

CONDITIONS OF APPROVAL

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

Planning Services

1. This Conditional Use Permit for the revision of approved Special Use Permit S87-0054, El Dorado Hills Community Park, is based upon and limited to compliance with the project description, the Site Plan (Exhibit E), and the Conditions of Approval set forth below.

The project description is as follows:

A revision to the El Dorado Hills Community Park 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. 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. The sign will be 13' 4.5" W by 8' 9.25' H by 2' 5.5" deep. 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. The sign shall be designed to match the existing architectural characteristics of the El Dorado Community Services District buildings. It shall be used to promote recreation, event, and park programming in the El Dorado Hills area.

Any deviations from the project description, conditions, or exhibits shall 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.

The grading, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below.

2. The digital portion of the sign shall operate in compliance with zoning code 130.36.070 H.3 and all other standards applying to electronic signs.
3. 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, 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 subdivision, which action is brought within the time period provided for in Section 66499.37. El Dorado County shall notify the applicant of any claim, action, or proceeding and shall cooperate fully in the defense.

Department of Transportation

4. The applicant shall apply for an encroachment permit for any work done within County right of way.