

Findings

1.0 CEQA FINDING

1.1 The project is Categorical Exempt pursuant to Section 15311(a) of the CEQA Guidelines which exempts on-site signage from the provisions of CEQA.

2.0 SPECIAL USE PERMIT FINDINGS

2.1 The issuance of the permit is consistent with the El Dorado County General Plan;

The project site is located within the Barnett Business Park which permits a range of industrial uses. The proposed sign would utilize design features and materials which would be consistent within an industrial area. The proposed sign would not result in objectionable glare or other vehicular hazards which would be inconsistent with the General Plan.

Approval of the proposed sign is subject to the removal of the LED digital message center portion of the sign. The exposed LEDs would result in objectionable glare and would pose a vehicular hazard to motorists along Enterprise Drive which would be incompatible with the surrounding area and inconsistent with the General Plan.

2.2 The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood;

The proposed sign would not incorporate any design features that would be detrimental to the health, safety and welfare of the neighborhood.

The LED digital message center has the potential to produce objectionable glare and is not approved as part of this Special Use Permit approval.

2.3 The proposed use is specifically permitted by a special use permit pursuant to this Title.

The proposed sign exceeds the maximum sign area requirements of the (I) Zone District. Section 17.34.030(E) of the County Code would allow the increased sign area by Special Use Permit.

Chapter 17.16 of the County Code prohibits signage which produces objectionable glare, vehicular traffic impairment and moving signs. The proposed LED digital message center is excluded from approval because the message center would be inconsistent with the County Code.

Conditions of Approval

1. The project, as approved, consists of the following:

This Special Use Permit is based upon and limited to compliance with the project description, the Staff Report hearing exhibits marked Exhibits E-F and conditions of approval set forth below. 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.

Project Description:

This Special Use Permit shall permit the removal of an existing monument and the replacement of a new monument sign. The signage shall meet the following requirements:

Location: The sign shall be located southwest corner of the project site as shown on the approved Site Plan (Exhibit E).

Lighting: The sign shall utilize internal illumination. The 'Western Sign Company' Logo and Tenant Sign Copy shall be internally illuminated utilizing LED's. No exposed LED's shall be permitted as part of this approval. Three in-ground, 'up' lighting fixtures would provide exterior illumination on the column accent. The lighting fixtures shall be recessed within the sign base and shall not be visible from view.

Dimensions: The sign shall have an overall height of 12 feet. The widest portion of the sign shall be 11 feet 6 inches wide. The sign shall display the text 'Western Sign Company' and the corporate logo. Eight (8) lines of tenant copy would be allowed each seven (7) inches in height.

Readerboard: No electronic message board shall be permitted as part of this approval. Prior to installation of any electronic message board, the applicant shall obtain approval of a Revision to this Special Use Permit.

Design: The color and design features of the monument sign shall correspond to Exhibit F of the staff report. The sign face shall utilize a brushed aluminum face with solid blue accents. A basalt column accent shall be located adjacent to the monument sign.

Planning Services

2. **Site Improvements:** All site improvements shall conform to Exhibits F-H. Planning Services shall verify the site improvements are substantially consistent with the approved exhibits prior to issuance of a building permit.

3. **Electronic Message Board Prohibited:** No LED readerboard or similar electronic message or reader board shall be approved as part of this Special Use Permit. Planning Services staff shall verify that all electronic message boards are removed from the plans prior to issuance of a building permit.
4. **Removal of Existing Sign:** The applicant shall remove the existing monument sign on-site. Planning Services shall verify the removal of the existing sign prior to issuance of a building permit.
5. **In-ground Lighting:** The three (3) proposed in-ground, 'up' lighting fixtures shall be recessed within the signage base. No portion of the lighting fixture shall protrude beyond the horizontal plan of the signage base. Planning Services shall verify the lighting design prior to issuance of a building permit.
6. **Maintenance and review:** The applicant shall adjust the internal lighting of the sign to reduce the nighttime intensity. The applicant shall correct any lighting issues within 30 days of any written complaint to Planning Services regarding the nighttime light intensity of the sign.
7. **Hold Harmless:** 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.

The developer and land owner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and 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 Special Use Permit.

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

8. **Processing Fees:** Prior to issuance of any permits, the applicant shall pay all Development Service fees and noticing fees.
9. **Condition 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 Services prior to issuance of a building permit for verification of compliance with applicable conditions of approval.

Department of Transportation

10. **Sign Placement:** The placement of this proposed signs shall not be within the existing right of way of Enterprise or Missouri Flat roads. In addition, this proposed sign shall not be placed in a location that will restrict sight distance as determined by the DOT.