

**FINDINGS AND CONDITIONS OF APPROVAL FOR COUNTY FILE CDSR23-00005; BARRY THOMPSON, COWAN & THOMPSON CONSTRUCTION (APPLICANT AND OWNER)**

**FINDINGS**

A. Sign Review Findings

County Code Section 88-6.410 states that all of the following findings must be made to approve the new approximately 52.5 square-foot, digital LED illuminated wall sign.

1. *The sign complies with the applicable regulations of County Code Chapter 88-6 - Signs.*

Project Finding: The project includes the installation of a new approximately 52.5 square-foot digital sign illuminated with dimmable LEDs and attached to the wall at the front of an existing commercial building. Attached signs are not allowed to exceed ten percent of the total wall area on which it is placed. The new wall sign occupies approximately 9.66 percent of the wall area. New wall signs are not allowed to exceed 15 feet in height above grade or extend above the eaves, fascia, or parapet of a building. The new wall sign has a total height of 15 feet above grade and does not extend higher than the eaves or parapet the building. New signs may only be illuminated if authorized by the sign permit. Conditions of approval number 6 through number 9 related to the intensity of illumination and times of day that the sign may be illuminated have been included. Thus, as conditioned, the new wall sign complies with the applicable regulations of the sign ordinance.

2. *The non-communicative aspects of the sign are compatible with the property where the sign is located and the surrounding area.*

Project Finding: The wall sign located along the Pacheco Boulevard building frontage is sized appropriately for visibility from the adjacent road as well as for the building frontage on which it is placed. Conditions of approval have been included to prohibit flashing, blinking, or animation during operation of the digital sign. The design of the digital sign attached with a metal frame is compatible with other signs in the vicinity. Therefore, as conditioned, the non-communicative aspects of the sign are compatible with the property where the sign is located and the surrounding area.

3. *That the location of the sign will not impair the use of the property or conflict with the visibility, location, or arrangement of existing adjacent signs.*

Project Finding: The wall sign will be used for identification purposes for a business that occupies the building and to advertise for that business or compatible community

purposes. The sign will be the only sign on the building; therefore, the wall sign will not conflict with the visibility or arrangement of any existing adjacent signs on or around the building. Therefore, the new sign does not impair the use of the property or conflict with the visibility, location, or arrangement of existing adjacent signs.

**B. California Environmental Quality Act (CEQA) Findings**

This CDSR25-00005 project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301(a), Existing Facilities, which provides a Class 1 exemption for an exterior alteration of an existing building involving negligible or no expansion of use. There is no substantial evidence that the project involves unusual circumstances, including future activities resulting in, or which might reasonably result in, significant impact which threaten the environment. None of the exceptions in CEQA guidelines section 15300.2 apply.

**CONDITIONS OF APPROVAL FOR COUNTY FILE CDSR23-00005**

Project Approval

1. A Sign Permit to allow installation of one (1) new digital, LED illuminated wall sign is APPROVED.
2. The project approval described above are granted based on, or as generally shown on the following documents:
  - Application materials accepted by the Department of Conservation and Development, Community Development Division (CDD) on April 19, 2023.
  - Revised plans received by the CDD on April 30, 2025.
  - Sign specifications received by the CDD on March 26, 2026.
  - Sign photo received by the CDD on April 19, 2023
3. Any deviation from the approved plans shall require review and approval by the CDD and may require the filing of an application for a new Sign Permit.

Building Permit

4. Approval of this Sign Permit does not constitute a building permit. Installation of signs will require issuance of a building permit from the Department of Conservation and Development, Building Inspection Division, prior to commencement of work.

Application Costs

5. This application was subject to an initial deposit of \$750.00 that was paid with the application submittal, plus time and material costs if the application review expenses exceed the initial deposit. Any additional fee due must be paid **prior to submittal of a building permit**, or 60 days of the effective date of this permit, whichever occurs first. The fees include costs through permit issuance and final file preparation. Pursuant to Contra Costa County Board of Supervisors Resolution Number 2019/553, where a fee payment is over 60 days past due, the Department of Conservation and Development may seek a court judgement against the applicant and will charge interest at a rate of ten percent (10%) from the date of judgement. The applicant may obtain current costs by contacting the project planner. A bill will be mailed to the applicant shortly after permit issuance.

Signage and Display Content

6. The digital wall sign shall only be operated during business hours, 7:00 AM to 7:00 PM. Proposed changes to these hours of operation shall require prior CDD approval and may require a public hearing if deemed necessary by the Zoning Administrator.
7. Illumination shall not exceed 60 percent before sunrise or after sunset and shall not exceed a brightness level at any time that would result in glare and to ensure that lighting from the sign is contained within the subject property.
8. Animation, blinking, and/or flashing lights are prohibited.
9. Display content/digital imagery shall remain static and shall not be rotated or changed more than once every 72 hours or during operating hours.
10. **No more than 30 days after approval of the sign permit and prior to CDD stamp-approval of plans for issuance of a building permit**, signage drawings including method of attachment to the wall and materials, and a photometric study with details of illumination shall be submitted to the CDD for review.

Construction

All construction activity shall comply with the following restrictions:

11. Unless specifically approved otherwise via prior authorization from the Zoning Administrator, all construction activities shall be limited to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and are prohibited on State and Federal holidays on the

calendar dates that these holidays are observed by the State or Federal government as listed below:

- New Year's Day (State and Federal)
- Birthday of Martin Luther King, Jr. (State and Federal)
- Washington's Birthday (Federal)
- Lincoln's Birthday (State)
- President's Day (State)
- Cesar Chavez Day (State)
- Memorial Day (State and Federal)
- Juneteenth National Independence Holiday (Federal)
- Independence Day (State and Federal)
- Labor Day (State and Federal)
- Columbus Day (Federal)
- Veterans Day (State and Federal)
- Thanksgiving Day (State and Federal)
- Day after Thanksgiving (State)
- Christmas Day (State and Federal)

For specific details on the actual day the State and Federal holidays occur, please visit the following websites:

Federal Holidays: [Federal Holidays \(opm.gov\)](https://www.opm.gov)

California Holidays: [State Holidays \(ca.gov\)](https://www.ca.gov)

**ADVISORY NOTES**

**PLEASE NOTE ADVISORY NOTES ARE ATTACHED TO THE CONDITIONS OF APPROVAL BUT ARE NOT A PART OF THE CONDITIONS OF APPROVAL. ADVISORY NOTES ARE PROVIDED FOR THE PURPOSE OF INFORMING THE APPLICANT OF ADDITIONAL ORDINANCE AND OTHER LEGAL REQUIREMENTS THAT MUST BE MET IN ORDER TO PROCEED WITH DEVELOPMENT.**

**A. NOTICE OF 90-DAY OPPORTUNITY TO PROTEST FEES, DEDICATIONS, RESERVATIONS, OR OTHER EXACTIONS PERTAINING TO THE APPROVAL OF THIS PERMIT.**

This notice is intended to advise the applicant that pursuant to Government Code Section 66000, et. seq, the applicant has the opportunity to protest fees, dedications, reservations, and/or exactions required as part of this project approval. The opportunity to protest is limited to a ninety-day (90) period after the project is approved.

The 90-day period in which you may protest the amount of any fee or imposition of any dedication, reservation, or other exaction required by this approved permit, begins on the date this permit was approved. To be valid, a protest must be in writing pursuant to Government Code Section 66020 and delivered to the CDD within 90 days of the approval date of this permit.

**B. This project may be subject to the requirements of the following agencies:**

- Department of Conservation and Development, Building Inspection Division
- Contra Costa County Public Works Department
- Contra Costa County Fire Protection District
- Mountain View Sanitary District
- Contra Costa Water District, Martinez

The applicant is strongly encouraged to review these agencies' requirements prior to continuing with the project.