

**COUNTY OF LAKE
MAJOR USE PERMIT, UP 19-30
DESIGN REVIEW, DR 19-03
INITIAL STUDY, IS 19-48
STOTT OUTDOOR ADVERTISING**

**CONDITIONS OF APPROVAL
EXPIRES IF NOT USED BY: JANUARY 28, 2023
VALID UNTIL JANUARY 28, 2026**

Pursuant to the approval of the Planning Commission on **January 28, 2021**, there is hereby granted to **Stott Outdoor Advertising, a Major Use Permit, UP 19-30** with the following conditions of approval to allow a 22' tall two-faced billboard on property located at **2450 Stokes Avenue, Nice, CA, APN: 004-055-23**, subject to the following terms and conditions.

A. GENERAL

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 19-30). Minor alterations which do not result in increased environmental impacts may be approved in writing by the Planning Director. Applicant shall be in substantial conformance with the following:
 - a. Information Packet received February 5, 2020
 - b. Support Documents received 11-22-2019; revised Site Plan received 1-7-2021
 - c. Biosurvey Report received July 24, 2020
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. **Prior to operation or construction**, the applicant shall obtain permits from all necessary Federal, State and local agencies for the installation of the billboard.
4. The billboard shall comply with the Caltrans Outdoor Advertising Act including all setbacks as required by the California Department of Transportation (Caltrans).
5. 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.
6. Within ninety (90) calendar days from date of approval of UP 19-30, 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. Failure to comply with this condition of approval may result in the revocation of this use permit
7. Prior to any site construction unrelated to the sign, the applicant shall submit an ingress and egress plan to the Planning Division that identifies access 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.
8. 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.
9. This permit shall be null and void if the use is abandoned for a period of two (2) years.
10. This permit shall be valid for five (5) years and shall expire on **January 28, 2026**, 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.

11. This permit may be revoked if the use for which the permit was granted is concluded 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.
12. Within five (5) days of the date of this approval, the applicant shall pay the Fish and Wildlife fee to the Lake County Community Development Department.
13. **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.
14. **Prior to use**, the permit holder shall schedule an inspection with the Community Development Department to ensure all conditions of approval have been met.
15. **Prior to sign installation**, the applicant shall provide a revised site plan showing a 7.5 foot setback to the property line closest to Highway 20. This setback shall be clearly dimensioned and is subject to review and acceptance by Lake County Community Development and CalTrans.

Scott DeLeon, Director
COMMUNITY DEVELOPMENT DEPARTMENT

Prepared by: EJP

By: _____
Trish Turner, Office Assistant

ACCEPTANCE

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

Date: _____

Applicant or Authorized Agent Signature

Printed Name of Authorized Agent