

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

**Zoning Ordinance Amendments to
Chapter 130.36 (Signs)**

State Clearinghouse Number 2014102001

Prepared by:
County of El Dorado
Planning and Building Department

July 2026

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. County staff has determined that an addendum is the appropriate document for the Digital Signs Zoning Ordinance Amendments (Amendments) 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). This addendum was prepared pursuant to 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 CEQA Guidelines section 15162 that would require preparation of a subsequent EIR to the 2015 Sign Ordinance Update FEIR as the result of the minor, technical amendments to Chapter 130.36 (Signs). 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).

II. BACKGROUND INFORMATION ON THE PROPOSED DIGITAL SIGNS ZONING ORDINANCE AMENDMENTS (CHAPTER 130.36)

On September 16, 2025 (Legistar File 25-1480), the Board of Supervisors (Board) directed Long Range Planning (LRP) staff to adopt amendments to Chapter 130.36 of the Zoning Ordinance (Signs). These amendments included language banning digital signs with limited exceptions after the Signage Ad Hoc Committee, formed in March 2025, recommended the ban on digital signs to the Planning Commission and Board.

Based on feedback received, staff discovered the digital sign ban was too narrowly written and inadvertently banned digital signs that were desired in certain portions of the County. On January 6, 2026 (Legistar File 25-2066), LRP staff brought a Resolution of Intention (ROI) to the Board to initiate the process of amending Chapter 130.36 (Signs). Staff requested feedback and direction from the Board regarding the following specific digital sign-related items: 1) sign technology; 2) restrictions on message changes; 3) sign size, placement, type, height, and number allowed; 4) appropriate permitting process; and 5) appropriate location(s). The Board provided recommendations and authorized staff to initiate appropriate amendments to Chapter 130.36 regarding digital signs, with a focus on limiting use of digital signs to communities with major shopping destinations on the County's West Slope, such as the El Dorado Hills Community Region. Following staff's presentation of the ROI to the Board, staff worked with the Signage Ad Hoc Committee on recommended amendments and the Signage Ad Hoc Committee reviewed and approved the proposed amendments as discussed below.

III. PROPOSED DIGITAL SIGNS ZONING ORDINANCE AMENDMENTS (CHAPTER 130.36)

A. Overview

The proposed amendments consist of minor clarifications and/or modifications to the current Ordinance regarding use of digital signs in the EDHCR. Adoption of the amendments will clarify sign permitting requirements and review procedures and create separate objective development standards for signs within the EDHCR.

B. Proposed Ordinance Amendments

The amendments will update County sign regulations to allow limited digital signage within the EDHCR under defined development standards and

operational restrictions. The amendments establish eligibility thresholds based on commercial center size, regulate the number, size, and height of permitted digital freestanding and directory signs, and limit digital signage to specified commercial zone districts.

The amendments include operational standards intended to minimize visual impacts, including prohibiting visibility from U.S. Highway 50, requiring freestanding signs to be oriented inward toward commercial centers, and restricting legibility of directory signs from adjacent residential areas. In addition, the amendments revise the County's prohibited sign regulations to clarify that digital signs remain prohibited countywide except for specified existing exemptions and the newly established EDHCR provisions. All eligible digital signs within El Dorado Hills would be required to comply with the County's Uniform Sign Program requirements and applicable sign development standards. The proposed changes are intended to provide limited flexibility for modernized commercial signage while maintaining compatibility with surrounding land uses and protecting community character and aesthetics.

Below is a summary of the minor, technical proposed amendments to Chapter 130.36 (Signs).

i. New objective development standards for digital signs located in the EDHCR

The project proposes new objective sign standards for digital freestanding and directory signs in the EDHCR (Section 130.36.070.H (5)) and Table 130.36.070.H.1) including: 1) Eligibility thresholds based on commercial center size, 2) Regulations on the number, size, and height of permitted digital freestanding and directory signs, and 3) Limitations restricting digital signs to specified commercial zone districts only. Additional amendments include prohibiting visibility from U.S. Highway 50, requiring freestanding signs to be oriented inward toward commercial centers and restricting legibility of directory signs from adjacent residential areas.

The 2015 Sign Ordinance Update FEIR determined that, with incorporation of strict regulations regarding digital sign light and glare into the 2015 Sign Ordinance update, as specified in Mitigation Measure 3.1.4, the use of digital signs would not create a new source of light or glare that would adversely affect daytime or nighttime views in the area. Those regulations were codified into the 2015 Sign Ordinance Update as existing Section 130.36.070.H (3) (development standards for electronic [digital] signs). Therefore, the proposed digital sign allowances in the EDHCR would not cause any new or increased impacts beyond the impacts previously analyzed in the 2015 Sign Ordinance Update FEIR.

ii. Exemption to prohibited digital signs for EDHCR

The amendments revise the list of prohibited sign types by adding a new exemption for limited use of digital signs in the EDHCR (Section 130.36.090.2(e)). This section clarifies that digital signs will remain prohibited countywide except for specified existing exemptions and signs consistent with new EDHCR provisions including:

1) Compliance with the existing development standards in Section 130.36.070.H(3) (Development Standards for Specified Sign Types) and new Section 130.36.070.H(5) (Digital Signs in the EDHCR) and 2) Digital signs shall be approved under a Uniform Sign Program as described in existing Section 130.36.080.B (Uniform Sign Program Required). Although the above amendments would allow limited use of digital signs in the EDHCR, none of these changes would cause a significant 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 would trigger any of the conditions for preparation of a subsequent or new document under the CEQA. The proposed amendments represent a limited refinement to the County's existing sign regulations and do not constitute a substantial change to the overall regulatory framework evaluated in the 2015 Sign Ordinance Update FEIR. The amendments permit only a limited number of digital signs in constrained commercial settings within the EDHCR and impose substantial operational and locational restrictions intended to reduce visibility and potential land use compatibility effects. The amendments would not increase development intensity, authorize new land uses, alter adopted land use designations, or facilitate physical growth beyond that previously contemplated in the County's General Plan and zoning regulations. Any future sign installations would remain accessory to existing or otherwise permitted commercial development. The environmental effects associated with the new digital sign regulations, including aesthetics, visual character, and potential traffic-related distraction considerations, were analyzed in the certified 2015 Sign Ordinance Update FEIR and the proposed amendments would not result in any new or increased environmental impacts beyond those previously analyzed in that 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.130.36.070.H(5)) Design Standards for Specific Sign Types – Digital Signs in EDHCR (EDHCR)	Adds new objective development standards for digital freestanding and directory signs in the EDHCR. New regulations include: 1) eligibility thresholds based on commercial center size, 2) regulations on the number, size, and height of permitted digital freestanding and directory signs, and 3) limitations restricting digital signs to specified commercial zone districts only. Additional amendments include prohibiting visibility from U.S. Highway 50, requiring freestanding signs to be oriented inward toward commercial centers and restricting legibility of directory signs from adjacent residential areas.	The proposed amendments represent a limited refinement to the County’s existing sign regulations and do not constitute a substantial change to the overall regulatory framework evaluated in the 2015 Sign Ordinance Update FEIR. The amendments permit only a limited number of digital signs in the EDHCR and impose substantial operational and locational restrictions intended to reduce visibility and potential land use compatibility effects. The amendments would not increase development intensity, authorize new land uses, alter adopted land use designations, or facilitate physical growth beyond that previously contemplated. Any future sign installations would remain accessory to existing or otherwise permitted commercial development. The environmental effects associated with digital signage, including aesthetics, visual character, and potential traffic-related distraction considerations, were analyzed in the certified FEIR and fully mitigated.
(Sec. 130.36.090.B.2(e)) Prohibited Signs – Exception for Digital Signs in EDHCR	The amendments revise the County’s prohibited sign regulations to clarify that digital signs remain prohibited countywide except for specified existing exemptions and signs consistent with new EDHCR provisions including: 1) compliance with the existing development standards in Section 130.36.070.H (Development Standards for Specified Sign Types) and new Section 130.36.070.H(5) (Digital Signs in the EDHCR) and 2) digital signs shall be approved under a Uniform Sign Program as described in existing Section 130.36.080.B (Uniform Sign Program Required).	The proposed amendments do not increase allowable development density or intensity, do not authorize new land uses, and do not alter the geographic scope of development previously evaluated in the 2015 Sign Ordinance Update FEIR. The amendments are limited to allowing certain digital sign types subject to strict objective development standards, including requirements applicable to monument and freestanding signs, and review through a Uniform Sign Program. The proposed amendments would therefore remain within the scope of impacts and mitigation measures previously analyzed in the 2015 Sign Ordinance Update FEIR.

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 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 amendments will be undertaken. The amendments 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 amendments 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 amendments.