

**Addendum to the El Dorado County Targeted General
Plan Amendment and Zoning Ordinance Update
(TGPA/ZOU)
Final Environmental Impact Report**

**Shingle Springs Community Design Standards
Project**

State Clearinghouse Number 2012052074

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I. INTRODUCTION

A. Overview

This document constitutes an addendum to the certified Final Environmental Impact Report (FEIR) (State Clearinghouse No. 2012052074) for the El Dorado County (County) 2015 Targeted General Plan Amendment and Zoning Ordinance Update Project (TGPA/ZOU). County staff has determined that an addendum is the appropriate document for the Shingle Springs Design Standards and Guidelines (Shingle Springs DSG) because the Shingle Springs DSG consists of objective, community-specific design standards and clarifying guidance that implement the existing General Plan and Zoning Ordinance. The Shingle Springs DSG does not change land use or zoning designations, allowed uses, densities/intensities or the geographic scope analyzed in the 2015 TGPA/ZOU FEIR; therefore, none of the conditions requiring preparation of a subsequent or supplemental EIR are triggered under the California Environmental Quality Act (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 TGPA/ZOU FEIR as the result of adoption of the Shingle Springs DSG and the associated minor, technical amendments to Title 130 of the County Ordinance Code (Zoning Ordinance) as required to implement the Shingle Springs DSG. The scope of analysis contained within this addendum addresses the environmental resource areas previously identified and analyzed in the 2015 TGPA/ZOU FEIR where there are potential environmental impacts resulting from adoption of the Shingle Springs DSG and the associated Zoning Ordinance amendments:

- Aesthetics
- Land Use and Planning

Section 3 of this addendum includes a table that summarizes the proposed Shingle Springs DSG and implementing Zoning Ordinance amendments and completes the necessary CEQA review of the draft documents as compared to the 2015 TGPA/ZOU 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 Shingle Springs DSG and the implementing Zoning Ordinance amendments.

II. BACKGROUND INFORMATION ON THE PROPOSED SHINGLE SPRINGS COMMUNITY DESIGN STANDARDS AND GUIDELINES

In March 2020, due to strong community interest, the Board directed staff to develop customized multifamily, commercial and mixed use design standards for the County's Community Regions and Rural Centers, beginning with the Shingle Springs Community Region. In February 2022, the Board approved a consultant contract to assist staff with the work.

On July 23, 2024, in response to new state housing legislation and a strong desire to expedite the process, the Board directed staff to prepare Countywide interim design standards by December 2024 and to present a revised contract for developing permanent, community-based standards refined from them. The Board adopted the interim standards on December 3, 2024, and approved the revised contract scope on April 22, 2025, the Board approved a revised contract with Mintier Harnish consistent with the July 2024 direction. The updated scope focused on customizing permanent community design standards based on the adopted interim standards and incorporating new state law requirements. The Shingle Springs DSG were identified as the first set to be developed, followed by standards for the remaining Community Regions and Rural Centers.

III. PROPOSED SHINGLE SPRINGS COMMUNITY DESIGN STANDARDS AND GUIDELINES AND ASSOCIATED ZONING ORDINANCE AMENDMENTS

A. Overview

The Shingle Springs DSG includes minor technical refinements to County design regulation for the Shingle Springs Community Region consisting of objective architectural and site development standards for commercial, multifamily (multi-unit), and mixed use development projects within the Community Region. The detailed areas of focus are described below. Collectively, these changes are organizational and qualitative. The changes focus on form and appearance, and will not change allowed uses or densities or floor area or height allowances; and will not impact roadway systems, infrastructure, or mitigation programs previously analyzed in the 2015 TGPA/ZOU FEIR.

B. Permit process for ministerial and discretionary development projects subject to the Shingle Springs DSG

The Shingle Springs DSG establishes objective architectural and site design standards for commercial, multifamily, and mixed-use projects located within the Shingle Springs Community Region. These standards are structured to ensure compliance with State housing law requirements for streamlined ministerial approvals, while maintaining design outcomes that reflect the community's rural, Gold Rush, and railroad heritage character. Under the Shingle Springs DSG, projects that fully comply with all applicable objective standards qualify for ministerial design review, including projects qualifying for streamlined ministerial processing under state law. Projects proposing deviations or requesting alternative design approaches must obtain a discretionary Design Review Permit in accordance with Zoning Ordinance Section 130.52.030.

This dual-path structure preserves local aesthetic quality and community character for ministerial projects while ensuring a project-specific CEQA analysis is undertaken for discretionary projects that propose alternative site or building design. The standards do not change allowable densities, land use designations, or infrastructure assumptions analyzed in the 2015 TGPA/ZOU FEIR.

i. Architectural style palettes that align with Shingle Springs' historic character

The Shingle Springs DSG provides three architectural style palettes ("Railroad Craftsman", "Industrial Warehouse" and "Gold Rush") that were created to ensure future structures will align with Shingle Springs' historic and rural character. These style palettes will improve community character and visual cohesion.

ii. Clarifying applicability, exemptions, and permitting pathways

Adoption of the Shingle Springs DSG does not create any new permit types. Projects that meet objective design standards in the Shingle Springs DSG avoid discretionary design review. However, projects that seek deviations from the objective standards must obtain a discretionary Design Review Permit under the current County process established in the Zoning Ordinance.

iii. Cross-references to existing County codes/standards

The Shingle Springs DSG integrates and references multiple adopted County regulations and standards to ensure internal consistency and cross-compliance. These include the General Plan, Zoning Ordinance, Building and Fire Codes, Lighting and Landscaping Standards, and the Oak Resources Conservation Ordinance (Chapter 130.39 of the County Ordinance Code).

Each project subject to the Shingle Springs DSG remains responsible for compliance with these codes in addition to the design standards contained

therein. This cross-reference approach avoids redundancy and reinforces the consistency framework established under the TGPA/ZOU FEIR, ensuring that design outcomes are fully compatible with existing County environmental policies and previously adopted mitigation measures.

iv. Minor, technical Zoning Ordinance amendments to implement the Shingle Springs DSG

As Implementation of the Shingle Springs DSG requires corresponding minor, technical amendments to Title 130 (Zoning Ordinance) to ensure internal consistency and clarity regarding applicability, procedures, and review authority. These amendments do not change allowed uses, densities, intensities, or environmental assumptions.

- Section 130.27.050.D (Design Review – Community (-DC) Combining Zone): Adds an exemption for commercial, multifamily, and mixed-use projects in Shingle Springs that are fully consistent with the adopted Shingle Springs DSG, thereby streamlining review for qualifying projects.
- Section 130.27.050.F.3: Clarifies that the procedures for adopting community design guidelines and standards apply only to the establishment of new or amended design review areas (e.g. new Community Design (-DC) Zoning Overlays), and not to existing design review overlays, ensuring accurate administrative application.
- Section 130.40.180.B.6: New language clarifies that mixed-use projects in Community Regions shall comply with adopted community design standards and guidelines, in addition to the County’s adopted Mixed Use Design Manual.
- Section 130.52.030.A.4: Specifies that mixed-use projects deviating from adopted design standards must obtain a discretionary Design Review Permit to ensure design compatibility and conformance with community objectives.

These minor, technical modifications are procedural and for purposes of clarification only. They do not modify development potential, height limits, density, allowed uses or land use patterns evaluated in the TGPA/ZOU FEIR. As such, they result in no new or more severe environmental impacts than those previously evaluated under the TGPA/ZOU FEIR.

IV. CEQA ANALYSIS

County staff has determined that an addendum is the appropriate document because minor, technical refinements to County design regulation for the Shingle Springs Community Region are needed. Adoption of the Shingle Springs DSG and the implementing minor, technical Zoning Ordinance amendments would not trigger any of the conditions for preparation of a subsequent or new document under the requirements of CEQA. The Shingle Springs DSG includes minor technical refinements to County design regulation for the Shingle Springs Community Region consisting of objective architectural and site development standards for commercial, multifamily (multi-unit) and mixed use development projects within the Community Region. Collectively, these changes are organizational and qualitative, focusing on form and appearance, and will not change allowed uses or densities, floor area or height allowances and will not impact roadway systems, infrastructure, or mitigation programs previously analyzed in the 2015 TGPA/ZOU FEIR. The environmental analysis is presented in the table below, which includes a summary of the key components of the Shingle Springs DSG and corresponding Zoning Ordinance amendments required to implement the new standards, and relevant CEQA review.

Shingle Springs DSG Section	Brief Component Description	CEQA Review
Section 1 – Introduction, Purpose and Intent	Establishes purpose to preserve Shingle Springs’ rural and historic Gold Rush and railroad heritage while creating objective design standards for new multi-family, mixed-use, and commercial development.	The section introduces community-specific design guidance but does not modify existing land use designations, intensities, or allowable development. The Shingle Springs DSG implements the TGPA/ZOU FEIR’s framework for local design standards. Therefore, this section will have no foreseeable physical impact on the environment. The amendment presents no new significant environmental effects, no substantial increase in the severity of a previously identified effect and requires no new or modified mitigation measures.
Section 2.1 – General Applicability	Applies to new multi-family, mixed-use, and commercial projects within the Shingle Springs Community Region; excludes single-family residential development.	This section clarifies the scope of applicability and does not alter land use or project density. Consistent with the TGPA/ZOU FEIR, these standards regulate how development occurs, not how much. Therefore, the section will have no foreseeable physical environmental impact and introduces no new significant effect or substantial change in circumstances under which the TGPA/ZOU was analyzed.
Section 2.2 – Applicable Zones	Identifies applicable zoning districts (RM, CPO, CL, CM, CC, CR, CG, and CRU) consistent with the County’s	This section confirms implementation within existing zones already analyzed in the TGPA/ZOU FEIR. There is no modification to land use type or expansion of development potential. Accordingly,

Shingle Springs DSG Section	Brief Component Description	CEQA Review
	adopted Zoning Ordinance and General Plan.	the section will have no foreseeable physical environmental impact, no new or more severe aesthetic or land use effects and requires no new mitigation measures.
Section 2.3 – Applicability to Existing Structures	Specifies that standards apply only to exterior alterations that differ from existing materials, colors, or roof styles.	This section reinforces visual compatibility of remodels and additions. The application of consistent architectural materials improves aesthetic cohesion and community character. The provision does not introduce new development capacity and will have no foreseeable physical environmental impact or change in previously analyzed conditions.
Section 2.4 – Permits Required	Establishes that projects fully compliant with the Shingle Springs DSG are ministerial, while noncompliant projects require a discretionary Design Review Permit.	The provision clarifies the County’s existing permit framework without creating new environmental effects. Ministerial projects remain exempt under CEQA §21080(b)(1). This change is procedural and regulatory only; therefore, there will be no new or more severe environmental impacts and no change to the conclusions of the TGPA/ZOU FEIR.
Section 3.1–3.2 – Project Types and Selecting an Architectural Style	Defines project categories and requires selection of one of three historic architectural styles (Gold Rush, Railroad Craftsman, Industrial Farmhouse).	The requirement for defined architectural styles enhances aesthetic compatibility within the Community Region. The design prescriptions are regulatory and non-physical in nature. This section will have no foreseeable physical environmental impact, no increase in the severity of aesthetic effects, and no conflict with land use policy analyzed in the FEIR.
Section 3.4 – Other Applicable Regulations	Cross-references General Plan policies, Zoning Code, Building Code, Fire Code, Landscaping, Lighting, and Oak Resource standards.	This section reinforces compliance with existing County regulations already evaluated under the TGPA/ZOU FEIR. The provision ensures consistency and reduces risk of conflict with adopted policies. Therefore, there will be no foreseeable physical environmental impact and no new significant effects.
Section 4.1 – Gold Rush Architectural Style	Specifies façade materials, parapet detailing, color palettes, and lighting consistent with 19th-century Gold Rush architecture.	The section improves community character and visual cohesion, consistent with the FEIR’s aesthetic mitigation framework. No new or intensified aesthetic or land use impacts would occur, and no additional mitigation measures are required.
Section 4.2 – Railroad Craftsman Architectural Style	Defines architectural features emphasizing natural materials, gabled roofs, and exposed wood elements reflective of historic railroad architecture.	The provisions are design-based and result in beneficial aesthetic effects by ensuring architectural continuity. There are no new or more severe aesthetic impacts. The section will have no foreseeable physical environmental impact and requires no mitigation.

Shingle Springs DSG Section	Brief Component Description	CEQA Review
Section 4.3 – Industrial Farmhouse Architectural Style	Encourages utilitarian and agricultural-inspired forms with metal or wood siding and clustered building layouts.	The standards promote low-profile, rural-compatible building forms consistent with the County’s rural character goals. No new environmental impacts would result. The section maintains consistency with the TGPA/ZOU FEIR’s visual and land use analysis.
Section 4.4 – Alternative Architectural Styles or Project Designs	Allows alternative styles through discretionary Design Review Permit if they demonstrate compatibility with Shingle Springs’ rural and historic character.	The provision strengthens design oversight and ensures visual consistency. Additional CEQA analysis would be required for alternative architectural styles to ensure that those styles meet existing visual quality standards. Project-specific mitigation measures may be imposed, as needed, for future discretionary projects to ensure potential impacts are reduced to a less-than-significant level. Therefore, this section would not cause any new or increased environmental effects.
Section 5 – Multi-Family Design Standards and Guidelines	Establishes site planning, landscaping, and architectural articulation standards for multi-family housing.	These provisions enhance community design and reduce aesthetic and land use conflicts. They do not increase density or alter land use policy. Accordingly, there are no new or more severe environmental effects, and no new mitigation measures are required.
Section 6 – Mixed-Use Design Standards and Guidelines	Provides design guidance for integrated residential and commercial projects with pedestrian access and screening requirements.	The standards support the TGPA/ZOU FEIR’s conclusions regarding compact, walkable development. The section would not alter land use or increase visual impacts. There will be no new or more severe aesthetic or planning impacts.
Section 7 – Commercial Design Standards and Guidelines	Includes site layout, building design, roof form, signage, and lighting requirements for commercial zones.	The provisions reduce potential visual impacts associated with larger commercial structures and highway viewsheds. No new significant environmental effects would occur; the standards are consistent with FEIR mitigation for community character.
Section 7.3 – Specific Use: Fuel Stations	Establishes canopy design, materials, and lighting controls to ensure compatibility with adjacent uses.	The section reduces aesthetic impacts for structures associated with fuel stations by requiring neighborhood-compatible design features and reducing light and glare relative to prior conditions. No new or more severe effects are expected; the changes are beneficial under CEQA.
Section 8 – Glossary and Definitions	Provides standard definitions to support consistent interpretation of design standards.	This section is administrative and procedural only, creating no physical environmental effects. It presents no new significant effects nor a substantial increase in the severity of any previously identified impact.

Zoning Ordinance Amendments		
Section	Brief Component Description	CEQA Review
130.27.050.D (Design Review – Community (-DC) Combining Zone)	Added Design Review Permit exemption for commercial, multifamily and mixed use projects consistent with the Shingle Springs DSG.	This provision streamlines permitting for qualifying projects without changing physical development potential or land use assumptions. It is administrative in nature and would not result in new or more severe environmental effects beyond those evaluated in the 2015 TGPA/ZOU FEIR.
130.27.050.F.3	Removed language: “both existing and” before “newly created design review areas” to clarify that the outlined adoption procedures apply to creation of new or amended design review areas only.	The amendment eliminates ambiguity in the existing procedures for establishing new or amended design review areas. It has no physical environmental effect and introduces no potential for new or increased impacts.
130.40.180.B.6	Added requirement for mixed use development projects to be consistent with permanent design standards for Community Regions/Rural Centers as each individual set of standards is adopted.	This ensures internal consistency between the County’s adopted Mixed Use Design Manual and adopted design standards. It reinforces FEIR mitigation objectives for community character and introduces no new significant environmental effects.
130.52.030.A.4	Added discretionary Design Review Permit requirement for mixed-use projects in Community Regions that deviate from adopted Community Region/Rural Center design standards.	This procedural amendment maintains discretionary oversight to prevent potential aesthetic or land use conflicts. It does not authorize new development intensity or cause physical changes; therefore, no new environmental impacts occur.

V. CONCLUSION

Based on the above findings, the County has concluded that preparation of a subsequent EIR for adoption of the Shingle Springs DSG and minor, technical Zoning Ordinance amendments to implement the Shingle Springs DSG 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 Shingle Springs DSG or implementing Zoning Ordinance amendments will be undertaken. Adoption of the Shingle Springs DSG and associated modifications to the Zoning Ordinance 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 TGPA/ZOU 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 TGPA/ZOU FEIR. The information associated with adoption of the Shingle Springs DSG and the related minor, technical Zoning Ordinance 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 TGPA/ZOU 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.