

**COUNTY OF EL DORADO DEVELOPMENT SERVICES
ZONING ADMINISTRATOR
STAFF REPORT**



Agenda of: February 5, 2014
Item No.: 4.a.
Staff: Tom Dougherty

SPECIAL USE PERMIT

FILE NUMBER: S13-0013/White Rock Village Community Sign

APPLICANT: East Ridge Investors, LLC

REQUEST: Special Use Permit request to allow the construction of an approximately 90 square-foot lighted sign and related landscaping for the White Rock Village area of the Valley View Specific Plan.

LOCATION: Northwest corner of the intersection of White Rock Road and Valley View Parkway in the south El Dorado Hills area, Supervisorial District 2. (Exhibit A)

APN: 118-130-33

ACREAGE: 820 square-foot portion of the 492 acre parcel

GENERAL PLAN: Adopted Plan (AP-Valley View Specific Plan) (Exhibit C)

ZONING: Valley View Specific Plan-Open Space (VV-OS) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Categorically Exempt pursuant to CEQA Guidelines Section 15303(c)

RECOMMENDATION: Staff recommends the Zoning Administrator take the following actions:

1. Find that the project is Categorically Exempt pursuant to CEQA Guidelines Section 15303(c); and
2. Conditionally approve Special Use Permit S13-0013 subject to the Conditions of Approval in Attachment 1, based on the Findings in Attachment 2.

STAFF ANALYSIS

Project Description: A Special Use Permit to construct a free-standing, lighted sign consisting of a stone-veneer pilaster with two square steel posts supporting four proposed, and two future, horizontally-placed steel panel “project signs” in a ladder-type arrangement. The highest point of the structure would measure 10.5 feet from ground level. The widest point at ground level horizontally would be approximately 15 feet. The sign is proposed to be illuminated from ground level with one spot light.

Site Description: This 820 square-foot “Limit of work” area of the 492 acre parcel is covered predominately with grasses within “limit of work” area. There are some cottonwoods and willows scattered along the west boundary. The high water mark for Carson Creek is located approximately 100 plus feet from the proposed sign footprint. This portion of the parcel is bound on the north by White Rock Road and on the east by Valley View Parkway. There is an existing concrete sidewalk along Valley View Parkway side of the project site.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	VV-OS	Adopted Plan (AP-Valley View Specific Plan)	Vacant
North	CG	Adopted Plan (AP-El Dorado Hills Specific Plan)	White Rock Road/Town Center East
South	VV-School/CR	Adopted Plan (AP-Valley View Specific Plan)	Carson Creek/The Vineyards at Valley View
East	VV-OS	Adopted Plan (AP-Valley View Specific Plan)	Vacant
West	MP	MFR	Sunset Mobile Home Park

Project Issues: The primary issue with this project is site compatibility, traffic safety with regard to line-of-sight, and visual impacts.

Site Compatibility: General Plan Policy 2.2.5.21 requires that a project be analyzed for compatibility with the surrounding area. The location was reviewed by the Transportation Division for location with respect to right-of-ways and any potential line-of-sight conflicts for passing vehicles. They reported they had no concerns in respect to those issues. Planning reviewed the design in respect to similar signs approved for the same purpose of identifying villages within specific plans in El Dorado Hills and found the materials and design to be consistent. The project was circulated to the White Rock Village Homeowner’s Association for their review and did not receive any comments or concerns in opposition. The El Dorado Hills

Area Planning Advisory Committee reviewed the project at their January 8, 2014 meeting and responded that they had no concerns with the sign's location and design.

Planning also analyzed the project in relation to the Valley View Specific Plan requirements. The White Rock Village Policies, number 4 listed the following: "Provide an attractive entrance statement to White Rock Road and East Valley Villages from White Rock Road." The Specific Plan does not include specific development standards with respect to setback requirements so those are deferred to the Zoning Ordinance. Section 17.16.050 allows signs to be located in the required yards or setbacks, providing they do not constitute a hazard to pedestrians or vehicular traffic, do not conceal from view any public sign or traffic signal and are not located on nor extend onto or project over public right-of-way without having first obtained a written revocable permit from the director of department of transportation to do so. The proposed sign would comply with these requirements.

The preliminary landscape plan utilizes drought tolerant plants and recycled water. El Dorado Irrigation District stated a Facility Improvement Letter would not be required for the irrigation meter for the sign's landscaping. Water will be accessed with a connection to the existing EID facilities at White Rock Road.

A solar-powered "Eshine Flood Light" is proposed to provide night lighting, as noted on Sheet L1.1. An example of that light is provided as Exhibit H. Policy 2.8.1.1 directs that excess nighttime light and glare be limited from the parking area lighting, signage and buildings. All outdoor lighting is required to conform to Section 17.14.170 of the Zoning Ordinance, and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. A condition is recommended that the light not shine anywhere but on the sign surface.

ENVIRONMENTAL REVIEW: This project is Categorically Exempt from the requirements of CEQA pursuant to Section 15303(c) of the CEQA Guidelines which states that "construction and location of limited numbers of new, small facilities or structures" are exempt from further environmental review.

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

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1	Conditions of Approval
Attachment 2	Findings
Exhibit A	Location Map
Exhibit B	Assessor's Parcel Map
Exhibit C	Valley View Land Use Map
Exhibit D	Zoning Designations
Exhibit E	Landscape Site Plan, Sheet L1.1, dated June 24, 2013
Exhibit F.....	Preliminary Landscape Plan, Sheet L2.1, dated June 24, 2013
Exhibit G.....	Sign Colored Elevation
Exhibit H.....	Eshine Flood Light Example (two pages)
Exhibit I	Site Visit Photos
Exhibits J-1, J-2	Aerial Maps

ATTACHMENT 1

CONDITIONS OF APPROVAL

**Special Use Permit S13-0013/White Rock Village Community Sign
Zoning Administrator/February 5, 2014**

Planning Services Division

1. **Project Description:** This Special Use Permit is based upon and limited to compliance with the project description, the Conditions of Approval set forth below, and the following hearing exhibits:

Exhibit ELandscape Site Plan, Sheet L1.1, dated June 24, 2013

Exhibit F.....Preliminary Landscape Plan, Sheet L2.1, dated June 24, 2013

Exhibit G.....Sign Colored Elevation

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.

Approval of this Special Use Permit allows the following on the parcel currently identified by Assessor’s Parcel Number 118-130-33:

One free-standing, lighted sign consisting of a stone-vener pilaster with two square steel posts supporting four proposed, and two future, horizontally-placed steel panel “project signs” in a ladder-type arrangement. The highest point of the structure shall measure 10.5 feet from ground level. The widest point at ground level horizontally shall be approximately 15 feet. The sign shall be illuminated from ground level with one flood light.

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.

2. **Lighting:** Exterior lighting shall be located, and consist of the light fixture specified, as shown on the Landscape Site Plan, Sheet L1.1, dated June 24, 2013. The light shall conform to Section 17.14.170 of the Zoning Ordinance, and be fully shielded so it will not shine anywhere but on the sign surface. Should final, installed lighting be non-compliant with full shielding requirements, the applicant shall be responsible for the replacement and/or modification of said lighting to the satisfaction of Planning Services.

3. **Landscaping:** The final landscape plan shall be consistent with Exhibit f and comply with Zoning Code Chapter 17.18.090 and General Plan Policies 7.3.5.1 and 7.3.5.2; and be approved by Planning Services prior to issuance of a building permit. The applicant shall install and maintain the landscaping in accordance with the approved final landscaping plan in perpetuity.
4. **Permit Implementation:** Pursuant to County Code Section 17.22.250, implementation of the project must occur within twenty-four (24) months of approval of this Special Use Permit, otherwise the permit becomes null and void. It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with conditions of approval.
5. **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 Services prior to Building Permit final for any Building Permit for verification of compliance with applicable Conditions of Approval.
6. **Archeological Resources:** The following shall be incorporated as a note on the grading/improvement plans:

In the event archeological resources are discovered during grading and construction activities, the applicant shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place. If the find is determined to be a “unique archeological resource”, contingency funding and a time allotment sufficient to allow recovering an archeological sample or to employ one of the avoidance measures may be required under the provisions set forth in Section 21083.2 of the Public Resources Code. Construction work could continue on other parts of the project site while archeological mitigation takes place.

If the find is determined to be a “unique archeological resource”, the archaeologist shall determine the proper method(s) for handling the resource or item in accordance with Section 21083.2(b-k). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken or the site is determined a “nonunique archeological resource”.

Planning Services shall verify the inclusion of this notation on the grading plans prior to the issuance of a grading permit

7. **Human Remains:** The following shall be incorporated as a note on the grading/improvement plans:

In the event of the discovery of human remains, all work shall cease and the County coroner shall be immediately notified pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.

Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

Planning Services shall verify the inclusion of this notation on the grading plans prior to the issuance of a grading permit

8. **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.

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

ATTACHMENT 2

FINDINGS

Special Use Permit S13-0013/White Rock Village Community Sign Zoning Administrator/ February 5, 2014

1.0 CEQA FINDINGS

- 1.1 This project has been found to be Categorically Exempt from the requirements of CEQA pursuant to Section 15303(c) of the CEQA Guidelines which states that “construction and location of limited numbers of new, small facilities or structures” are exempt from further environmental review.
- 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 Development Services-Planning Services at 2850 Fairlane Court, Placerville, CA.

2.0 GENERAL PLAN FINDINGS

- 2.1 As proposed, the project is consistent with the Valley View Specific Plan because White Rock Village Policy number 4 listed the following: “Provide an attractive entrance statement to White Rock Road and East Valley Villages from White Rock Road.”
- 2.2 As conditioned, and with adherence to County Code, the project is consistent with all applicable Policies of the General Plan, including:
 - 2.2.1 2.2.5.21 (compatibility with surroundings) because as conditioned it would be compatible with surrounding uses and have minimal. There are adequate water services to facilitate the site. The project provides a community identification sign for the White Rock Village area. Adequate site design has been provided, and attention to design features ensures that the project fits within the context of the surrounding uses.

3.0 ZONING FINDINGS

- 3.1 The use is permitted by Special Use Permit, pursuant to Section 17.16.120, provided that the administrative findings outlined below can be made by the Zoning Administrator.
- 3.2 As proposed and conditioned, the project meets all applicable development standards contained within the El Dorado County Zoning Ordinance.

4.0 ADMINISTRATIVE FINDINGS FOR A SPECIAL USE PERMIT

4.1 The issuance of the permit is consistent with the General Plan;

As stated in more detail above in the General Plan section, the proposed project has been analyzed for consistency with the General Plan Policies listed above, and is consistent with these policies.

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

The proposed project will comply with the Development Standards of Zoning Ordinance Section 17.16.050. The proposed Special Use Permit for the sign complies with the requirements of Chapter 17.22, Special Use Permits, and the proposed use is not considered detrimental to the public health, safety and welfare, nor injurious to the neighborhood, because the project has been designed to provide an aesthetically pleasing entrance statement for the White Rock Village.

4.3 The proposed use is specifically permitted by Special Use Permit pursuant to this Title.

The proposed use is permitted in the Zone District pursuant to Section 17.16.050 of the Zoning Ordinance.