

Findings for Denial

1.0 CEQA FINDING

- 1.1 Pursuant to Section 15270(a) of the CEQA Guidelines, projects which are disapproved are exempt from the provisions of CEQA and no further environmental review is required.

2.0 SPECIAL USE PERMIT FINDINGS

2.1 The issuance of the permit is not consistent with the General Plan;

General Plan Policy 2.8.1.1 requires that new development limit excessive nighttime glare. LED readerboard signage is not permitted within the County as they have the may expose motorists and nearby residents to potentially significant glare. The potential light and glare would be incompatible with surrounding uses and would be inconsistent with Policy 2.2.5.20 which requires new development to be compatible with surrounding land uses.

2.2 The proposed use would be detrimental to the public health, safety and welfare, or injurious to the neighborhood;

The ability for LED readerboard signs to produce changeable sign copy and varying intensity would distract motorists and nearby residents. The potential to create a vehicular hazard would pose a safety hazard along El Dorado Hills Boulevard and Harvard Way.

2.3 The proposed use is not specifically permitted by a special use permit pursuant to this Title.

Sections 17.16.070 and 17.16.080 of the County Code prohibit signage which has the potential to produce objectionable glare and has the potential to be movable. The proposed LED reader board sign utilized exposed LED's and has the ability to produce moveable images which is not consistent with the County Code.