



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

Placerville Office: 2850 Fairlane Court, Placerville, CA 95667
South Lake Tahoe Office: 924 B Emerald Bay Road, South Lake Tahoe, CA 96150

<https://www.eldoradocountv.ca.gov/Home>

Placerville Office:

Building:

(530) 621-5315

bldgdept@edcgov.us

Placerville Office:

Planning:

(530) 621-5355

planning@edcgov.us

Placerville Office:

Code Enforcement:

(530) 621-5999

cdacode.enforcement@edcgov.us

South Lake Tahoe Office:

All Services:

(530) 573-3330

plan-buildSLT@edcgov.us

TO: Planning Commission

FROM: Tom Purciel, Senior Planner

DATE: May 16, 2025

**SUBJECT: Amendments to Zoning Ordinance Chapter 130.36 (Signs)
and Adoption of Cameron Park Sign Standards**

BACKGROUND

On April 13, 2021, the Board of Supervisors (Board) directed Long Range Planning (LRP) staff to proceed with specific Zoning Ordinance amendments based on issues and concerns discovered by staff and decision-makers during implementation of the ordinance over approximately the past five years (Refer to LRP Work Plan for FY 2021-22, File No. 21-0502). Board-directed amendments included revisions to the following Chapters/Sections: Chapter 130.36 (Signs); Chapter 130.39 (Oak Resources Conservation); and Section 130.40.130 (Communications Facilities). On July 30, 2024, the Board reviewed the LRP Work Plan for FY 2024-25 (File No. 24-1332) and further directed staff to move the amendments to each of the above Chapters/Sections forward for adoption as soon as they are completed.

On December 7, 2021 (File No. 21-1753), the Board approved a contract with Dudek Consulting to provide expertise and assist staff with development of the above Zoning Ordinance amendments, including focused amendments to Chapter 130.36 (Signs). The contract also directed the consultant to assist staff with development and adoption of unique sign standards for the Cameron Park Community Region that would be based on the County's proposed amendments to Chapter 130.36.

The Board requested amendments to Chapter 130.36 (Signs) include the following objectives:

1. Consistency with state and federal law;
2. Expand maximum size allowances for signs associated with commercial development;
3. Clarify permitting and enforcement requirements for offsite subdivision signs;
4. Clarify the permitting process, review authority and procedures for community sign programs; and
5. Create unique sign standards for the Cameron Park Community Region based on the proposed amendments to Chapter 130.36.

On February 22, 2024 and February 25, 2025, LRP staff held respective Planning Commission (Commission) and Board informational workshops to solicit feedback on the preliminary draft amendments. At the workshops, the Commission and Board supported the proposed amendments and Cameron Park Sign Standards with a few recommended edits which have been incorporated into both documents where appropriate. The Board also recommended staff address a few additional topics in advance of bringing the proposed ordinance amendments and Cameron Park Sign Standards forward for adoption. The Board, however, did not want these issues to delay the amendment package. A summary of the additional topics and how each topic has been addressed is below.

The public review draft of the proposed amendments, which incorporates previous public, Commission, and Board comments where appropriate, is included as Legistar Attachment B. Revisions from the current ordinance are shown in track changes (red font). Additional changes recommended by the Board at the February 2025 workshop are shown in blue highlight. The public review draft of the Cameron Park Sign Standards is included as Legistar Attachment D. For reference, the existing ordinance is also included as Legistar Attachment C.

Board recommendations:

1. Explore amortization, relocation, or renegotiation for billboards that were allowed to be constructed inconsistent with standards

Staff explored this topic and determined that it is inappropriate to incorporate billboard-related concerns into the current ordinance update due to the complex requirements of state and federal law, which would require significant additional time and resources to analyze. On July 22, 2014, LRP staff gave a presentation to the Board, as part of the 2015 Sign Ordinance Update Project (Legistar File 13-008), which included a list of potential legal options to remove existing unwanted billboards including: 1) negotiated buy-out in lieu of condemnation, 2) condemnation under eminent domain laws with the payment of just compensation, and 3) Relocation Agreement(s) between the County and billboard owner(s) comprised of one or more billboards to be removed and relocated at other locations more acceptable to the County and the public. Therefore, due to the anticipated additional costs, required legal analysis and time required to adequately address undesired billboards, staff recommends this topic be considered as part of a separate effort. As described below, the Board also established a Signs Ad Hoc Committee to further explore potential solutions to the inconsistent billboards issue.

2. Explore aligning the timing for temporary non-commercial signs for 60 days

In response to Board feedback, staff reduced the time period for temporary enlargement of non-commercial signs in advance of elections from 90 days to 60 days (Section 130.36.030.B.10.b).

3. Articulate clearly DISM which is Design Improvements Standards Manual

A definition of the County's Design and Improvement Standards Manual ("DISM") has been added to the list of defined terms in Chapter 130.36 (Section 130.36.120).

4. Consider a financial security component for the removal of temporary (election) signs

At the workshop, the Board discussed the concept of a security deposit for temporary election signs to ensure their timely removal. Staff researched the feasibility of requiring a security deposit for removal of temporary election signs and found this requirement highly problematic for the following reasons: 1) as temporary signs are exempt from permitting requirements under the current ordinance, the County would need to create a new special sign category and permit mechanism to regulate, collect and return security deposits for temporary election signs, 2) based on the requirements of law, treating temporary election signs differently than other types of temporary signs could create a significant risk of litigation and 3) the sheer number of temporary election-related signs allowed under the ordinance would make enforcement of this requirement highly challenging based on the County's limited enforcement resources. Therefore, staff strongly recommends that no security deposit be required for temporary election signs.

As discussed below, to help address any potential enforcement issues and to streamline the enforcement process (outside of the financial security component) within the County, the Code Enforcement Unit (Code Enforcement) is finalizing a formal process to expedite abatement of sign violations, including removal of illegal temporary signs. This new process will help ensure illegal temporary signs are removed in a timely manner and that property owners are held responsible for the cost of County abatement as appropriate. This will also allow the County to be more prepared for the potential adoption of the amendments to Chapter 130.36 (Signs) and Cameron Park Sign Standards.

5. Return to the Board to create an Ad Hoc to explore signage which is inconsistent with standards

On March 25, 2025, the Board established a Signage Ad Hoc Committee to address the billboard concerns referenced above and appointed Supervisors Parlin and Veerkamp as committee members (File 25-0438). As directed by the Board, the Ad Hoc Committee will review the complex legal issues surrounding the potential removal or relocation of existing billboards. This review will be conducted separately from the proposed Sign Zoning Ordinance amendments and the associated Cameron Park Sign Standards.

6. Not consider the night time shut off and proposed gas tube lighting ban in the draft Cameron Park Sign Standards

These items have been removed from the draft Cameron Park Sign Standards as recommended by the Board.

Sign Enforcement:

After the workshop, the CAO's Office organized a meeting with various County Departments and Divisions to clarify sign enforcement efforts. Staff from the CAO's Office, Environmental Management (EM), Transportation (DOT), Code Enforcement, and Long Range Planning met and decided to develop a multi-department process to efficiently address illegal sign complaints and removals. Code Enforcement is drafting a Countywide policy, including internal agreements

with EM and DOT for assistance with temporary sign removal, and expects to finalize it by May 2025.

ENVIRONMENTAL REVIEW:

In accordance with the California Environmental Quality Act (CEQA) Sections 15162 and 15164 of the CEQA Guidelines (Addendum to an EIR or Negative Declaration), staff has determined that an EIR Addendum is the appropriate environmental document to analyze the proposed Zoning Ordinance modifications (Legistar Attachment E). This Addendum demonstrates that the proposed amendments to Section 130.36 (Signs) and the related Cameron Park Sign Standards would not result in any new or more severe impacts than those previously analyzed in the certified Final Environmental Impact Report (FEIR) (State Clearinghouse No. 2014102001) for the El Dorado County 2015 Sign Ordinance Update. Therefore, this Addendum satisfies the requirements of CEQA Guidelines Sections 15162 and 15164. The proposed amendments do not trigger any of the requirements for preparation of a subsequent EIR, as further discussed in Section IV of the EIR Addendum. Addendum Section IV outlines the proposed changes and explains how each of the proposed amendments would not cause any new or intensified environmental impacts beyond those impacts previously analyzed in the 2015 Sign Ordinance Update FEIR. Further, the amendments to Chapter 130.36 would not involve a substantial change in circumstances under which the project is undertaken, and as the amendments are minor or technical in nature, would not require any new or modified mitigation measures from those mitigation measures included in the 2015 Sign Ordinance Update FEIR.

The Draft EIR Addendum is attached as Legistar Attachment E.

RECOMMENDATION:

Staff recommends the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:

1. Adopt the Addendum to El Dorado County's 2015 Sign Ordinance Update FEIR, certified in July 2015 (State Clearinghouse Number 2014102001) (Legistar Attachment E) demonstrating that the analysis in that document adequately addresses the potential physical impacts associated with implementation of the amendments to Chapter 130.36 of the Zoning Ordinance (Signs) and the related Cameron Park Sign Standards, and that the proposed amendments and associated Cameron Park Sign Standards would not trigger any of the conditions described in California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164 calling for the preparation of a subsequent EIR or negative declaration based on the analysis prepared; and
2. Approve the amendments to Chapter 130.36 (Signs) and draft Cameron Park Sign Standards as presented, based on the Findings in Attachment E and previous guidance from the Commission and Board at their respective public workshops on February 22, 2024, and February 25, 2025.

LEGISTAR ATTACHMENTS:

- B. Redline Amendments to Chapter 130.36 (Signs)
- C. Current Zoning Ordinance Chapter 130.36 (Signs)
- D. Draft Cameron Park Sign Standards 5-22-25
- E. Draft EIR Addendum Signs March 2025