

**CUP25-0004/Gateway El Dorado Business Park Uniform Sign Program** – As approved by the Zoning Administrator on September 17, 2025

**Findings**

**1.0 CEQA FINDINGS**

- 1.1 The project is determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 11, Section 15311 (Accessory Structures) which includes the construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including on-premise signs.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning Division at 2850 Fairlane Court, Placerville, CA, 95667.

**2.0 GENERAL PLAN FINDINGS**

**2.1 The project is consistent with General Plan Policy 2.2.1.2.**

General Plan Policy 2.2.1.2 states the purpose of the Research & Development (R&D) land use designation is to provide areas for the location of high technology, nonpolluting manufacturing plants, research and development facilities, corporate/industrial offices, and support service facilities in a rural or campus-like setting which ensures a high quality, aesthetic environment. This designation is highly appropriate for the business park/employment center concept. Lands designated as R&D can be located in Community Regions and in Rural Centers.

Rationale: The proposed Conditional Use Permit (CUP) would approve a Uniform Sign Program to allow for the construction of two (2) multi-tenant freestanding monument signs within the R&D zone district. The proposed signs would serve two (2) existing warehouse buildings within the Gateway El Dorado Business Park. The project is consistent with this policy.

**2.2 The project is consistent with General Plan Policy 2.2.5.2.**

This policy requires that all applications for discretionary projects or permits shall be reviewed to determine consistency with the policies of the General Plan. No approvals shall be granted unless a finding is made that the project or permit is consistent with the General Plan.

Rationale: The proposed CUP would approve a Uniform Sign Program to allow for the construction of two (2) multi-tenant freestanding monument signs within the R&D zone district. The proposed signs would serve two (2) existing warehouse buildings within the Gateway El Dorado Business Park. The project is consistent with this policy.

**2.3 The project is consistent with General Plan Policy 2.2.5.21.**

General Plan Policy 2.2.5.21 requires development projects shall be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by the policies in effect at the time the development project is proposed. Development projects that are potentially incompatible with existing adjoining uses shall be designed in a manner that avoids any incompatibility or shall be located on a different site.

Rationale: The proposed project has been analyzed for compatibility with adjacent uses in the Gateway El Dorado Business Park. The project site is surrounded by existing commercial development and the proposed multi-tenant freestanding monument signs would not create an incompatible use. With implementation of the Conditions of Approval, the project is consistent with this policy.

**2.4 The project is consistent with General Plan Policy 2.8.1.1.**

General Plan Policy 2.8.1.1 (Lighting Standards) requires that development limit excess nighttime light and glare from parking area lighting, signage, and buildings.

Rationale: The proposed monument signs would be internally illuminated, and the proposed illumination helps to prevent glare and the need for directional shielding. All future signs allowed through the Uniform Sign Program would be subject to building permit requirements and review.

**3.0 ZONING FINDINGS**

**3.1 The project is consistent with Section 130.23.010**

Section 130.23.010 establishes the R&D zone. The R&D zone is intended to provide areas for the location of high technology, non-polluting manufacturing plants, research and development facilities, corporate and industrial offices, and support service facilities in a rural or campus-like setting, such as a business park environment.

Rationale: The proposed project is a request for a CUP to approve a Uniform Sign Program to allow two (2) multi-tenant freestanding monument signs for existing warehouse buildings in the R&D zone. With incorporation of Conditions of Approval, the project is consistent with this code section.

**3.2 The project is consistent with 130.36.070.**

Table 130.36.070.1c - Community Region Area Signage Standards for Permanent On-Site Signs of the Zoning Ordinance provides: for R&D zone districts, size criteria for freestanding signage for an Integrated Development is one (1) multi-tenant sign per public street frontage as follows: 50 square feet maximum area and 12 feet maximum height.

Rationale: As shown on the proposed Uniform Sign Program (Exhibit F), the project includes two (2) freestanding monument signs, each located on street frontages. Monument Sign B.1 would be located along Golden Foothill Parkway. The sign would measure 5'-11" by 6'-2" for 19.35 square feet sign area and would be internally illuminated. Monument Sign B.2 would be located along Carson Crossing Drive. The sign would measure 5'-11" by 6'-2" for 19.35 square feet sign area and would be internally illuminated. The project is consistent with this section. As a result, the two (2) proposed freestanding monument signs do not exceed the 50 square feet maximum sign area and the 12 feet maximum height pursuant to Section 130.36.070 of the Zoning Ordinance.

**4.0 COMMUNITY DESIGN STANDARDS AND GUIDELINES**

4.1 The proposed project was determined to be consistent with the El Dorado County Community Design Standards and Guidelines including Landscaping and Irrigation Standards, Outdoor Lighting Standards, and Parking and Loading Standards, as applicable. COA's are included to ensure compliance. As conditioned, the project is consistent with the Community Design Standards and Guidelines.

**5.0 CONDITIONAL USE PERMIT FINDINGS**

**5.1 The issuance of the permit is consistent with the General Plan.**

The proposed use is consistent with the policies and requirements of the General Plan as discussed in the General Plan section of the Staff Report. The proposed use is consistent with all applicable policies as set forth in Finding 2.0 above.

**5.2 The proposed use would not be detrimental to the public health, safety, and welfare, or injurious to the neighborhood.**

The proposed use is consistent with the policies and requirements of the General Plan as discussed in the General Plan section of the Staff Report. The proposed use is consistent with all applicable policies as set forth in Finding 2.0 above.

**5.3 The proposed use is specifically permitted by CUP.**

The proposed multi-tenant freestanding monument signs are permitted in the R&D zone with a CUP approval of a Uniform Sign Program. The proposed project complies with the requirements of Zoning Ordinance Section 130.36.080.B - Uniform Sign Program.

**Conditions of Approval**

**Project Description:**

1. This Conditional Use Permit (CUP) is based upon and limited to compliance with the project description, the following hearing exhibits, and Conditions of Approval set forth below:

Exhibit F.....Proposed Uniform Sign Program

The project description is as follows:

Pursuant to Zoning Ordinance Section 130.36.080.B, a Uniform Sign Program is required for multi-tenant monument signs. Therefore, the project applicant is requesting approval of a CUP for the proposed Gateway El Dorado Uniform Sign Program for two (2) multi-tenant freestanding monument signs for the existing Gateway El Dorado Business Park Buildings 112 and 113 located at 3010 Carson Crossing Drive (Monument Sign B.2) and 4490 Golden Foothill Parkway (Monument Sign B.1), respectively. The proposed Uniform Sign Program is intended to establish consistent design standards and placement criteria for the two (2) proposed freestanding monument signs to ensure visual cohesiveness, enhance wayfinding, and maintain aesthetic compatibility with the surrounding area.

The program includes provisions for two (2) new freestanding, multi-tenant monument signs to be located at the primary entrances on Carson Crossing Drive and Golden Foothill Parkway. The proposed double-sided monument signs would display the names of up to four (4) tenants on each side of the sign.

As described in Zoning Ordinance Chapter 130.36 Signs, the County recognizes that signs are an essential element of a community's visual appearance and provide a means to identify communities and promote commerce, provide useful information to the public, and should not become visual distractions along public roadways.

The Proposed Uniform Sign Program (Exhibit F) is designed in conformance with requirements of Zoning Ordinance Table 130.36.070.1.c - Community Region Area Signage Standards for Permanent On-Site Signs. Both monument signs are 5'-11" in height and 6'-2" wide. The calculated sign area is 4'-4" high and 4'-6" wide with an approximate sign area of 19.35 square feet. Both monument signs would be double-sided and internally illuminated.

Any deviations from the project description exhibits or Conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

### **Planning Division**

2. **Expiration:** Pursuant to Section 130.54.060 of the Zoning Ordinance, implementation of the project must occur within 24 months from the date of approval of the CUP, or the permit becomes null and void. The applicant may file for a written request for an extension of time with the Planning and Building Department at least 30 days before the expiration of the permit or authorization, together with the required filing fee established through Resolution of the Board. It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with the Conditions of Approval.
3. **Conditions Compliance:** Prior to issuance of a building permit or commencement of any use authorized by this permit, the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each Condition imposed as part of the project approval. The applicant shall also schedule an inspection by Planning Division prior to issuance of a building permit for verification of compliance with applicable Conditions of Approval.
4. **Project Improvements in Conformance with Project Plans:** Project improvements including, but not limited to, design, colors, and placement, shall be consistent with the Gateway El Dorado Business Park Uniform Sign Program (Exhibit F). Where applicable, all project plans shall be finalized in accordance with the applicable standards of the Zoning Ordinance and the El Dorado County Design and Improvement Standards Manual (DISM). Minor modifications may be approved through the Substantial Conformance Review by the Planning Director; however, any major changes that substantially deviates from the Uniform Sign Program, shall require review and approval by the Zoning Administrator prior to approval of building permit.
5. **Cultural Resources:** If human remains are discovered at any time during construction activities, the County Coroner and Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. The procedures set forth in Supplementary Document J, Section VIII, of the CEQA Guidelines concerning treatment of the remains shall be followed. If archaeological sites or artifacts are discovered, the subdivider shall retain an archaeologist to evaluate the resource.

If the resource is determined to be important, as defined in Appendix K of the CEQA Guidelines, Mitigation Measures, as agreed to by the applicant, archaeologist, and Planning Division, shall be implemented. Treatment of Native American remains and/or

archaeological artifacts shall be the responsibility of the applicant and shall be subject to review and approval by the Planning Division.

6. **Hold Harmless Agreement:** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action, as provided in Section 66474.9(b) of the California Government Code.

The applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, or employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a Conditional Use Permit for which action is brought within the time period provided for in Section 66499.37 of the California Government Code.

County shall notify the applicant of any claim, action, or proceeding and County will cooperate fully in the defense.

#### **County Department of Transportation (DOT)**

7. **Golden Foothill Parkway Easements:** The proposed sign along Golden Foothill Parkway shall be located on private property. Additional permitting with DOT would be required for the proposed signage to be located within County Right-of-Way. The sign placement shall be in compliance per the existing easements and setbacks along Golden Foothill Parkway as shown on PM52-60, subject to review and approval by DOT.
8. **Carson Crossing Drive Easements:** The sign placement shall be in compliance per the existing easements and setbacks along Carson Crossing Drive as shown on PM52-60, subject to review and approval by DOT.

#### **El Dorado Hills Fire District (EDHFD)**

9. **Address (commercial):** All parcels shall be provided with an approved address number as issued by the County Surveyor's Office. Approved numbers or addresses shall be placed on all new signs in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than 6 inches and shall be internally illuminated or mounted immediately adjacent to a light source and shall also contrast with their background. Address shall be in accordance with EDHFD Standard B-001.

Monument address numbers shall be a minimum of 6-inches in height and 1/2 -inch stroke.