

**ATTACHMENT 1
CONDITIONS OF APPROVAL**

FILE NUMBER DR05-0025

CONDITIONS OF APPROVAL

1. The project, as approved, shall conform to Exhibit F (Sign Elevations).

El Dorado County Planning Services

2. The existing banner signs on site must be removed prior to issuance of a building permit for the proposed sign.
3. The roof-mounted sign shall be illuminated only during business hours.

El Dorado County Department of Transportation

4. No additional banner signs or free-standing signs shall be located in the public right-of-way or on the site.
5. This permit is valid for two years from the date of approval. If a building permit is not issued within two years, this permit will become null and void.

ATTACHMENT 2 FINDINGS

FILE NUMBER DR05-0025

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made:

FINDINGS FOR APPROVAL

CEQA

1. The project has been found to be Categorical Exempt from CEQA pursuant to Section 15311 "Accessory Structures" stating that on-premise signs are exempt from CEQA.

Administrative Findings

2. The proposed use and design conforms to County General Plan policies.

The General Plan designates the subject parcel as Commercial (C) which provides a full range of commercial, retail, office, and service uses to the residents, businesses, and visitors of El Dorado County.

3. The proposed use and design will not be detrimental to the public health, safety, and welfare, nor injurious to the neighborhood.

The sign complies with Section 17.32.140 of the zoning ordinance restricting the number of signs on a parcel to two signs not exceeding 50 square feet in total area of any one display surface, or one sign not exceeding 80 square feet in area, advertising authorized activities on the premises.