

### **Proposed CEQA Finding for 15303 Categorical Exemption**

The Planning Commission hereby finds that the project is categorically exempt from environmental review pursuant to Section 15303 (c) (New Construction or Conversion of Small Structures) of the CEQA Guidelines. Consistent with this exemption, the project consists of the construction of an unmanned commercial structure (a double-sided off-site sign) less than 2,500 square feet in floor area in an urbanized area. The site is zoned C3-DR, which allows off-site signs subject to issuance of a major use permit. No significant amounts of hazardous substances are involved with the sign, which is primarily steel construction and set in a reinforced concrete footing. All necessary services and facilities, including electrical power and road access, are readily available to the project site. The surrounding area is not environmentally sensitive, consisting of properties developed with a variety of commercial uses. The specific sign location is on the corner of a developed and fenced commercial property which has been subject to regular weed abatement activities.

Searches of the CNDDB for special status species, the CHRIS database for archaeological and historic records, and the Caltrans list of officially designated state scenic highways have revealed no significant environmental resources, historical resources, or scenic highways in the vicinity of the project area which would limit the use of a 15303 (c) categorical exemption.



Current view from westbound Highway 20



View from westbound Highway 20 after sign is built





ONOHTI  
VISTA

CASINO | RESORT | MARINA

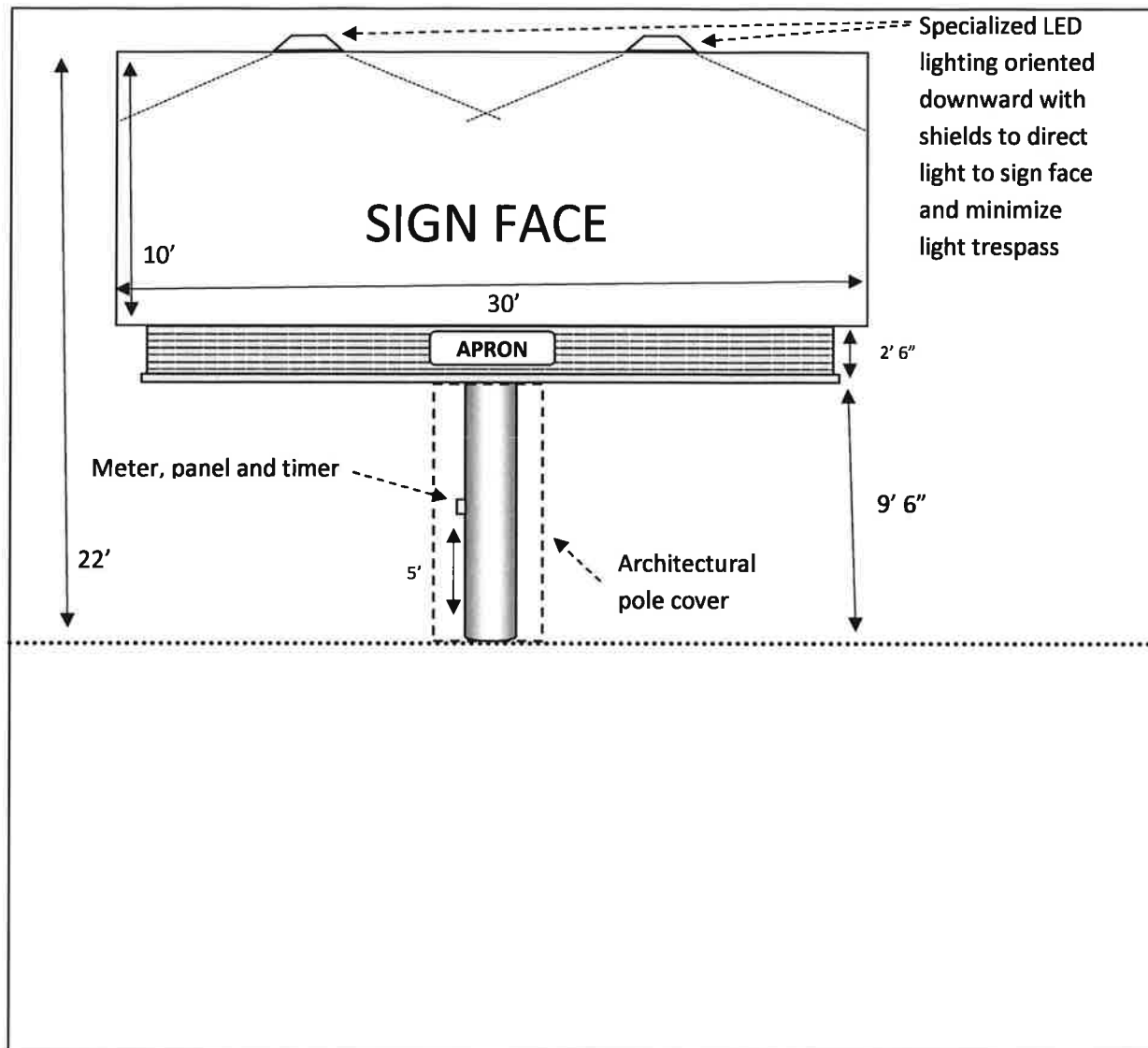
***Best Bet On The Lake***

**LEFT AT THE ROUNDABOUT • FOLLOW HWY 29 TO LAKEPORT**



**STOTT**

**SIGN ELEVATION AND  
LIGHTING DRAWING**  
Doyle Property – 2450 Stokes Avenue, Nice  
APN 004-055-23, UP 19-30 and DR 19-06



Four (4) 108 watt LED fixtures, two (2) on each side  
Fixtures to be top-mounted, directed downward, and fully shielded



Greg Redeker  
gredeker@stottoutdoor.com  
(530) 717-2705







