

Public Comment #37  
BOS Recd. 12-2-24

**From:** Nikki <ntcostello@sbcglobal.net>  
**Sent:** Monday, December 2, 2024 1:03 PM  
**To:** BOS-Clerk of the Board  
**Subject:** Comments to the Edited Draft Interim Objective Design Standards  
**Attachments:** EDC Interim Design Standards Comment Letter 12-2-24.pdf

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Supervisors,

Please see attached my comments regarding the edited *Interim Objective Design Standards* and *Interim Design Standards and Guidelines* documents in preparation for the December 3, 2024 BOS meeting.

Thank you,

Tim Costello, Shingle Springs

Via email: [edc.cob@edcqov.us](mailto:edc.cob@edcqov.us)

December 2, 2024

El Dorado County Board of Supervisors  
330 Fair Lane, Placerville, CA 95667

**RE: Comments to the Edited Draft El Dorado County Interim Design Standards in Preparation for the December 3, 2024 Board of Supervisors Meeting**

Supervisors:

I have briefly reviewed the edited *Interim Objective Design Standards (IODS)* and *Interim Design Standards and Guidelines (IDSG)* documents, as well as the proposed *Ordinance Adopting Amendments to Title 130 of the El Dorado County Ordinance Code*.

I appreciate that previous comments provided by the public as well as by County representatives were in many cases accepted and incorporated into the revised text.

I am in support of going forward with adopting these interim standards and guidelines until they are superseded with permanent Community Design Standards for specific communities and rural centers.

However, I do have one question after considering potential consequences of SB-35 (streamlining qualifying projects for approval) - would adopting these interim objective design standards trigger the ability of projects to circumvent CEQA and qualify for ministerial review by the Planning Department, thereby bypassing public review and comment? In other words, would not adopting the interim objective design standards prevent proposed multifamily residential projects from bypassing CEQA and public review? I am concerned that the ability of the public to review and comment on proposed projects (including potential impacts of traffic, water use, susceptibility to wildfires, etc.) could be taken away simply by a project adhering to objective architectural design standards. I am not sure that would be the case but would appreciate clarification during tomorrow's BOS meeting.

Thank you for directing the Planning Department to draft the IODS and IDSG documents, and I look forward to the County proceeding with drafting Community Design Standards for the Shingle Springs community as well as other communities and rural centers.

Sincerely,

Tim Costello, Shingle Springs  
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