

November 20, 2019

HAND DELIVERED

Simone Hingston, Assistant Planner
County of Lake Community Development Department
Planning Division
255 N. Forbes Street
Lakeport, CA 95453

**RE: UP 19-30 and DR 19-06 Resubmittal Materials
2450 Stokes Avenue, APN 004-055-230 – UB45 (Doyle)**

Dear Ms. Hingston,

It was nice to make your acquaintance at the on-site meeting we had last week. It appears that Senior Planner Mark Roberts accurately conveyed the state of this application to you when it was reassigned, including the discussions he and I had regarding the level of environmental review and how the actual documents required to complete the application were somewhat different from what was indicated in his letter.

Please find enclosed the following materials which respond to each topic in the incomplete letter, which should make the application complete:

1. Letter Report from Northwest Biosurvey. As Mark and I had discussed, the project is within the scope of a 15303(c) CEQA Categorical Exemption. However, Mark had requested something in writing from a biologist to verify that there were no biological resources present which might limit the use of the Categorical Exemption. The Letter Report provides this verification.
2. Records Search ("CHRIS Report") from Northwest Information Center at Sonoma State. Similar to the biologist report above, this report verifies that there are no known or recorded historical or archaeological resources in the vicinity of the project site which might limit the use of a Categorical Exemption.
3. Sign Elevation and Lighting Drawing. This provides additional information and a diagram showing how the lighting will be mounted on the sign, as requested in item #3 of the incomplete letter. I would note that this lighting is identical to an existing sign which we recently constructed approximately 540 feet to the west.
4. Revised Site Plan. The new plan shows the size of the sign footing, which is only 4' x 8' x 9' deep, totaling approximately 11 cubic yards of excavated soil. The required excavation is much smaller than that for a basement, swimming pool, or other similar structure which is exempt from the County's grading ordinance. The sign is an engineered steel structure which will go through plan check prior to issuance of a building permit.

5. We met at the project site on Tuesday, November 12th at 10 a.m., reviewed the project area, and discussed the scope of the project. As discussed at that on-site meeting, Stott would request that the authorized height of the sign be measured from the grade of the adjacent section of Highway 20 (i.e., 22 feet above the elevation of the main travel lanes) due to the approximate three-foot grade differential between the footing location and the highway.
6. As requested, a Project Area Analysis is enclosed which shows the distance of the proposed off-site sign to existing off-site signs in the vicinity. As demonstrated in this analysis, no existing off-site signs are within 500 feet of the proposed sign location.

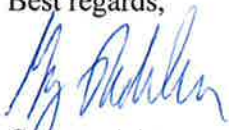
In addition to these items, I've included several additional documents to aid your review of the application and preparation of the staff report. These include:

- A. Proposed language for finding the project Categorically Exempt from CEQA review pursuant to Section 15303(c), New Construction or Conversion of Small Structures.
- B. Proposed language for various findings required by the Lake County Code for approval of the requested entitlements. This language is an updated version of the findings which the Board of Supervisors incorporated by reference into the approval of the entitlements for the recently constructed off-site sign 540 feet to the west of the project site.
- C. An excerpt from the Caltrans list of Officially Designated State Scenic Highways, including the entries for Highways 20, 29, and 53. As indicated on this list, the section of Highway 20 adjacent to the project site is not an Officially Designated State Scenic Highway.

Lastly, we would respectfully request a refund of the difference between the fees we paid for an Initial Study when we originally submitted our applications for this project, and the fees the County would collect for a Categorical Exemption. As indicated by the materials submitted, the project is within the scope of a 15303(c) Categorical Exemption, and the supporting documentation verifies that none of the exceptions in 15300.2 would limit the use of a Categorical Exemption. I'm happy to meet and further discuss the environmental review for this project if needed.

Thank you for your time and consideration. Should you need anything else to complete the application, please contact me at your earliest convenience. Stott Outdoor Advertising looks forward to another successful project serving Lake County businesses.

Best regards,



Greg Redeker
Real Estate Manager

GR: lf

Enclosure(s)