

**COUNTY OF LAKE
MAJOR USE PERMIT RENEWAL UPX 24-02, CE 24-47
LA MONICA SIGNS
CONDITIONS OF APPROVAL
Date of Issuance: February 27, 2025
Expires if not used by: February 27, 2027**

Pursuant to the approval of the Lake County Planning Commission on **February 27, 2025**, there is hereby granted to **Trudy A. La Monica**, a Use Permit Time Extension **to allow continued use of an outdoor advertising sign for a period of five years**, on property located at **2560 State Highway 20, Nice, CA 95464** being Assessor Parcel Number **201-040-02**, with the following terms and conditions, and findings described within the Staff Report dated February 27, 2025:

Conditions:

1. Project Authorization and Compliance with Prior Permits:
The use hereby permitted shall allow for the continued use of the existing billboard sign at this location for a period of five (5) years and is subject to the conditions of Major Use Permit (UP 97-05), Negative Declaration (IS 02-41), Minor Use Permit (MUP 99-17), and those associated time extensions done in 1999, 2009, 2015, and 2020. Any alterations which do not result in increased environmental impacts may be approved in writing by the Planning Director.
2. Caltrans Compliance:
The billboard shall continue to comply with all applicable provisions of the Caltrans Outdoor Advertising Act. Applicants are required to renew the ODA Permit #41255 with Caltrans in 2028 if they continue to use the Major Use Permit Renewal (UPX 24-02).
3. Lighting:
Existing lighting shall continue to be directed at the sign and shall not create glare to neighboring properties, which shall be in compliance with Lake County standards for light pollution.
4. Maintenance of Sign:
This sign shall be maintained in good condition for the life of the project.
5. No Structural Modifications:
The applicant shall not make any structural modifications or alterations to the sign without prior written approval from the Planning Director. This includes modifications to the size, height, or lighting of the sign, which would require a new permit application.
6. Revocation of Permit:
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.
7. Periodic Inspections:
The County of Lake or representative(s) or its designee(s) reserves the right to conduct periodic inspections of the facility to ensure compliance with all conditions of approval. Inspections shall be conducted at reasonable times and upon prior notice to the permit holder.
8. Abandonment of Permit:
This permit shall be valid until the project is completed and operational, or until it is revoked or modified by the Lake County Planning Commission in accordance with applicable laws. If the permit is not used by February 27, 2027, or if it is abandoned for a period of two (2) years, then it shall become null and void.
9. Expiration of Permit:

This permit shall be valid for five (5) years and shall expire on February 27, 2030, 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.

Prepared by: PG

MIREYA G. TURNER, DIRECTOR
COMMUNITY DEVELOPMENT DEPARTMENT

By: _____
Danae LoDolce Office Assistant III

ACCEPTANCE

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

Date: _____

Applicant or Authorized Agent