

**COUNTY OF EL DORADO  
PLANNING AND BUILDING DEPARTMENT  
PLANNING COMMISSION  
STAFF REPORT**



**Agenda of:**

March 14, 2019

**Staff:**

Emma Carrico

**CONDITIONAL USE PERMIT REVISION**

**FILE NUMBER:** CUP19-0002/EDH CSD Digital Monument Sign

**APPLICANT:** Tauni Fessler-El Dorado Hills Community Services District

**OWNER:** El Dorado Hills Community Services District

**REQUEST:** Revision to El Dorado Hills Community Services District Conditional Use Permit S87-0054 for the installation and operation of digital monument sign.

**LOCATION:** At the intersection of El Dorado Hills Boulevard and Harvard Way, east of El Dorado Hills Boulevard and north of Harvard Way, in the El Dorado Hills community region, Supervisorial District 1. (Exhibit A)

**APN:** 125-110-09 (Exhibit B)

**ACREAGE:** 39.5 acres

**GENERAL PLAN:** Public Facilities (PF) (Exhibit C)

**ZONING:** Recreational Facilities, High-Intensity (RFH) (Exhibit D)

**ENVIRONMENTAL DOCUMENT:** Categorically Exempt pursuant to 15311 (a) of the CEQA Guidelines (Accessory Structures)

**RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

1. Find that the project is Categorically Exempt pursuant to California Environmental Quality Act Section 15311 (a) accessory structures; and
2. Approve Conditional Use Permit Revision CUP19-0002 based on the Findings and subject to the Conditions of Approval as presented.

## **EXECUTIVE SUMMARY**

The applicant is requesting a revision to the existing El Dorado Hills Community Park and Community Services District offices master special use permit, S87-0054, to allow a digital monument sign. S87-0054 was approved on March 24, 1988 establishing the El Dorado Hills Community Services District offices and El Dorado Hills Community Park. The park includes three sports fields, tennis courts, a teen center, a skate park, and a swim complex. The proposed digital monument sign would advertise events and announcements related to the El Dorado Hills Community Services District and the El Dorado Hills Community Park.

## **PROJECT INFORMATION**

**Background:** The master plan for the El Dorado Hills Community Park and Community Services District Offices was approved under S87-0054 by the Planning Commission on March 24, 1988 (Exhibit G). The original master plan approved the layout and landscaping of the park as well as the office buildings, restrooms, parking areas, three sports fields, tennis courts, and swim complex. In 2003 a revision to the master plan was approved under special use permit S03-0005 to add a teen center and skate park. No uniform sign program has been proposed or approved for the park.

**Site Description:** The El Dorado Hills Community Park is located at the intersection of Harvard Way and El Dorado Hills Boulevard in the El Dorado Hills Community Region on a 39.5 acre parcel. The park lies at approximately 800 feet above sea level and is transected by New York Creek. Only active use areas in the park are landscaped and irrigated, the majority of the site is minimally irrigated natural area which preserves Oak trees and offers walking trails. There are pedestrian park entrances at the intersection of Clermont Way and Harvard Way, Harvard Way and El Dorado Hills Boulevard, and Tam Oshanter Drive and St Andrews Drive. Vehicle access to the park is limited to two parking areas, one on the north end of the site and one on the south end, both accessed by St Andrews Drive.

**Project Description:** The applicant is requesting a revision to the El Dorado Hills Community Services District master special use permit, S87-0054, to allow for installation and operation of a digital monument sign. The sign face would be approximately 104.5 square feet. This is in excess of the 16 square feet maximum area allowed by right in Zoning Code 130.36 for freestanding signs in Recreational Facility zone districts. The sign will be located at the south west corner pedestrian entrance to the El Dorado Hills Community Services District offices and park, at the intersection of Harvard Way and El Dorado Hills Boulevard outside of the road right

of way (see finding 3.2) (Exhibit E) . The sign will be 13' 4.5" W by 8' 9.25' H by 2' 5.5" deep (Exhibit F). The digital portion of the sign will be approximately 9' 11" by 5' 1" for a total area of 50.3 square feet, and will comply with all requirements regarding digital signs (see finding 3.3). The sign has been designed to match the existing architectural characteristics of the El Dorado Community Services District buildings. It would be used to promote recreation, event, and park programming in the El Dorado Hills area.

## **CONSISTENCY**

As discussed in the findings section below, the project conforms with General Plan policies 2.2.5.2, 2.2.5.21, and Goal 2.7 regarding land use compatibility and site adequacy. The project also conforms with Zoning Codes 130.25, 130.36.070 E3, 130.36.070 H3, and 130.36.080 regarding sign development standards. The proposed use and design is consistent with S87-0054, the El Dorado Hills Community Park master plan.

## **ENVIRONMENTAL REVIEW**

The project has been found to be Categorically Exempt from the requirements of California Environmental Quality Act (CEQA) pursuant to Section 15311(a) (Accessory Structures). The proposed use is a freestanding monument sign, which are listed under section (a) "on-premise signs".

A \$50.00 processing fee is required by the County Recorder to file the Notice of Exemption (NOE). The filing of the NOE is optional; however, not filing the NOE extends the statute of limitations for legal challenges to the project from 30 days to 180 days.

## **SUPPORT INFORMATION**

### **Attachments to Staff Report:**

Findings

Conditions of Approval

Exhibit A.....Location Map

Exhibit B.....Assessor's Parcel Map

Exhibit C.....General Plan Land Use Map

Exhibit D.....Zoning Map

Exhibit E.....Site Plan

Exhibit F.....Elevation Plans

Exhibit G.....S87-0054 Site Plan

Exhibit H.....Existing Sign Conditions