

FINDINGS

Conditional Use Permit Revision CUP19-0002/EDH CSD Digital Monument Sign Planning Commission/March 14, 2019

1.0 CEQA FINDINGS

- 1.1 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), which allows the construction of minor accessory structures appurtenant to existing commercial, industrial or institutional facilities.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is base are in the custody of the Planning and Building Department at 2850 Fairlane Court, Placerville, CA.

2.0 GENERAL PLAN FINDINGS

2.1 The proposed use is consistent with General Plan Policy 2.2.5.2.

“All applications for discretionary projects or permits including, but not limited to, General Plan amendments, zoning boundary amendments, tentative maps for major and minor land divisions, and special use 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. In the case of General Plan amendments, such amendments can be rendered consistent with the General Plan by modifying or deleting the General Plan provisions, including both the land use map and any relevant textual policies, with which the proposed amendments would be inconsistent.”

Rationale: The project has been reviewed in accordance with General Plan Policy 2.2.5.2 and has been found to be consistent with all applicable policies of the General Plan. As conditioned, the proposal is consistent with the intent of the General Plan, as determined within the General Plan Findings.

2.2 The proposed use is consistent with General Plan Policy 2.2.5.21.

General Plan Policy 2.2.5.21 requires that “development projects be located and designed in a manner that avoids incompatibility with adjoining land uses.”

Rationale: The project site is surrounded by residential land uses. Existing development on the subject property includes the El Dorado Hills Community Services District parka and offices. The monument sign would not interfere with surrounding residential use, and would be beneficial to surrounding residents.

2.3 The proposed use is consistent with General Plan Goal 2.7.

General Plan Goal 2.7 supports, “regulation of the size quantity and location of signs to maintain and enhance the visual appearance of the County.”

Rationale: Installation and operation of the proposed digital monument sign would necessitate removal of the existing temporary banner signs, significantly improving the visual characteristics of the intersection at the El Dorado Hills Boulevard and Harvard Way intersection. The digital sign would improve the ability of the CSD to advertise events and other news, as the scrolling text would be larger and easier to read for the public and passersby.

3.0 ZONING FINDINGS

3.1 The proposed use is consistent with Title 130.25.

The Recreational Facilities, High-Intensity (RFH) Zone is applied to regulate and promote recreational uses and activities with high concentrations of people of activities of a more urban nature, such as recreational vehicle parks, sports fields and complexes, and amusement parks or facilities that are primarily located in Community Regions or Rural Centers.

Rationale: The parcel is zoned Recreational Facilities, High-Intensity (RFH). The proposed digital monument sign would be associated and support the primary recreational use of the EDH CSD Community Park, and would help to promote recreational activities at the site.

3.2 The proposed use is consistent with Title 130.36.070 E3.

No sign shall be located in a manner which may obstruct or interfere with the view of a traffic signal or other traffic regulatory signs. No sign shall be so located as to create a hazard to the life or property of any person using the public right of way. Signs shall not be located within the “cross visibility area,” as defined in the Design improvement Standards Manual.

Rationale: The proposed sign is located outside of public right of way, cross visibility area, and pedestrian pathways. The height, size, and digital message dwell time have been designed and conditioned so as not to interfere with motorists or traffic signals.

3.3 The proposed use is consistent with Title 130.36.070 H3.

The following standards apply to electronic (digital) signs:

- a. Digital display is limited to 50 percent of the total allowable display face area of any particular sign;

- b. Signs shall not change message more than once every eight seconds (dwell time);
- c. Digital Signs shall not operate at brightness levels of more than 0.3 foot-candles above ambient light, as measured using industry standard procedures at a distance from the sign face as determined by the following formula (see 130.36). Each digital display area shall have a light-sensing device that will adjust the brightness of the sign as ambient light conditions change throughout the day.

Rationale: The digital sign face area is less than 50 percent of the total sign face area. The height, size, and digital message dwell time have been designed and conditioned so as not to interfere with motorists or traffic signals, and will not change message more than once every eight seconds. The project has been conditioned to comply with all standards regarding digital signs.

3.4 The proposed use is consistent with Title 130.36.080 & Table 130.36.080.1.

Table 130.36.080.1 specifies that signs proposed as a part of a discretionary project shall be reviewed in conjunction with that discretionary project.

Rationale: The proposed sign is being reviewed as a revision to S87-0054 the El Dorado Hills Community Park master plan.

4.0 CONDITIONAL USE PERMIT FINDINGS

4.1 The issuance of the permit is consistent with the Special Use Permit S87-0054.

Rationale: Special Use Permit S87-0054 is the master SUP for the El Dorado Hills Community Park and Community Service District Offices. The proposed revision is consistent with the intent, site plan, elevations, and landscaping plan of S87-0054.