Area  
FLOOD ZONE: "X" Area of minimal flooding – not in a special flood hazard area.  
SERPENTINE SOILS: None.  
SOIL STABILITY: Generally Stable  
PREVIOUS PERMITS: UP 82-63; UP 86-60; DR 89-21; MUP 90-9; DR 01-13; UP01-03; MUP 17-07  
EXISTING-DEVELOPMENT: Garage/Storage Building (unoccupied, 3,000 square feet)

#### PROPOSAL:

The applicant is requesting approval of a Major Use Permit to allow the following:

- A double-faced billboard which is 300 square feet per side in size (*please refer to attached elevation plan*).
- The proposed parcel is within the community growth boundaries of Nice (*please refer to attached site plan*).

Please advise us if additional information is needed, which permits are required from your agency (if any), and of your environmental concerns. Additionally, please advise if your agency recommends any modifications to the project that would reduce potential environmental impacts. Due to the provisions of state law, it is essential that we receive your comments as soon as possible but in no case later than **December 20, 2019**. Please email your comments to [simone.hingston@lakecountyca.gov](mailto:simone.hingston@lakecountyca.gov) or mail them to the address listed in the letterhead above.

COMMENTS: \_\_\_\_\_

NAME		DATE
cc: 3	Supervisory District (RFR Only)	Tina Scott
	Other (Examples: Sierra Club / HOA /	Redbud Audubon
		Farm Bureau / etc.) (RFR Only)



**COUNTY OF LAKE**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Planning Division**  
Courthouse - 255 N. Forbes Street  
Lakeport, California 95453  
Telephone 707/263-2221 FAX 707/263-2225

DISTRIBUTION DATE: December 6, 2019

**AB52 TRIBAL CONSULTATION NOTIFICATION**

@ HERC  
@ NATIVE AMERICAN HERITAGE  
TRIBES:  
@ Big Valley Rancheria  
@ Cortina Rancheria  
@ Elem Colony  
@ Koi Nation

@ Mishewal-Wappo  
@ Middletown Rancheria  
@ Redwood Valley  
@ Robinson Rancheria  
@ Scotts Valley Band of Pomo  
@ Upper Lake Habematolel  
@ Yocha Dehe

FROM: Simone Hingston, Assistant Planner  
REQUEST: Major Use Permit UP 19-30; Design Review DR 19-06; Initial Study IS 19-48  
OWNER: Joseph P. Doyle  
APPLICANT: Stott Outdoor Advertising  
APN: 004-055-23  
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FLOOD ZONE: "X" Area of minimal flooding – not in a special flood hazard area.  
SERPENTINE SOILS: None.  
SOIL STABILITY: Generally Stable  
PREVIOUS PERMITS: UP 82-63; UP 86-60; DR 89-21; MUP 90-9; DR 01-13; UP01-03; MUP 17-07  
EXISTING-DEVELOPMENT: Garage/Storage Building (unoccupied, 3,000 square feet)

**PROPOSAL:**

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- A double-faced billboard which is 300 square feet per side in size (*please refer to attached elevation plan*).
- The proposed parcel is within the community growth boundaries of Nice (*please refer to attached site plan*).

In accordance with Assembly Bill 52 (AB52) and Section 21080.3.1(b) of the California Public Resources Code (PRC), we are responding to your request to be notified of projects in our jurisdiction that will be reviewed under CEQA. We are hereby notifying you of an opportunity to consult with us regarding the potential for this project to impact Tribal Cultural Resources, as defined in Section 21074 of the PRC. The purposes of tribal consultation under AB52 are to determine, as part of the CEQA review process, whether or not Tribal Cultural Resources are present within the project area, and if so, whether or not those resources will be significantly impacted by the project. If tribal cultural resources may be significantly impacted, then consultation will also help to determine the most appropriate way to avoid or mitigate those impacts. **In accordance with Section 21080.3.1(b) of the PRC, Consultation request under AB52 must be received in writing within 30 days of receipt of this notice.** If the Tribe would like to formally request an AB 52 consultation, please email or write your request and designated lead contact person to [simone.hingston@lakecountyca.gov](mailto:simone.hingston@lakecountyca.gov) or mail them to the address listed in the letterhead above.

COMMENTS: \_\_\_\_\_