

**Addendum to the El Dorado County Sign Ordinance
Update
Final Environmental Impact Report**

**Zoning Ordinance Amendments to
Chapter 130.36 (Signs)
and Cameron Park Sign Standards**

(File No. OR 24-0001)

State Clearinghouse Number 2014102001

Prepared by:
County of El Dorado
Planning and Building Department

September 2025

I. INTRODUCTION

A. Overview

This document constitutes an addendum to the certified Final Environmental Impact Report (FEIR) (State Clearinghouse No. 2014102001) for the El Dorado County (County) 2015 Sign Ordinance Update. El Dorado County (County) staff has determined that an addendum is the appropriate document for the 2025 Sign Zoning Ordinance Amendments and Cameron Park Sign Standards because minor, technical amendments to Chapter 130.36 of the Zoning Ordinance (Signs) are needed, and none of the revisions trigger any of the conditions for preparation of a subsequent or new document under the California Environmental Quality Act (CEQA). Although the proposed Cameron Park Sign Standards contain provisions that are specific to the Cameron Park Community Region, the proposed Cameron Park Sign Standards are based on the proposed 2025 Sign Zoning Ordinance Amendments and are identical to or more restrictive than the 2025 Sign Zoning Ordinance Amendments. Therefore, the proposed Cameron Park Sign Standards would also not trigger any of the conditions for preparation of a subsequent or new document under CEQA. This addendum was prepared pursuant to the CEQA Statutes provided in California Public Resources Code section 21000 et seq. and CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.).

B. CEQA Authority for Addendum

Pursuant to CEQA Guidelines section 15164(a), the lead or responsible agency must prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in section 15162 calling for preparation of a subsequent EIR have occurred. CEQA Guidelines section 15164(e) provides that the brief explanation of the decision to not prepare a subsequent EIR must be supported by substantial evidence.

Under CEQA Guidelines section 15162, “no subsequent EIR shall be prepared for that project unless the lead agency determines...one or more of the following conditions occur:

- 1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- 2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

- 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
- a) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d) Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative."

C. Scope of Addendum

This addendum addresses whether any of the above conditions have occurred as described in section 15162 of the CEQA Guidelines that would require preparation of a subsequent EIR to the 2015 Sign Ordinance Update FEIR as the result of the minor, technical Zoning Ordinance amendments to Chapter 130.36 (Signs) and related technical amendments to the provisions of Chapter 130.36 for inclusion into the Cameron Park Sign Standards. The scope of analysis contained within this addendum addresses the two environmental resource areas previously identified and analyzed in the 2015 Sign Ordinance Update FEIR for potential environmental impacts as listed below:

- Aesthetics
- Visual Resources

Section 3 of this addendum includes a table that summarizes the proposed Zoning Ordinance amendments and completes the necessary CEQA review of the draft documents as compared to the 2015 Sign Ordinance Update FEIR.

D. Adoption and Availability of Addendum

As noted above, this addendum will be considered for approval by the County Board of Supervisors (Board). Pursuant to CEQA Guidelines section 15164(c), an addendum is not required to be circulated for public review but can be included in or attached to the FEIR. Under CEQA Guidelines section 15164(d), the Board must consider the addendum with the FEIR prior to deciding on the proposed amendments to Chapter 130.36 (Signs) and the related Cameron Park Sign Standards.

II. BACKGROUND INFORMATION ON THE PROPOSED SIGN ORDINANCE AMENDMENTS (CHAPTER 130.36) AND CAMERON PARK SIGN STANDARDS

On July 13, 2021, the Board approved Resolution of Intention No. 082-2021 to authorize the Planning and Building Department to initiate focused amendments to several sections of the Zoning Ordinance which included amendments to Chapter 130.36 (Signs); Chapter 130.39 (Oak Resources Conservation); and Section 130.40.130 (Communications Facilities). As part of this effort, the Board also directed staff to facilitate the development and adoption of community-based objective sign standards for the Cameron Park Community Region.

On February 22, 2024, the Planning and Building Department, Long Range Planning Unit (Long Range Planning), held a Planning Commission (Commission) workshop to solicit feedback on the amendments to the Zoning Ordinance, including the proposed amendments to Chapter 130.36 (Signs) and draft Cameron Park Sign Standards. At the workshop, the Commission supported the ordinance amendments and draft Cameron Park Sign Standards and recommended a few minor clarifications to both documents.

On February 22, 2025, Long Range Planning held a workshop with the Board to review previous feedback on the draft Ordinance Amendments and Cameron Park Sign Standards and solicit additional feedback. Following the workshops, staff considered all comments and incorporated those comments into the final drafts of the proposed 2025 Sign Zoning Ordinance Amendments and Cameron Park Sign Standards as appropriate.

III. PROPOSED SIGN ORDINANCE AMENDMENTS (CHAPTER 130.36) AND CAMERON PARK SIGN STANDARDS

A. Overview

The proposed 2025 Sign Zoning Ordinance Amendments and Cameron Park Sign Standards consist of minor clarifications and/or modifications to the current Ordinance as well as customizing the proposed ordinance amendments into

stricter sign development standards for the Cameron Park Community Region. Together, adoption of the 2025 Sign Zoning Ordinance Amendments and Cameron Park Sign Standards will address areas of ambiguity; ensure consistency between these documents and applicable provisions of state and federal law; clarify sign permitting requirements and review procedures; and create separate, more restrictive development standards for signs within the Cameron Park Community Region.

B. Proposed Ordinance Amendments and Cameron Park Sign Standards

There are several areas of focused amendments to Chapter 130.36 (Signs) associated with the 2025 Sign Zoning Ordinance Amendments. Proposed ordinance amendments include revisions for consistency with current state and federal law, general clarifications to remove ambiguity and for better readability and ease of use, minor modifications to development standards for signs located in specific commercial and miscellaneous zones within Community Regions, and clarification of the sign permitting process and review authority for various sign types.

The proposed Cameron Park Sign Standards generally defer to the County's 2025 Sign Ordinance amendments. However, the Cameron Park Sign Standards also contain a few provisions that are more restrictive than the County's 2025 Sign Zoning Ordinance amendments to customize the County's regulations for the Cameron Park Community Region. As the Cameron Park Sign Standards contain regulations that cover the same topics as the County 2025 Sign Zoning Ordinance amendments but are more restrictive than the County's Ordinance update, the Cameron Park Sign Standards will not be analyzed further in this section. Within each category listed below is a summary of the minor, technical proposed amendments to the Sign Ordinance (Chapter 130.36).

i. Amendments/clarifications for consistency with state and federal law

Chapter 130.36 has been comprehensively updated for consistency with current state and federal law. Multiple minor, technical amendments have been made throughout the document to regulate signs in a constitutional manner, including required content neutrality, while also reasonably regulating the structural, locational and other noncommunicative aspects of signs for purposes of public health, safety and welfare and to serve the public interest in community aesthetics (Content and Applicability - Sections 130.36.010.J and 130.36.010.K.).

ii. General clarifications to remove ambiguity and for better readability and ease of use

Section 130.36.010 clarifies the applicability of the Ordinance in the Tahoe

Basin. Additional clarifications include minor edits to Section 130.36.020 (General Sign Requirements) for internal consistency with other chapters of Title 130 and the proposed revisions in Chapter 130.36. In addition, there are multiple non-substantive grammatical and formatting edits throughout the Chapter for improved readability and ease of use.

iii. Minor modifications to development standards for signs located in Commercial and Miscellaneous zones within Community Regions

Community Region sign standards for permanent onsite signs in the Commercial Zones (Table 130.36.070.1b) have been modified to simplify the calculation of maximum sign sizes and to allow for a minor increase in allowed sign area. Although these modifications would result in slightly larger permanent onsite signs, there would be no changes to other applicable development standards for these signs. As the 2015 Sign Ordinance Update FEIR had determined that minor increases to the number of signs or increases to allowed sign area outside of visually sensitive areas (e.g. residential zone districts, designated scenic corridors or US Hwy 50 viewsheds) would be less than significant (Impact analysis No. 3.1.3, DEIR p. 3.1-9), the proposed minor increase in allowed commercial sign area within Community Regions would not cause any new or increased impacts beyond the impacts previously analyzed in the 2025 Sign Ordinance Update FEIR.

In addition, minor amendments to the Community Region sign standards for permanent onsite signs for the County's Miscellaneous Zones (Table 130.36.070.1.d) were added to allow for minor increases in freestanding sign area for Recreational Facility zones. To address ambiguity regarding sign standards on lands governed by adopted Specific Plans, a new sign category was added for Specific Plan (SP) zones to provide objective sign development standards for lands within Specific Plans where objective sign standards have not been adopted. The proposed amendments to Table 130.36.070.1d would also include minor increases in sign area within the County's Community Regions outside of visually sensitive areas as identified in the 2015 Sign Ordinance Update FEIR. Therefore, these changes would also not cause any new or increased impacts beyond those previously analyzed in the 2015 Sign Ordinance Update FEIR.

iv. Clarification of the sign permitting process and review authority for various sign types

As part of this project, the sign permit requirements and review procedures in Section 130.36.080 were amended to remove areas of ambiguity, clarify the sign permit process and permit review authority, including the removal of duplicative and confusing permit provisions, and to better conform the County's sign permit process with current state and federal law. As part of the

proposed amendments, sign permits have been consolidated into four primary permit types: 1) a discretionary Planned Development (PD) Permit for three or more signs when those signs deviate from established standards, 2) a Design Review Permit (DRP) to review the design and location of signs visible from US Highway 50 or signs associated with new community sign programs, 3) an Administrative Permit (A) for all other new freestanding or building attached signs to review for conformance with the standards of Chapter 1360.36 and a Variance Permit (V) for one or more individual signs that deviate from development standards when those signs are not associated with an approved PD Permit. Although the above amendments would affect the County's internal permit process, none of these changes would cause a substantive increase to the quantity, size, height, placement or spacing of new signs and therefore, these changes would not cause any new or increased environmental impacts beyond those previously analyzed in the 2025 Sign Ordinance Update FEIR.

IV. CEQA ANALYSIS

County staff has determined that an addendum is the appropriate document because minor, technical amendments to Chapter 130.36 (Signs) are needed, but none of the amendments or adoption of the related Cameron Park Sign Standards would trigger any of the conditions for preparation of a subsequent or new document under the CEQA. The proposed ordinance amendments are minor and technical in nature because the edits address areas of ambiguity and consistency with state and federal law. This project also imposes more restrictive development standards, based on the amendments to Chapter 130.36, which would apply to signs within the Cameron Park Community Region. The amendments to the ordinance or adoption of the related Cameron Park Sign Standards would not change the allowable uses, nor cause an increase in the size, intensity, number, or location of new signs beyond those impacts previously analyzed in the 2015 Sign Ordinance Update FEIR. The environmental analysis is presented in the table below, which lists the relevant ordinance citation(s), the subject matter of the proposed amendment category, and relevant CEQA review.

| Relevant Ordinance Citation(s) | Proposed Amendment | CEQA Review |
|--|--|---|
| (Sec.130.36.010) Content and Applicability | Clarifies the purpose of the Ordinance and applicability in the Tahoe Basin. Minor text amendments for consistency with state and federal law. | This section clarifies the purpose of the ordinance, applicability of the Ordinance to unincorporated lands within the Tahoe Basin and limitations to local regulation of signs as prescribed by state and federal law. Therefore, the proposed amendment will have no foreseeable physical impact on the environment. The amendment presents no new significant environmental effects nor a substantial increase in the severity of a previously identified significant effect, involves no substantial change in circumstances under which the project is undertaken, and requires no new or modified mitigation measures. |
| (Sec. 130.36.020) General Sign Requirements | Proposed minor amendments for internal consistency with other chapters of Title 130 and revisions to Chapter 130.36 | This section includes minor amendments for internal consistency with Chapter 130.36 and other chapters of Title 130. Therefore, the proposed amendment will have no foreseeable physical impact on the environment. The amendment presents no new significant environmental effects nor a substantial increase in the severity of a previously identified significant effect, involves no substantial change in circumstances under which the project is undertaken, and requires no new or modified mitigation measures. |
| (Sec. 130.36.030) Exemptions | Minor revisions for for consistency with state law, clarity and internal consistency with proposed revisions to Chapter 130.36. New restrictions on short-term enlargement of temporary signs installed during the time period before a special, general or primary election to reduce the enlargement period from 90 days to 60 days. (Section 130.36.030.B.10.b) | The proposed amendments clarify existing sign permit exemptions and qualifying criteria for permit-exempt signs, both with and without limitations. This section also includes a minor change to reduce the short-term enlargement of temporary signs displaying noncommercial messages during the time period proceeding public elections from 90 days to 60 days (Section 130.36.030.B.10.b). Therefore, as the proposed amendments are minor or technical in nature, there would be no foreseeable physical impact on the environment. The amendments present no new significant environmental effects nor a substantial increase in the severity of a previously identified significant effect, involve no substantial change in circumstances under which the project is undertaken, and require no new or modified mitigation measures. |

| Relevant Ordinance Citation(s) | Proposed Amendment | CEQA Review |
|---|--|---|
| (Sec.130.36.050) Temporary Signs | Added language for temporary “A-Frame” signs to allow year-round with certain limitations | The revised Section 130.36.050.A.4 allows for display of temporary “A Frame” signs year-round (up from the 90-day annual display limit in the current ordinance) when consistent with previous use limitations including use during daylight or business hours only and location on premises and outside of the public right-of-way. The impact analysis and conclusions reached within the 2025 Sign Ordinance Update FEIR would not change based on this minor revision to Section 130.36.050.A.4 because the revised standards would maintain the existing constraints on the siting and appearance of these temporary signs and therefore, removal of the annual time limit would not substantively affect community aesthetics or visual resources as analyzed in the 2025 Sign Ordinance Update FEIR. Therefore, the amendment to Section 130.36.050.A.4 would not cause a new significant environmental effect nor a substantial increase in the severity of a previously identified significant effect, involve no substantial change in circumstances under which the project is undertaken, and require no new or modified mitigation measures. |
| (Sec.130.36.060) Community Sign Programs | Established the DRP requirement for new community sign programs and provided new or clarified requirements for each sign type allowed under a community sign program (e.g., directional, identity, event, or industry association signs) | Minor modifications have been made throughout Section 130.36.060 (Community Sign Programs) for clarity and consistency with current state and federal law. The revisions to this section establish the DRP as the permit type for all new community sign programs (Directional, Identity, Community Event, Industry Association signs). As the revisions to this section would not create any significant changes to the number, type, size or placement of new community-oriented signs, this change would not cause any significant environmental effects nor a substantial increase in the severity of a previously identified significant effect. Therefore, the proposed amendment will have no foreseeable physical impact on the environment, involve no substantial change in circumstances under which the project is undertaken, and will require no new or modified mitigation measures. |
| (Sec.130.36.070) Sign Development and Design Standards | Added minor clarifications for ease of use; updated enforcement provisions; clarified | Proposed amendments include clarifications and minor language changes for ease of use and more effective enforcement. Revisions also include clarifications for U.S. Highway 50-oriented signs to include all onsite signs designed for visibility from U.S. Highway 50. There are also several additional minor modifications for |

| Relevant Ordinance Citation(s) | Proposed Amendment | CEQA Review |
|---|---|--|
| | requirements for U.S. Highway 50-oriented signs to include all onsite signs designed for visibility from U.S. Highway 50; additional minor modifications for consistency with current law. | consistency with current state and federal law. The impact analysis and conclusions reached within the 2025 Sign Ordinance Update FEIR would not change based on the above amendments as a result of the minor, non-substantive changes and clarifications regarding sign development and design standards. These amendments present no new significant environmental effects nor a substantial increase in the severity of a previously identified significant effect, involves no substantial change in circumstances under which the project is undertaken, and requires no new or modified mitigation measures. |
| (Tables 130.36.070.1b and 130.36.070.1d) Community Region Sign Standards for Permanent Onsite Signs – Commercial and Miscellaneous Zones | Minor amendments to freestanding sign sizes for Commercial and Recreational Facility (RF) Zones; Added new sign category for Specific Plan (SP) Zones for lands in Specific Plans where objective sign standards have not been adopted | Community Region sign standards for permanent onsite signs in the Commercial Zones (Table 130.36.070.1b) have been modified to simplify the calculation of maximum sign sizes and to allow for a minor increase in allowed sign area. There would be no changes to other applicable development standards for these signs. As the 2015 Sign Ordinance Update FEIR had determined that minor increases to the number of signs or increases to allowed sign area outside of visually sensitive areas (e.g. residential zone districts, designated scenic corridors or US Hwy 50 viewsheds) would be less than significant (Impact analysis No. 3.1.3, DEIR p. 3.1-9), the proposed minor increase in allowed commercial sign area within Community Regions would not cause any new or increased impacts beyond the impacts previously analyzed in the 2025 Sign Ordinance Update FEIR. In addition, minor amendments to the Community Region sign standards for permanent onsite signs for the County's Miscellaneous Zones (Table 130.36.070.1.d) were added to allow for minor increases in freestanding sign area for Recreational Facility zones. To address ambiguity regarding lands governed by adopted Specific Plans, a new sign category was added for Specific Plan (SP) zones to provide objective sign development standards for lands within Specific Plans where objective sign standards have not been adopted. Similar to the proposed amendments to Table 130.36.070.1b above, the proposed amendments to Table 130.36.070.1d would also include minor increases in sign area. However, those signs would be located outside of visually sensitive areas as analyzed in the 2015 |

| Relevant Ordinance Citation(s) | Proposed Amendment | CEQA Review |
|---|--|---|
| | | Sign Ordinance Update FEIR and therefore, these changes would also not cause any new or increased impacts beyond those previously analyzed in the 2015 Sign Ordinance Update FEIR. Accordingly, these amendments present no new significant environmental effects nor a substantial increase in the severity of a previously identified significant effect, involve no substantial changes in circumstances under which the project is undertaken, and require no new or modified mitigation measures. |
| (Sec. 130.36.080 and Table 130.36.080.1) Permit Requirements and Review Procedures | Clarified and updated permit types/review procedures for ease of use and consistency with current law. | Section 130.36.080 and associated Table 130.36.080.1 (Permit Requirements and Review Procedures) were amended to remove areas of ambiguity, clarify the sign permit process and permit review authority, including the removal of duplicative and confusing permit provisions/permit types, and better conform the County's sign permit process with current state and federal law. As these amendments would not result in increases to the quantity, sign area, height, placement or spacing of permitted signs, the impact analysis and conclusions reached within the 2025 Sign Ordinance Update FEIR would not change based on the above amendments because of the minor, non-substantive changes and clarifications regarding sign permit requirements and review procedures. These amendments present no new significant environmental effects nor a substantial increase in the severity of a previously identified significant effect, involves no substantial change in circumstances under which the project is undertaken, and requires no new or modified mitigation measures. |

V. CONCLUSION

Based on the above findings, the County has concluded that preparation of a subsequent EIR for these minor, technical amendments to the Zoning Ordinance and the related Cameron Park Sign Standards is unnecessary and that preparation of an addendum is consistent with CEQA Guidelines section 15164. The County has determined, based on substantial evidence in light of the whole record, that the proposed amendments described in this addendum are not substantial. None of the conditions described under section 15162 of the CEQA Guidelines requiring preparation of a subsequent document have occurred. The modifications do not involve any new significant environmental effects. In addition, no substantial changes have occurred with respect to the circumstances under which the proposed 2025 Sign Zoning Ordinance amendments or the related Cameron Park Sign Standards will be undertaken. The associated modifications to the Zoning Ordinance or adoption of the related Cameron Park Sign Standards would not involve new information of substantial importance, which shows that the Project will have one or more significant effects not discussed in the previous environmental document.

The County has independently considered the 2015 Sign Ordinance Update FEIR and this addendum, and concludes the following:

1. The consideration of the FEIR and approval of the addendum reflect the independent judgment of the County;
2. The contents of the addendum does not substantially change the County General Plan or its circumstances and does not require major revisions to the 2015 Sign Ordinance Update FEIR. The information added through the proposed amendments to Chapter 130.36 of the Zoning Ordinance (Signs) associated with the 2025 Sign Zoning Ordinance Amendments and the related Cameron Park Sign Standards does not involve a new significant environmental impact, a substantial increase in the severity of an environmental impact, or a feasible mitigation measure considerably different from others previously analyzed that would lessen the significant environmental impacts as previously analyzed in the 2015 Sign Ordinance Update FEIR; and
3. Together, the FEIR and this addendum satisfy the requirements of CEQA. Preparation of an addendum is appropriate in accordance with CEQA Guidelines section 15164; no subsequent EIR is required.

Accordingly, the County approves this addendum and the associated 2025 Sign Zoning Ordinance Amendments and the related Cameron Park Sign Standards.