



County of El Dorado

MEETING AGENDA Planning Commission

Planning and Building
Department
2850 Fairlane Court
Placerville CA 95667
www.edcgov.us
phone: 530-621-5355
fax: 530-642-0508

Patrick J. Frega, Chair, District 5
Jeff Hansen, First Vice- Chair, District 3
Tim Costello, Second Vice-Chair, District 4
David Spaur, District 1
Bob Williams, District 2

Rhiannon Guilford, Clerk of the Planning Commission
Karen L. Garner, Executive Secretary

Thursday, August 13, 2026

9:00 AM

<https://edcgov-us.zoom.us/j/81917381240>

Planning Commission Hearing Room
2850 Fairlane Court, Building C Hearing Room, Placerville, CA 95667

For Purposes of the Brown Act § 54954.2 (a), the numbered items on this Agenda give a brief description of each item of business to be transacted or discussed. Recommendations of the staff, as shown, do not prevent the Commission from taking other action.

The County of El Dorado strives to ensure all Commission agenda materials are ADA-compliant. However, in limited circumstances, attachments to agenda items may not be fully accessible to individuals with disabilities. We remain committed to ensuring the agenda materials are accessible to and usable by individuals with disabilities to the maximum extent possible. Alternative formats for the requested agenda materials can be made available upon request to the Clerk of the Planning Commission at 530-621-5355 or via email, planning@edcgov.us, preferably no less than 24 hours in advance of the meeting.

PUBLIC PARTICIPATION INFORMATION

In accordance with the Ralph M. Brown Act and recent updates under Senate Bill 707, the El Dorado County Planning Commission is committed to ensuring accessible and inclusive public meetings where remote participants have the same opportunity to address the Commission in-person attendees. There are multiple ways to attend, view, and participate:

In-Person: Attend and provide comments in-person at the Planning Commission Hearing Room.

Zoom: Join the meeting at: <https://edcgov-us.zoom.us/j/84569455109>

- Meeting ID: 845 6945 5109
- You may join the live stream 15 minutes prior to the posted meeting start time.
- To make a public comment via Zoom, use the "Raise Hand" feature.

By Phone: Call 530-621-7603 or 530-621-7610

- Press *9 to indicate your desire to comment.

Written Comments: If you prefer not to attend or speak during the meeting you may submit written comments on specific agenda items. Please email your comments to planning@edcgov.us by 2 PM the day before the meeting to ensure timely distribution to the Commission. All written comments will be entered into the public record. The clerk cannot guarantee that any public comment received after the deadline will be delivered to the Commission prior to any action on the subject matter.

By participating in this meeting, you acknowledge that you are being recorded and may be publicly broadcast.

All meeting agendas, most Board of Supervisors meeting videos, supplemental materials, and meeting minutes are available at: <http://eldorado.legistar.com/Calendar.aspx>

PROTOCOLS FOR PUBLIC COMMENT

Public comment will be received at designated periods as called by the Commission Chair.

Each speaker will be allotted up to three (3) minutes to address the Commission.

- If time is exceeded, the speaker's microphone will be muted
- Individuals may speak only once during each designated public comment period.

At the Commission's discretion, the Commission may establish:

- A specific time limit per speaker, and/or
- A total time limit for public comment on any item or Open Forum.

Applause, outbursts, or other disruptions are not permitted in the Hearing Room.

9:00 A.M. - CALL TO ORDER & ROLL CALL**PLEDGE OF ALLEGIANCE****ANNOUNCEMENTS REGARDING THE AGENDA****PUBLIC COMMENT ON THE CONSENT CALENDAR****APPROVAL OF THE CONSENT CALENDAR**

All items on the Consent Calendar are to be approved by one motion unless a Commission member requests an item be removed from the Consent Calendar for discussion and a separate Commission action.

CONSENT CALENDAR

1. [26-1268](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of July 23, 2026.

2. [26-1276](#) Chief Administrative Office, Parks and Trails Division, submitting a request by Michael Juarez, Action Whitewater Adventure (AWA), to:
 - 1) Pursuant to CEQA Guidelines Section 15162 and subsection 15168(c) (2), finds that River Use Permits were an activity analyzed for potential environmental effects within the scope of the project in the 2001 Program Environmental Impact Report (EIR) for the RMP, that all potentially significant effects from the approval of River Use Permits were addressed by the EIR, and that no new environmental document is required for the approval of the transfer of River Use Permit user days; and
 - 2) approve the transfer of 17 weekend user day allocations and 15 weekday user day allocations from River Use Permit 13 to River Use Permit 28.

Staff recommends the Commission approve the request from Action Whitewater Adventure (AWA) to transfer 17 weekend user day allocations and 15 weekday user day allocations from River Use Permit (RUP) 13 to River Use Permit (RUP) 28.

A Staff Report is attached.

CONTACT

Zachary Perras, Parks Manager
Chief Administrative Office, Parks & Trails Division

3. [26-1277](#)

Chief Administrative Office, Parks and Trails Division, submitting a request by Michael Juarez, Action Whitewater Adventure and Stephan Rueck, NorCal Whitewater Adventures to:

- 1) Pursuant to CEQA Guidelines Section 15162 and subsection 15168(c) (2), finds that River Use Permits were an activity analyzed for potential environmental effects within the scope of the project in the 2001 Program Environmental Impact Report (EIR) for the RMP, that all potentially significant effects from the approval of River Use Permits were addressed by the EIR, and that no new environmental document is required for the approval of the transfer of River Use Permit user days; and
- 2) approve the transfer of River Use Permit 13 from Action Whitewater Adventure to NorCal Whitewater Adventures.

Staff recommends the Commission approve the request to transfer River Use Permit (RUP) 13 currently held by Action Whitewater Adventure to NorCal Whitewater Adventures.

A Staff Report is attached.

CONTACT

Zachary Perras, Parks Manager

Chief Administrative Office, Parks & Trails Division

END OF CONSENT CALENDAR**OPEN FORUM**

Open Forum is an opportunity for members of the public to address the Planning Commission on subject matter that is not on their meeting agenda and within their jurisdiction. Public comments during Open Forum are limited to three minutes per person. The Chair may limit public comment during Open Forum.

AGENDA ITEMS

4. [26-1264](#) Hearing to consider adoption of the El Dorado & Diamond Springs Design Standards and Guidelines (El Dorado & Diamond Springs DSG) and Zoning Ordinance amendments to implement the El Dorado & Diamond Springs DSG. Staff recommends the Planning Commission (Commission) forward the following recommendations to the Board of Supervisors (Board): 1) Adopt the Addendum to the County's 2015 Targeted General Plan Amendment and Zoning Ordinance Update Final Environmental Impact Report (FEIR), certified in December 2015 (State Clearinghouse No. 2012052074) (Attachment B); and 2) Approve the El Dorado & Diamond Springs DSG and associated minor Zoning Ordinance amendments to implement the El Dorado & Diamond Springs DSG as presented, based on the Findings (Attachment B).

STAFF AND COMMISSIONER UPDATES

This is an opportunity for planning staff and Commission members to provide short informational updated on matters of concern. (May be called at any time during the meeting)

ADJOURNMENT

If you challenge an application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing.



County of El Dorado

330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
www.edcgov.us/bos/

Master Report

File Number: 26-1268

***File ID #:** 26-1268

Agenda Agenda Item
Type:

Status: Consent Calendar

Version: 1

Reference:

Gov Body: Planning
Commission

Department: Planning and Building

Created: 07/20/2026

Agenda Title: 08-13-26 PC Minutes 07-23-26

Final Action:

Title: Clerk of the Planning Commission recommending the Commission
approve the MINUTES of the regular meeting of July 23, 2026.

Notes:

Code Sections:

Agenda Date: 08/13/2026

Agenda Number: 1.

Sponsors:

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Attachments: DRAFT MINUTES

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Contact: Rhiannon Guilford

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History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 26-1268

Clerk of the Planning Commission recommending the Commission approve the MINUTES
of the regular meeting of July 23, 2026.



County of El Dorado

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Minutes - Draft Planning Commission

Patrick J. Frega, Chair, District 5
Jeff Hansen, First Vice- Chair, District 3
Tim Costello, Second Vice-Chair, District 4
David Spaur, District 1
Bob Williams, District 2

Rhiannon Guilford, Clerk of the Planning Commission
Karen L. Garner, Executive Secretary

Thursday, July 23, 2026

9:00 AM

<https://edcgov-us.zoom.us/j/84569455109>

Planning Commission Hearing Room
2850 Fairlane Court, Building C Hearing Room, Placerville, CA 95667

9:00 A.M. - CALL TO ORDER & ROLL CALL

Present: 5 - Commissioner Frega, Commissioner Spaur, Commissioner Williams, Commissioner Hansen and Commissioner Costello

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS REGARDING THE AGENDA

PUBLIC COMMENT ON THE CONSENT CALENDAR

Public Comment: None

APPROVAL OF THE CONSENT CALENDAR

A motion was made by Commissioner Spaur, seconded by Commissioner Hansen, to approve the minutes with the following edit: update item #2 to reflect the removal and revised date.

Yes: 5 - Commissioner Frega, Commissioner Spaur, Commissioner Williams, Commissioner Hansen and Commissioner Costello

All items on the Consent Calendar are to be approved by one motion unless a Commission member requests an item be removed from the Consent Calendar for discussion and a separate Commission action.

CONSENT CALENDAR

- 1. 26-1185** Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of July 9, 2026.

This item was approved on the Consent Calendar.

END OF CONSENT CALENDAR

OPEN FORUM

Public Comment: None

Open Forum is an opportunity for members of the public to address the Planning Commission on subject matter that is not on their meeting agenda and within their jurisdiction. Public comments during Open Forum are limited to three minutes per person. The Chair may limit public comment during Open Forum.

AGENDA ITEMS

- 2. 26-1109** Hearing to consider CONDITIONAL USE PERMIT, CUP25-0014/Calvary Chapel - Classroom Addition request for a proposed 2,298-square-foot classroom addition to an existing legal nonconforming church.

The property, identified by Assessor's Parcel Number 329-342-006, consisting of 3.18 acres, is located on the northeast side of Commerce Way, approximately 300 feet northwest of the intersection with Pleasant Valley Road, located in the Diamond Springs/El Dorado Community Region, submitted by John Kristedja;

Staff recommends the Planning Commission take the following actions:

1. Find Conditional Use Permit CUP25-0014 to be Categorically Exempt pursuant to Section 15301, Existing Facilities, of the CEQA Guidelines; and
2. Approve Conditional Use Permit CUP25-0014, based on the Findings and subject to the Conditions of Approval as presented.

(Supervisor District 3)

Public Comment: None

Chair Frega opened the hearing. Upon hearing from staff and the public, Chair Frega closed the hearing.

A motion was made by Commissioner Hansen, seconded by Commissioner Williams, to approve the project as presented with three additional conditions: the two conditions identified in the Staff Report and an added requirement to screen the relocated propane tank.

STAFF AND COMMISSIONER UPDATES

Robert Peters, Chief Deputy Director of Planning, reported on the following:
The July 21 Board of Supervisors meeting and the next Planning Commission meeting will be held on August 13, 2026.

Commissioner Costello reported on the following:
Touring Marble Valley and Lime Rock

Chair Frega reported on the following:
A reminder for Commissioners to make staff aware of any vacations, and he will be away for the first meeting of September.

Commissioner Williams reported on the following:
He will be away for the October 22 meeting.

This is an opportunity for planning staff and Commission members to provide short informational updated on matters of concern. (May be called at any time during the meeting)

ADJOURNMENT

Chair Frega adjourned the meeting at 9:22 am

If you challenge an application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing.



County of El Dorado

330 Fair Lane, Building A
Placerville, California
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Master Report

File Number: 26-1276

***File ID #:** 26-1276

Agenda Agenda Item
Type:

Status: Consent Calendar

Version: 1

Reference:

Gov Body: Planning
Commission

Department: CAO

Created: 07/21/2026

Agenda Title: 08-13-26 PC RUP Allocation Transfer

Final Action:

Title: Chief Administrative Office, Parks and Trails Division, submitting a request by Michael Juarez, Action Whitewater Adventure (AWA), to:

- 1) Pursuant to CEQA Guidelines Section 15162 and subsection 15168(c)
- (2), finds that River Use Permits were an activity analyzed for potential environmental effects within the scope of the project in the 2001 Program Environmental Impact Report (EIR) for the RMP, that all potentially significant effects from the approval of River Use Permits were addressed by the EIR, and that no new environmental document is required for the approval of the transfer of River Use Permit user days; and
- 2) approve the transfer of 17 weekend user day allocations and 15 weekday user day allocations from River Use Permit 13 to River Use Permit 28.

Staff recommends the Commission approve the request from Action Whitewater Adventure (AWA) to transfer 17 weekend user day allocations and 15 weekday user day allocations from River Use Permit (RUP) 13 to River Use Permit (RUP) 28.

A Staff Report is attached.

CONTACT

Zachary Perras, Parks Manager
Chief Administrative Office, Parks & Trails Division

Notes:

Code Sections:

Agenda Date: 08/13/2026

Agenda Number: 2.

Sponsors:

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Attachments: A - Allocation Transfer, B - Exhibits A-C

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Contact: Zachary Perras

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History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 26-1276

Chief Administrative Office, Parks and Trails Division, submitting a request by Michael Juarez, Action Whitewater Adventure (AWA), to:

- 1) Pursuant to CEQA Guidelines Section 15162 and subsection 15168(c)(2), finds that River Use Permits were an activity analyzed for potential environmental effects within the scope of the project in the 2001 Program Environmental Impact Report (EIR) for the RMP, that all potentially significant effects from the approval of River Use Permits were addressed by the EIR, and that no new environmental document is required for the approval of the transfer of River Use Permit user days; and
- 2) approve the transfer of 17 weekend user day allocations and 15 weekday user day allocations from River Use Permit 13 to River Use Permit 28.

Staff recommends the Commission approve the request from Action Whitewater Adventure (AWA) to transfer 17 weekend user day allocations and 15 weekday user day allocations from River Use Permit (RUP) 13 to River Use Permit (RUP) 28.

A Staff Report is attached.

CONTACT

Zachary Perras, Parks Manager
Chief Administrative Office, Parks & Trails Division

STAFF REPORT:**APPLICATION FOR RIVER USE PERMIT USER DAY
ALLOCATIONS TRANSFER****APPLICANT:**

Michael Juarez, Action Whitewater Adventure

REQUESTS:

Planning Commission 1) Pursuant to CEQA Guidelines Section 15162 and subsection 15168(c)(2), finds that River Use Permits were an activity analyzed for potential environmental effects within the scope of the project in the 2001 Program Environmental Impact Report (EIR) for the RMP, that all potentially significant effects from the approval of River Use Permits were addressed by the EIR, and that no new environmental document is required for the approval of the transfer of River Use Permit user days; and 2) approve the transfer of 17 weekend user day allocations and 15 weekday user day allocations from River Use Permit 13 to River Use Permit 28.

LOCATION:

The project area is located in western El Dorado County, within the South Fork of the American River (South Fork) corridor, between Chili Bar Dam and Salmon Falls.

SUMMARY RECOMMENDATIONS

Staff recommends the Commission approve the request from Action Whitewater Adventure (AWA) to transfer 17 weekend user day allocations and 15 weekday user day allocations from River Use Permit (RUP) 13 to River Use Permit (RUP) 28.

BACKGROUND

El Dorado County River Management Plan (RMP) contains Element 6.2.1.4 (Exhibit A) which describes the guidelines and procedures for the transfer and consolidation of River Use Permits. Permitted river use is one of the primary whitewater recreation activities managed by the County through its RMP. Although River Outfitter companies and their respective allotted user days have changed since the inception of the program, the overall number of river use days (user days) has stayed the same since 1988. The discussion section will include a checklist of compliance with RMP Element 6.2.1.4, River Use Permit Transfers, and a record of the River Use Permit user day allocations being transferred.

DISCUSSION:

AWA holds RUP 13 and RUP 28 and is requesting the transfer of 17 weekend user day allocations and 15 weekday user day allocations from RUP 13 to RUP 28. This will change the weekend and weekday user day allocations for both permits as noted in the tables below. The reduction of user day allocations will not result in RUP 13 becoming a flex permit.

River Use Permit Allocations

The permits and user day allocations for Action Whitewater Adventure are contained in the tables below:

Action Whitewater Adventure - Permit 13		
	Current	Proposed
Weekend User Day Allocation	32	15
Weekday User Day Allocation	22	7
Memorial Day- Labor Day Weekend Allocation	N/A	N/A

Action Whitewater Adventure - Permit 28		
	Current	Proposed
Weekend User Day Allocation	65	82
Weekday User Day Allocation	25	40
Memorial Day- Labor Day Weekend Allocation	N/A	N/A

Transfer Requirements

River Management Plan Element 6.2.1.4 requires that for the transfer of a portion of a River Use Permit, the Planning Commission consider whether the request meets the following:

- 6.2.1.4.1.1 The buyer and seller negotiate and settle privately on the selling price of that commercial outfitter's business and inventory, excluding the South Fork River Use Permit. The River Use Permit shall have no value assigned to it in the transaction.

This section does not apply.

- 6.2.1.4.1.2 The seller and buyer submit a Letter of Intent stating that the seller wishes to sell his business and transfer the River Use Permit to the buyer. The letter shall include the River Use Permit numbers and names of outfitters involved. This letter shall be delivered to County Parks and Trails Division. With the Letter of Intent, when requested by the County, the buyer and seller shall include an inventory of equipment and other assets that shall be transferred along with the River Use Permit.

The request letter (Exhibit C) indicates the intent of AWA to transfer user days from RUP 13 to RUP 28. The request meets this requirement.

- 6.2.1.4.1.3 County Parks and Trails Division shall review the proposed transfer and forward a staff recommendation along with conditions to the Planning Commission. A transfer fee, set by the Board of Supervisors, will be paid to the County by the new permit holder.

Staff recommendation to the Planning Commission is contained herein. The request meets this requirement.

- 6.2.1.4.1.4 Permit holders with outstanding violations may not be allowed to transfer a permit until the violations are resolved.

AWA is in good standing and has no outstanding fees or unresolved violations with El Dorado County. The request meets this requirement.

- 6.2.1.4.2.1 The transfer of a portion of a River Use Permit can only be authorized between two commercial outfitters that each holds a valid County River Use Permit.

This section does not apply.

- 6.2.1.4.2.2 The transfer of a portion of a River Use Permit must specifically state what portion of the weekday and weekend capacity is to be transferred.

As noted in the request (Exhibit C) AWA is requesting to transfer 17 weekend user day allocations and 15 weekday user day allocations from RUP 13 to RUP 28. The request meets this requirement.

- 6.2.1.4.2.3 Two outfitters may form a partnership and merge their individual permits. The Planning Commission must approve mergers, and transfer fees shall apply. Partnerships or merged permits may be dissolved through approval of the Planning Commission. Transfer fees shall apply for applications to dissolve merged permits.

This section does not apply.

- 6.2.1.4.2.4 The permittees' past history of river use, violations, complaints, and other operating characteristics will be carefully considered prior to approving any transfer of permit capacity. In general, the County wishes to allow partial transfers only to those outfitters who have exhibited the highest level of expertise and commercial management and have operated without violations or infractions.

AWA has held RUP 13 and RUP 28 since 2017 and has no unresolved violations or complaints. The request meets this requirement.

FINDINGS:

1. The transfer of 17 weekend user day allocations and 15 weekday user day allocations from River Use Permit 13 to River Use Permit 28 meets the standards required by the River Management Plan Element 6.2.1.4.

California Environmental Quality Act (CEQA) Compliance

CEQA Guidelines §15168, Program EIR, section (c)(2), states:

"If the agency finds that pursuant to Section 15162, no subsequent EIR would be required, the agency can approve the activity as being within the scope of the project covered by the program EIR, and no new environmental document would be required. Whether a later activity is within the scope of a program EIR is a factual question that the lead agency determines based on substantial evidence in the record. Factors that an agency may consider in making that determination include, but are not limited to, consistency of the later activity with the type of allowable land use, overall planned density and building intensity, geographic area analyzed for environmental impacts, and covered infrastructure, as described in the program EIR."

The County has defined River Use Permits as discretionary permits in Ordinance Chapter 5.48.030.D. CEQA Guidelines §15357 requires that discretionary projects be subject to CEQA, requiring an analysis of the environmental factors that would be potentially affected by the approval of Permits. The initial evaluation by the County sought to determine whether the program 2001 Environmental Impact Report (EIR) for the RMP could be used as the environmental document for the approval of River Use Permits. The initial evaluation's Discussion section described the analysis undertaken to determine that the potential environmental effects from the approval of Permitted River Use were within the scope of the project analyzed by the EIR. The analysis concluded that all potentially significant effects from the approval of River Use Permits were addressed.

The County made the following findings in its initial evaluation pursuant to CEQA Guidelines §15162, Subsequent EIRs and Negative Declarations, and §15168, Program EIR, section (c)(2):

1. The approval of River Use Permits is within the scope of the project described and analyzed for the River Management Plan.
2. Although the approval of River Use Permits could have a significant effect on the environment, all potentially significant impacts have been avoided or mitigated pursuant to the River Management Plan.
3. No new effects could occur from and no new mitigation measures would be required for the approval of River Use Permits.
4. No further environmental document is required.

Likewise, the transfer of user days does not change the amount of commercial river use allowed by the County's River Management Plan and no further environmental document is required.

RECOMMENDATION:

The Commission approves the transfer of 17 weekend user day allocations and 15 weekday user day allocations from River Use Permit 13 to River Use Permit 28.

EXHIBITS

Exhibit A	El Dorado County River Management Plan - Element 6.2.1.4
Exhibit B	Chapter 5.48. - Streams and Rivers Commercial Boating Ordinance
Exhibit C	Letter of Intent from Applicant

Exhibit A
River Management Plan Element 6
Outfitter Requirements

ELEMENT 6 – Outfitter Requirements

6.1 Outfitter Requirements

6.2.1 Annual River Use Permits - The Stream and Rivers Commercial Boating Ordinance Chapter 5.48 governs River Use Permit application procedures and standards. The ordinance requires any entity conducting commercial trips on the South Fork to obtain a River Use Permit and requires that such entity meet and follow applicable insurance requirements; provides authority to the Planning Commission to approve River Use Permits for a three-year term; establishes standards for a River Use Permit application, termed the “river use plan”; and establishes a procedure to appeal the decision of the Planning Commission to the County Board of Supervisors.

6.2.1.1 The term for a River Use Permit issued to an existing, permitted outfitter shall be three years with an annual review of said permit. The provisional term for a permit issued to an outfitter who has been operating for less than one year on the South Fork shall be one year. Transfer of a River Use Permit from an existing outfitter to an outfitter who is not currently operating on the South Fork shall cause the term of the transferred permit to change, if necessary, so it expires as of the next March 31st. Permits shall be issued by April 1st of each year.

6.2.1.2 The granting of a River Use Permit will not establish any vested rights to an extension or renewal beyond the permit period.

6.2.1.3 River Use Permit Allocations

6.2.1.3.1 The County’s River Use Permit system contains an allocation system that regulates the number of user days available to each outfitter. The basic purpose of the allocation system is to protect and prevent the river’s environmental quality, public services, roads and social values from being overburdened or damaged from excessive river use.

6.2.1.3.2 Current River Use Permit holders and guest allocations are presented in Appendix C.

6.2.1.3.3 The total weekday, weekend and guest allocations will not be increased above the capacities provided in Appendix C, and may be reduced per future management actions as identified in Element 7.

6.2.1.3.4 The current allocation system includes a separate weekend day allocation and weekday allocation for each permit. On weekend days, the total number of user days available to an outfitter each weekend day is specified by their permit’s weekend day allocation. Outfitters may utilize their weekend day allocation on any weekend day throughout the permit term.

6.2.1.3.4.1 The maximum number of weekday user days available is up to two times the permit’s weekday

allocation. However, a commercial outfitter's combined weekday user day levels during any one week may not exceed five times the weekday allocation.

- 6.2.1.3.4.2 In addition to the user day allocation, outfitters are allowed guests on trips. A specific guest allowance of 8 percent has been established. The total number of guests shall not exceed 8 percent, rounded up to the nearest whole number, of an outfitter's daily allocation. Commercial outfitters shall pay user day fees for all guests.
- 6.2.1.3.4.3 Outfitters are allowed one guide per boat that is not counted towards the permit's user day allocation. Extra guides or assistant boatmen are also permitted. The use of extra guides is limited, and extra guides cannot be used if the outfitter's river use is at the permit's allocation capacity. If an outfitter exceeds permit capacity through the use of extra guides, a Class I violation for exceeding capacity shall apply. An exception to the extra guide limitation will be granted to 1) outfitters primarily serving "special needs" passengers, and 2) whitewater kayak instruction. Approval of this exception must be specified in an outfitter's River Use Permit.
- 6.2.1.3.5 Outfitters with a weekend day allocation of less than 30 user days may "flex" their allocation. The intent of the flex is to allow the smaller outfitters to run somewhat larger and more profitable trips during the peak summer season. These outfitters must stay within their season- long weekend day allocation, defined as 30 (the number of weekend days between Memorial Day and Labor Day) times their base allocation. Current flex allocations are specified in Appendix C.
- 6.2.1.3.6 User days cannot be transferred, loaned, or borrowed. User days, as assigned to each outfitter, are not a commodity or an element of their permit that can be traded or purchased or sold among different outfitters. The capacity assigned under each permit is assigned strictly to the permit holder named on the River Use Permit.
- 6.2.1.3.7 It shall be permissible for an outfitter to subcontract with a second outfitter, if all of the following criteria are met:
 - 6.2.1.3.7.1 The second outfitter uses their own equipment, properly marked with the second outfitter's name;
 - 6.2.1.3.7.2 The raft is guided by the second outfitter's employee;

6.2.1.3.7.3 The raft is covered by the second outfitter's insurance;

6.2.1.3.7.4 The second outfitter is responsible for all fees;

6.2.1.3.7.5 The customer signs a liability release with the second outfitter.

6.2.1.4 River Use Permit Transfers - Where an outfitter wishes to transfer a River Use Permit, the following guidelines and procedures shall be used.

6.2.1.4.1 For any proposed transfer of a River Use Permit, a written application must be submitted to the Planning Commission for its review and approval prior to a transfer being completed. Said application letter is to be submitted through the County Parks and Trails Division. The following guidelines are to be used to facilitate the application for transfer.

6.2.1.4.1.1 The buyer and seller negotiate and settle privately on the selling price of that commercial outfitter's business and inventory, excluding the South Fork River Use Permit. The River Use Permit shall have no value assigned to it in the transaction.

6.2.1.4.1.2 The seller and buyer submit a Letter of Intent stating that the seller wishes to sell his business and transfer the River Use Permit to the buyer. The letter shall include the River Use Permit numbers and names of outfitters involved. This letter shall be delivered to County Parks and Trails Division. With the Letter of Intent, when requested by the County, the buyer and seller shall include an inventory of equipment and other assets that shall be transferred along with the River Use Permit.

6.2.1.4.1.3 County Parks and Trails Division shall review the proposed transfer and forward a staff recommendation along with conditions to the Planning Commission. A transfer fee, set by the Board of Supervisors, will be paid to the County by the new permit holder.

6.2.1.4.1.4 Permit holders with outstanding violations may not be allowed to transfer a permit until the violations are resolved.

6.2.1.4.2 Transfer of a Portion of a River Use Permit - In some instances where an outfitter would like to sell a portion, but not all of his business, or an existing partnership is proposed to be dissolved; the Planning Commission may consider the transfer of a portion

of that River Use Permit. The guidelines outlined in the preceding Elements shall apply as well as the following.

- 6.2.1.4.2.1 The transfer of a portion of a River Use Permit can only be authorized between two commercial outfitters that each holds a valid County River Use Permit.
 - 6.2.1.4.2.2 The transfer of a portion of a River Use Permit must specifically state what portion of the weekday and weekend capacity is to be transferred.
 - 6.2.1.4.2.3 Two outfitters may form a partnership and merge their individual permits. The Planning Commission must approve mergers, and transfer fees shall apply. Partnerships or merged permits may be dissolved through approval of the Planning Commission. Transfer fees shall apply for applications to dissolve merged permits.
 - 6.2.1.4.2.4 The permittees' past history of river use, violations, complaints, and other operating characteristics will be carefully considered prior to approving any transfer of permit capacity. In general, the County wishes to allow partial transfers only to those outfitters who have exhibited the highest level of expertise and commercial management and have operated without violations or infractions.
- 6.2.1.4.3 Consolidation of River Use Permits – The County strongly desires that outfitters who hold more than one County River Use Permit combine those Permits into a single Permit. This will greatly simplify the County's accounting procedures. In some situations, it is a business advantage to an outfitter to hold more than one Permit. The County will not, in general, require that multiple permits be combined unless problems with reporting, accounting, exceeding permit capacity, and other problems occur. Multiple permits may be required to be combined in the following instances.
- 6.2.1.4.3.1 When there is a history of reporting and accounting problems by either the County or the outfitter.
 - 6.2.1.4.3.2 When the capacity limits as described in the permit(s) are exceeded.
 - 6.2.1.4.3.3 When a transfer of a permit is proposed.
 - 6.2.1.4.3.4 When the outfitter does not properly mark

equipment and boats with the company name (if there is more than one company name on each permit and each permit is accounted for separately and distinctly.)

6.2.1.4.3.5 If the company names on the permits are the same, the overall multiple permit capacity shall be the sum total of the individual permits' weekend day and weekday allocations.

6.2.1.4.4 River Use Permits, Inactive Status - A commercial outfitter who does not wish to operate in any year may request that the River Use Permit be placed in an inactive status. The following requirements apply to inactive River Use Permits.

6.2.1.4.4.1 River Use Permits cannot remain in an inactive status more than one year or be inactive for more than two years within a 5 year timeframe. If this element is violated, the permit and its user days will be immediately returned to the County for redistribution or dissolution

6.2.1.4.4.2 A permit maintenance fee shall be the same as the annual permit renewal fee.

6.2.1.4.4.3 A letter requesting that the River Use Permit be placed in an inactive status must be submitted to the County Parks and Trails Division prior to May 1st.

6.2.1.4.4.4 The "normal" requirements for River Use Permits (insurance, Operating Plans, fees, etc.) are not required for inactive permits.

6.2.1.4.4.5 A River Use Permit in an inactive status has no use capacity allocation assigned to it; the inactive designation merely reserves that use/capacity potential until the permit is activated.

6.2.1.4.4.6 An inactive River Use Permit in no way allows commercial river use.

6.2.2 Maximum Group Size

6.2.2.1 With the exception of Element 6.2.2.6, the number of boats in each group on the South Fork will be limited to 7 and will not exceed 56 people (passengers, guests, guides) per group. If more than one group is traveling together, each group must have a five minute period between launches from Chili Bar to below Hospital Bar rapid and when launching trips from other put in's and lunch stops in between. On the river each group will then stay out of sight of each other (lead boat cannot see last boat from other group).

- 6.2.2.2 Rafts in a group shall remain in reasonably close proximity between Chili Bar and Trouble Maker Rapids and between Fowler's Rock and Hospital Bar Rapids (class III sections) to give assistance, whenever needed, without unnecessary delay.
- 6.2.2.3 Rafts in a river trip shall not purposefully integrate into another's group trip in class III whitewater.
- 6.2.2.4 If flows are above 6,000 cfs at Chili Bar, trip sizes shall be a minimum of 2 rafts. Permit holders on a trip shall recommend to guests that they wear wetsuits to reduce the risk of hypothermia.
- 6.2.2.5 A ratio of one guide per 8 guests shall be required on every permitted trip. Guides shall meet the requirements of Element 6.2.7.
- 6.2.2.6 All kayak and canoe groups will be limited to a maximum of 12 boats in any group while on the river.
- 6.2.2.7 Groups shall maintain a distance apart from each other of 4 boat lengths, except when overtaking another group.
- 6.2.3 Quiet Zone – The Quiet Zone in the Coloma-Lotus area is designated as follows:
 - 6.2.3.1 The Quiet Zone begins at Indian Creek above Coloma, and ends at Greenwood Creek below Rivers Bend.
 - 6.2.3.2 All outfitters are required to counsel their passengers to refrain from loud noises, screaming, and yelling in the Quiet Zone, with the exception of the immediate vicinity of Troublemaker Rapid.
 - 6.2.3.3 A Class I violation in the Quiet Zone may be issued for any non-emergency yelling or screaming by passengers that is not being actively discouraged by the guide, except for normal noise associated with downriver travel in rapids.
 - 6.2.3.4 All outfitters will be required to observe the Quiet Zone.
- 6.2.4 To protect public health and safety and to respect the rights and reasonable expectations of adjoining landowners, no outfitter will organize a river trip with the intent to be on the South Fork after sunset.
- 6.2.5 All outfitter boats used on the South Fork of the American River shall be identified by name or logo.
 - 6.2.5.1 All inflatable and hard-shell craft operated by outfitters shall be subject to identification requirements.
 - 6.2.5.2 The required boat identification standard is letters at least 6 inches high that can be easily read from either bank of the river at its widest point. Where

boat space is limited, letter size may be reduced, provided the name or logo must be readable from either bank of the river at its widest point.

6.2.5.3 Identification requirements also apply to boats that are borrowed from another outfitter. In such instances, the boat(s) borrowed will be marked and identified with the name or logo only of the company under whose permit it is operating. Identification will be to the same standard as specified above.

6.2.5.4 The identification of other items used by outfitters, such as jackets and paddles, is also strongly recommended. This will assist not only in lost and found situations but also when County staff are on the river taking commercial and non-commercial user day counts.

6.2.5.4.1 Adequate identification of all commercial boats used on the South Fork of the American River will be enforced by the County Parks and Trails Division.

6.2.5.4.2 Boat identification materials and methods shall be sufficient to withstand river conditions and shall remain firmly affixed and legible throughout the duration of the trip.

6.2.5.4.3 Safety kayaks do not require logos, but must stay with the trip while traveling downstream.

6.2.5.5 Boats being used for non-commercial trips (i.e. “private trips”) must:

- 1) Have company logos completely covered or removed, or
- 2) Have 3 (three) “flags” attached to the raft. Flags must each be at least an 8” x 8” square of red, pink or orange durable material. Flags must be attached to the bow, and on each side near the logos.

6.2.6 County Operating Reports and Fees

6.2.6.1 To enforce the permit allocation system and to track outfitter’s operational characteristics, the County requires that each outfitter provide the County an Operating Report for every month in which operations are conducted.

6.2.6.1.1 Operating Reports are mandatory for the months of March through October whether or not there are operations. If no river use was conducted for a specific month, outfitters are to submit a report marked, “No River Use This Month.”

6.2.6.1.2 All Operating Reports must be submitted electronically no later than the 15th day of the month following the month of operations.

6.2.6.1.3 Where user day fees are received after the deadlines stipulated above, a late penalty charge will be added to the amount due. The

current late penalty amount is provided in Appendix C. The late penalty charge cannot be appealed.

6.2.6.1.4 It is a Class I violation to fail to deliver an Operating Report for any month of operation by the required deadline. Each 30 days thereafter the Operating Report is not received constitutes an additional Class I violation.

6.2.6.2 The following information is to be contained on each Operating Report:

1. Name of outfitter;
2. River Use Permit number month of report;
3. Designate day of each river trip, put-in, lunch, camping, and takeout areas;
4. List numbers of passengers and guests for each trip, number of crafts used.

6.2.6.3 Outfitter Fees Required

6.2.6.3.1 Application Fees – There shall be a fee associated with each full permit application. These fees or other fees will be sufficient to reimburse the County for administrative staffing and materials costs. Current permit application fees are provided in Appendix C.

6.2.6.3.2 River Management Fees – Each outfitter is required to submit a surcharge per passenger per user day, for each commercial passenger and guest that is transported on the river. The river use fees will be submitted each month, along with the monthly Operating Reports electronically. The current River Management Fee, as adopted by Board Resolution, is provided in Appendix C.

6.2.6.3.2.1 The County will assess the amount of the River Management Fee surcharge based on the cost of administration of management activities associated with the management of outfitters. The surcharge will be adequate to generate sufficient revenue to pay for County administrative costs associated with outfitters as well as administrative costs associated with activities that have shared or incidental benefits to private boaters. (See also, Element 10, Funding.)

6.2.7 Guide Requirements

6.2.7.1 At least one guide per trip, which needs not be the trip leader, shall have completed a swift water rescue training course. Approved courses shall include the American Canoe Association Level 4 Swiftwater Rescue course,

Rescue 3 International Swiftwater and Flood Rescue Technician course, or an equivalent course containing the elements of these courses, as approved by the County Parks and Trails Division. Courses taught by outfitters' in-house staff that meets these requirements may be deemed acceptable by the County Parks and Trails Division. Such in-house courses must be proposed in writing by outfitter to the County and conducted after the receipt of written approval from the County Parks and Trails Division. Each year, permitted outfitters shall submit a list of guides that meet swiftwater rescue training standards to County Parks and Trails Division by May 15 for the upcoming river season.

- 6.2.7.2 All guides will be required to review and sign a statement agreeing to comply with County River Safety and Etiquette standards. These will be made available upon request from the County.
- 6.2.7.3 El Dorado County will work with outfitters, landowners, Federal, State, and County staff to develop river guide operational standards, knowledge, and skill levels if problems caused by an obvious disregard or lack of knowledge are observed. These guidelines will be adopted as mandatory requirements by the County for all outfitters, area managers, and guides.

Recommended knowledge and skills include:

- a. Emergency procedures, access, and evacuation;
- b. Boat wrap/flip emergency procedures;
- c. Communications;
- d. Location of private property boundaries, approved rest areas, lunch stops, camping, put-in and take-out areas;
- e. Governmental agencies, involvement and jurisdiction;
- f. Boating skills (guide for a minimum of 3 Class III trips, various flow levels, boating type); and
- g. Standard first aid and C.P.R. All guides shall be certified in standard first aid and C.P.R. Records of certification shall be maintained by the employer and shall be available for inspection by the County.

As a condition placed on the issuance of each outfitter's River Use Permit, guides are required to be fully knowledgeable and competent for items a., b., f., and g.

- 6.2.8 Outfitters will be required to carry a sweep kit, a repair kit, a first-aid kit and one extra personal floatation device for each group or trip.
- 6.2.9 Insurance, Business License, and Water Notice Requirements
 - 6.2.9.1 Each outfitter shall have and maintain in force, bodily injury and liability

insurance.

6.2.9.1.1 Each insurance certificate must name the County of El Dorado, its officers and employees and the riparian owners along the South Fork of the American River as additional insureds, and comply with standard insurance requirements prescribed by the County Department of Risk Management.

6.2.9.1.2 The amounts and scope of required insurance coverages will be periodically reviewed by the County Department of Risk Management, and may be amended by resolution of the Board. Current minimum insurance requirements are provided in Appendix C.

6.2.9.2 Each outfitter is required by County ordinance and State and Federal law to have a valid El Dorado County Business License that must be renewed each year, and meet the requirements of Federal and State labor laws.

6.2.9.3 Water Notice – El Dorado County requires that each outfitter provide a water flow notice to their passengers who book trips on the South Fork.

6.2.9.3.1 The water notice shall read as follows: “Water flows in the South Fork American River result from releases from hydroelectric facilities located upstream. Such water releases are not subject to the control of El Dorado County or rafting companies operating under Permits from the County of El Dorado.”

6.2.9.3.2 Outfitters shall determine the most appropriate means to notify their passengers; however, El Dorado County requires proof of this notice in the form of a brochure, booking confirmation notice, or other document.

6.2.10 Violations, Penalties, and Appeals

Outfitter violations are classified as Class I or Class II violations which result in varying degrees of penalty severity as prescribed below.

6.2.10.1 Violation Terminology

6.2.10.1.1 Class I violations include:

1. Violations of Quiet Zone requirements
2. Violations of the maximum group size limit
3. Operating after sunset
4. Violations of the boat marking requirements

5. Violations of the Operating Report submission requirements.
6. Violations of the land use requirements pursuant to the County Stream and River Boating Ordinance Section 5.48.060, including any unauthorized, non-emergency use of land along the river.
7. Exceeding approved permit capacities. (NOTE: In addition to the normal penalty fine for this violation, an additional penalty fee per passenger per user day may be assessed. The current additional penalty fee is provided in Appendix C.)
8. As determined by the River Program, violations of any requirements set forth in the River Management Plan or the County Ordinance Code that are not specified as Class II violations.

6.2.10.1.2 Class II violations include:

1. Improper sale, loaning, borrowing, or transfer of user days.
2. Violations of consolidation, transfer, and adjustment requirements for River Use Permits
3. Violations of insurance requirements
4. Fraudulent reporting of user day usage

6.2.10.2 A violation notice will be sent to the River Use Permit holder by certified mail, return receipt requested.

6.2.10.3 Penalty Schedule

6.2.10.3.1 For Class I Violations occurring in any single calendar year, the penalty schedule is provided in Appendix C.

6.2.10.3.2 Should an outfitter receive four violations in any one Class I category or six in any combination of Class I categories, a recommendation of suspension of the River Use Permit up to 10 consecutive days between Memorial Day and Labor Day may be considered.

6.2.10.4 Class I Violation Appeal Procedures – Class I Violations, if appealed, will follow the procedure below.

6.2.10.4.1 Within 10 days of receiving a violation notice, the outfitter may submit a written appeal request to County Parks and Trails Division.

- 6.2.10.4.2 County Parks and Trails Division will then submit said appeal with a recommendation to the County Parks and Trails Division Hearing Officer.
 - 6.2.10.4.3 The County will notify the outfitter in writing of the date, time, and place at least 10 days in advance of the hearing.
 - 6.2.10.4.4 The Hearing Office may sustain, reverse, or modify the violation notice. The decision on the appeal of the Hearing Officer will be final.
- 6.2.10.5 Class II Violation Appeal Procedures - the same appeal process will be followed as Class I violations other than the following:
 - 6.2.10.5.1 The Hearing Office may suspend or revoke the River Use Permit. Any decision of the Hearing Officer may be appealed directly to the Board of Supervisors. Appeals must be made in writing and submitted to the Board Office. A fee is charged for each appeal.
 - 6.2.10.5.2 There will be a stay on an appeal of the Hearing Officer decision to the Board.
 - 6.2.10.5.3 Following submittal of the appeal application, the Board will schedule a hearing on the appeal, normally within 4 weeks. The Board may sustain, reverse, modify, or remand the Hearing Officer's decision.
- 6.2.10.6 Status of River Use Permits which are Denied or Revoked
 - 6.2.10.6.1 Any River Use Permit which has been denied or revoked in any year may be reapplied for in the following year. This reapplication provision shall only be available the calendar year after the year the denial or revocation of the permit has occurred. The River Use Permit may only be approved if the conditions of denial or revocation have been resolved.
 - 6.2.10.6.2 Where a River Use Permit has been revoked or denied and not reapplied for, the capacity of that permit shall revert to the County.
- 6.2.11 All outfitters are required to follow current food storage, food preparation, sanitation, and human waste guidelines established by the Environmental Management Division. Environmental Health Permits shall be obtained as required.
- 6.2.12 Falsification of any documentation will result in a mandatory hearing before County Parks and Trails Division, who may issue a warning, suspend or make a recommendation to revoke the River Use Permit.

Exhibit B

El Dorado County Ordinance Chapter 5.48.

Streams and Rivers Commercial Boating

CHAPTER 5.48. - STREAMS AND RIVERS COMMERCIAL BOATING

Sec. 5.48.010. - Title.

This chapter shall be referred to as the Streams and Rivers Commercial Boating Ordinance.

(Code 1997, § 5.48.010; Ord. No. 4594, 1-15-2002)

Sec. 5.48.020. - Purpose.

The Board of Supervisors recognizes that recreational use of the County's streams and rivers includes the use of streams and rivers by rafts, kayaks, and other floating devices. The Board has further found it necessary to manage whitewater recreation, through the County's River Management Plan, to protect the riparian environment and the safety, health, and welfare of river users and riparian landowners. Consistent with the policies and purposes of the 2001 El Dorado County River Management Plan, as it may be amended from time to time, this chapter regulates commercial boating on County rivers and streams.

(Code 1997, § 5.48.020; Ord. No. 4594, 1-15-2002)

Sec. 5.48.030. - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Boat rental means the lease, rental, loan, or bailment for consideration of any floating device for use on any stream or river named in Section 5.48.040.

Commercial outfitter means any operation that meets any of the criteria specified in Subelement 6.1 of the 2001 El Dorado County River Management Plan, as it may be amended from time to time.

Commercial river use means any operation of a boat rental or commercial outfitter.

Commercial river use permit means a discretionary permit issued pursuant to this chapter that entitles the permittee to engage in commercial river use.

County Parks means the Parks Division of the Chief Administrative Office.

Floating device means any raft, kayak, canoe, inner tube, kickboard, water wheel, or similar object, or any "vessel" as defined by Harbors and Navigations Code § 21, as it may be amended from time to time. The term "floating device" expressly excludes U.S. Coast Guard approved personal flotation devices, Types 1 through 5.

(Code 1997, § 5.48.030; Ord. No. 4594, 1-15-2002)

Sec. 5.48.040. - Permit required.

No person or entity shall engage in commercial river use on the reaches of the South Fork of the American River between Chili Bar and Salmon Falls, except as authorized by a valid commercial river use permit in good standing.

(Code 1997, § 5.48.040; Ord. No. 4594, 1-15-2002)

Sec. 5.48.050. - Permit issuance procedure.

Commercial river use permits shall be issued by the Planning Commission. The procedure for permits is as follows:

- A. The applicant shall submit an application for a commercial river use permit, accompanied by a river use plan, and appropriate fee, to County Parks on or before an annual deadline set by County Parks.
- B. Within 60 days of the deadline for receipt of the application and river use plan, County Parks shall review them for compliance with the standards of this chapter and of the River Management Plan and submit a written report of its conclusions and recommendations to the Planning Commission. If County Parks concludes that an applicant's river use plan is not complete or does not meet the standards of Section 5.48.070, it shall recommend that the application be denied.
- C. Upon receipt of the report from County Parks, the matter shall be placed on the agenda of the next available meeting of the Planning Commission. The Planning Commission shall approve the permit upon a finding that the application and plan meet all standards of this chapter and of the River Management Plan; it shall deny the permit upon a finding that the application and plan do not meet one or more standards, identified in the finding, of this chapter or of the River Management Plan.
- D. Following the decision of the Planning Commission, either the applicant or any other person who is adversely affected by the decision may file an appeal to the Board of Supervisors in accordance with Chapter 2.09. The appeal must be filed within ten days after the action of the Planning Commission on a form furnished by the Clerk to the Board of Supervisors. The appeal must be accompanied by a fee for every permit or application included in the appeal. The appeal fee shall be in an amount as established by the Board of Supervisors from time to time.

(Code 1997, § 5.48.050; Ord. No. 4594, 1-15-2002)

Sec. 5.48.060. - Permit term; annual review; fees.

- A. Commercial river use permits shall be issued for a three-year term, with mandatory annual review by County Parks. The permit term shall run from the earlier of April 1 or the date of issuance.
- B. Notwithstanding Subsection A of this section, the following permits shall have one-year terms:
 - 1. A permit issued for a commercial river use that has been operating for less than one year.
 - 2. A permit issued to an operator who does not currently hold a permit.
- C. In its annual review, County Parks shall review any violations or complaints regarding the permittee and require the permittee to provide the following: a statement of any changes in its river use plan, current certificates of insurance, a newly executed letter agreeing to observe all standards enacted or enforced by the Director of Environmental Health regarding food storage, handling, and preparation, solid waste, sewage and sewage disposal, and water supply.
- D. Fees for the issuance and annual review of commercial river use permits shall be established by resolution of the Board of Supervisors. The issuance fee shall be an amount equal to the estimated cost of enforcing and administering the provisions of this chapter, including the processing of the application. The annual review fee shall not exceed the costs of conducting the annual review.

(Code 1997, § 5.48.060; Ord. No. 4594, 1-15-2002)

Sec. 5.48.070. - River use plan contents.

The river use plan required by Section 5.48.050 shall include, but need not be limited to, the following information:

- A. Applicant's name, mailing address, and location of place of business.
- B. If the place of business is not located in the County, the name, address, telephone number, and other relevant contact information of a local agent within the County who will be available in the event of emergencies or other problems.
- C. Full description of all activities proposed to be conducted under the commercial river use permit being sought.
- D. Full descriptions, including location, of all planned ingress and egress from the water, as well as all rest stops, lunch stops, or other planned non-emergency stops on adjoining lands. All lands so specified must be property for which the private landowner has secured a special use permit that allows the planned use, or property owned by a State or Federal agency.
- E. Full description, including location, of the parking facilities for the permittee's commercial vehicles, employees, clients, and guests. Parking facilities must provide parking allocated to the permittee's exclusive use that meets the standards of Chapter 130.18. All lands specified

for parking facilities must be property for which the private landowner has secured a special use permit that allows the planned use, or property owned by a State or Federal agency.

- F. Written proof that the applicant has obtained the landowners' or managing public agencies' permission for the activities planned on all lands specified in response to Subsections D and E of this section, if the applicant is not the landowner.
- G. Written confirmation that the permittee will provide shuttle transportation services to and from all points of ingress and egress. Vehicles used by permittee to transport clients, employees, or equipment shall meet at current State Vehicle Code requirements.
- H. Written confirmation of compliance with County Environmental Health permit requirements and all food storage, handling and preparation, solid waste, sewage and sewage disposal, and water supply standards enacted or enforced by the Director of Environmental Health. This requirement may be satisfied by a letter and Environmental Health permit application, signed by the applicant, agreeing to observe all such standards.
- I. Full description of planned safety measures for river users that meet that standards of Section 5.48.120.
- J. Written proof of bodily injury and liability insurance covering all activities of the permittee and the permittee's employees or agents relating to or incidental to river use pursuant to the permit sought. Liability insurance must meet scope and amount standards set by resolution of the Board of Supervisors, and must name the County, its officers and employees, and riparian landowners as additional insureds.
- K. Full description of a name or logo identification, to be utilized on all flotation devices, that meets the criteria of Subelement 6.2.5 of the River Management Plan, as it may be amended from time to time.

(Code 1997, § 5.48.070; Ord. No. 4594, 1-15-2002)

Sec. 5.48.080. - Limitation on allocations.

Notwithstanding Section 5.48.050, no river use permit will be issued if its issuance would cause the total weekend or weekday commercial use allocation to exceed the allocations authorized by permits in effect on November 20, 2001, unless a permit is sought for the provision of a truly new and unique commercial river use, as determined by the Planning Commission or the Board of Supervisors on appeal. The purpose of this limitation is to protect the health, safety and welfare of river users and riparian landowners, as well as the riparian environment.

(Code 1997, § 5.48.080; Ord. No. 4594, 1-15-2002)

Sec. 5.48.090. - No vested right.

The granting of a commercial river use permit does not vest any right or entitlement to an extension or renewal beyond the permit period.

(Code 1997, § 5.48.090; Ord. No. 4594, 1-15-2002)

Sec. 5.48.100. - Revocation, denial, or non-renewal of permit.

- A. A commercial river use permit may be revoked by the County Hearing Officer, or the Board of Supervisors on appeal, and may be reapplied for in the following year, pursuant to the standards and procedures of the River Management Plan as it may be amended from time to time.
- B. If a commercial river use permit has been revoked and not issued on reapplication, denied, or no timely application for its renewal has been submitted, the weekday and weekend use allocations associated with that permit shall revert to the County. After first soliciting a recommendation from the river management advisory committee, the Board of Supervisors may dissolve those allocations or assign them to one or more existing commercial outfitters or new commercial outfitters who apply for all or a portion of the allocations.

(Code 1997, § 5.48.100; Ord. No. 4594, 1-15-2002)

Sec. 5.48.110. - Permit transfer, consolidation, or inactivation.

Commercial river use permits may not be transferred or consolidated in whole or part, or inactivated, except as provided in Subelement 6.2.1.4 of the River Management Plan, as it may be amended from time to time.

(Code 1997, § 5.48.110; Ord. No. 4594, 1-15-2002)

Sec. 5.48.120. - Safety equipment and standards.

- A. Each floating device used to traverse a stream or river shall carry one U.S. Coast Guard approved personal flotation device per person using the floating device.
- B. The number of persons using a floating device shall not exceed the floating device's design capacity, except in an emergency or rescue situation.
- C. All commercial outfitters shall observe the safety, training, and equipment standards of Subelements 6.2.7 and 6.2.8 of the River Management Plan, as they may be amended from time to time.

(Code 1997, § 5.48.120; Ord. No. 4594, 1-15-2002)

Sec. 5.48.130. - Littering and trespass.

All persons, groups or business entities who use the streams and rivers of the County for recreational or commercial purposes shall be subject to State law regarding littering and trespass.

(Code 1997, § 5.48.130; Ord. No. 4594, 1-15-2002)

Sec. 5.48.140. - Penalty for violation.

- A. Violation by commercial river use permittees of certain standards and representations specified in Section 5.48.070 shall be penalized as follows:
 - 1. Violations of Section 5.48.070.A, B, D, E, F, G, or K shall be punishable as specified in Subelement 6.2.10.3 of the River Management Plan, as it may be amended from time to time.
 - 2. Violations of Section 5.48.070.H shall be punishable by penalties imposed or enforced by the Department of Environmental Management.
 - 3. Violations of Section 5.48.070.C or J shall be punishable as specified in Subelement 6.2.10.4 of the River Management Plan, as it may be amended from time to time.
 - 4. Violation of Section 5.48.070.I shall be a misdemeanor punishable pursuant to Subsection B of this section.
- B. Except as otherwise specified in Subsection A of this section, violations of any provision of this chapter shall be a misdemeanor and punishable according to the general penalties described in Chapter 1.24.

(Code 1997, § 5.48.140; Ord. No. 4594, 1-15-2002; Ord. No. 5051, § 2, 4-18-2017)

Exhibit C
Letter of Intent from Applicant

REQUEST FOR PERMIT REALLOCATION

Date: April 11, 2026

To: Zachary Perras, Parks Manager

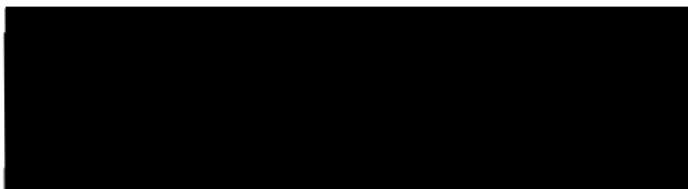
County of El Dorado

Chief Administrative Office, Parks & Trails Division

330 Fair Lane, Placerville, CA 95667

Office: 530-621-5360

From: Action Whitewater Adventures California Inc.



RE: Formal Request for Reallocation of River Use Permits (RUPs)

To Whom It May Concern,

This letter serves as a formal request by Action Whitewater Adventures California Inc. to initiate a reallocation of authorized River Use Permits (RUPs) currently held under our operational permits.

We respectfully request the transfer of the following permit allocations:

- Transfer of 17 Weekend Days: Reallocate from River Use Permit (RUP) #13 to River Use Permit (RUP) #28.
- Transfer of 15 Weekdays: Reallocate from River Use Permit (RUP) #13 to River Use Permit (RUP) #28.

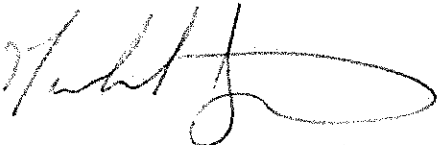
The purpose of this reallocation is to consolidate our operational capacity under River Use Permit #28. This action is part of our strategic plan to streamline our permit holdings, with the ultimate intent of transferring River Use Permit #13 to another qualified outfitter. We believe this adjustment maintains the integrity of the permit system while allowing Action Whitewater Adventures California Inc. to optimize our operations.

Thank you for your time and assistance in this matter. We look forward to your prompt response.

Sincerely,

Michael Juarez President/CEO

Action Whitewater Adventures Inc.

Signature 

Printed Name *Michael Juarez*

Date *4/12/20*



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Master Report

File Number: 26-1277

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Agenda Agenda Item
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Commission

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Created: 07/21/2026

Agenda Title: 08-13-26 PC RUP Permit Transfer

Final Action:

Title: Chief Administrative Office, Parks and Trails Division, submitting a request by Michael Juarez, Action Whitewater Adventure and Stephan Rueck, NorCal Whitewater Adventures to:

- 1) Pursuant to CEQA Guidelines Section 15162 and subsection 15168(c) (2), finds that River Use Permits were an activity analyzed for potential environmental effects within the scope of the project in the 2001 Program Environmental Impact Report (EIR) for the RMP, that all potentially significant effects from the approval of River Use Permits were addressed by the EIR, and that no new environmental document is required for the approval of the transfer of River Use Permit user days; and
- 2) approve the transfer of River Use Permit 13 from Action Whitewater Adventure to NorCal Whitewater Adventures.

Staff recommends the Commission approve the request to transfer River Use Permit (RUP) 13 currently held by Action Whitewater Adventure to NorCal Whitewater Adventures.

A Staff Report is attached.

CONTACT

Zachary Perras, Parks Manager
Chief Administrative Office, Parks & Trails Division

Notes:

Code Sections:

Agenda Date: 08/13/2026

Agenda Number: 3.

Sponsors:

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Attachments: A - Permit Transfer, B - Exhibits A-C

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Contact: Zachary Perras

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History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 26-1277

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CONTACT

Zachary Perras, Parks Manager

Chief Administrative Office, Parks & Trails Division

STAFF REPORT:**APPLICATION FOR RIVER USE PERMIT TRANSFER****APPLICANTS:**

Michael Juarez, Action Whitewater Adventure and Stephan Rueck, NorCal Whitewater Adventures.

REQUESTS:

Planning Commission 1) Pursuant to CEQA Guidelines Section 15162 and subsection 15168(c)(2), finds that River Use Permits were an activity analyzed for potential environmental effects within the scope of the project in the 2001 Program Environmental Impact Report (EIR) for the RMP, that all potentially significant effects from the approval of River Use Permits were addressed by the EIR, and that no new environmental document is required for the approval of the transfer of River Use Permit user days; and 2) approve the transfer of River Use Permit 13 from Action Whitewater Adventure to NorCal Whitewater Adventures.

LOCATION:

The project area is located in western El Dorado County, within the South Fork of the American River (South Fork) corridor, between Chili Bar Dam and Salmon Falls.

SUMMARY RECOMMENDATIONS

Staff recommends the Commission approve the request to transfer River Use Permit (RUP) 13 currently held by Action Whitewater Adventure (AWA) to NorCal Whitewater Adventures (NWA).

BACKGROUND

El Dorado County River Management Plan (RMP) contains Element 6.2.1.4 (Exhibit A) which describes the guidelines and procedures for the transfer and consolidation of River Use Permits. Permitted river use is one of the primary whitewater recreation activities managed by the County through its RMP. Although River Outfitter companies and their respective allotted user days have changed since the inception of the program, the overall number of river use days (user days) has stayed the same since 1988. The discussion section will include a checklist of compliance with RMP Element 6.2.1.4, River Use Permit Transfers, and a record of the River Use Permit user day allocations being transferred.

DISCUSSION:

Action Whitewater Adventure is requesting to transfer RUP 13 to NorCal Whitewater Adventures. RUP 13 consists of 15 weekend user day allocations, 7 weekday user day allocations, and no flex allocations. Action Whitewater Adventures will retain RUP 28, 44, 63, 67.

Transfer Requirements

River Management Plan Element 6.2.1.4 requires that for the transfer of a River Use Permit, the Planning Commission consider whether the request meets the following:

- 6.2.1.4.1.1 The buyer and seller negotiate and settle privately on the selling price of that commercial outfitter's business and inventory, excluding the South Fork River Use Permit. The River Use Permit shall have no value assigned to it in the transaction.

No value has been given or assigned to the user days or the portion of the user days that are requested for transfer. The request meets this requirement.

- 6.2.1.4.1.2 The seller and buyer submit a Letter of Intent stating that the seller wishes to sell his business and transfer the River Use Permit to the buyer. The letter shall include the River Use Permit numbers and names of outfitters involved. This letter shall be delivered to County Parks and Trails Division. With the Letter of Intent, when requested by the County, the buyer and seller shall include an inventory of equipment and other assets that shall be transferred along with the River Use Permit.

The request letter (Exhibit C) indicates the intent of AWA to transfer RUP 13 to NWA. The request meets this requirement.

- 6.2.1.4.1.3 County Parks and Trails Division shall review the proposed transfer and forward a staff recommendation along with conditions to the Planning Commission. A transfer fee, set by the Board of Supervisors, will be paid to the County by the new permit holder.

Staff recommendation to the Planning Commission is contained herein. The request meets this requirement.

- 6.2.1.4.1.4 Permit holders with outstanding violations may not be allowed to transfer a permit until the violations are resolved.

AWA and NWA are in good standing and have no outstanding fees or unresolved violations with El Dorado County. The request meets this requirement.

- 6.2.1.4.2.1 The transfer of a portion of a River Use Permit can only be authorized between two commercial outfitters that each holds a valid County River Use Permit.

The section does not apply.

- 6.2.1.4.2.2 The transfer of a portion of a River Use Permit must specifically state what portion of the weekday and weekend capacity is to be transferred.

The section does not apply.

- 6.2.1.4.2.3 Two outfitters may form a partnership and merge their individual permits. The Planning Commission must approve mergers, and transfer fees shall apply. Partnerships or merged permits may be dissolved through approval of the

Planning Commission. Transfer fees shall apply for applications to dissolve merged permits.

This section does not apply.

6.2.1.4.2.4 The permittees' past history of river use, violations, complaints, and other operating characteristics will be carefully considered prior to approving any transfer of permit capacity. In general, the County wishes to allow partial transfers only to those outfitters who have exhibited the highest level of expertise and commercial management and have operated without violations or infractions.

AWA has held RUP 13 since 2017 and has no unresolved violations or complaints. NWA has no unresolved violations or complaints.

FINDINGS:

1. The transfer of River Use Permit 13 from Action Whitewater Adventure to NorCal Whitewater Adventures meets the standards required by the River Management Plan Element 6.2.1.4.

California Environmental Quality Act (CEQA) Compliance

CEQA Guidelines §15168, Program EIR, section (c)(2), states:

"If the agency finds that pursuant to Section 15162, no subsequent EIR would be required, the agency can approve the activity as being within the scope of the project covered by the program EIR, and no new environmental document would be required. Whether a later activity is within the scope of a program EIR is a factual question that the lead agency determines based on substantial evidence in the record. Factors that an agency may consider in making that determination include, but are not limited to, consistency of the later activity with the type of allowable land use, overall planned density and building intensity, geographic area analyzed for environmental impacts, and covered infrastructure, as described in the program EIR."

The County has defined River Use Permits as discretionary permits in Ordinance Chapter 5.48.030.D. CEQA Guidelines §15357 requires that discretionary projects be subject to CEQA, requiring an analysis of the environmental factors that would be potentially affected by the approval of Permits. The initial evaluation by the County sought to determine whether the program 2001 Environmental Impact Report (EIR) for the RMP could be used as the environmental document for the approval of River Use Permits. The initial evaluation's Discussion section described the analysis undertaken to determine that the potential environmental effects from the approval of Permitted River Use were within the scope of the project analyzed by the EIR. The analysis concluded that all potentially significant effects from the approval of River Use Permits were addressed.

The County made the following findings in its initial evaluation pursuant to CEQA Guidelines §15162, Subsequent EIRs and Negative Declarations, and §15168, Program EIR, section (c)(2):

1. The approval of River Use Permits is within the scope of the project described and analyzed for the River Management Plan.
2. Although the approval of River Use Permits could have a significant effect on the environment, all potentially significant impacts have been avoided or mitigated pursuant to the River Management Plan.
3. No new effects could occur from and no new mitigation measures would be required for the approval of River Use Permits.
4. No further environmental document is required.

Likewise, the transfer of user days does not change the amount of commercial river use allowed by the County's River Management Plan and no further environmental document is required.

RECOMMENDATION:

The Commission approves the transfer of River Use Permit 13 from Action Whitewater Adventure to NorCal Whitewater Adventures.

EXHIBITS

Exhibit A	El Dorado County River Management Plan - Element 6.2.1.4
Exhibit B	Chapter 5.48. - Streams and Rivers Commercial Boating Ordinance
Exhibit C	Letter of Intent from Applicants

Exhibit A
River Management Plan Element 6
Outfitter Requirements

ELEMENT 6 – Outfitter Requirements

6.1 Outfitter Requirements

6.2.1 Annual River Use Permits - The Stream and Rivers Commercial Boating Ordinance Chapter 5.48 governs River Use Permit application procedures and standards. The ordinance requires any entity conducting commercial trips on the South Fork to obtain a River Use Permit and requires that such entity meet and follow applicable insurance requirements; provides authority to the Planning Commission to approve River Use Permits for a three-year term; establishes standards for a River Use Permit application, termed the “river use plan”; and establishes a procedure to appeal the decision of the Planning Commission to the County Board of Supervisors.

6.2.1.1 The term for a River Use Permit issued to an existing, permitted outfitter shall be three years with an annual review of said permit. The provisional term for a permit issued to an outfitter who has been operating for less than one year on the South Fork shall be one year. Transfer of a River Use Permit from an existing outfitter to an outfitter who is not currently operating on the South Fork shall cause the term of the transferred permit to change, if necessary, so it expires as of the next March 31st. Permits shall be issued by April 1st of each year.

6.2.1.2 The granting of a River Use Permit will not establish any vested rights to an extension or renewal beyond the permit period.

6.2.1.3 River Use Permit Allocations

6.2.1.3.1 The County’s River Use Permit system contains an allocation system that regulates the number of user days available to each outfitter. The basic purpose of the allocation system is to protect and prevent the river’s environmental quality, public services, roads and social values from being overburdened or damaged from excessive river use.

6.2.1.3.2 Current River Use Permit holders and guest allocations are presented in Appendix C.

6.2.1.3.3 The total weekday, weekend and guest allocations will not be increased above the capacities provided in Appendix C, and may be reduced per future management actions as identified in Element 7.

6.2.1.3.4 The current allocation system includes a separate weekend day allocation and weekday allocation for each permit. On weekend days, the total number of user days available to an outfitter each weekend day is specified by their permit’s weekend day allocation. Outfitters may utilize their weekend day allocation on any weekend day throughout the permit term.

6.2.1.3.4.1 The maximum number of weekday user days available is up to two times the permit’s weekday

allocation. However, a commercial outfitter's combined weekday user day levels during any one week may not exceed five times the weekday allocation.

- 6.2.1.3.4.2 In addition to the user day allocation, outfitters are allowed guests on trips. A specific guest allowance of 8 percent has been established. The total number of guests shall not exceed 8 percent, rounded up to the nearest whole number, of an outfitter's daily allocation. Commercial outfitters shall pay user day fees for all guests.
- 6.2.1.3.4.3 Outfitters are allowed one guide per boat that is not counted towards the permit's user day allocation. Extra guides or assistant boatmen are also permitted. The use of extra guides is limited, and extra guides cannot be used if the outfitter's river use is at the permit's allocation capacity. If an outfitter exceeds permit capacity through the use of extra guides, a Class I violation for exceeding capacity shall apply. An exception to the extra guide limitation will be granted to 1) outfitters primarily serving "special needs" passengers, and 2) whitewater kayak instruction. Approval of this exception must be specified in an outfitter's River Use Permit.
- 6.2.1.3.5 Outfitters with a weekend day allocation of less than 30 user days may "flex" their allocation. The intent of the flex is to allow the smaller outfitters to run somewhat larger and more profitable trips during the peak summer season. These outfitters must stay within their season- long weekend day allocation, defined as 30 (the number of weekend days between Memorial Day and Labor Day) times their base allocation. Current flex allocations are specified in Appendix C.
- 6.2.1.3.6 User days cannot be transferred, loaned, or borrowed. User days, as assigned to each outfitter, are not a commodity or an element of their permit that can be traded or purchased or sold among different outfitters. The capacity assigned under each permit is assigned strictly to the permit holder named on the River Use Permit.
- 6.2.1.3.7 It shall be permissible for an outfitter to subcontract with a second outfitter, if all of the following criteria are met:
 - 6.2.1.3.7.1 The second outfitter uses their own equipment, properly marked with the second outfitter's name;
 - 6.2.1.3.7.2 The raft is guided by the second outfitter's employee;

6.2.1.3.7.3 The raft is covered by the second outfitter's insurance;

6.2.1.3.7.4 The second outfitter is responsible for all fees;

6.2.1.3.7.5 The customer signs a liability release with the second outfitter.

6.2.1.4 River Use Permit Transfers - Where an outfitter wishes to transfer a River Use Permit, the following guidelines and procedures shall be used.

6.2.1.4.1 For any proposed transfer of a River Use Permit, a written application must be submitted to the Planning Commission for its review and approval prior to a transfer being completed. Said application letter is to be submitted through the County Parks and Trails Division. The following guidelines are to be used to facilitate the application for transfer.

6.2.1.4.1.1 The buyer and seller negotiate and settle privately on the selling price of that commercial outfitter's business and inventory, excluding the South Fork River Use Permit. The River Use Permit shall have no value assigned to it in the transaction.

6.2.1.4.1.2 The seller and buyer submit a Letter of Intent stating that the seller wishes to sell his business and transfer the River Use Permit to the buyer. The letter shall include the River Use Permit numbers and names of outfitters involved. This letter shall be delivered to County Parks and Trails Division. With the Letter of Intent, when requested by the County, the buyer and seller shall include an inventory of equipment and other assets that shall be transferred along with the River Use Permit.

6.2.1.4.1.3 County Parks and Trails Division shall review the proposed transfer and forward a staff recommendation along with conditions to the Planning Commission. A transfer fee, set by the Board of Supervisors, will be paid to the County by the new permit holder.

6.2.1.4.1.4 Permit holders with outstanding violations may not be allowed to transfer a permit until the violations are resolved.

6.2.1.4.2 Transfer of a Portion of a River Use Permit - In some instances where an outfitter would like to sell a portion, but not all of his business, or an existing partnership is proposed to be dissolved; the Planning Commission may consider the transfer of a portion

of that River Use Permit. The guidelines outlined in the preceding Elements shall apply as well as the following.

- 6.2.1.4.2.1 The transfer of a portion of a River Use Permit can only be authorized between two commercial outfitters that each holds a valid County River Use Permit.
 - 6.2.1.4.2.2 The transfer of a portion of a River Use Permit must specifically state what portion of the weekday and weekend capacity is to be transferred.
 - 6.2.1.4.2.3 Two outfitters may form a partnership and merge their individual permits. The Planning Commission must approve mergers, and transfer fees shall apply. Partnerships or merged permits may be dissolved through approval of the Planning Commission. Transfer fees shall apply for applications to dissolve merged permits.
 - 6.2.1.4.2.4 The permittees' past history of river use, violations, complaints, and other operating characteristics will be carefully considered prior to approving any transfer of permit capacity. In general, the County wishes to allow partial transfers only to those outfitters who have exhibited the highest level of expertise and commercial management and have operated without violations or infractions.
- 6.2.1.4.3 Consolidation of River Use Permits – The County strongly desires that outfitters who hold more than one County River Use Permit combine those Permits into a single Permit. This will greatly simplify the County's accounting procedures. In some situations, it is a business advantage to an outfitter to hold more than one Permit. The County will not, in general, require that multiple permits be combined unless problems with reporting, accounting, exceeding permit capacity, and other problems occur. Multiple permits may be required to be combined in the following instances.
- 6.2.1.4.3.1 When there is a history of reporting and accounting problems by either the County or the outfitter.
 - 6.2.1.4.3.2 When the capacity limits as described in the permit(s) are exceeded.
 - 6.2.1.4.3.3 When a transfer of a permit is proposed.
 - 6.2.1.4.3.4 When the outfitter does not properly mark

equipment and boats with the company name (if there is more than one company name on each permit and each permit is accounted for separately and distinctly.)

6.2.1.4.3.5 If the company names on the permits are the same, the overall multiple permit capacity shall be the sum total of the individual permits' weekend day and weekday allocations.

6.2.1.4.4 River Use Permits, Inactive Status - A commercial outfitter who does not wish to operate in any year may request that the River Use Permit be placed in an inactive status. The following requirements apply to inactive River Use Permits.

6.2.1.4.4.1 River Use Permits cannot remain in an inactive status more than one year or be inactive for more than two years within a 5 year timeframe. If this element is violated, the permit and its user days will be immediately returned to the County for redistribution or dissolution

6.2.1.4.4.2 A permit maintenance fee shall be the same as the annual permit renewal fee.

6.2.1.4.4.3 A letter requesting that the River Use Permit be placed in an inactive status must be submitted to the County Parks and Trails Division prior to May 1st.

6.2.1.4.4.4 The "normal" requirements for River Use Permits (insurance, Operating Plans, fees, etc.) are not required for inactive permits.

6.2.1.4.4.5 A River Use Permit in an inactive status has no use capacity allocation assigned to it; the inactive designation merely reserves that use/capacity potential until the permit is activated.

6.2.1.4.4.6 An inactive River Use Permit in no way allows commercial river use.

6.2.2 Maximum Group Size

6.2.2.1 With the exception of Element 6.2.2.6, the number of boats in each group on the South Fork will be limited to 7 and will not exceed 56 people (passengers, guests, guides) per group. If more than one group is traveling together, each group must have a five minute period between launches from Chili Bar to below Hospital Bar rapid and when launching trips from other put in's and lunch stops in between. On the river each group will then stay out of sight of each other (lead boat cannot see last boat from other group).

- 6.2.2.2 Rafts in a group shall remain in reasonably close proximity between Chili Bar and Trouble Maker Rapids and between Fowler's Rock and Hospital Bar Rapids (class III sections) to give assistance, whenever needed, without unnecessary delay.
- 6.2.2.3 Rafts in a river trip shall not purposefully integrate into another's group trip in class III whitewater.
- 6.2.2.4 If flows are above 6,000 cfs at Chili Bar, trip sizes shall be a minimum of 2 rafts. Permit holders on a trip shall recommend to guests that they wear wetsuits to reduce the risk of hypothermia.
- 6.2.2.5 A ratio of one guide per 8 guests shall be required on every permitted trip. Guides shall meet the requirements of Element 6.2.7.
- 6.2.2.6 All kayak and canoe groups will be limited to a maximum of 12 boats in any group while on the river.
- 6.2.2.7 Groups shall maintain a distance apart from each other of 4 boat lengths, except when overtaking another group.
- 6.2.3 Quiet Zone – The Quiet Zone in the Coloma-Lotus area is designated as follows:
 - 6.2.3.1 The Quiet Zone begins at Indian Creek above Coloma, and ends at Greenwood Creek below Rivers Bend.
 - 6.2.3.2 All outfitters are required to counsel their passengers to refrain from loud noises, screaming, and yelling in the Quiet Zone, with the exception of the immediate vicinity of Troublemaker Rapid.
 - 6.2.3.3 A Class I violation in the Quiet Zone may be issued for any non-emergency yelling or screaming by passengers that is not being actively discouraged by the guide, except for normal noise associated with downriver travel in rapids.
 - 6.2.3.4 All outfitters will be required to observe the Quiet Zone.
- 6.2.4 To protect public health and safety and to respect the rights and reasonable expectations of adjoining landowners, no outfitter will organize a river trip with the intent to be on the South Fork after sunset.
- 6.2.5 All outfitter boats used on the South Fork of the American River shall be identified by name or logo.
 - 6.2.5.1 All inflatable and hard-shell craft operated by outfitters shall be subject to identification requirements.
 - 6.2.5.2 The required boat identification standard is letters at least 6 inches high that can be easily read from either bank of the river at its widest point. Where

boat space is limited, letter size may be reduced, provided the name or logo must be readable from either bank of the river at its widest point.

6.2.5.3 Identification requirements also apply to boats that are borrowed from another outfitter. In such instances, the boat(s) borrowed will be marked and identified with the name or logo only of the company under whose permit it is operating. Identification will be to the same standard as specified above.

6.2.5.4 The identification of other items used by outfitters, such as jackets and paddles, is also strongly recommended. This will assist not only in lost and found situations but also when County staff are on the river taking commercial and non-commercial user day counts.

6.2.5.4.1 Adequate identification of all commercial boats used on the South Fork of the American River will be enforced by the County Parks and Trails Division.

6.2.5.4.2 Boat identification materials and methods shall be sufficient to withstand river conditions and shall remain firmly affixed and legible throughout the duration of the trip.

6.2.5.4.3 Safety kayaks do not require logos, but must stay with the trip while traveling downstream.

6.2.5.5 Boats being used for non-commercial trips (i.e. “private trips”) must:

- 1) Have company logos completely covered or removed, or
- 2) Have 3 (three) “flags” attached to the raft. Flags must each be at least an 8” x 8” square of red, pink or orange durable material. Flags must be attached to the bow, and on each side near the logos.

6.2.6 County Operating Reports and Fees

6.2.6.1 To enforce the permit allocation system and to track outfitter’s operational characteristics, the County requires that each outfitter provide the County an Operating Report for every month in which operations are conducted.

6.2.6.1.1 Operating Reports are mandatory for the months of March through October whether or not there are operations. If no river use was conducted for a specific month, outfitters are to submit a report marked, “No River Use This Month.”

6.2.6.1.2 All Operating Reports must be submitted electronically no later than the 15th day of the month following the month of operations.

6.2.6.1.3 Where user day fees are received after the deadlines stipulated above, a late penalty charge will be added to the amount due. The

current late penalty amount is provided in Appendix C. The late penalty charge cannot be appealed.

6.2.6.1.4 It is a Class I violation to fail to deliver an Operating Report for any month of operation by the required deadline. Each 30 days thereafter the Operating Report is not received constitutes an additional Class I violation.

6.2.6.2 The following information is to be contained on each Operating Report:

1. Name of outfitter;
2. River Use Permit number month of report;
3. Designate day of each river trip, put-in, lunch, camping, and takeout areas;
4. List numbers of passengers and guests for each trip, number of crafts used.

6.2.6.3 Outfitter Fees Required

6.2.6.3.1 Application Fees – There shall be a fee associated with each full permit application. These fees or other fees will be sufficient to reimburse the County for administrative staffing and materials costs. Current permit application fees are provided in Appendix C.

6.2.6.3.2 River Management Fees – Each outfitter is required to submit a surcharge per passenger per user day, for each commercial passenger and guest that is transported on the river. The river use fees will be submitted each month, along with the monthly Operating Reports electronically. The current River Management Fee, as adopted by Board Resolution, is provided in Appendix C.

6.2.6.3.2.1 The County will assess the amount of the River Management Fee surcharge based on the cost of administration of management activities associated with the management of outfitters. The surcharge will be adequate to generate sufficient revenue to pay for County administrative costs associated with outfitters as well as administrative costs associated with activities that have shared or incidental benefits to private boaters. (See also, Element 10, Funding.)

6.2.7 Guide Requirements

6.2.7.1 At least one guide per trip, which needs not be the trip leader, shall have completed a swift water rescue training course. Approved courses shall include the American Canoe Association Level 4 Swiftwater Rescue course,

Rescue 3 International Swiftwater and Flood Rescue Technician course, or an equivalent course containing the elements of these courses, as approved by the County Parks and Trails Division. Courses taught by outfitters' in-house staff that meets these requirements may be deemed acceptable by the County Parks and Trails Division. Such in-house courses must be proposed in writing by outfitter to the County and conducted after the receipt of written approval from the County Parks and Trails Division. Each year, permitted outfitters shall submit a list of guides that meet swiftwater rescue training standards to County Parks and Trails Division by May 15 for the upcoming river season.

- 6.2.7.2 All guides will be required to review and sign a statement agreeing to comply with County River Safety and Etiquette standards. These will be made available upon request from the County.
- 6.2.7.3 El Dorado County will work with outfitters, landowners, Federal, State, and County staff to develop river guide operational standards, knowledge, and skill levels if problems caused by an obvious disregard or lack of knowledge are observed. These guidelines will be adopted as mandatory requirements by the County for all outfitters, area managers, and guides.

Recommended knowledge and skills include:

- a. Emergency procedures, access, and evacuation;
- b. Boat wrap/flip emergency procedures;
- c. Communications;
- d. Location of private property boundaries, approved rest areas, lunch stops, camping, put-in and take-out areas;
- e. Governmental agencies, involvement and jurisdiction;
- f. Boating skills (guide for a minimum of 3 Class III trips, various flow levels, boating type); and
- g. Standard first aid and C.P.R. All guides shall be certified in standard first aid and C.P.R. Records of certification shall be maintained by the employer and shall be available for inspection by the County.

As a condition placed on the issuance of each outfitter's River Use Permit, guides are required to be fully knowledgeable and competent for items a., b., f., and g.

- 6.2.8 Outfitters will be required to carry a sweep kit, a repair kit, a first-aid kit and one extra personal floatation device for each group or trip.
- 6.2.9 Insurance, Business License, and Water Notice Requirements
 - 6.2.9.1 Each outfitter shall have and maintain in force, bodily injury and liability

insurance.

6.2.9.1.1 Each insurance certificate must name the County of El Dorado, its officers and employees and the riparian owners along the South Fork of the American River as additional insureds, and comply with standard insurance requirements prescribed by the County Department of Risk Management.

6.2.9.1.2 The amounts and scope of required insurance coverages will be periodically reviewed by the County Department of Risk Management, and may be amended by resolution of the Board. Current minimum insurance requirements are provided in Appendix C.

6.2.9.2 Each outfitter is required by County ordinance and State and Federal law to have a valid El Dorado County Business License that must be renewed each year, and meet the requirements of Federal and State labor laws.

6.2.9.3 Water Notice – El Dorado County requires that each outfitter provide a water flow notice to their passengers who book trips on the South Fork.

6.2.9.3.1 The water notice shall read as follows: “Water flows in the South Fork American River result from releases from hydroelectric facilities located upstream. Such water releases are not subject to the control of El Dorado County or rafting companies operating under Permits from the County of El Dorado.”

6.2.9.3.2 Outfitters shall determine the most appropriate means to notify their passengers; however, El Dorado County requires proof of this notice in the form of a brochure, booking confirmation notice, or other document.

6.2.10 Violations, Penalties, and Appeals

Outfitter violations are classified as Class I or Class II violations which result in varying degrees of penalty severity as prescribed below.

6.2.10.1 Violation Terminology

6.2.10.1.1 Class I violations include:

1. Violations of Quiet Zone requirements
2. Violations of the maximum group size limit
3. Operating after sunset
4. Violations of the boat marking requirements

5. Violations of the Operating Report submission requirements.
6. Violations of the land use requirements pursuant to the County Stream and River Boating Ordinance Section 5.48.060, including any unauthorized, non-emergency use of land along the river.
7. Exceeding approved permit capacities. (NOTE: In addition to the normal penalty fine for this violation, an additional penalty fee per passenger per user day may be assessed. The current additional penalty fee is provided in Appendix C.)
8. As determined by the River Program, violations of any requirements set forth in the River Management Plan or the County Ordinance Code that are not specified as Class II violations.

6.2.10.1.2 Class II violations include:

1. Improper sale, loaning, borrowing, or transfer of user days.
2. Violations of consolidation, transfer, and adjustment requirements for River Use Permits
3. Violations of insurance requirements
4. Fraudulent reporting of user day usage

6.2.10.2 A violation notice will be sent to the River Use Permit holder by certified mail, return receipt requested.

6.2.10.3 Penalty Schedule

6.2.10.3.1 For Class I Violations occurring in any single calendar year, the penalty schedule is provided in Appendix C.

6.2.10.3.2 Should an outfitter receive four violations in any one Class I category or six in any combination of Class I categories, a recommendation of suspension of the River Use Permit up to 10 consecutive days between Memorial Day and Labor Day may be considered.

6.2.10.4 Class I Violation Appeal Procedures – Class I Violations, if appealed, will follow the procedure below.

6.2.10.4.1 Within 10 days of receiving a violation notice, the outfitter may submit a written appeal request to County Parks and Trails Division.

- 6.2.10.4.2 County Parks and Trails Division will then submit said appeal with a recommendation to the County Parks and Trails Division Hearing Officer.
- 6.2.10.4.3 The County will notify the outfitter in writing of the date, time, and place at least 10 days in advance of the hearing.
- 6.2.10.4.4 The Hearing Office may sustain, reverse, or modify the violation notice. The decision on the appeal of the Hearing Officer will be final.
- 6.2.10.5 Class II Violation Appeal Procedures - the same appeal process will be followed as Class I violations other than the following:
 - 6.2.10.5.1 The Hearing Office may suspend or revoke the River Use Permit. Any decision of the Hearing Officer may be appealed directly to the Board of Supervisors. Appeals must be made in writing and submitted to the Board Office. A fee is charged for each appeal.
 - 6.2.10.5.2 There will be a stay on an appeal of the Hearing Officer decision to the Board.
 - 6.2.10.5.3 Following submittal of the appeal application, the Board will schedule a hearing on the appeal, normally within 4 weeks. The Board may sustain, reverse, modify, or remand the Hearing Officer's decision.
- 6.2.10.6 Status of River Use Permits which are Denied or Revoked
 - 6.2.10.6.1 Any River Use Permit which has been denied or revoked in any year may be reapplied for in the following year. This reapplication provision shall only be available the calendar year after the year the denial or revocation of the permit has occurred. The River Use Permit may only be approved if the conditions of denial or revocation have been resolved.
 - 6.2.10.6.2 Where a River Use Permit has been revoked or denied and not reapplied for, the capacity of that permit shall revert to the County.
- 6.2.11 All outfitters are required to follow current food storage, food preparation, sanitation, and human waste guidelines established by the Environmental Management Division. Environmental Health Permits shall be obtained as required.
- 6.2.12 Falsification of any documentation will result in a mandatory hearing before County Parks and Trails Division, who may issue a warning, suspend or make a recommendation to revoke the River Use Permit.

Exhibit B

El Dorado County Ordinance Chapter 5.48.

Streams and Rivers Commercial Boating

CHAPTER 5.48. - STREAMS AND RIVERS COMMERCIAL BOATING

Sec. 5.48.010. - Title.

This chapter shall be referred to as the Streams and Rivers Commercial Boating Ordinance.

(Code 1997, § 5.48.010; Ord. No. 4594, 1-15-2002)

Sec. 5.48.020. - Purpose.

The Board of Supervisors recognizes that recreational use of the County's streams and rivers includes the use of streams and rivers by rafts, kayaks, and other floating devices. The Board has further found it necessary to manage whitewater recreation, through the County's River Management Plan, to protect the riparian environment and the safety, health, and welfare of river users and riparian landowners. Consistent with the policies and purposes of the 2001 El Dorado County River Management Plan, as it may be amended from time to time, this chapter regulates commercial boating on County rivers and streams.

(Code 1997, § 5.48.020; Ord. No. 4594, 1-15-2002)

Sec. 5.48.030. - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Boat rental means the lease, rental, loan, or bailment for consideration of any floating device for use on any stream or river named in Section 5.48.040.

Commercial outfitter means any operation that meets any of the criteria specified in Subelement 6.1 of the 2001 El Dorado County River Management Plan, as it may be amended from time to time.

Commercial river use means any operation of a boat rental or commercial outfitter.

Commercial river use permit means a discretionary permit issued pursuant to this chapter that entitles the permittee to engage in commercial river use.

County Parks means the Parks Division of the Chief Administrative Office.

Floating device means any raft, kayak, canoe, inner tube, kickboard, water wheel, or similar object, or any "vessel" as defined by Harbors and Navigations Code § 21, as it may be amended from time to time. The term "floating device" expressly excludes U.S. Coast Guard approved personal flotation devices, Types 1 through 5.

(Code 1997, § 5.48.030; Ord. No. 4594, 1-15-2002)

Sec. 5.48.040. - Permit required.

No person or entity shall engage in commercial river use on the reaches of the South Fork of the American River between Chili Bar and Salmon Falls, except as authorized by a valid commercial river use permit in good standing.

(Code 1997, § 5.48.040; Ord. No. 4594, 1-15-2002)

Sec. 5.48.050. - Permit issuance procedure.

Commercial river use permits shall be issued by the Planning Commission. The procedure for permits is as follows:

- A. The applicant shall submit an application for a commercial river use permit, accompanied by a river use plan, and appropriate fee, to County Parks on or before an annual deadline set by County Parks.
- B. Within 60 days of the deadline for receipt of the application and river use plan, County Parks shall review them for compliance with the standards of this chapter and of the River Management Plan and submit a written report of its conclusions and recommendations to the Planning Commission. If County Parks concludes that an applicant's river use plan is not complete or does not meet the standards of Section 5.48.070, it shall recommend that the application be denied.
- C. Upon receipt of the report from County Parks, the matter shall be placed on the agenda of the next available meeting of the Planning Commission. The Planning Commission shall approve the permit upon a finding that the application and plan meet all standards of this chapter and of the River Management Plan; it shall deny the permit upon a finding that the application and plan do not meet one or more standards, identified in the finding, of this chapter or of the River Management Plan.
- D. Following the decision of the Planning Commission, either the applicant or any other person who is adversely affected by the decision may file an appeal to the Board of Supervisors in accordance with Chapter 2.09. The appeal must be filed within ten days after the action of the Planning Commission on a form furnished by the Clerk to the Board of Supervisors. The appeal must be accompanied by a fee for every permit or application included in the appeal. The appeal fee shall be in an amount as established by the Board of Supervisors from time to time.

(Code 1997, § 5.48.050; Ord. No. 4594, 1-15-2002)

Sec. 5.48.060. - Permit term; annual review; fees.

- A. Commercial river use permits shall be issued for a three-year term, with mandatory annual review by County Parks. The permit term shall run from the earlier of April 1 or the date of issuance.
- B. Notwithstanding Subsection A of this section, the following permits shall have one-year terms:
 - 1. A permit issued for a commercial river use that has been operating for less than one year.
 - 2. A permit issued to an operator who does not currently hold a permit.
- C. In its annual review, County Parks shall review any violations or complaints regarding the permittee and require the permittee to provide the following: a statement of any changes in its river use plan, current certificates of insurance, a newly executed letter agreeing to observe all standards enacted or enforced by the Director of Environmental Health regarding food storage, handling, and preparation, solid waste, sewage and sewage disposal, and water supply.
- D. Fees for the issuance and annual review of commercial river use permits shall be established by resolution of the Board of Supervisors. The issuance fee shall be an amount equal to the estimated cost of enforcing and administering the provisions of this chapter, including the processing of the application. The annual review fee shall not exceed the costs of conducting the annual review.

(Code 1997, § 5.48.060; Ord. No. 4594, 1-15-2002)

Sec. 5.48.070. - River use plan contents.

The river use plan required by Section 5.48.050 shall include, but need not be limited to, the following information:

- A. Applicant's name, mailing address, and location of place of business.
- B. If the place of business is not located in the County, the name, address, telephone number, and other relevant contact information of a local agent within the County who will be available in the event of emergencies or other problems.
- C. Full description of all activities proposed to be conducted under the commercial river use permit being sought.
- D. Full descriptions, including location, of all planned ingress and egress from the water, as well as all rest stops, lunch stops, or other planned non-emergency stops on adjoining lands. All lands so specified must be property for which the private landowner has secured a special use permit that allows the planned use, or property owned by a State or Federal agency.
- E. Full description, including location, of the parking facilities for the permittee's commercial vehicles, employees, clients, and guests. Parking facilities must provide parking allocated to the permittee's exclusive use that meets the standards of Chapter 130.18. All lands specified

for parking facilities must be property for which the private landowner has secured a special use permit that allows the planned use, or property owned by a State or Federal agency.

- F. Written proof that the applicant has obtained the landowners' or managing public agencies' permission for the activities planned on all lands specified in response to Subsections D and E of this section, if the applicant is not the landowner.
- G. Written confirmation that the permittee will provide shuttle transportation services to and from all points of ingress and egress. Vehicles used by permittee to transport clients, employees, or equipment shall meet at current State Vehicle Code requirements.
- H. Written confirmation of compliance with County Environmental Health permit requirements and all food storage, handling and preparation, solid waste, sewage and sewage disposal, and water supply standards enacted or enforced by the Director of Environmental Health. This requirement may be satisfied by a letter and Environmental Health permit application, signed by the applicant, agreeing to observe all such standards.
- I. Full description of planned safety measures for river users that meet that standards of Section 5.48.120.
- J. Written proof of bodily injury and liability insurance covering all activities of the permittee and the permittee's employees or agents relating to or incidental to river use pursuant to the permit sought. Liability insurance must meet scope and amount standards set by resolution of the Board of Supervisors, and must name the County, its officers and employees, and riparian landowners as additional insureds.
- K. Full description of a name or logo identification, to be utilized on all flotation devices, that meets the criteria of Subelement 6.2.5 of the River Management Plan, as it may be amended from time to time.

(Code 1997, § 5.48.070; Ord. No. 4594, 1-15-2002)

Sec. 5.48.080. - Limitation on allocations.

Notwithstanding Section 5.48.050, no river use permit will be issued if its issuance would cause the total weekend or weekday commercial use allocation to exceed the allocations authorized by permits in effect on November 20, 2001, unless a permit is sought for the provision of a truly new and unique commercial river use, as determined by the Planning Commission or the Board of Supervisors on appeal. The purpose of this limitation is to protect the health, safety and welfare of river users and riparian landowners, as well as the riparian environment.

(Code 1997, § 5.48.080; Ord. No. 4594, 1-15-2002)

Sec. 5.48.090. - No vested right.

The granting of a commercial river use permit does not vest any right or entitlement to an extension or renewal beyond the permit period.

(Code 1997, § 5.48.090; Ord. No. 4594, 1-15-2002)

Sec. 5.48.100. - Revocation, denial, or non-renewal of permit.

- A. A commercial river use permit may be revoked by the County Hearing Officer, or the Board of Supervisors on appeal, and may be reapplied for in the following year, pursuant to the standards and procedures of the River Management Plan as it may be amended from time to time.
- B. If a commercial river use permit has been revoked and not issued on reapplication, denied, or no timely application for its renewal has been submitted, the weekday and weekend use allocations associated with that permit shall revert to the County. After first soliciting a recommendation from the river management advisory committee, the Board of Supervisors may dissolve those allocations or assign them to one or more existing commercial outfitters or new commercial outfitters who apply for all or a portion of the allocations.

(Code 1997, § 5.48.100; Ord. No. 4594, 1-15-2002)

Sec. 5.48.110. - Permit transfer, consolidation, or inactivation.

Commercial river use permits may not be transferred or consolidated in whole or part, or inactivated, except as provided in Subelement 6.2.1.4 of the River Management Plan, as it may be amended from time to time.

(Code 1997, § 5.48.110; Ord. No. 4594, 1-15-2002)

Sec. 5.48.120. - Safety equipment and standards.

- A. Each floating device used to traverse a stream or river shall carry one U.S. Coast Guard approved personal flotation device per person using the floating device.
- B. The number of persons using a floating device shall not exceed the floating device's design capacity, except in an emergency or rescue situation.
- C. All commercial outfitters shall observe the safety, training, and equipment standards of Subelements 6.2.7 and 6.2.8 of the River Management Plan, as they may be amended from time to time.

(Code 1997, § 5.48.120; Ord. No. 4594, 1-15-2002)

Sec. 5.48.130. - Littering and trespass.

All persons, groups or business entities who use the streams and rivers of the County for recreational or commercial purposes shall be subject to State law regarding littering and trespass.

(Code 1997, § 5.48.130; Ord. No. 4594, 1-15-2002)

Sec. 5.48.140. - Penalty for violation.

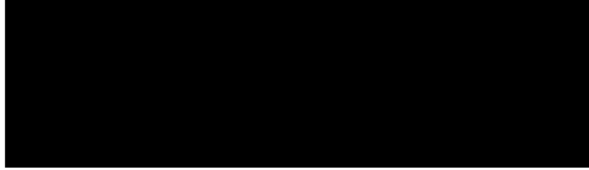
- A. Violation by commercial river use permittees of certain standards and representations specified in Section 5.48.070 shall be penalized as follows:
 - 1. Violations of Section 5.48.070.A, B, D, E, F, G, or K shall be punishable as specified in Subelement 6.2.10.3 of the River Management Plan, as it may be amended from time to time.
 - 2. Violations of Section 5.48.070.H shall be punishable by penalties imposed or enforced by the Department of Environmental Management.
 - 3. Violations of Section 5.48.070.C or J shall be punishable as specified in Subelement 6.2.10.4 of the River Management Plan, as it may be amended from time to time.
 - 4. Violation of Section 5.48.070.I shall be a misdemeanor punishable pursuant to Subsection B of this section.
- B. Except as otherwise specified in Subsection A of this section, violations of any provision of this chapter shall be a misdemeanor and punishable according to the general penalties described in Chapter 1.24.

(Code 1997, § 5.48.140; Ord. No. 4594, 1-15-2002; Ord. No. 5051, § 2, 4-18-2017)

Exhibit C

Letter of Intent from Applicants

Action Whitewater Adventures



Date: January 27, 2026

El Dorado County

Parks Division

Attn: Zachary J. Perras/Parks Manager

Parks & Trails Division

330 Fair Ln, Placerville, CA 95667

Re: Transfer of River Use Permit, RUP #13 (Action Whitewater Adventures) to
NorCal Whitewater Adventures LLC.

Transfer of Associated Operational Equipment/Assets

To Whom It May Concern:

This letter constitutes the formal written notice and request for acknowledgment/processing by the El Dorado County Parks Division regarding the transfer described below. Action Whitewater Adventures ("Transferor") hereby confirms its intent to transfer RUP #13 (Contains 15 weekend Days and 7 Weekday Days) to NorCal Whitewater Adventures LLC., together with the operational assets customarily associated with supporting such user days, as further described herein.

1. Weekend User Days Being Transferred.

Transferor hereby transfers, assigns, and conveys to Transferee River Use Permit #13 (RUP #13) (15) weekend user days. To be transferred to and thereafter administered under NorCal Whitewater Adventures LLC., subject to and contingent upon any required review, approval, or confirmation by the County and/or any other applicable authority(ies).

2. Weekday User Days Being Transferred.

Transferor hereby transfers, assigns, and conveys to Transferee River Use Permit #13 (RUP #13) (7) weekday user days. To be transferred to and thereafter administered under NorCal Whitewater Adventures LLC., subject to and contingent upon any required review, approval, or confirmation by the County and/or any other applicable authority(ies).

3. Transfer of Associated Equipment/Assets.

In connection with the Transfer and to support the operation of the transferred weekend user days, Transferor will transfer to Transferee the associated equipment and assets, including, without limitation:

- Rafts;
- Personal flotation devices (PFDs);
- Helmets; and
- Paddles

(collectively, the “Equipment”).

The specific quantities, descriptions, and identifying information for the Equipment (including serial numbers/asset tags if applicable), together with general condition, shall be documented in an inventory list to be executed by Transferor and Transferee and provided to the County upon request (the “Inventory”).

4. Effective Date; County Processing.

The parties request that the County process and record the Transfer to reflect the reallocation of RUP #13 to NorCal Whitewater Adventures LLC. effective April 13, 2026 or on such other date as the County determines is appropriate under applicable rules, procedures, or conditions of the River Use Permit program.

5. Representations; Authority.

Transferor represents that it has the authority to make the Transfer described herein and that the undersigned is authorized to bind Transferor. If countersigned below, Transferee represents that it is authorized to accept the Transfer and the Equipment.

6. Further Assurances.

Transferor and Transferee agree to execute any additional documents reasonably required by the County to effectuate and memorialize the Transfer, including the Inventory and any County-required forms.

Please contact the undersigned if the County requires additional information to complete processing of this Transfer.

Respectfully submitted,

ACTION WHITEWATER ADVENTURES (Transferor)

By: [Signature]

Name: Michael Iwaz

Title: President / CEO

Date: 4/12/2020

Phone/Email: [Redacted]
[Redacted]

ACKNOWLEDGED AND ACCEPTED:

NorCal Whitewater Adventures LLC. (Transferee)

By: [Signature]

Name: Stephan M. Rueck

Title: CEO

Date: 4-12-2026

Phone/Email: [Redacted]
[Redacted]



County of El Dorado

330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
www.edcgov.us/bos/

Master Report

File Number: 26-1264

***File ID #:** 26-1264

Agenda Agenda Item
Type:

Status: Agenda Item

Version: 1

Reference:

Gov Body: Planning
Commission

Department: Planning and Building

Created: 07/20/2026

Agenda Title: 08-13-26 PC EDDS DSG

Final Action:

Title: Hearing to consider adoption of the El Dorado & Diamond Springs Design Standards and Guidelines (El Dorado & Diamond Springs DSG) and Zoning Ordinance amendments to implement the El Dorado & Diamond Springs DSG. Staff recommends the Planning Commission (Commission) forward the following recommendations to the Board of Supervisors (Board): 1) Adopt the Addendum to the County's 2015 Targeted General Plan Amendment and Zoning Ordinance Update Final Environmental Impact Report (FEIR), certified in December 2015 (State Clearinghouse No. 2012052074) (Attachment B); and 2) Approve the El Dorado & Diamond Springs DSG and associated minor Zoning Ordinance amendments to implement the El Dorado & Diamond Springs DSG as presented, based on the Findings (Attachment B).

Notes:

Code Sections:

Agenda Date: 08/13/2026

Agenda Number: 4.

Sponsors:

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Attachments: A - Staff Presentation, B - EIR Addendum, C - Draft
Zoning Ordinance Amendment, D - Public Review
Draft, E - Comment and Revision Summary Table

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Contact: Thea Graybill

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History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 26-1264

Hearing to consider adoption of the El Dorado & Diamond Springs Design Standards and Guidelines (El Dorado & Diamond Springs DSG) and Zoning Ordinance amendments to implement the El Dorado & Diamond Springs DSG. Staff recommends the Planning Commission (Commission) forward the following recommendations to the Board of Supervisors (Board): 1) Adopt the Addendum to the County's 2015 Targeted General Plan Amendment and Zoning Ordinance Update Final Environmental Impact Report (FEIR), certified in December 2015 (State Clearinghouse No. 2012052074) (Attachment B); and 2) Approve the El Dorado & Diamond Springs DSG and associated minor Zoning Ordinance amendments to implement the El Dorado & Diamond Springs DSG as presented, based on the Findings (Attachment B).

DISCUSSION/BACKGROUND

In June 2008, based on strong community interest in enhancing the historic character of the El Dorado & Diamond Springs community, the Board adopted the Missouri Flat Design Guidelines to guide development along the Missouri Flat Road corridor.

On March 17, 2020 (Legistar File 20-0326), in response to the interest for community-based design standards, the Board directed Long Range Planning to initiate the customized multifamily and commercial design standards for the County's Community Regions and Rural Centers, including the communities of El Dorado and Diamond Springs. On February 1, 2022 (Legistar File 22-0093), the Board approved a contract with Mintier Harnish to assist with this effort.

On July 23, 2024 (Legistar File 24-1158), the Board directed staff to prepare countywide interim design standards for commercial, multifamily, and mixed-use projects by December 2024 in response to new state housing legislation and a strong desire to expedite the design standards, and to return by March 2025 with a revised contract scope to develop permanent community-based design standards that are based on and refined from the interim design standards.

On December 3, 2024 (Legistar File 24-1961), the Board adopted interim community design standards for commercial, multifamily, and mixed-use development within Community Regions and Rural Centers that will remain in effect until permanent standards are adopted.

In August 2025, the County began working with community members to develop the El Dorado & Diamond Springs DSG, and in January and February 2026, staff held two community workshops to obtain feedback on the first Administrative Draft.

After the workshops, staff released a Preliminary Public Draft to the community and internally to staff for a 30-day review period. Staff incorporated the feedback received, where appropriate, and that feedback is included in the version under consideration by the Commission. A summary table outlining feedback and recommended revisions is included as Attachment E.

The El Dorado & Diamond Springs DSG is included as Attachment D. The proposed Zoning Ordinance Amendment required to implement the El Dorado & Diamond Springs DSG is included as Attachment C. Both the El Dorado & Diamond Springs DSG and associated Zoning Ordinance amendment would be effective 30 days after final adoption by the Board.

CONTACT

Thea Graybill, Planning Manager, Long Range Planning Unit
Planning and Building Department

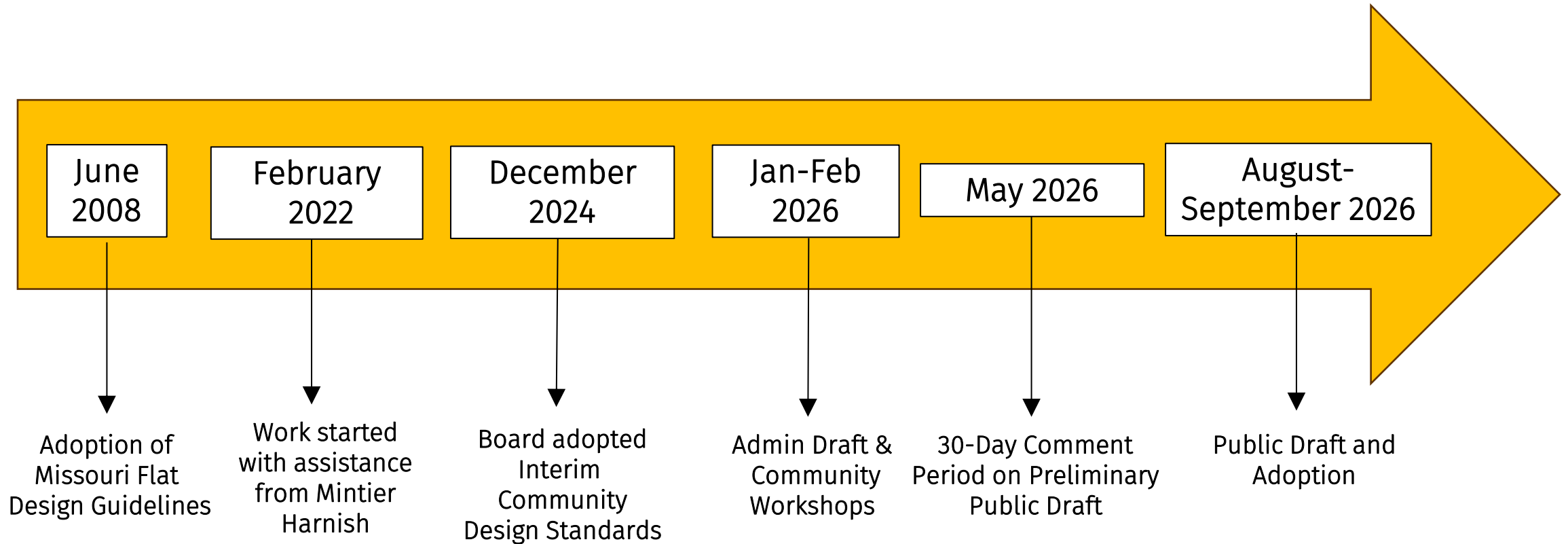
El Dorado/Diamond Springs Design Standards & Guidelines

Planning Commission Hearing
August 13, 2026



El Dorado County Planning & Building Department
Long Range Planning Unit

Project Timeline



Project Goals

- ✓ Support affordable/workforce housing
- ✓ Create historic, community-focused architectural styles
- ✓ Encourage community investment by establishing clear and predictable development standards.



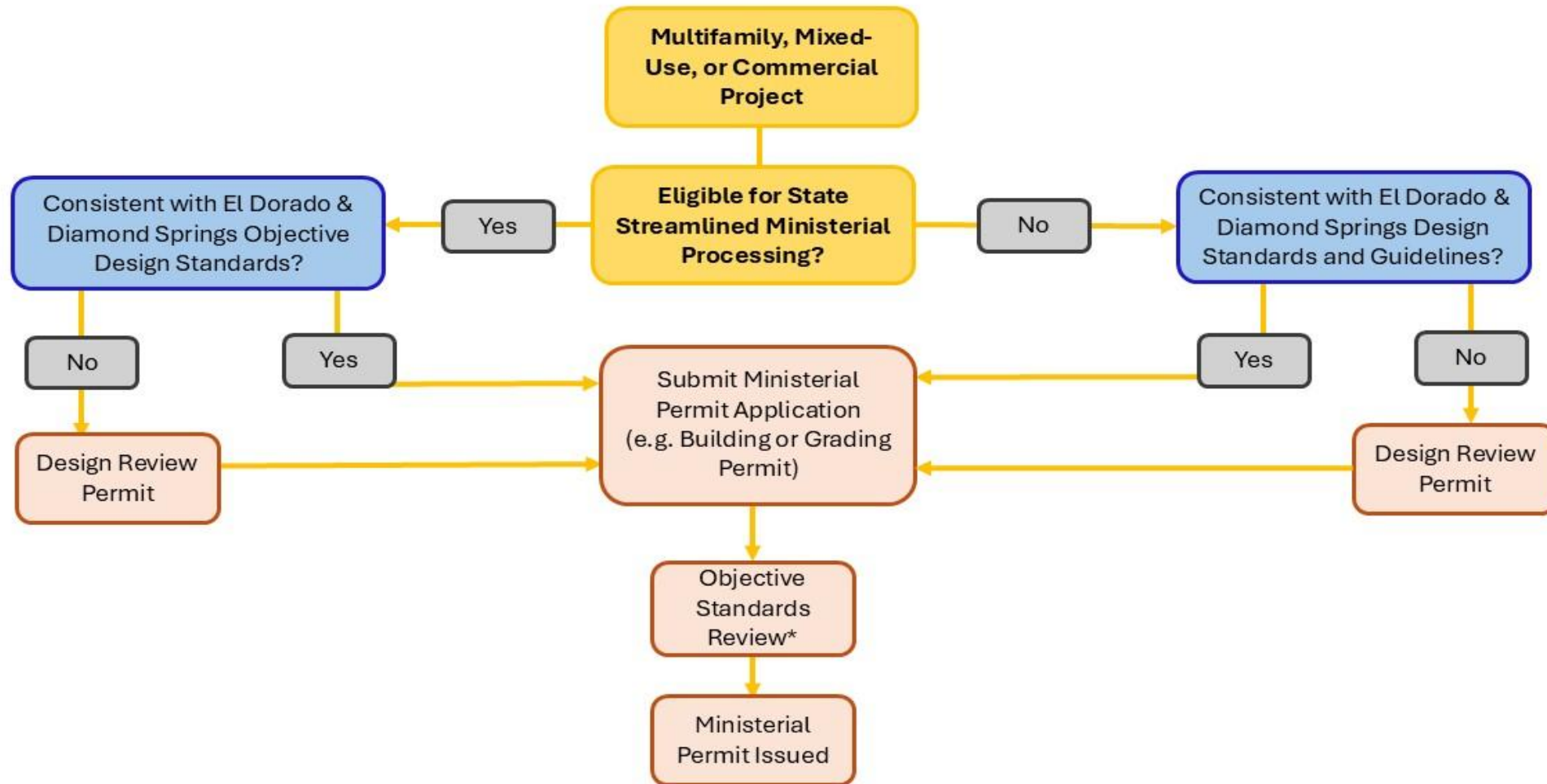
Mercy Housing El Dorado Haven Affordable Housing Project, Diamond Springs CA

Image credit: El Dorado County Building Division (2024)

Key Content Areas

- Introduction, purpose, and applicability (Sections 1-2)
- Permitting process (Section 2)
- Required architectural styles (Section 4)
- Use-specific site & building standards
 - Multifamily standards/guidelines (Section 5)
 - Mixed use standards/guidelines (Section 6)
 - Commercial standards/guidelines (Section 7)

Permitting Process



*Ministerial development projects must be consistent with all objective (measurable and uniformly applied) development standards including but not limited to those in the Zoning Ordinance, Building Code, Fire Code and other applicable regulations.

State Streamlined Ministerial Projects



- County design oversight limited to compliance with existing objective site and building design standards
- Objective design standards protect community from poor design

Required Architectural Styles



Gold Rush (Historic Townsites)



Rustic Craftsman

Multi-Unit Projects

■ Site:

- Parking/circulation
- Fencing & screening
- Building orientation
- Outdoor areas
- Recreational amenities

■ Building:

- Wall form/massing
- Colors/materials
- Windows/doors
- Roofs & balconies

Figure 15 Shared Community Courtyard, Winters, California



Photo Credit: Shingle Springs Community Alliance (SSCA)

Mixed Use Projects

- Site:
 - Parking in rear
 - Screening of utilities, service entries
- Building:
 - Ground floor transparency
 - Recessed/covered building entries
 - Unified architecture/design
 - Minimum ground floor height

Figure 21 Vertical Mixed Use Frontage



Photo Credit: Shingle Springs Community Alliance (SSCA)

Commercial Projects

- Site:
 - Frontage & sidewalk improvements
 - Screened parking/service areas
 - Unified design theme to match building(s)
- Building:
 - Wall form/massing
 - Colors/materials
 - Windows/doors
 - Roofs & balconies
 - Fuel station standards

Figure 26 Diamond Springs Retail Center



Public Engagement

- ✓ Stakeholder Advisory Team
- ✓ Community workshops
- ✓ County email notices to project subscription list
- ✓ Social media posts
- ✓ Frequent webpage updates
- ✓ Phone outreach
- ✓ Newspaper ads
- ✓ PC public hearing notices



Key Revisions from Comments

- ✓ Added historical background/sketches where appropriate
- ✓ Clarified applicability regarding zoning overlays and remodels/additions
- ✓ Clarified architectural and design standards
- ✓ Clarified design and infrastructure standards
- ✓ Made grammatical and formatting edits for ease of use

Staff Recommendation

Forward a recommendation to the Board to take the following actions:

1. Adopt the Addendum to the 2015 TGPA-ZOU Final EIR;
2. Approve the El Dorado & Diamond Springs Design Standards and Guidelines (DSG) as presented;
3. Approve the associated Zoning Ordinance amendments to implement the El Dorado & Diamond Springs DSG

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

**El Dorado & Diamond Springs Community Design
Standards Project**

State Clearinghouse Number 2012052074

Prepared by:
County of El Dorado
Planning and Building Department

August 2026

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 El Dorado & Diamond Springs Design Standards and Guidelines (El Dorado/Diamond Springs DSG) because the El Dorado/Diamond Springs DSG consists of objective, community-specific design standards and clarifying guidance that implement the existing General Plan and Zoning Ordinance. The El Dorado/Diamond 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 El Dorado/Diamond Springs DSG and the associated minor, technical amendments to Title 130 of the County Ordinance Code (Zoning Ordinance) as required to implement the El Dorado/Diamond 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 El Dorado/Diamond 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 El Dorado/Diamond 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 El Dorado/Diamond Springs DSG and the implementing Zoning Ordinance amendments.

II. BACKGROUND INFORMATION ON THE PROPOSED EL DORADO & DIAMOND SPRINGS DESIGN STANDARDS AND GUIDELINES

In June 2008, based on strong community interest in enhancing the historic character of the El Dorado & Diamond Springs community, the Board adopted the Missouri Flat Design Guidelines to guide development along the Missouri Flat Rd corridor.

On March 17, 2020, based on ongoing community feedback, including feedback from the El Dorado & Diamond Springs community, the Board directed Long Range Planning staff to begin customized multifamily and commercial design standards for the County's Community Regions and Rural Centers, including the communities of El Dorado and Diamond Springs. On February 1, 2022, the Board approved a contract for technical assistance from a design consultant.

On July 23, 2024, based on changes to state law and strong desire to implement the new standards as quickly as possible, the Board directed staff to prepare countywide interim design standards by December 2024 and to return by March 2025 with a revised contract scope for permanent community based standards based on those interim standards. Staff completed this work, and the Board adopted the interim standards on December 3, 2024. Staff then finalized the revised contract scope as instructed, and on April 22, 2025, the Board approved a revised contract scope to develop permanent Community Region and Rural Center design standards using the interim standards as the foundation.

In August 2025, the County began working with community members to develop the El Dorado/Diamond Springs DSG, and in January and February 2026, staff held two community workshops to obtain feedback on the first Administrative Draft. After the workshops, staff released a Preliminary Public Draft (PPD) to the community and internally to staff for a 30-day review period. Staff incorporated feedback received on the PPD, where appropriate, into the current Public Review Draft El Dorado/Diamond Springs DSG.

III. PROPOSED EL DORADO & DIAMOND SPRINGS COMMUNITY DESIGN STANDARDS AND GUIDELINES AND ASSOCIATED ZONING ORDINANCE AMENDMENTS

A. Overview

The El Dorado/Diamond Springs DSG includes minor technical refinements to County design regulation for the El Dorado & Diamond 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, 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 El Dorado/Diamond Springs DSG

The El Dorado/Diamond Springs DSG establishes objective architectural and site design standards for commercial, multifamily, and mixed-use projects located within the El Dorado & Diamond 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 character. Under the El Dorado/Diamond 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 El Dorado & Diamond Springs' historic character

The El Dorado/Diamond Springs DSG provides two architectural style palettes ("Rustic Craftsman", and "Gold Rush") that were created to ensure future structures will align with El Dorado & Diamond 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 El Dorado/Diamond Springs DSG does not create any new permit types. Projects that meet objective design standards in the El

Dorado/Diamond 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 El Dorado/Diamond 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 El Dorado/Diamond 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 El Dorado/Diamond Springs DSG

Implementation of the El Dorado/Diamond 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 the El Dorado & Diamond Springs Community Region that are fully consistent with the adopted El Dorado/Diamond Springs DSG, thereby streamlining review for qualifying projects.

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 El

Dorado & Diamond Springs Community Region are needed. Adoption of the El Dorado/Diamond Springs DSG and 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 El Dorado/Diamond Springs DSG includes minor, technical refinements to County design regulation for the El Dorado & Diamond 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 El Dorado/Diamond Springs DSG and corresponding Zoning Ordinance amendments required to implement the new standards, and relevant CEQA review.

El Dorado/Diamond Springs DSG Section	Brief Component Description	CEQA Review
Section 1 – Introduction, Purpose and Intent	Establishes purpose to preserve El Dorado & Diamond Springs’ historic Gold Rush and industrial 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 El Dorado/Diamond 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 El Dorado & Diamond 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.

EI Dorado/Diamond Springs DSG Section	Brief Component Description	CEQA Review
Section 2.2 – Applicable Zones	Identifies typical commercial and multifamily (multi-unit) zones, consistent with the County’s adopted Zoning Ordinance and General Plan, where these standards would apply.	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, 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 – Design Review Permit Requirement	Establishes that projects fully compliant with the EI Dorado/Diamond 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.
Sections 3.1 and 3.2 – Project Types and Selecting an Architectural Style	Defines project categories and requires selection of one of two architectural styles (Gold Rush, Rustic Craftsman).	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.
Sections 3.3 and 3.4 – Interpretations and Definitions, Other Applicable Regulations and Permits	Section 3.3 provides specialized terms and definitions for using the document. Section 3.4 provides cross-references to General Plan policies, Zoning Code, Building Code, Fire Code, Landscaping, Lighting, and Oak Resource standards.	Section 3.3 provides specialized terms and definitions for using the document. Section 3.4 reinforces compliance with other existing County regulations already evaluated under the TGPA/ZOU FEIR. These provisions ensure consistent use of the document, provide clarification for ease of use and reduce 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.

El Dorado/Diamond Springs DSG Section	Brief Component Description	CEQA Review
Section 4.2 – Rustic Craftsman Architectural Style	Defines architectural features emphasizing natural materials, gabled roofs, stone or brick accents and exposed wood elements reflective of El Dorado & Diamond Springs' community character and context.	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.
Section 4.3 – Alternative Architectural Styles or Project Designs	Allows alternative styles through discretionary Design Review Permit if they demonstrate compatibility with the historic character of the El Dorado & Diamond Springs community.	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.

El Dorado/Diamond Springs DSG Section	Brief Component Description	CEQA Review
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 El Dorado/Diamond 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.

V. CONCLUSION

Based on the above findings, the County has concluded that preparation of a subsequent EIR for adoption of the El Dorado/Diamond Springs DSG and minor, technical Zoning Ordinance amendments to implement the El Dorado/Diamond 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 El Dorado/Diamond Springs DSG or implementing Zoning Ordinance amendments will be undertaken. Adoption of the El Dorado/Diamond 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 do not substantially change the County General Plan or its circumstances and do not require major revisions to the 2015 TGPA/ZOU FEIR. The information associated with adoption of the El Dorado/Diamond 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.

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ORDINANCE NO. _____

AN ORDINANCE ADOPTING AMENDMENTS TO TITLE 130 OF THE EL DORADO
COUNTY ORDINANCE CODE

THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO DOES ORDAIN AS FOLLOWS:

ARTICLE 2 - ZONES, ALLOWED USES, AND ZONING STANDARDS

Section 1. Section 130.27.050.D entitled “Design Review – Community (-DC) Combining Zone” is amended as set forth below:

D. Exemptions. With the exception of the Meyers Area Plan Design Review Area (See Subsection E, Meyers Area Plan Design Review Exemptions and Requirements, below in this Section), the following uses and structures shall be exempt from the design review process required in this Section, but must still comply with all other applicable provisions of this Title and adopted community design guidelines and standards:

1. Commercial, multifamily (multi-unit) and mixed-use development projects within the Shingle Springs and El Dorado/Diamond Springs Community regions where such projects are consistent with the adopted Design Standards and Guidelines for those Community Regions;
2. Structures and site development within a research and development zone that is combined with a (-DC) designation, if said base zone has been expanded to include architectural style and site design requirements which are more specific in nature and satisfy the intent of the design review concept;
3. Wall signs;
4. Change in text on existing signs;
5. Internal changes within an existing structure, including changes in the use of the existing structure, where no external changes or alterations are proposed;

6. Minor additions to existing structures wherein the total floor area increase is 10 percent or less, and where compliance to the appearance of the existing structure is demonstrated, providing the existing structure has been reviewed and approved under a previous Design Review Permit or other discretionary application;
7. Fencing;
8. Detached single-unit residences and accessory structures;
9. Structures accessory to temporary uses in compliance with Section 130.52.060 (Temporary Use Permit); and
10. Modifications to bring a structure into conformance with the Americans with Disabilities Act.

Section 2. California Environmental Quality Act (CEQA).

In 2015, the Board of Supervisors certified the Final Environmental Impact Report (FEIR) (State Clearinghouse No. 2012052074) for the County 2015 Targeted General Plan Amendment and Zoning Ordinance Update Project (TGPA/ZOU). Under CEQA Guidelines section 15164, the County must prepare an addendum to a previously certified Environmental Impact Report (EIR) if some changes or additions are necessary but none of the conditions described in CEQA Guidelines section 15162 that require the preparation of a subsequent EIR have occurred. Staff determined that an Addendum to the County 2015 TGPA/ZOU FEIR is the appropriate level of environmental review for the El Dorado & Diamond Springs Design Standards and Guidelines (El Dorado/Diamond Springs DSG) as the El Dorado/Diamond Springs DSG and the implementing amendments to Title 130 of the County Ordinance Code (Zoning Ordinance) would not result in any new or more severe impacts than those previously analyzed in the 2015 TGPA/ZOU FEIR. Therefore, the Addendum, together with the 2015 TGPA/ZOU FEIR, will be utilized by the County as the environmental compliance for the El Dorado/Diamond Springs DSG, as well as the required Zoning Ordinance amendments to implement the El Dorado/Diamond Springs DSG, in accordance with Sections 15162 and 15164 of the CEQA Guidelines.

Section 3. Severability.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The Board hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

Section 4. Effective Date.

Pursuant to California Government Code section 25123, this Ordinance shall become effective thirty (30) days from the date of final passage by the Board.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the _____ day of _____, 2026, by the following vote of said Board:

ATTEST
KIM DAWSON
Clerk of the Board of
Supervisors

Ayes:

Noes:

By _____

Deputy Clerk

Absent:

Chair, Board of Supervisors

APPROVED AS TO FORM
DAVID LIVINGSTON
COUNTY COUNSEL

By: _____

Title: _____



El Dorado County

El Dorado/Diamond Springs Community Design Standards & Guidelines

Public Review Draft | August 2026



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1. Introduction

Section 1.1. Community History

Diamond Springs was settled in 1848 as a prominent station along the old Carson Emigrant Trail and Pony Express and was named for the clear springs present in the community. The community experienced an economic boom in the 1850s centered around gold mining, lumber and limestone production, and agriculture. Notably, it was in Diamond Springs that a 25-pound nugget was found, one of the largest ever found in El Dorado County. Through the 1850s, Diamond Springs grew rapidly as a result of the Gold Rush. In the 20th century, the main industry of Diamond Springs' economy shifted to limestone processing with the Diamond Springs Limestone Company being established in 1927. The plant ultimately closed in the 1970s, resulting in significant job and population loss. Today, Diamond Springs is a primarily a rural residential community that maintains the history of the Gold Rush era with the presence of historic buildings and sites.

El Dorado (meaning “The Gilded” or “Golden One” in English) was settled in the 1850s as a prominent station along the old Carson Emigrant Trail and Pony Express due to the presence of a trading post and nearby gold mines. Similar to Diamond Springs, throughout the 1850s, the town of El Dorado grew rapidly due to the presence of gold with several local mines and mills serving as economic drivers and sources of employment. In the 1880s, a train station was established in El Dorado near the schoolhouse as part of the Placerville Branch of the Southern Pacific Railroad that hauled fruit, lumber, and other products to Sacramento until the line was discontinued in the late 1980s. Today, the rail station still operates as a historic attraction providing railroad excursions to visitors and rail enthusiasts. The community was first known as “Mud Springs” due to a nearby boggy waterway, the community's name was officially changed to El Dorado in 1955.¹

Section 1.2. Purpose and Intent

Establishing design guidelines and objective design standards for commercial, mixed use, and multi-unit residential development in El Dorado/Diamond Springs helps to ensure any future development within the community is distinct, cohesive, and consistent with the community's historic character.

How does this document change the current permitting process?

Currently, development projects are subject to discretionary design review, meaning each project is evaluated on a case-by-case basis to determine whether it should move forward. This process can require public hearings before the Design Review Committee and/or the Planning Commission, creating uncertainty around design expectations and potentially increasing the time and cost of project approvals.

This document allows the community and decision-makers to set clear expectations for future development before projects are proposed. By defining what is and is not desired in new development upfront, this document essentially replaces the discretionary review of the existing entitlement process for applicable projects. As a result, projects that comply with the standards and guidelines in this document can move forward without going through discretionary design review on a case-by-case basis.

This document aims to achieve the following goals:

- A. Replace the El Dorado County Interim Design Standards and Guidelines (IDSG) and the Interim Objective Design Standards for State Streamlining (IODS) for the El Dorado & Diamond Springs Community Region.
- B. Implement the goals and policies of the County's General Plan to preserve the rural lifestyle of the County and its communities for current and future residents.

Section 1.3. Establish permanent design standards tailored specifically to El Dorado/Diamond Springs to align with the community's vision to maintain the rural and historic character and incorporating architectural elements that highlight the community's history as a gold rush and railroad town.

- A. Support the development of affordable and workforce housing while ensuring that new projects remain consistent with community-established design themes and architectural elements that reflect local history and character.
- B. Create an economic incentive for developers to invest in the El Dorado/Diamond Springs community by establishing clear and predictable standards for development that reduces the price, time, and complexity of project review and approval.

Section 1.4. Scope of this Document

This document is intended to provide a ministerial approval pathway only for review processes and permits issued by the County Planning Division. Project applications must still be reviewed by other agencies and County departments (e.g., Fire, Building, Transportation) for compliance with applicable codes and standards of those departments. An approval from the Planning Division indicating compliance with this document does not assume compliance from other County departments. It is not

Applicability

within the scope or intent of this document to alter the review standards and regulations outside of the County Zoning Ordinance.

Section 1.5. Community Involvement

The design standards and guidelines established in this document incorporate public input to ensure they reflect the community's vision. In October 2025, the County initiated the first of several community engagement events with a community tour of El Dorado and Diamond Springs with a Stakeholder Advisory Team to receive input on community design preferences and key issues or concerns in the community. Workshops, community meetings, and other engagement efforts associated with the drafting of the El Dorado/Diamond Springs Community Design Standards and Guidelines (El Dorado & Diamond Springs DSG) will be ongoing through early 2026.

2. Applicability

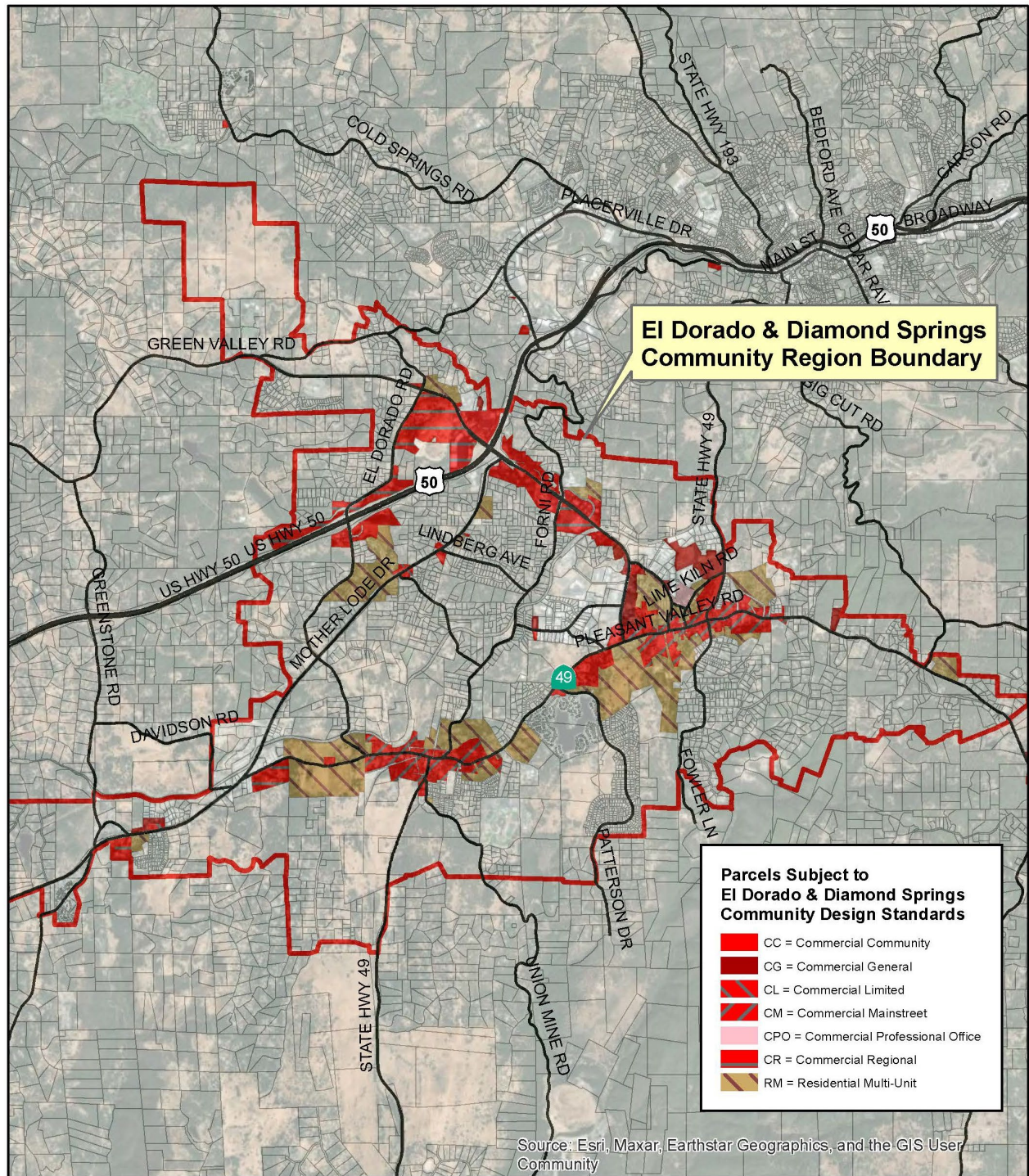
Section 2.1. General Applicability

- A. **General.** The standards and guidelines established in this document apply to all new multi-unit residential, mixed use, and commercial development proposed within the El Dorado & Diamond Springs Community Region as shown in Figure 1, as well as to significant remodels or additions as described in Section 2.3. The standards and guidelines in this document do not apply to new or existing single-unit residential development.
- B. **Specific Plans and Planned Development Combining Zones.** Projects within any existing or future Specific Plans or Planned Development (-PD) Combining Zones are subject to the El Dorado & Diamond Springs DSG in addition to the requirements of the Specific Plan or PD. Where conflicts between standards occur, the Specific Plan or PD shall prevail, except in instances where these plans are silent on a matter, in which case the El Dorado & Diamond Springs DSG shall be applied. These standards do not apply to Projects in Process as defined in El Dorado County Zoning Ordinance Section 130.10.040.C (Effect of Zoning Ordinance Changes to Projects in Process).
- C. **Historic Structures.** Alterations to structures defined as "historic" in Zoning Ordinance Chapter 130.80 (Glossary) shall use colors, finishes, and materials to match the historic structure or adhere to State regulations if applicable.
- D. **State Law Compliance.** In the event of conflicts between these standards and those required by State law, the requirements of State law shall prevail. This includes compliance with State minimum wildfire construction requirements, Title 24, including California Building Code Chapter 7A and the California Wildland Urban Interface Code (CWUIC), Public Resources Code Section 4291, and Title 14 defensible space/fuel modification requirements in the State Responsibility Area.
- E. **Wood Features.** Where wood is not permitted or is conditioned by State Wildfire Urban Interface provisions, ignition-resistant or noncombustible equivalent materials shall be allowed to satisfy El Dorado & Diamond Springs DSG aesthetics.

Section 2.2. Applicable Zones

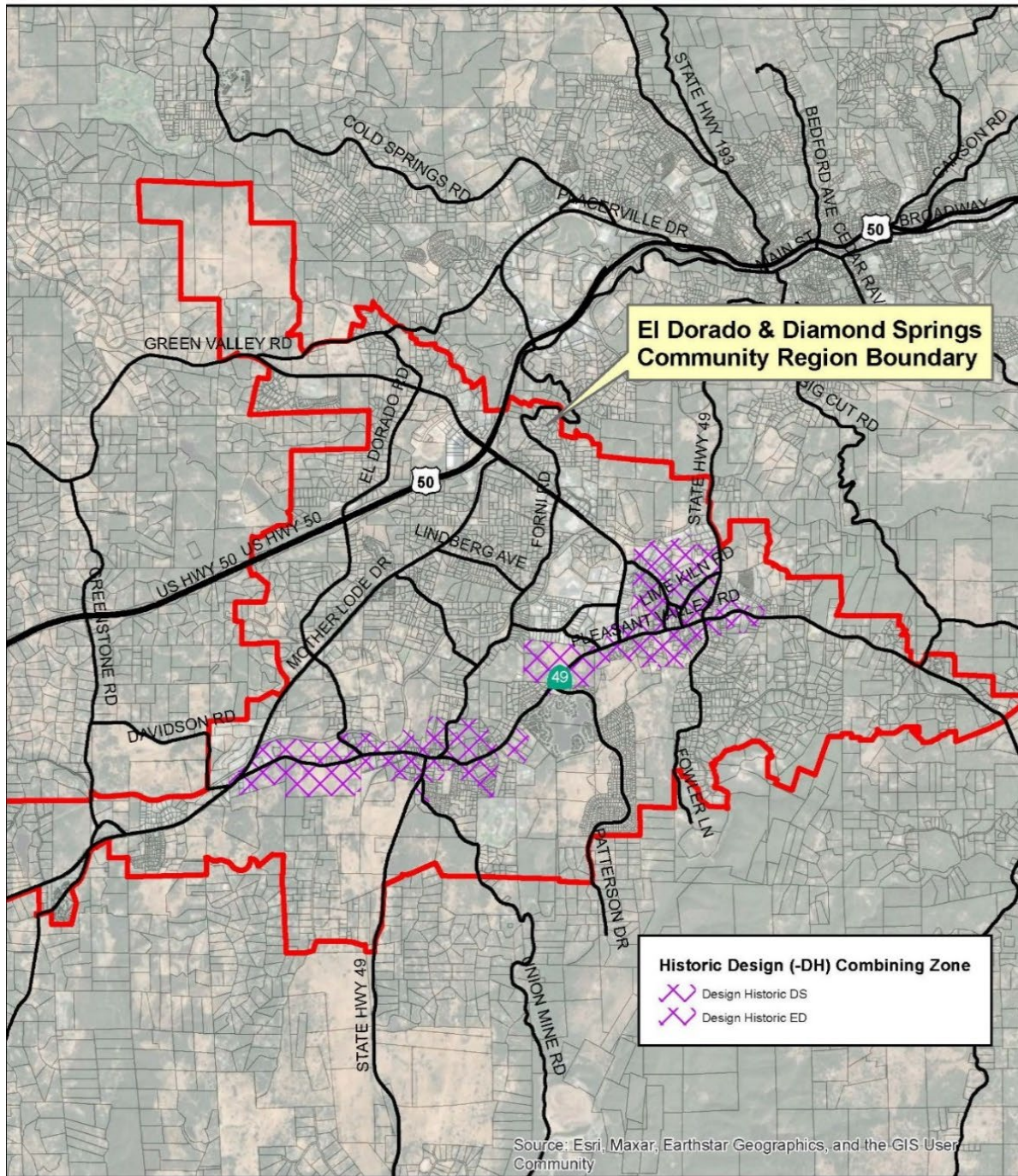
The standards and guidelines of this document apply only to mixed use, commercial, or multi-unit residential development. Typical zone districts where these uses are allowed include the commercial and multi-unit residential zones shown in Figure 1. In addition, the Historic Design Combining Zone (-DH) (shown in Figure 2) identifies lands within the historic townsites of El Dorado and Diamond Springs and provides for additional regulations for these areas to protect and enhance the historic design of these communities.

Figure 1 El Dorado & Diamond Springs Community Region



Note: Map not to scale.

Figure 2 El Dorado/Diamond Springs Historic Design (-DH) Combining Zone



Note: Map not to scale

Section 2.3. Applicability to Existing Structures

The El Dorado & Diamond Springs DSG shall not apply to alterations to structures, such as exterior remodels and reroofs, which consist of like-for-like maintenance, repair or replacement or interior alterations that do not affect the exterior appearance or footprint of a building. Such modifications shall match the existing building and roof style(s), and materials and colors found on the existing building. All other building or structure alterations are considered significant remodels. Significant remodels shall be consistent with the required colors and materials in Section 5.2.B for multi-unit and mixed use projects, and Section 7.2.B for commercial projects. Applicants shall provide plans that show the existing and proposed colors and materials with the planning entitlement, if applicable, and the building permit application prior to building permit issuance.

Section 2.4. Design Review Permit Requirement

- A. **No Design Review Permit Required.** Projects without other discretionary approvals and designed in compliance with the El Dorado & Diamond Springs DSG are considered ministerial and do not require a Design Review Permit (DRP) pursuant to Zoning Ordinance Section 130.52.030 (Design Review Permit). Planning Division staff will determine DSG consistency during standard building and/or grading permit review. It is the responsibility of the applicant to reflect in their application how DSG consistency is met. All ministerial projects must comply with all applicable objective County development standards, including but not limited to the Zoning Ordinance, Building Code, Fire Code and other site or building design requirements.
- B. **Design Review Permit Required.** Projects that do not comply with the El Dorado & Diamond Springs DSG are subject to a DRP in compliance with Section 130.52.030 (Design Review Permit) of the El Dorado County Zoning Code and any subsequent public hearings and/or environmental review in compliance with the California Environmental Quality Act (CEQA). After DRP approval, projects must also demonstrate compliance with all other applicable objective County development standards, including but not limited to the Zoning Ordinance, Building Code, Fire Code and other site or building design requirements.
- C. **Other Applicable Permits.** Compliance with the El Dorado & Diamond Springs DSG shall not exempt projects from obtaining other permits required for development such as building permits and grading permits.

Section 2.5. Severability

If any Section, Subsection, sentence, clause, or phrase of this Chapter is for any reason held by a court of competent jurisdiction to be invalid, unconstitutional, or unenforceable, such decision shall not affect the validity of the remaining portions of the Chapter. The Board of Supervisors hereby declares this Chapter and each Section, Subsection, sentence, clause, and phrase thereof, adopted without regard to the fact that any one or more portions may be declared invalid, unconstitutional, or unenforceable.

3. How to Use this Document

The El Dorado & Diamond Springs DSG should be consulted in the early stages of the site/building design process, prior to the creation of project plans for review by the County. The County recommends contacting and/or meeting with applicable Planning and Building Department staff for preliminary feedback prior to formal permit or planning project submittal.

Section 3.1. Applying this Document to Different Project Types

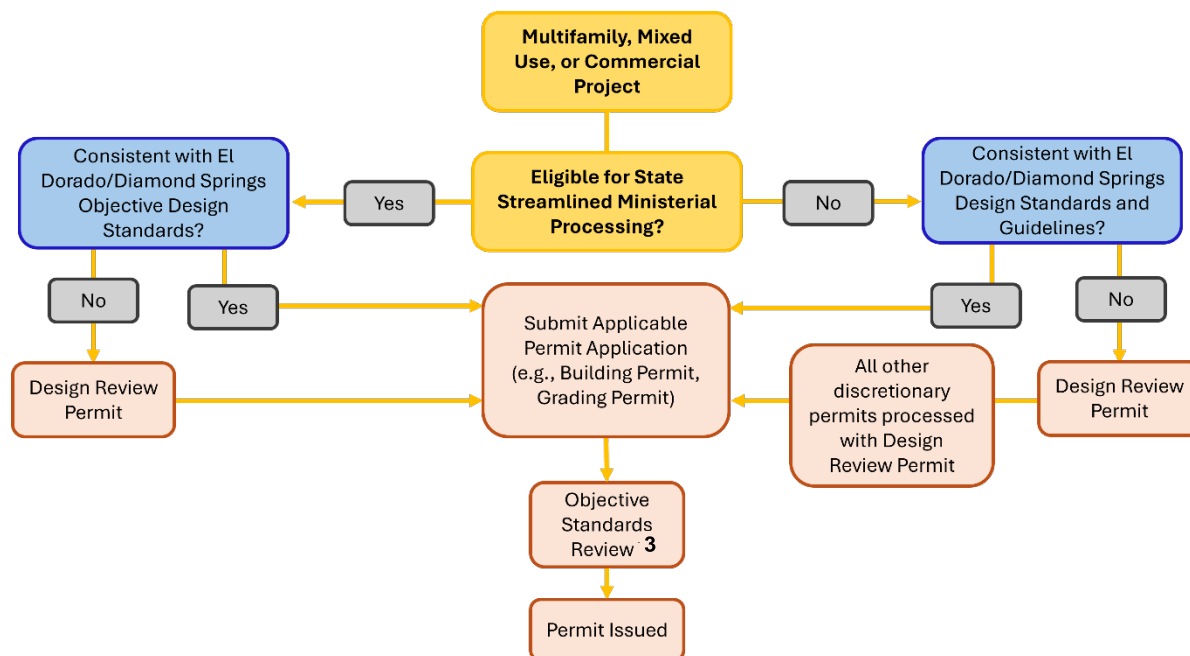
Projects that qualify for streamlined processing under State law are only subject to the standards listed under “Design Standards” (denoted with a **blue** outline) in Sections 4 through 7 of this document. Projects that do not qualify for streamlined processing must comply with both the “Design Standards” (denoted with a **blue** outline) and “Design Guidelines” (denoted with a **tan** outline) in Sections 4 through 7 of this document. See Figure 3 for more information.

What are State streamlined ministerial projects?

In recent years, the State of California has passed several laws to expedite development throughout the State by requiring certain qualifying projects, such as affordable housing projects, not be subject to discretionary permit review processes at the local level. Qualifying projects need to meet a specific list of eligibility requirements codified in the California Government Code.

For example, California Government Code Section 65913.4 establishes the “Streamlined Ministerial Approval Process”, which requires cities and counties to offer a ministerial (i.e., non-discretionary, no public hearings, no CEQA review) approval process for qualifying multi-unit or mixed use affordable housing projects. To qualify for this ministerial approval process, projects must include at least two residential units, be on an infill site (at least 75 percent of the site perimeter is adjoined by parcels that are developed with urban uses) and have at least 50 percent of residential units dedicated as affordable to low-income residents. Additionally, all qualifying projects must comply with all locally adopted objective zoning and design requirements.

Figure 3 How to Apply Design Standards and Guidelines ^{1, 2}



Flowchart Notes:

1. This flowchart does not include all other processes. Projects that are denied or require other approvals are outside of this flowchart.
2. If a project fails any step of this chart, the project will not proceed without corrective action.
3. Development projects must be consistent with all objective (measurable and uniformly applied) development standards including but not limited to those in the Zoning Ordinance, Building Code, Fire Code, and other applicable regulations.

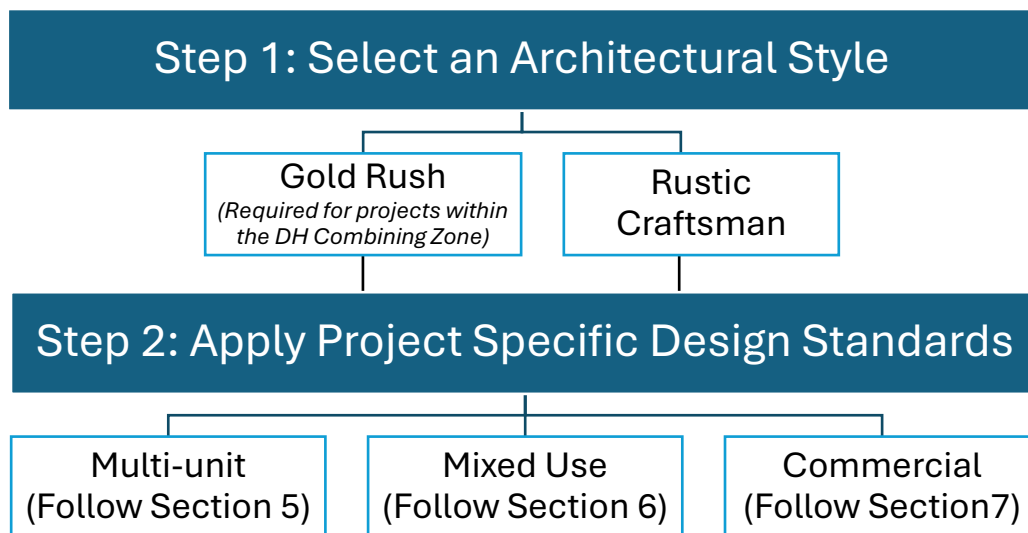
Section 3.2. Selecting an Architectural Style

Every development project shall comply with the following workflow for the El Dorado/Diamond Springs DSG.

- A. Selection of one of the established architectural styles (Gold Rush or Rustic Craftsman), as described in Section 4, varies based on the parcel's location:
 1. **Projects located within the Historic Combining Zone (-DH)** shall be consistent with the Gold Rush architectural style. Projects that use a different or alternative architectural style may be allowed in compliance with the requirements established in Section 4.4.
 2. **Projects located outside of the Historic Combining Zone (-DH)** shall be consistent with either the Gold Rush or Rustic Craftsman architectural style. Projects that use a different or alternative architectural style may be allowed in compliance with the requirements established in Section 4.4.
- B. Once an architectural style is selected, the applicant must then comply with the design standards and guidelines that correspond to their project type—whether multi-unit residential (Section 5) mixed use (Section 6), or commercial (Section 7). This ensures that all new developments maintain a consistent architectural character while also addressing the functional and contextual needs of each project type. Figure 4 presents the process graphically.

- C. If the standards or guidelines of the selected architectural style conflict with the standards or guidelines of the specific project type, the architectural style shall prevail.

Figure 4 Design Standards and Guidelines Workflow



Section 3.3. Interpretations and Definitions

- A. **Diagrams and Pictures.** Descriptive diagrams and pictures are provided to help visualize the standards and guidelines. In the event of a conflict or inconsistency between the text of this document and any figure or picture, the text shall take precedence.

B. **Regulatory Language**

1. Mandatory and Discretionary Terms

- The words “shall”, “will”, and “must” are mandatory, establishing a duty or obligation to comply with the specific Standard.
- The words “shall not”, “will not”, and “not permitted” are mandatory and represent the prohibition of an action.
- The words “may” and “should” are encouraged but not mandatory.

2. Unless otherwise specifically indicated, lists of items or examples that use terms such as “for example”, “including”, and “such as”, or similar language are intended to provide examples and are not an exhaustive list of all possibilities.

3. Unless context clearly suggests otherwise, conjunctions must be interpreted as follows:

- “And” indicates that all of the connected terms, items, conditions, provisions, or events apply.
- “Or” indicates that one or more of the connected terms, items, conditions, provisions, or events apply.

C. **Definitions.** For the purposes of this document the following definitions shall apply:

1. “Multi-unit residential projects” are defined as detached or attached multi-unit residential dwellings that have a minimum of two units and comply with the minimum density of units/acre as specified in Zoning Ordinance Chapter 130.24 (Residential Zones). Townhouses, rowhouses, condos, and single unit homes with accessory dwelling units are not considered as multi-unit development.
2. “Mixed use development projects” are defined as projects that incorporate and integrate multi-unit residential and commercial uses proposed as part of the same development project.
3. “Commercial development projects” are defined as projects proposing buildings or structures for commercial uses.

Section 3.4. Other Applicable Regulations and Permits

- A. The standards and guidelines established in this document shall apply in addition to applicable local, State, and Federal regulations and review processes even if not explicitly stated in this document, including but not limited to the El Dorado County General Plan and County Municipal Code, including but not limited to the Zoning Ordinance, Building Code, and Fire Code. In addition, new development projects must be consistent with all other applicable development and design standards as referenced in County Code, including but not limited to Outdoor Lighting Standards, Parking and Loading Standards, Landscaping and Irrigation Standards, and the County’s Design and Improvements Standards Manual (DISM). For example, mixed use projects shall be required to comply with Zoning Ordinance Section 130.40.180 (Mixed Use Development). In the event of conflicting provisions between these standards and applicable County Code regulations, the more restrictive standard shall prevail.
- B. In the event that the standards of this document conflict with State law, State law shall prevail.

4. Architectural Styles

The following architectural styles were developed with the goal of conveying a sense of place within the communities of El Dorado and Diamond Springs. Two architectural styles (Gold Rush and Rustic Craftsman) were identified as aligning with both El Dorado and Diamond Springs' history as a rural gold rush community, embracing architectural features reminiscent of historic styles found in the area from the mid-19th and 20th centuries, as well as aligning with architectural styles found on more modern developments outside of historic districts.

Section 4.1. Gold Rush Architectural Style

Architecture of the Gold Rush era reflects the speed of the movement. The wooden structures are simple and practical in construction. Parapet (false fronted) roofs are popular in this style, and buildings typically have a two-story massing with balconies or similar detailing at the second floor.

Figure 5 Gold Rush Storefront



Typical Building Elements

- Geometrically simple forms and vertically-oriented building massing
- Typical Gold Rush storefronts consist of two-story structures with rectangular, plain wooden front facades
- Windows are typically narrow and rectangular with divided lights
- Utilize structural elements such as columns, braces, etc. that are similar in design to and complement the decorative elements
- Rectangular building facades
- Traditional building widths not exceeding 25 feet to 30 feet
- Roofs hidden behind prominent facades with street-facing, detailed parapet
- Parapets detailed with precast treatments; continuous banding; or projecting cornices, lentils, caps, corner details, or variety in pitch

Typical Building Materials

- Flash-fired brick
- Vertical rough sawn board and batten siding
- Horizontal rough sawn lap siding and shingles
- Fiber cement siding (six-inch, eight-inch, or 12-inch horizontal siding)

Figure 6 Typical Design Features of the Gold Rush Style



- (A) Decorative cornice with brackets
- (B) Decorative brackets or braces
- (C) Window ratio: .5 : 1
- (D) Decorative picket railing
- (E) Facade colors: maximum two body colors and one trim color.
- (F) Canopy slope: Min. 2:12, Max. 4:12
- (G) Siding as railing prohibited
- (H) Column spacing: Min. 8 ft., Max. 12 ft.
- (I) Square or turned columns
- (J) Facade materials: brick, v-groove or board & batt siding, corrugated metal panels.

Design Standards and Guidelines for the Gold Rush Architectural Style

A. Roofing Elements

1. Design Standards

- a. Roof Type. Primary roof type shall be gable roof or flat roof.
- b. Roof Pitch. All primary roof pitches (if visible from ground-level view) shall be between 4:12 and 6:12 slope. Secondary façade-attached roof covers shall have slopes between 1:12 and 3:12.
- c. Materials and Colors. Roofing materials visible from ground-level view shall be in the gray or brown color range and shall be one of the following types: Metal panels- painted, rusted finish, mill finish zinc, corrugated, standing seam or similar panels or T-24 compliant fire-rated composition fiberglass shingles.
- d. Beams. No roof beams, rafters or structural steel shall be exposed except under an open cover area.
- e. Shed Roofs. Shed roofs, where there is no ridge or hip covering the main portion of the structure, as the primary roof type of a structure are prohibited. Shed roofs are only allowed as a covered overhang, dormer, or secondary roof, as shown in Figure 7.

Figure 7 Shed Roof Types



B. Exterior Wall Elements

1. Design Standards

- a. Exterior Building Materials. Structures shall be designed with at least one of the following building materials on the primary façade:
 - (1) Wood or wood-effect (having the appearance of wood, such as wood-grain fiber cement) vertical application pattern shiplap siding, board on board effect, board and batten effect, clay brick, metal panel (to match roof).
 - (2) Where a secondary building façade is located within 25 feet from a two-lane street, the primary and secondary façades shall be of the same materials.
 - (3) Secondary and rear façades may use any material allowed for the primary façade and may also be painted smooth cement plaster, metal panels, wood, fiber cement, or smooth formed concrete.
- b. Building Colors. There shall be a minimum of two building colors.
- c. Parapets (false fronted roof). The following details are required if a parapet roof is used.
 - (1) Parapets shall consist of a single large wall that extends the entire width of the front of the building and is a minimum of three feet above the ridge of an exposed two-sloped roof visible from a secondary façade view.
 - (2) The decorative top of the parapet may be one level across the entire façade or may have one or two stepped segments that shall be a minimum of 12 inches and a maximum of 36 inches. Parapet tops shall be level, and sloped tops are prohibited.
 - (3) The parapet shall terminate with a capped parapet top edge trim unit. The trim unit shall be wood, fiber cement, brick, cast-stone, or sheet metal veneer. Architectural trim shall extend a minimum of three and a half inches horizontally from the façade face below with a minimum vertical height of 11 inches.
- d. Decorative Trim. Trim, cap, or cornice material shall be applied as a decorative “lintel” to the top edge of all windows and doors in the upper section of the façade. Two cornice types are encouraged:
 - (1) Attached informal trim or molding. Informal cornices are made from metal, stone, or a combination of these materials.
 - (2) Formal corbelled brick. Corbelled cornices are made from brick or stone. The formal cornice follows the basic compositional and proportional rules of the classical orders and sometimes has formal details such as brackets and dentils.

2. Design Guidelines

- a. Parapets (false fronted roof). The following details are encouraged if a false fronted roof is used.
 - (1) Where the primary façade extends above a second floor with windows and doors located in the façade, the lowest step or level of the parapet is encouraged to be a minimum of 60 inches from the top edge of the window or door. The wall veneer is encouraged to be continuous from the ground level to the top edge of the parapet.
 - (2) Where the parapet wall may have stepped segments, symmetrical placement of steps shall be required. The center section of the parapet is encouraged to be at least 50 percent of the dimension of the total primary façade width.

C. Window and Door Elements.

1. Design Standards

- a. Window Details.
 - (1) Window Sash and Frames. Window sash frames shall consist of painted metal-clad, wood, vinyl, or fiberglass.
 - (2) Area of Glass in Window. Maximum glazing area within a window is encouraged to be 36 inches wide x 36 inches tall without mullions or muntins configured within each window area. The minimum area of glazing for large store front windows using muntins shall not be less than 18 inches wide x 24 inches tall.
 - (3) Window Frame Color. One color for all window frames shall be used throughout a building.
 - (4) Glass Type. Glass in the primary building façade ground floor area shall not be tinted or mirrored for commercial buildings except where required to prevent excess solar gain.
- b. Door Design. Coiling doors (roll-up door) shall be limited in location to specified loading areas and shall not be on the primary or secondary façade faces.
- c. Architectural Window/Door Trim. Windows and doors shall be trimmed with wood or wood-effect materials (e.g., fiber cement). Trim color shall match color of the window sash or door stile.

2. Design Guidelines

a. Window Details.

- (1) Window Shape. Aspect ratio of all window dimensions is encouraged to be a minimum 1:1.5. All windows shall be rectangular.

b. Door Design. Garage or large storage access type doors are encouraged to be wood or wood-effect "barn-door styled" paneled with minimal patterning. Entry or passage type doors (excluding primary façade store front doors) are encouraged to be wood or wood-effect traditional four paneled doors.

D. Building Feature Elements

1. Design Standards

a. Exposed Beams. Any exposed exterior structural trusses or beams shall be wood or wood-effect.

b. Exterior Building Features. Structures of two or more stories shall be designed with one of the following building features on the primary façade:

- (1) Balcony. The balcony shall be accessible by the second story and supported by posts spaced a minimum of eight feet apart and a maximum of 12 feet apart on the balcony edge. Where a second-floor balcony is used to serve as an exterior cover over ground floor patio, deck, or walkway area, all posts on second floors shall continue to the ground floor. Balconies shall have solid covers above their walking surface.

- i. Balcony Posts. Balcony posts shall be of smooth wood or wood-effect. Posts shall be square shaped or traditionally "turned". All balcony posts shall be painted.

- ii. Railings and Guardrails. Railings on balconies, porches, exterior stairways shall be located between posts supporting a balcony, covered porch or similar.

- (2) Awning. The awning shall be located along the structure ground-floor frontage, facing a street, parking area, and/or sidewalk, and shall cover a minimum of 80 percent of the length of the façade. Awnings shall maintain a minimum clearance of eight feet from the bottom of the awning to the finished grade of the sidewalk below and shall not extend more than six feet from the exterior wall. Awnings shall not be internally illuminated.

- (3) Patio. The Patio shall include a permanent covering supported by posts spaced a minimum of eight feet apart and a maximum of 12 feet apart on the cover edge. Patio covers shall cover a minimum of 80 percent of the length of the façade.

- i. **Patio Support Posts.** The support posts of the patio covering posts shall be made of smooth wood or wood-effect materials. All posts shall be painted using one of the colors or accent colors used on the primary building façade.
- c. **Single-Story Awnings.** Where an awning is used on a single-story structure, it shall comply with the standards established in Subparagraph D.1.b(2) above.
- d. **Railings and Guardrails.** The use of siding as railing or guardrails is prohibited.
- e. **Exterior Lighting Fixtures.** Exterior fixtures shall be lantern-style with a fixed top cover to shield upright, finished in matte or weathered tones. Exterior lighting fixtures shall be consistent with the County's adopted [Outdoor Lighting Standards](#).
- f. **Signs.** All signs shall comply with the County's adopted Sign Ordinance (Chapter 130.36 of the County Municipal Code), including:
 - (1) **Architectural Compatibility.** All signs shall be compatible with the architectural style (e.g., materials, colors, design elements) of the structure in compliance with the sign standards established in the County Sign Ordinance.
 - (2) **Compatible Sign Design.** Multiple signs on any structure, or on different structures within the same development, shall have the same primary type and style of building-attached sign to encourage visual consistency.
 - (3) **Video Display Signs.** Video display signs of any kind are prohibited.

2. Design Guidelines

- a. **Exterior Building Features.** Single story buildings are encouraged to incorporate awnings or ground-floor patios as described in Subsection D.1.b above.
- b. **Commercial Balconies/Decks.** If commercial balconies are used, commercial balconies are encouraged to be located across the entire width of the primary façade.
- c. **Railings and Guardrails.** Intermediate banister railing material is strongly encouraged. If railings are used, recommended materials include wood or wood-effect pickets that are square shaped or traditionally "turned". Mesh, glass panels, cables or infill panels of any material are discouraged. All wood or wood-effect railings, posts, and pickets should be painted.
- d. **Exterior Lighting Fixtures.** Fixtures are encouraged to be a simplistic square four-sided form and of minimal ornament with a 30 percent metal to glass ratio and a minimum size of 10 inches wide x 10 inches tall. Fixture finish and/or inherent finishes including aged brown patina bronze or blackened steel are encouraged. Lamps are encouraged to use the old-fashioned type "Edison" LED equivalent decorative A-socket or similar. Encouraged lamp color temperature rating range is from 2700 to 3100 K. Flood or spot-lighted directional or high-intensity fixtures shall not be attached to a building.

Section 4.2. Rustic Craftsman Architectural Style

The Rustic Craftsman architectural style blends the handcrafted details of the traditional craftsman architectural style with the natural, rural character of foothill communities. This style emphasizes natural materials such as exposed wood beams, stone or brick accents, and wood siding paired with architectural elements such as low-pitched gabled roofs, wide eaves, and tapered columns.

Figure 8 Example Rustic Craftsman Storefront



Typical Building Elements

- Low-pitched roofs
- Overhanging upper floors and balconies
- Exposed timber trusses or lintel beams with decorative knee bracing
- Exposed rafter tails
- Natural stone building elements
- Textural detailing
- Gable end roofs with wide overhanging eaves
- Gable and shed dormers
- Tapered columns

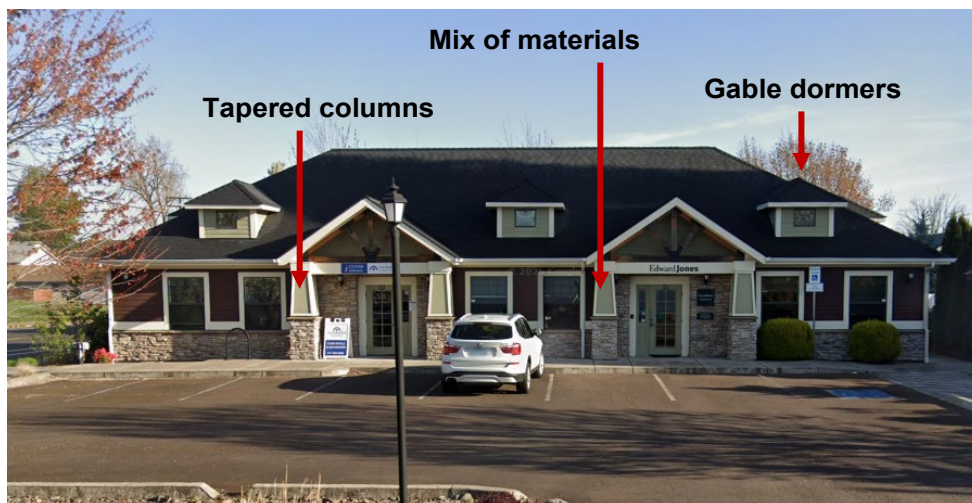
Typical Building Materials

- Vertical rough sawn board and batten siding
- Horizontal rough sawn lap siding
- Native stone or river rock veneer
- Cement fiber siding (6-inch, 8-inch, or 12-inch horizontal siding)
- Mixed of stone and wood materials for exterior facades

Typical Roofing Materials

- Rough texture shingles
- Stone slate
- Painted metal
- Standing seam metal

Figure 9 Typical Design Features of the Rustic Craftsman Style



Design Standards and Guidelines for the Rustic Craftsman Architectural Style

A. Roofing Elements

1. Design Standards

- a. Roof Type. Primary roof shall be a gable or hipped style roof. Secondary shed roofs are allowed. Butterfly, inverted, curved, or flat roofs are prohibited.

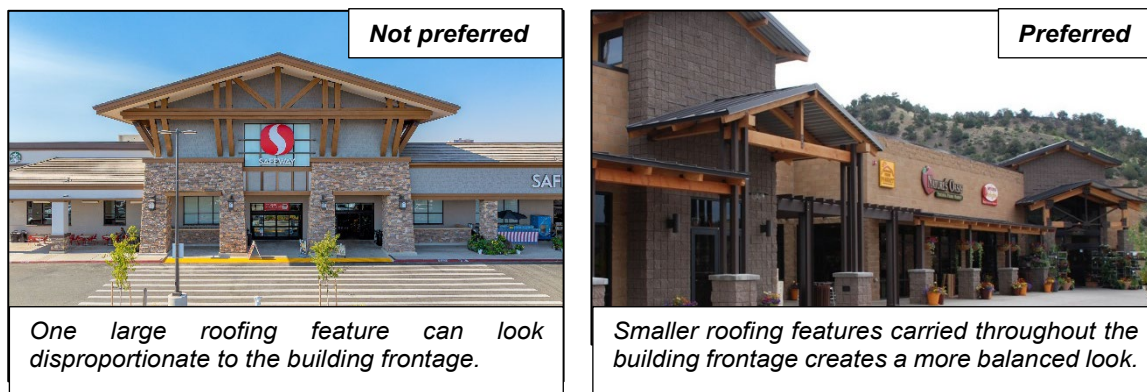
Architectural Styles

- b. Roof Pitch. All roofs shall have a minimum roof pitch of 3:12 and maximum roof pitch of 9:12.
- c. Roof Materials and Color. Roof materials shall consist of stone slate, painted nonreflective metal, flat concrete tile, or heavy texture composition shingles.
- d. Roof Elements. Roofs shall include at least one of the following design elements:
 - (1) Roof Overhangs. Eaves shall be a minimum of 24-inch in horizontal length from the building façade to the edge.
 - (2) Roof Beams. Exposed beams, purlins, trusses, rafters, or ornamental end cuts on gable and eaves shall be required unless another ordinance, statute, or regulation prohibits it.
 - (3) Dormers. Dormers shall have a shed roof slope or gable roof.

2. Design Guidelines

- a. Roof Pitch. A roof pitch between 3:12 and 6:12 is encouraged to reflect traditional craftsman architectural styles.
- b. Roof Materials and Color. Installation pattern is encouraged to be fish scale or square butt. Roof colors shall be earthtone greens, browns, or grays.
- c. Roof Features
 - (1) The gable roof for the dormer is encouraged to match the slope of the primary roof pitch.
 - (2) Roofing features should be used throughout the design of the primary frontage to create cohesiveness in design throughout the building design instead of creating a singular focal point (see Figure 10).

Figure 10 Distributed Roofing Features



B. Exterior Wall Elements

1. Design Standards

- a. Building Materials and Finishes.
 - (1) Building materials and finishes shall include a minimum of one of the following primary architectural treatments: Natural wood or wood-effect logs or beams, or natural or imitation stone.
 - (2) Natural stone, if used, shall be natural unquarried patterns with filled and tooled grout joints.
 - (3) Building shall incorporate a minimum of two different building materials and two colors present along all facades.
- b. Balconies. Cantilevered balconies, when used, shall include exposed floor beams. Balcony railings shall be constructed of natural wood, wood-effect, or stone.
- c. Cantilevers. Conditioned building areas that cantilever over a ground floor or balconies are limited to one building façade only

2. Design Guidelines

- a. Building Materials and Finishes.
 - (1) Encouraged finishes include applied and/or natural finishes including paint, blackened steel, exposed wood.
 - (2) The following siding materials/treatments are strongly recommended: wood, fiber cement or composite V groove siding, ½ log (curved face) wood siding. All wall finishes shall match. An exception may be made for the ground floor.
 - (3) Recommended minimum size stone is 6 inches and can include large scale field stone. Manufactured stone that meets the criteria for pattern, finish, color, and scale of a stone that is either quarried or as field stone is acceptable.
- b. Number of Materials. The use of at least two different materials in the exterior façade design (excluding roofing material) is encouraged.

C. Window and Door Elements.

1. Design Standards

- a. Window Frame. A single color and material of window frames shall be used throughout the building.
- b. Window and Glass Door Shutters. If provided, shutters shall be colored to match window trims.
- c. Door Design. The color of door materials shall match color of siding or trims.

2. Design Guidelines

- a. Window Trim. Use of window trim is encouraged.
- b. Window and Glass Door Shutters. Shutters are encouraged to be plank style and may have designed perforations cut out of the face as a decorative detail.
- c. Window Shape. Windows are encouraged to have minimum width to height aspect ratio configuration of 1:1.5.
- d. Door Design. All exterior doors are encouraged to be wood or wood-effect with minimal patterning that may be vertical, horizontal, or Chevron. Entry doors are encouraged to be wood or wood-effect.
- e. Window area. Glazing areas within a window are encouraged to be a maximum of 24"x24" without mullions or have mullions configured within the entire window area.

D. Building Feature Elements

1. Design Standards

- a. Decorative Balcony Railings. Railing design shall have between 25 percent and 50 percent open area unless otherwise required under Building or Safety Code.
- b. Brackets, Braces, and Exposed Beams. All beam or brace materials shall be wood or wood-effect. Beams or braces shall be stained, painted, or otherwise finished. If painted, the color shall be consistent with the other colors used on the primary building façade.
- c. Exterior Lighting Fixtures. Light fixtures shall be wall mounted lanterns or sconces in simplistic form with minimal decorative ornamentation such as scrolling, trimming and edgings.
- d. Signs. All signs shall comply with the County's adopted Sign Ordinance (Chapter 130.36 of the County Municipal Code), including:

Architectural Styles

- (1) Architectural Compatibility. All signs shall be compatible with the architectural style (e.g., materials, colors, design elements) of the structure in compliance with the sign standards established in the County Sign Ordinance.
- (2) Consistent Sign Design. Multiple signs on any structure, or on different structures within the same development, shall have the same primary type and style of building-attached sign to encourage visual consistency.
- (3) Video Display Signs. Video display signs of any kind are prohibited.

2. Design Guidelines

- a. Decorative Balcony Railings. All balconies are encouraged to have wood or wood-effect railing and infill pickets or panels that are common to chalet style.
- b. Exterior Lighting Fixtures. An aged brown patina bronze or blackened steel finish is encouraged.
- c. Columns.
 - (1) The use of tapered columns is encouraged to reflect traditional craftsman architecture.
 - (2) Using a mix of materials (e.g., stone and wood) in the design of columns is encouraged.

Section 4.3. Alternative Architectural Styles or Project Designs

The alternative architectural styles option provides an “off-ramp” for architects and developers to create unique designs and architectural styles that are compatible with the rural, historic character of El Dorado/Diamond Springs but do not align with the architectural styles in Sections 4.1 and 4.2.

Projects that want to utilize an alternative architectural style shall comply with all requirements and procedures in this Section.

- A. A Design Review Permit shall be required for projects in El Dorado/Diamond Springs that utilize an architectural style other than those listed in Section 4.1 and 4.2.
 1. Requirements for alternative architectural styles.
 - a. A written report from a California licensed architect or civil engineer shall be provided that includes the following information to ensure that the proposed development has an internally consistent architectural style and is compatible with the adjacent and nearby developments. Plans, including a site plan and color elevations, are required and cannot replace the report. The report shall reference the details on the plans. A color and materials board and/or three-dimensional architectural rendering may be requested.
 - (1) Architectural Style. Describe typical building elements, building materials and colors, and roofing materials and colors characteristic of the style. List examples of this style

El Dorado/Diamond Springs Community Design Standards and Guidelines

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and provide corresponding pictures. Provide specific reasons for how the proposed architectural style considers and would complement the historical or existing development in El Dorado/Diamond Springs.

- (2) **Roof Elements.** Specify roof type, pitch, overhang, color, materials, features, edge and gutters, beams, and mass for the roof as well as for accessory canopies and roofs. Describe how these elements are integral to the style and would contribute to and be compatible with the surrounding area. Provide a roof plan.
- (3) **Exterior Wall Elements.** Specify materials, colors, and textures for the building, including those used for trim, cornices, and bases. Specify materials and colors for architectural features used, such as balconies. Describe how these elements are integral to the style and would contribute to and be compatible with the surrounding area.
- (4) **Window and Door Elements.** Specify design, shape, materials and colors for windows and doors and accessory elements, such as trims, frames and shutters (when used) and describe how these elements are integral to the style and would contribute to and be compatible with the surrounding area.
- (5) **Building Feature Elements.** Specify design, color and materials for wall-mounted lighting fixtures and other features used on the building, and describe how these elements are integral to the style and would contribute to and be compatible with the surrounding area.

B. Deviation from use-specific or architectural style standards.

1. This section shall apply to projects that are unable to meet certain use-specific or architectural style standards as established in this Chapter and request consideration for deviation from specific standards in this Chapter that does not reference or rely on another County standard. Deviation from other County standards referenced in this document (e.g. Chapter 130.35 [Parking and Loading Standards], DISM) shall be processed according to those respective requirements. A Design Review Permit shall be required for any deviation from the use-specific or architectural style standards.
2. Requirements for deviation.
 - a. A written report from a California licensed architect or civil engineer shall be provided that includes the following information. Plans, such as a site plan or color elevations, cannot replace the report. The report shall reference the details on the plans. A color and materials board and/or three-dimensional architectural rendering may be requested.
 - (1) List the standards that are not met and provide reasons for being unable to meet these standards.
 - (2) If alternative(s) are provided, describe how the alternative(s) would be consistent with the design standards as a whole, contribute to an internally consistent architectural style and site design, and be compatible with the adjacent and nearby developments.

- (3) If deviations from specific features of an architectural style are requested, provide specific reasons for how the proposed architectural feature contributes to an internally consistent architectural style and considers and complements the historical or existing neighborhood or area.

5. Multi-unit Design Standards and Guidelines

Section 5.1. Site Planning

A. Site Design

1. Design Standards

- a. Buildings shall comply with the setbacks established in the Zoning Ordinance, applicable specific plan, applicable combining zone, and/or other applicable State or local regulations (e.g., Fire Safe regulations).
- b. Projects shall comply with Zoning Ordinance Chapter 130.33 (Landscaping Standards) and the adopted Landscaping and Irrigation Standards and Chapter 130.34 (Outdoor Lighting) and the adopted Outdoor Lighting Standards.
- c. When fencing is used to separate the project from open space, projects shall provide fencing of a material that meets or exceeds a visibility percentage of fifty percent (50%) (e.g., wrought iron, slat fencing, etc.) adjacent to open space. Finials or sharp spikes on top of ornamental metal fencing are prohibited. Barbed wire, chain link and wire fencing is prohibited.
- d. Projects abutting single-unit residential zoned properties shall provide a fence not more than six feet in height installed at the property line, except at pedestrian access points.
- e. Any artwork incorporated as part of the site or building design shall be historic in nature, reflecting the history of the El Dorado or Diamond Springs community (e.g., gold rush, agriculture, railroad, natural landscape)

2. Design Guidelines

- a. Projects should incorporate site design that reduces heating and cooling needs by orienting structures (both common facilities and dwelling units) on the parcel to reduce heat loss and gain from sun exposure, depending on the time of day and season of the year.
- b. Projects are encouraged to incorporate drought-tolerant and native plants, mulch, and other water-saving landscaping techniques into the site design. The use of turf should be limited.

A. Building Orientation.

1. Design Standards

- a. Projects located adjacent to or across the street from other street-facing residential developments shall orient the buildings to the street with individual entries, patio areas, and landscaping facing the street unless another ordinance, statute, or regulation prohibits it.
- b. For projects adjacent to open space, parks, or other common gathering spaces, each residential unit along the building side adjacent to the public space shall have at minimum one window in a living, dining, or bedroom area facing the public space unless another ordinance, statute, or regulation prohibits it.
- c. When a project includes multiple buildings, building walls that face another building wall separated by a distance of 20 feet or less shall not position windows and entrances of personal residences directly across from windows and entrances of personal residences in another building to improve indoor privacy.

2. Design Guidelines

- a. When multiple residential buildings are proposed as part of a multi-unit development, the buildings should be oriented towards the street and common outdoor areas.

B. Topography and grading.

1. Design Standards

- a. Grading and use of retaining walls shall comply with Chapter 110.14 (Grading, Erosion, and Sediment Control) and Section 130.30.070 (Fences, Walls, and Retaining Walls) in the County Code.
- b. Oak resources conservation shall comply with Zoning Ordinance Chapter 130.39 (Oak Resources Conservation) and the Oak Resources Management Plan.

2. Design Guidelines

- a. Natural topography should be integrated into site design to the extent feasible.
- b. Retaining walls should be compatible with overall identity or character of the development.
- c. Finished slopes should taper or terrace to match the existing grades and the grades on adjacent streets.
- d. Grade changes and berming should be used in conjunction with landscaping to screen blank walls or other undesirable views.

- e. Surface water and pollutant runoff should be reduced by maximizing the use of permeable surfaces and vegetative ground cover. Use of permeable paving and/or natural topographic features or bioswales for filtration of site drainage is encouraged.

C. Access and Circulation.

1. Design Standards

- a. When not already existing, frontage improvements (e.g., sidewalks, curb, gutter, street improvements, etc.) shall be installed along the project frontages in accordance with County Code.
- b. Site circulation and driveways shall allow for and facilitate emergency access to the site and all buildings and shall comply with County Code and other applicable local regulations and State laws.
- c. All pedestrian circulation walks shall be designed to provide access to the disabled in compliance with the Americans with Disabilities Act (ADA), California Building Standards Code Title 24 and the County's Improvement Standards.
- d. All structures, amenities, parking areas, building entries, and common spaces shall be connected by pedestrian pathways with a minimum width of four feet. On-site pedestrian pathways shall connect to the public sidewalk.
- e. All pedestrian pathways shall include lighting for safety and security. All pedestrian pathway lighting shall comply with the following standards:
 - (1) Be shielded downward and not spill onto adjacent properties.
 - (2) Ground mounted light fixtures to illuminate driveways, landscaped areas, or pedestrian pathways shall be not more than three feet in height.
 - (3) Use light emitting diodes (LEDs) with a maximum temperature of 3000 kelvins.
- f. Bicycle racks or lockers, if proposed, shall be provided consistently with the County's Parking and Loading Standards.

2. Design Guidelines

- a. Projects are encouraged to implement bikeway improvements, including, but not limited to, connections to bike trails and on-street bike lanes.
- b. Projects located within walking distance of public transportation and bike and pedestrian trails are encouraged to provide access to these amenities.
- c. Projects should include a combination of pedestrian scale lighting, landscaping, accent lighting, and signage to improve pedestrian connection and safety.

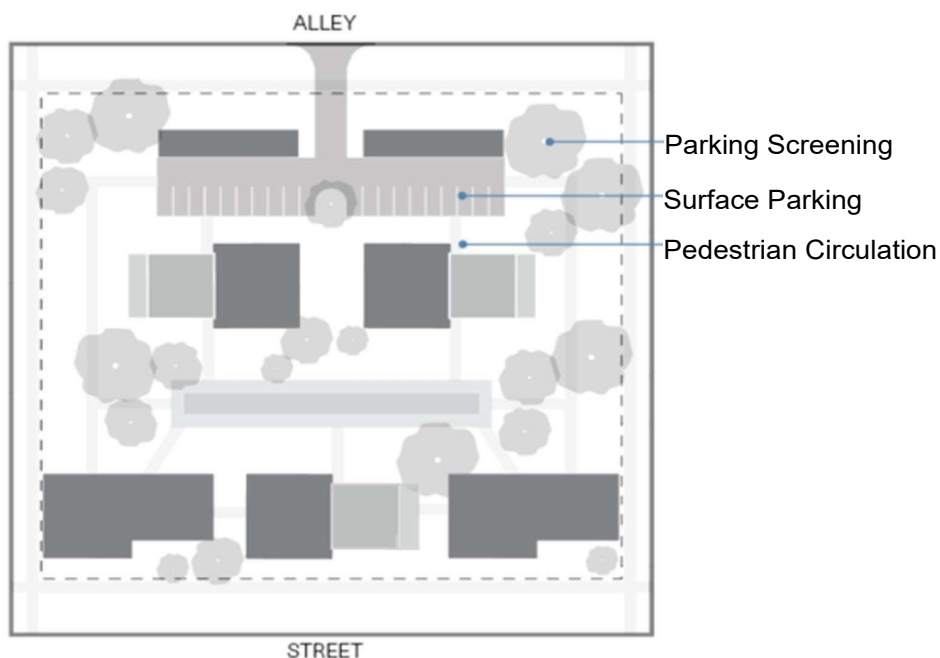
- d. Projects should include pedestrian connections from parking areas, public sidewalks, and between all buildings on the site.
- e. Projects are encouraged to incorporate shade in the form of shade structures (including shade sails, pergolas, and other similar structures), shade trees, and other appropriate shade sources along pedestrian connections and between buildings on the site

D. Parking.

1. Design Standards

- a. On-site parking shall adhere to Zoning Ordinance Chapter 130.35 (Parking and Loading) and the adopted Parking and Loading Standards.
- b. Parking areas shall be screened from the street and property lines and shall be positioned exclusively at the rear or side of the building, unless the parking spaces are accessible parking spaces required by Building Code or other applicable ADA regulations as enforced by the County. Parking areas connecting to an alley are exempt from screening requirements along the alley. Refer to Figure 11.
- c. All parking lot landscaping shall be landscaped consistent with Subsection 5.1 A 1 (b).
- d. Tandem parking is prohibited.

Figure 11 Parking Areas



2. Design Guidelines

- a. Parking areas should not be located on street facing facades or corners.

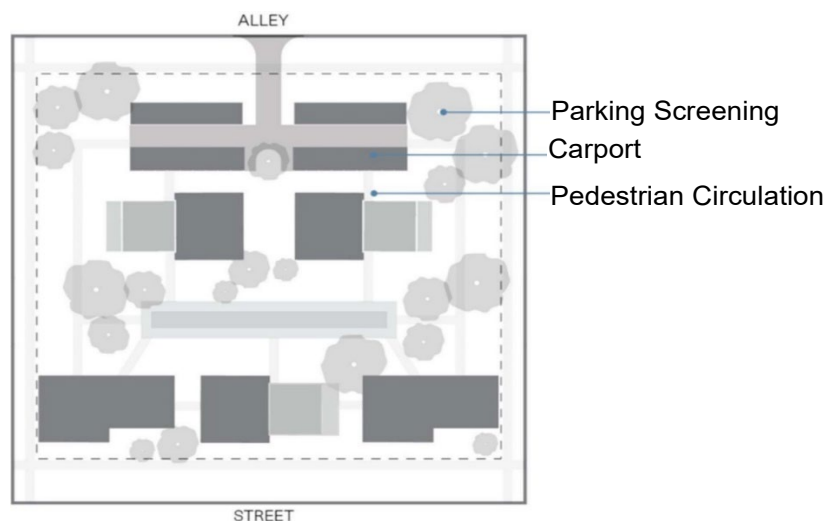
- b. Shared parking between adjacent uses is encouraged.
- c. Parking areas should not be located along residential neighborhood street frontages.
- d. Parking area features, such as curbs and parking blocks, are encouraged to include materials, colors, and/or details that are the same as or similar to those found on the primary residential building(s).

E. Parking Carports.

1. Design Standards

- a. Carports shall be used for parking only. The use of carports for storage is prohibited.
- b. Each carport structure shall be separated from additional parking spaces and/or other carports by a landscaping area as defined in the County's Landscaping and Irrigation Standards.
- c. The ends of each cluster of carports shall be concealed with landscaping at least six feet in height.

Figure 12 Parking Carport Location



2. Design Guidelines

- a. Carports should be detached from the residential buildings or structures.
- b. Carports should be oriented to consider solar access for solar panels. Solar panels on carports are encouraged.
- c. Carports should be designed to avoid snowshed on streets, sidewalks, and internal pedestrian paths.

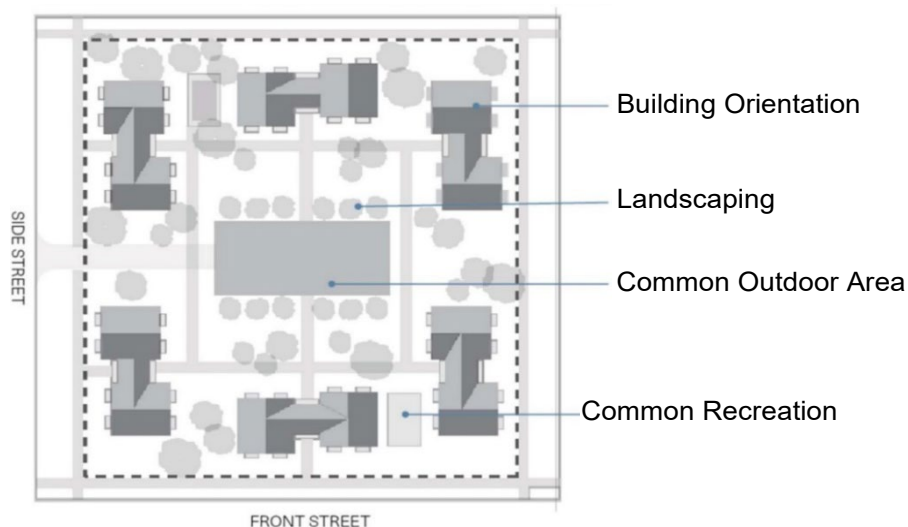
- d. Storage areas may be incorporated either above, behind, or beside the carport.

F. Outdoor Areas.

1. Design Standards

- a. Outdoor area requirements. All multi-unit and mixed use developments with five or more dwelling units shall incorporate the following standards.
 - (1) The project shall be designed to provide the equivalent of a total minimum of 100 square feet of outdoor area for each dwelling unit. Required outdoor areas shall consist of both common outdoor areas and private outdoor areas. Each private outdoor area shall be accessible to only one dwelling unit.
 - (2) Private outdoor area. A minimum of 50 percent of the total dwelling units shall have a private outdoor area (e.g., private balcony, patio, or deck) that is a minimum of 40 square feet.
 - (3) Each common outdoor area shall maintain a minimum depth and width of 20 linear feet and shall not include rights-of-way, vehicle access, parking areas, or landscaping associated with a parking area.
 - (4) Rear setbacks that meet the definition of common outdoor area are credited as usable common outdoor areas up to a maximum of 50 percent when they are at least 10 feet in depth and the area includes improvements such as groundcover, vegetation, seating areas, or other similar improvements.
 - (5) Common recreational amenities, as required in Subsection 5.1 G below, shall be provided within the common outdoor areas.
 - (6) Up to 25 percent of any required common outdoor area may be paved or consist of hard surfaces if the surfaces are to be used for recreational purposes (e.g., basketball court, swimming pool, walking paths).
- b. Outdoor Seating. If provided, outdoor seats and benches should be constructed of stainless steel, wood, or a recycled material of comparable quality and durability, and shall accommodate at least two seated adults.

Figure 13 Common Outdoor Area and Recreation Amenities



2. Design Guidelines

- a. Common outdoor areas should be conveniently located and accessible to all of the residents.
- G. Outdoor seating is encouraged to promote community and outdoor accessibility. Shading features of outdoor seating is encouraged through shade structures/features or trellises.
- Common Recreational Amenities.**

1. Design Standards

- a. Common recreational amenities shall be accessible to all residents of the development and provided within the common outdoor areas or in a common building.
- b. Multi-unit residential developments shall provide a minimum of one indoor or outdoor common recreational amenity, at a rate of one amenity for every 25 units.
- c. The following recreational amenities may be used to fulfill this common recreational amenity requirement:
 - (1) Barbecue area with a concrete pad, picnic tables, and roof. Barbecue area shall be no smaller than 200 square feet with a minimum of three picnic tables;
 - (2) Indoor recreational facilities (e.g., community room with a kitchen, fitness center, private event space, conference rooms, home office space) with each facility measuring at least 500 square feet;
 - (3) Outdoor recreational facilities (e.g. sports courts, outdoor fitness facilities) measuring at least 500 square feet;

- (4) Fenced permeable dog play area that is a minimum of 600 square feet in size and has regularly maintained waste stations. Fencing shall be a maximum of four feet in height, shall consist of metal or wood and be 50 percent transparent. Chain link or barbed wire are prohibited. No lighting shall be permitted in this area, and the hours of operation shall be sunrise to sunset. The dog play area shall be cleaned and maintained on a regular basis. The fenced dog play area shall be located outside of any Zoning Ordinance setbacks;
 - (5) Maintained outdoor recreation areas for specific activities (e.g., pool, bocce courts, basketball courts, volleyball courts, outdoor fitness areas);
 - (6) Children's outdoor play area with play equipment. Individual play areas shall have a minimum area of 600 square feet and minimum depth and width of 15 feet with a pour-in-place recycled rubber surface or similar surface with a minimum projected lifespan of at least 10 years. Children's play areas shall contain a minimum of two structured play modules, such as a play structure and swing area. This area shall be protected from any adjacent streets or parking lots with a fence or other barrier at least four feet in height, shall consist of be metal or wood and be 50 percent transparent;
 - (7) Outdoor communal spaces, such as a communal garden, courtyard/patio area, and picnic areas with a minimum area of 600 square feet and minimum depth and width of 15 feet.
- d. For projects with at least 25 two-bedroom or larger units and that are not age-restricted, at least one children's outdoor play area is required, as defined above.
- e. Each project shall provide a minimum of one of the following shading/shelter features in or within 20 feet of common outdoor recreational amenity areas:
 - (1) Shade sail, shade canopy, or other similar shade structure. Any provided shade structure shall be installed in a designated seating area, including a minimum of one bench.
 - (2) Pergola. Any provided pergola shall have minimum dimensions of 10 feet on any side, with a minimum height of eight (8) feet. Any provided pergolas shall be installed in a designated seating area, including a minimum of one bench. Pergolas shall be constructed of wood or wood-effect materials.
 - (3) Arbor. Any provided arbor(s) may be placed over a walkway or in a designated seating area, including a minimum of one bench. Arbors shall be constructed of wood or wood-effect materials.
 - (4) Shade tree. Allowed shade trees include any tree that can achieve an expected 10-year tree canopy diameter of 15 feet or more. This may include any established on-site trees, as long as the tree conforms to all other requirements of this section.
- f. If the applicant chooses to provide a recreational amenity not listed above to fulfill the common recreational amenity requirement, approval through the discretionary review process is required.

Figure 14 **Shared Community Courtyard, Winters, California**



Photo Credit: Shingle Springs Community Alliance (SSCA)

2. Design Guidelines

- a. Common recreational amenities should meet the needs of the resident population.
- b. If children's play areas are provided, they should be centrally located in areas with high visibility.

H. Utilities, Service Areas, and Storage.

1. Design Standards

- a. Air conditioning units, electrical meter boxes, and other private utilities shall be fully screened from the street and adjacent properties through features, including, but not limited to, landscaping, trees, enclosures, walls not exceeding one foot above the utility equipment height, and roof parapets.
- b. Utility boxes located in front of the building or along a street-facing façade shall be fully screened or enclosed and painted with either public artwork/mural or painted to blend in with the landscaping.
- c. All service areas shall be accessible from an alley or side street when one exists.
- d. All service areas shall be located so that their use does not interfere with on-site parking or circulating areas and adjacent uses.
- e. All refuse containers shall be placed within screened storage areas or enclosures. Trash enclosure location, dimensions, and design shall comply with County standards.

- f. A minimum three foot landscape buffer shall be provided on all non-accessible sides of trash enclosures.
- g. Trash enclosure materials and colors shall be the same or similar to the exterior materials, colors, and finishes found on the primary building.

2. Design Guidelines

- a. All service areas (e.g., trash enclosure), and storage should be conveniently located throughout the project, yet sufficiently buffered from project entries, main building entries, and main pedestrian paths.

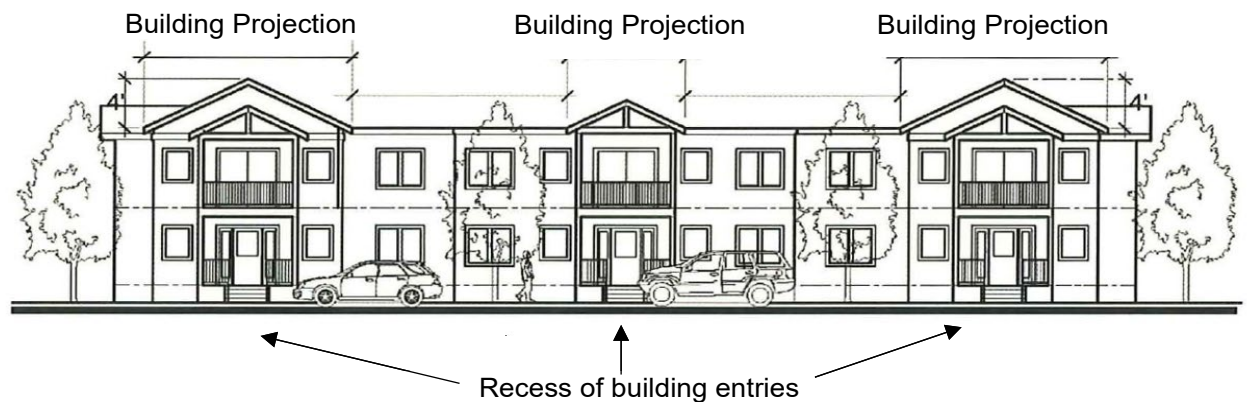
Section 5.2. Building Design

A. Wall Form and Massing.

1. Design Standards

- a. No building façade visible from the street shall be greater than 120 feet in length.
- b. Buildings shall have massing breaks (i.e., articulation) at least every 30 feet along any building façade that is visible from a pedestrian or vehicle right-of-way (excluding alleyways), through the use of varying setbacks, building entries and recesses, and/or structural bays. Refer to Figure 15 below.
- c. For structures of three or more stories, upper and lower stories shall be distinguished by incorporating two or more of the following features:
 - (1) Change in wall material or color between the ground floor and upper floors.
 - (2) Setback the upper floors of the structure a minimum of five feet from the remainder of the building façade.
 - (3) Incorporate a horizontal feature between floors such as a bellyband or belt course.
 - (4) Provide balconies for all units on a minimum of one story above the ground-level floor. If provided, balconies and small decks shall be a minimum of 24 square feet in area and may project from the façade or be inset into the building. Any provided balconies shall conform to all applicable requirements in Section 5.2 D (Balconies, Porches, Decks, and Patios).

Figure 15 Building Articulation



2. Design Guidelines

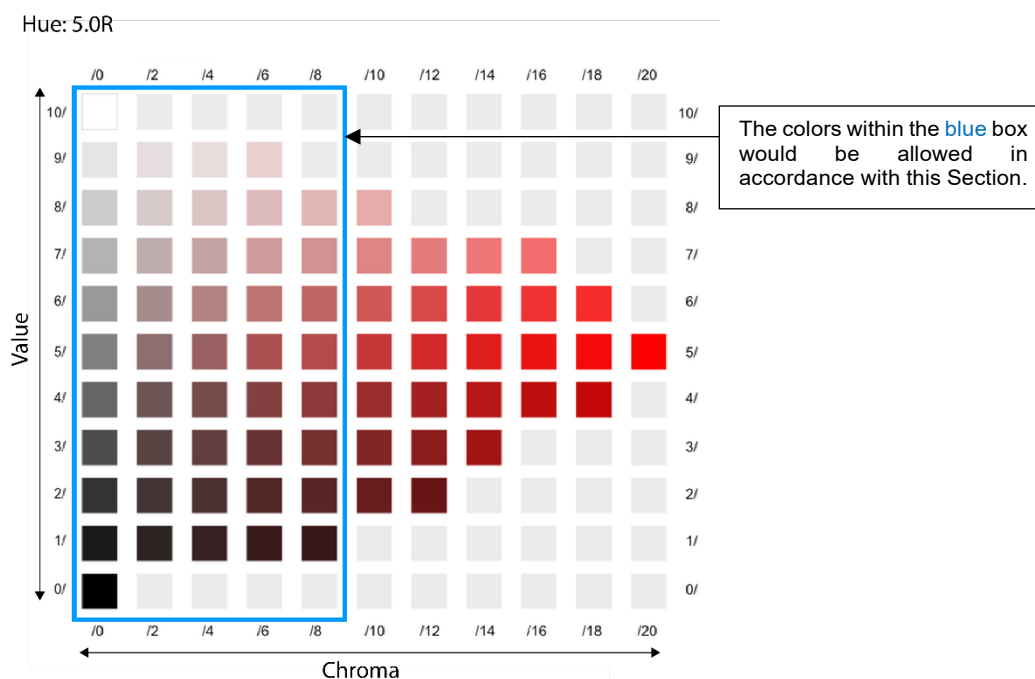
- a. Architectural elements such as varied roof forms, step backs, articulation of the facade, breaks in the roof, walls with texture materials and ornamental details, and landscaping should be incorporated to add visual interest and to distinguish between lower and upper floors.
- b. Balconies and small decks with landscaping should be incorporated into two story or higher buildings to reduce the visual impact of tall structures.
- c. Balconies are encouraged to be inset into the building or covered by a roof to provide some relief from weather elements.
- d. Large areas of flat, blank wall and lack of treatment are strongly discouraged.
- e. Semi-private areas such as covered front porches and/or courtyards are highly encouraged.
- f. Proportional relationship between adjacent buildings and between the building and the street should be maintained.
- g. Unit/building layout should ensure the gradual transition of building height and mass.
- h. Pedestrian scaled entry should be a prominent feature of the front building façade.
- i. Architectural detail such as windows, awnings, trellises, articulation, balconies, patios, landscape planters, and material changes at the street level should be used to soften the edge of the building and enhance pedestrian scale.

B. Building Colors and Materials.

1. Design Standards

- a. Architectural treatment(s) shall be applied to all façades of a building. At a minimum, all windows, doors, and other wall openings shall be trimmed consistent with the architectural style. Colors.
 - (1) All structures shall include at least one main color and a maximum of three trim and/or accent colors in compliance with this Section, excluding the color of the roofing material. This requirement may be superseded by the color requirements of the selected architectural styles in 4 (Architectural Styles).
 - (2) The chroma of any selected color used for wall, trim, or roofing shall not exceed an eight on a Munsell color chart. See Figure 16 for an example of allowed colors using the Munsell color system.
 - (3) Main and trim colors used on the front façade shall be extended to all façades.
 - (4) A color scheme shall be submitted with the project application that includes the intended colors to be used for the building exterior including the hue, value, and chroma Munsell notations.

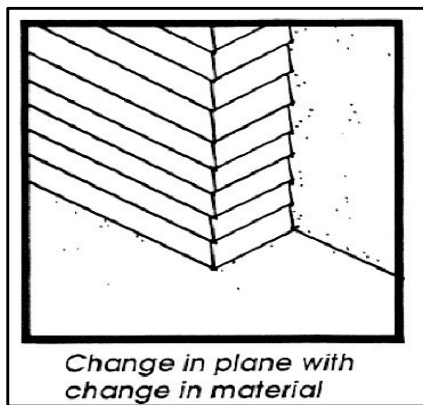
Figure 16 Example of Allowed Colors on Munsell Color Chart



- b. Building materials. Materials shall be compliant with State and local building and fire regulations (e.g., Chapter 7A of California Building Code).
 - (1) When a façade is 50 feet or longer and has a primary shared entryway for building occupants, the building shall include an entryway accent color or material that differs from the primary building material.
 - (2) The following materials are allowed only when the following requirements are met:

- i. Use of stucco shall not exceed 50 percent of façades that face the street.
 - ii. Vinyl, when applied to windows.
- (3) When exterior wainscoting is used, exterior wainscoting shall begin and end at wall plane breaks and shall not occur on the same plane. Exterior wainscoting shall be at least three feet in height, measured from the grade of the building. Refer to Figure 17.

Figure 17 Building Materials at Wall Edges



- c. Affordable units and market rate units in the same development shall be constructed of the same or similar exterior materials and details such that the units are indistinguishable.

2. Design Guidelines

- a. Variation in color and materials should be considered to create visually engaging designs. High quality, natural, and durable materials, such as wood, stone, and brick, are encouraged. Creative and appropriate use of color is encouraged. Use of color should be consistent with the overall architectural style or theme of the project. Variation in exterior treatment of adjacent buildings is encouraged.
- b. Architectural features that enhance the façade or building form are encouraged. Architectural features such as decorative moldings, windows, shutters, balconies and railings.
- c. Adjacent buildings are encouraged to not use the same main color.

C. Windows and Doors.

1. Design Standards

- a. Windows and doors shall be trimmed with the same or similar exterior materials as those found on the primary building.

2. Design Guidelines

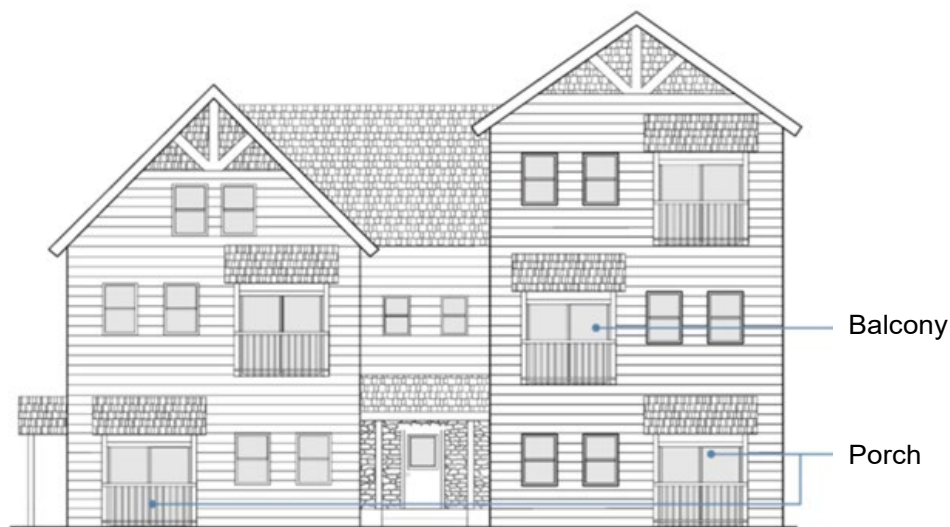
- a. Windows should have decorative details consistent with the selected architectural style, especially for street-facing facades.
- b. Use of windows for natural light indoors as much as possible is encouraged. Windows should be placed for cross-ventilation and airflow to promote natural cooling.
- c. Natural climate control features such as deciduous trees over south-facing windows are encouraged to reduce energy demand.

D. Balconies, Porches, Decks, and Patios.

1. Design Standards

- a. Residential roof-top decks are prohibited.
- b. Private exterior space shall be reserved for and immediately accessible to the dwelling it is designed to serve.
- c. Balconies shall be unenclosed, except for required railings.
- d. Fences and railings for balconies, porches, and decks shall use metal, wood, cable, or materials that is same as or similar to those found on the structure of the building.
- e. If a private, at grade-level patio is provided, it shall be enclosed through fencing or railing, or other solid material.

Figure 18 Private Balconies & Porches

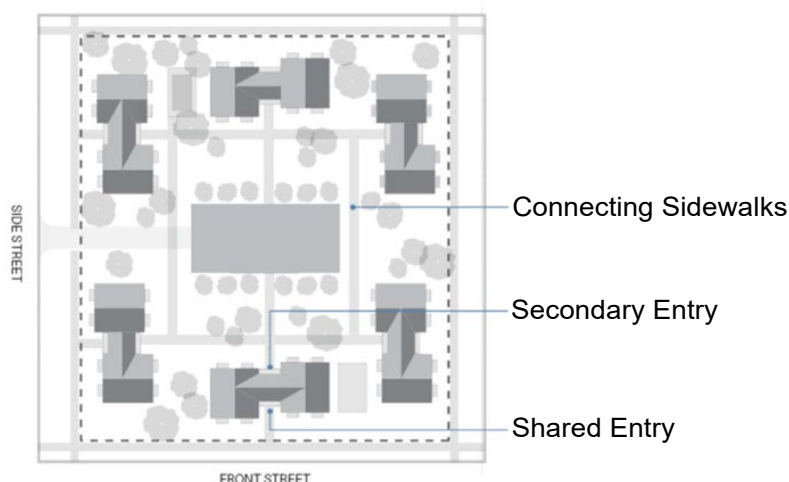


E. Building Entries and Staircases.

1. Design Standards

- a. Exterior staircases shall be designed with a full roof cover. Staircases shall consist of same, similar, or complimentary material(s) and color(s) to the primary buildings.
- b. Exterior staircases shall be screened from the street and property lines through a combination of building design and/or layout, masonry walls, grade separations and/or trees.
- c. All ground-floor building entries for residential units not otherwise covered shall contain a roof overhang or canopy.
- d. For buildings with shared entries, building entries are required along all street-facing building facades. Secondary shared entries may be provided on other façades. Secondary shared entries shall be oriented to common areas such as courtyards, landscaped areas, whenever feasible. Refer to Figure 19 below.
- e. Residential projects on corner lots shall engage both streets by providing entries on both street-facing façades.
- f. Buildings shall orient private entries to streets, common outdoor areas, or parking areas.

Figure 19 Shared Entries and Secondary Entries



2. Design Guidelines

- a. Stair and other entry access requirements such as wheelchair ramps and elevators should be integrated into the overall project design.
- b. Building entry zones should be clearly defined through the use, or combined use, of elements such as accent paving, accent planting, and/or decorative bollards.

F. Roofs.

1. Design Standards

- a. Rooflines shall be integrated with the overall design of the building and vertically articulated at least every 50 feet along the street frontage, through the use of varying roof height and/or form.
- b. Up to two roof types are allowed per building. Multiple pitches of the same roof type are permitted. For instance, a building could include a 4:12 shed roof, as well as a 4:12 gable roof and 7:12 gable roof.
- c. The following roofing materials are prohibited:
 - (1) Untreated, unpainted aluminum or metal;
 - (2) Brightly colored materials, including turquoises, yellows, pinks, purples, neons, whites, and similar;
 - (3) Untreated smooth or corrugated metal;
 - (4) Shiny or reflective materials that are visible from the street, sidewalks, or property lines.
- d. Roof elements shall conceal roof-top mechanical equipment from view of adjacent streets and highways.
- e. When an existing building is undergoing a reroof beyond like-for-like replacement, maintenance, or repair, the colors and materials shall comply with this section.

2. Design Guidelines

- a. Roof height, pitch, ridgelines, and roof materials should be varied to create visual interest and avoid repetition. The roof plane should be consistent with the architectural style.

G. Accessory Buildings.

1. Design Standards

- a. Materials, colors and architectural finishes of accessory buildings, including but not limited to, laundry facilities, recreation buildings, sales/lease offices, and other similar buildings shall consist of the same or similar materials, colors and architectural finishes of the primary building(s) on site.

2. Design Guidelines

- a. Accessory buildings accessible to all residents should be centrally and conveniently located for all residents.

6. Mixed Use Design Standards and Guidelines

Section 6.1. General

1. Design Standards

- a. Mixed use projects shall comply with the multi-unit design standards and guidelines in 5 (Multi-unit Residential Development) above in this document.
- b. Projects shall comply with applicable County Code, including but not limited to, Zoning Ordinance Table 130.22.020 (Allowed Uses and Permit Requirements for the Commercial Zones) and Table 130.24.020 (Residential Zone Use Matrix) and Section 130.40.180 (Mixed Use Development).
- c. Residential density shall be measured as an average over the gross land area of only the residential portion of the planned site or assembly of parcels. When residential uses in a mixed use project are all contained in vertical mixed use buildings, density for the project shall be calculated as part of the maximum allowed Floor Area Ratio (FAR), complying with Zoning Ordinance Chapter 130.22.030 (Commercial Zones Development Standards) and Section 130.40.180 (Mixed Use Development).
- d. Driveways and bicycle rack requirements shall be installed per County standards.
- e. Any artwork incorporated as part of the site or building design shall be historic in nature, reflecting the history of the El Dorado or Diamond Springs community (e.g., gold rush, agriculture, railroad, natural landscape)

2. Design Guidelines

- a. Active and inviting ground floor commercial spaces that support a pedestrian-friendly environment are encouraged.
- b. Projects are encouraged to provide well-designed housing that is affordable to residents of a variety of income levels and is located within walking distance to stores, services, jobs, and community amenities.
- c. Public safety should be enhanced through increased natural surveillance and “eyes on the street.”
- d. Projects should create well-designed public and semi-public gathering spaces that support social interaction and community cohesion.
- e. Projects should accommodate parking and circulation on-site to maximize connections between different land uses.
- f. Number of curb cuts should be limited to minimize pedestrian and vehicle conflicts.

- g. Different commercial, residential, and open space areas should be linked with internal pathways.
- h. Surface parking from public streets and residential neighborhoods should be screened to reduce the visual impact of large parking areas.

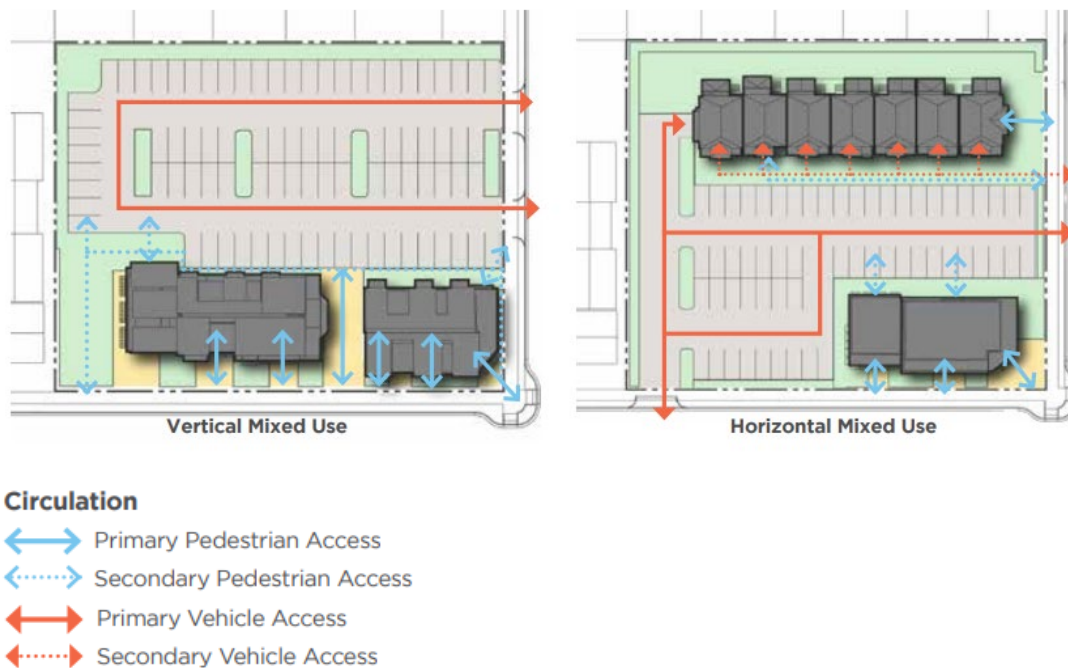
Section 6.2. Site Planning

A. Vertical and Horizontal Mixed Use.

1. Design Standards

- a. Buildings shall be oriented towards public streets with the primary entrances to the site or to commercial uses directly accessible from the sidewalk.
- b. Parking shall be screened from the street through the use of buildings, landscaping, and trees, and shall be positioned exclusively at the rear or side of the building, unless the parking spaces are accessible parking spaces required by Building Code or other applicable ADA regulations as enforced by the County. Parking areas connecting to an alley are exempt from screening requirements along the alley.
- c. If a project is proposed in phases, each phase shall be designed to function independently, without reliance on improvements included in subsequent phases.
- d. When subsequent phases are under construction, they shall be fenced sufficiently to avoid conflicts between residents and guests of the occupied phases and construction traffic, and to protect the public safety.
- e. Buildings within a development shall be interconnected by a pedestrian pathway to ensure safe access to all buildings within a development by pedestrians.

Figure 20 Access, Circulation and Parking for Vertical and Horizontal Mixed Use



2. Design Guidelines

- a. The relationship and orientation of buildings to arterial and other prominent roadways should be considered to enhance street frontage.
- b. Projects on the corners of prominent intersections should be treated as community gateways and should be of the highest design quality.
- c. Pedestrian, bicycle, and vehicle linkages to adjacent developments and uses should be provided.
- d. Buildings should be placed near or along the edge of the public sidewalk to activate the pedestrian realm. Refer to 0 above.
- e. Enhanced internal pedestrian crossings should be created and delineated with materials or colors to prioritize pedestrians within developments.
- f. Ground-floor uses should primarily be occupied by retail, restaurant, and personal service uses that generate pedestrian activity and engage the sidewalk to create an active and enjoyable pedestrian environment.
- g. Whenever commercial and residential uses have differing hours of use, shared parking should be encouraged.

Figure 21 Vertical Mixed Use Frontage Example



Photo Credit: Shingle Springs Community Alliance (SSCA)

B. Additional Standards and Guidelines for Horizontal Mixed Use.

1. Design Standards

- a. Service entries, loading areas, and trash areas associated with commercial uses shall be designed to not block vehicular or pedestrian traffic and be fully screened from view from all residential units.

2. Design Guidelines

- a. Parking for on-site commercial uses should be located at the center of the site, allowing the parking to provide a buffer from on-site residential uses and maximize shared parking opportunities between residential and commercial uses. Dedicated private residential parking areas should be located in a private area away from public commercial parking.
- b. Residential uses should be located along the rear of the site to provide visual privacy and complement existing residential uses.

Section 6.3. Building Design

A. Vertical and Horizontal Mixed Use.

1. Design Standards

- a. Ground floor building transparency.

- (1) For ground-floor commercial uses, exterior walls facing a street shall include windows, doors, or other openings for at least sixty percent (60%) of the building wall area located between two feet and eight feet above the level of the sidewalk. Windows shall be transparent to the extent feasible.
 - (2) No ground-floor wall facing the street shall run in a continuous plane for more than 10 feet without an opening.
- b. Pedestrian entries to commercial uses shall be either recessed in a vestibule a minimum of four feet in depth or covered by an awning, portico, or other architectural projection that provides weather protection.
 - c. Architectural features of any commercial buildings or portions of buildings proposed as part of a single mixed use development project shall be designed utilizing the same architectural styles, colors, materials, architectural elements as the residential components of the same project.
 - d. Mixed use buildings with nonresidential ground floor uses shall design the ground floor with a minimum 14 foot ceiling height, measured from the finished floor, to accommodate a variety of uses. Refer to Figure 22.
 - e. Residential dwelling units shall be located behind the commercial uses if residential dwelling units are located on the ground floor.

Figure 22 Mixed Use Ground Floor Height



2. Design Guidelines

- a. Adaptive reuse of historically significant buildings is encouraged. Development of buildings next to historically or culturally significant buildings should respect the architectural character of existing historical buildings.
- b. New mixed use buildings are encouraged to develop a grease duct to anticipate potential restaurant uses.

El Dorado/Diamond Springs Community Design Standards and Guidelines

Mixed Use Design Standards and Guidelines

- c. Windows should not contain tinted or reflective glass.

7. Commercial Design Standards and Guidelines

Section 7.1. Site Planning

A. Site design.

1. Design Standards

- a. Buildings shall comply with the setbacks established in the Zoning Ordinance, Building Code, applicable specific plan, applicable planned development combining zone, and/or other applicable State or local regulations (e.g., Fire Safe regulations).
- b. Projects shall comply with Zoning Ordinance Chapter 130.33 (Landscaping Standards), the adopted Landscaping and Irrigation Standards, Chapter 130.34 (Outdoor Lighting), and the adopted Outdoor Lighting Standards.
- c. If a project is proposed in phases, each phase shall be designed to function independently, without reliance on improvements included in subsequent phases.
- d. When subsequent phases are under construction, they shall be fenced sufficiently to avoid conflicts between residents and guests of the occupied phases and construction traffic, and to protect the public safety.
- e. Fencing between commercial uses and open space is discouraged. When required by the County Zoning Code, fencing between commercial uses and open space shall be constructed with a material that meets or exceeds a visibility percentage of fifty percent (50%) (e.g., ornamental metal, slat fencing, etc.) adjacent to open space. Finials or sharp spikes on top of ornamental metal fencing are prohibited. Barbed wire fencing is prohibited.
- f. Buildings within a development shall be interconnected by a pedestrian pathway to ensure safe access to all buildings within a development by pedestrians.
- g. Any artwork incorporated as part of the site or building design shall be historic in nature, reflecting the history of the El Dorado or Diamond Springs community (e.g., gold rush, agriculture, railroad, natural landscape)

2. Design Guidelines

- a. Buildings should be arranged to define, connect, and activate pedestrian edges and public spaces.
- b. The relationship and orientation of buildings to arterial and other prominent roadways should be considered to enhance street frontage.
- c. Projects on the corners of prominent intersections should be treated as community gateways and should be of the highest design quality.

- d. Pedestrian, bicycle, and vehicle linkages to adjacent developments and uses should be provided.
- e. Chain link and wire fences are discouraged.
- f. Projects are encouraged to incorporate drought-tolerant and native plants, mulch, and other water-saving landscaping techniques into the site design. Turf should be limited.

B. Topography and Grading.

1. Design Standards

- a. Grading and use of retaining walls shall comply with Chapter 110.14 (Grading, Erosion, and Sediment Control) and Section 130.30.070 (Fences, Walls, and Retaining Walls) in the County Code.
- b. Oak resources conservation shall comply with Zoning Ordinance Chapter 130.39 (Oak Resources Conservation) and the Oak Resources Management Plan.

2. Design Guidelines

- a. Natural topography should be integrated into site design to the extent feasible.
- b. Retaining walls should be compatible with overall identity or character of the development.
- c. Finished slopes should taper or terrace to match the existing grades and the grades on adjacent streets.
- d. Grade changes and berming should be used in conjunction with landscaping to screen blank walls or other undesirable views.
- e. Surface water and pollutant runoff should be reduced by maximizing the use of permeable surfaces and vegetative ground cover. Use of permeable paving is encouraged. Use of natural topographic features or built swales for filtration of site drainage is encouraged.
- f. Roof drains and parking lot run-off should be routed through turf or other landscaping.

C. Access and Circulation.

1. Design Standards

- a. Frontage (i.e., sidewalks, curb, gutter, street improvements, etc.) and driveway improvements shall be installed in accordance with the County DISM and the County Frontage Improvement Ordinance (Chapter 12.09 of the County Ordinance Code), as applicable.

- b. Within the Historic Combining Zone, sidewalk improvements shall utilize decorative treatments such as stamped patterns, coloring, pavers, bricks, and exposed aggregate, as shown in Figure 23. The use of standard poured concrete is prohibited. This standard is not required outside of the Historic Combining Zone.

Figure 23 Sidewalk Improvement Examples

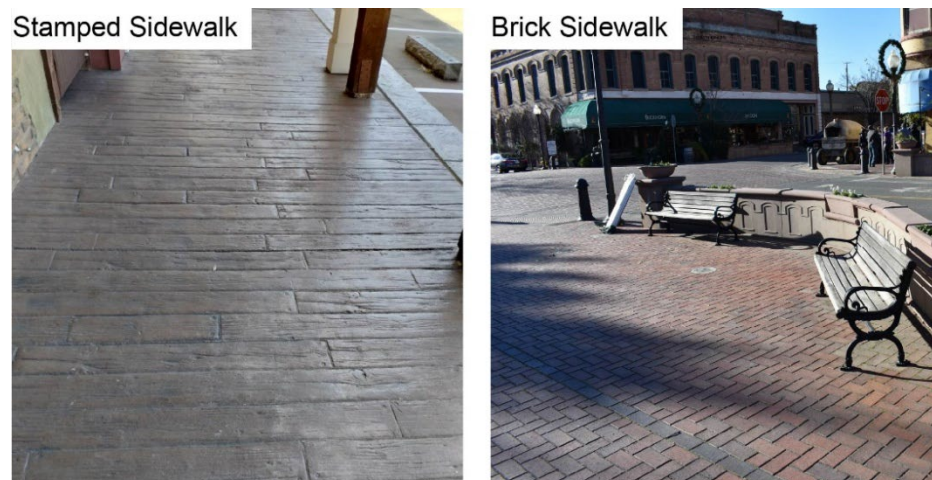


Photo Credit: Shingle Springs Community Alliance (SSCA)

- c. Driveways and bicycle rack requirements shall be installed per County standards.
- d. Emergency access shall comply with County standards and applicable State law.
- e. All pedestrian circulation walkways shall be designed to provide access to the disabled in compliance with ADA, California Building Standards Code Title 24 and the County's Improvement Standards.

2. Design Guidelines

- a. Projects should consider the use of decorative treatments for sidewalks such as stamped patterns, coloring, pavers, bricks, and exposed aggregate, as shown in Figure 23. Such treatments should be consistent with the architectural style of the development.
- b. Shared access drives between adjacent parcels are encouraged to minimize the number of curb cuts.
- c. Projects should consider bikeway improvements, including, but not limited to, connections to bike trails and on-street bike lanes.
- d. Bus stops installed for shopping centers are encouraged to be located within the shopping center for ease of access.
- e. Projects located within walking distance of public transportation and bike and pedestrian trails are encouraged to provide access to these amenities.

- f. Speed bumps are strongly discouraged as they impede emergency response. Long, straight drives are discouraged to prevent speeding, which conflicts with pedestrian safety.

D. Parking.

1. Design Standards

- a. On-site parking shall adhere to Zoning Ordinance Chapter 130.35 (Parking and Loading) and the adopted Parking and Loading Standards.
- b. All on-site landscaping, including parking lot landscaping, shall be landscaped pursuant to Chapter 130.33 (Landscaping Standards), the County's adopted Landscape and Irrigation Standards, the County's DISM and the 2015 California Model Water Efficient Landscape Ordinance (MWELO) California Code of Regulations, Title 23, §490 et seq.).
- c. Parking area, features, such as curbs and parking blocks, shall include materials, colors, and/or details that are the same as or similar to those found on the primary commercial building(s).
- d. Parking areas shall be screened from the street and property lines and shall be positioned exclusively at the rear or side of the building, unless the parking spaces are accessible parking spaces required by Building Code or other applicable ADA regulations as enforced by the County. Parking areas connecting to an alley are exempt from screening requirements along the alley.
- e. If provided, pre-engineered metal carports shall include materials and/or colors that are the same as or similar to those on the primary buildings.
- f. If provided, each carport structure shall be separated from additional parking spaces and/or other carports by a landscaping area as defined in the County's Landscaping and Irrigation Standards.

2. Design Guidelines

- a. Shared parking and curb cuts between adjacent uses should be encouraged.
- b. Sidewalk corridors in parking lots should have a minimum of five feet of landscaping on at least one side of the walkway or alternating from one side to the other to provide a comfortable walking environment, including shade for pedestrians.
- c. Parking areas should not be located along residential neighborhood street frontages or common property lines adjacent to other residential neighborhoods.

E. Plazas & Outdoor Spaces.

1. Design Guidelines

El Dorado/Diamond Springs Community Design Standards and Guidelines

Commercial Design Standards and Guidelines

- a. Active use of outdoor spaces is encouraged. Commercial uses are encouraged to provide outdoor seating in the form of benches, outdoor dining, and other similar public uses adjacent to sidewalks and pedestrian plazas.
- b. Plazas or other outdoor activity spaces used for sitting, eating, strolling, and gathering should be designed into the project.
- c. Where multiple buildings are proposed, buildings should be clustered to create centralized pedestrian plazas and gathering spaces.
- d. Plaza design should emphasize the active nature of these spaces and incorporate a combination of accent materials, site furniture, shade structures, accent lighting, interesting colors, textures and forms, and/or art, graphics or other focal elements.
- e. Plaza design should provide amenities for varying light and climate conditions, protection from sun and wind, moveable furniture, climate control elements, children's play areas, and performance areas.
- f. Outdoor furniture should be selected not only for its functional and aesthetic qualities but also focus on the quality of materials and finishes that provide long term durability and resistance to vandalism. Incorporation of wood materials into outdoor furniture is encouraged.
- g. Works of art are encouraged in the development of outdoor spaces. The use of fountains, sculptures, and other elements of visual interest may be incorporated where appropriate.
- h. The relationship between indoor and outdoor spaces and uses should be considered in plaza and outdoor space designs.

Figure 24 **Example of Historic Downtown Plaza, Winters, California**



Photo Credit: Shingle Springs Community Alliance (SSCA)

F. Utilities, Service Areas, Storage.

1. Design Standards

- a. Loading docks and service areas shall be screened from public view and adjacent uses by a combination of building design and/or layout, masonry walls, grade separations and/or landscaping.
- b. Public utility infrastructure and other utility components shall be oriented away from public view and screened with evergreen shrubs to the extent allowed by the utilities.
- c. Ground or wall mounted equipment shall be located out of public view, screened, placed in an enclosure, or painted with public artwork/mural to the extent allowed by the utility companies.
- d. Screening for equipment shall be integrated into the site, building, and roof design and use the same materials, colors, and forms. Wood lattice or fencing is not appropriate for screening and is prohibited.
- e. Roof mounted equipment, including, but not limited to, mechanical equipment and telecommunications structures, shall be set back from the roof edge, placed behind a parapet or in a well, and/or screened, so that they are not visible to motorists or pedestrians on the adjacent streets.
- f. All service areas shall be accessed from an alley or side street when one exists.
- g. All service areas shall be located so that their use does not interfere with on-site parking or circulating areas and adjacent uses.
- h. All refuse containers shall be placed within screened storage areas or enclosures. Trash enclosure location, dimensions, and design shall comply with County standards.
- i. A minimum three-foot landscape buffer shall be provided on all non-accessible sides of trash enclosures. Please refer to Figure 25 below.

Figure 25 Trash Enclosure



Photo Credit: Google Earth. Accessed 10/1/24.

2. Design Guidelines

- a. All service areas (e.g., trash enclosure) should be conveniently located throughout the project, yet sufficiently buffered from project entries, main building entries, and main pedestrian paths.
- b. Trash enclosure materials and colors should be consistent with, and complimentary to, building materials and finishes.
- c. Utilities should be screened by utility boxes that blend in with the landscaping or with the building.

Section 7.2. Building Design

A. Wall Form and Massing

1. Design Standards

- a. No building façade visible from the street shall be greater than 120 feet in length.
- b. Buildings shall have massing breaks (i.e., articulation) at least every 30 feet along any building façade that is visible from a pedestrian or vehicle right-of-way (excluding alleyways), through the use of varying setbacks, building entries and recesses, or structural bays.

Figure 26 **Diamond Springs Retail Center**



2. Design Guidelines

- a. Overall character of the development should be defined through the use of a consistent design concept.
- b. Projects that consider and complement the context of adjacent and surrounding projects, but are original in design and avoid duplication (“copycat” effect) are highly encouraged.
- c. Architectural elements, such as varied roof forms, articulation of the facade, breaks in the roof, walls with texture materials and ornamental details, fenestrations, recessed planes, and landscaping, should be incorporated to add visual interest.
- d. Large areas of flat, blank wall and lack of treatment are strongly discouraged.
- e. Proportional relationship between adjacent buildings and between the building and the street should be maintained.
- f. Main building entries should be emphasized through building articulation and form to allow easy identification from the street and parking lot, and convenient access for pedestrians.

B. Building Colors and Materials.

1. Design Standards

- a. Architectural treatment shall be applied to all façades of a building. All windows, doors, and other wall openings shall be trimmed consistent with the selected architectural style. Main and trim colors used on the front façade shall be extended to all façades.
- b. Colors.

El Dorado/Diamond Springs Community Design Standards and Guidelines

Commercial Design Standards and Guidelines

- (1) The chroma of any selected color used for wall, trim, or roofing shall not exceed an eight on a Munsell color chart. See Figure 16 for an example of allowed colors using the Munsell color system.
 - (2) A color scheme shall be submitted with the project application that includes the intended colors to be used for the building exterior including the hue, value, and chroma Munsell notations.
 - (3) Changes in color are prohibited on the same plane or on outside corners.
- c. Materials shall be compliant with State and local building and fire regulations (e.g., Chapter 7A of California Building Code).
- (1) Façade designs shall incorporate high quality and durable building materials.
 - (2) When exterior wainscoting is used, exterior wainscoting shall begin and end at wall plane breaks and shall not occur on the same plane. Refer to Figure 17

Figure 27 El Dorado Savings Bank



2. Design Guidelines

- a. Variation in color and materials should be considered to create visually engaging designs. High quality, durable, and natural materials, such as wood, stone, and brick, are encouraged. Creative and appropriate use of color is encouraged. Use of color should be consistent with the overall architectural style or theme of the project. Variation in exterior treatment of adjacent buildings is encouraged.
- b. Building accents should be expressed through different high-quality and durable materials and/or architectural detailing and not merely through applied finishes such as paint.
- c. Adjacent buildings should not use the same main color.

C. Windows and Doors.

1. Design Standards

- a. Windows and doors shall be trimmed with the same or similar exterior materials as those found on the structure of the building.

2. Design Guidelines

- a. Use of windows for natural light indoors as much as possible is encouraged. Windows should be placed for cross-ventilation and airflow to promote natural cooling.
- b. Natural climate control features such as deciduous trees over south-facing windows are encouraged to reduce energy demand.

Figure 28 Commercial Windows and Doors



Photo Credit: Shingle Springs Community Alliance (SSCA)

D. Roofs

1. Design Standards

- a. Rooflines shall be vertically articulated at least every 100 feet along the street frontage through the use of varying roof height and/or form.
- b. Up to two roof types are allowed per building. Multiple pitches of the same roof type are permitted. For instance, a building could include a 4:12 shed roof, as well as a 4:12 gable roof and 7:12 gable roof.
- c. The following roofing materials are prohibited:
 - (1) Untreated, unpainted aluminum or metal;

- (2) Brightly colored materials, including turquoises, yellows, pinks, purples, neons, whites, and similar;
- (3) Untreated smooth or corrugated metal;
- (4) Shiny or reflective materials that are visible from the public street, sidewalks, or property lines.

2. Design Guidelines

- a. Roof height, pitch, ridgelines, and roof materials should be varied to create visual interest and avoid repetition. The roof plan should be consistent with architectural style.

Section 7.3. Specific Use: Fuel Stations

1. Design Standards

- a. All activities, except those to be performed at the fuel or air pumps, shall be performed within a completely enclosed building.
- b. Outdoor storage is prohibited.
- c. The minimum setback of fuel canopies is 15 feet from property lines and the street and 50 feet from property lines abutting residentially zoned properties.
- d. The fuel pump area, including drive lanes for vehicle fueling, shall not block or restrict on-site vehicular or pedestrian circulation or block access to on-site parking spaces.
- e. Fuel Canopy Design.
 - (1) The canopy support columns shall be entirely encased with materials used for the primary building. Please refer to Figure 29.
 - (2) Canopies shall include materials, colors, and architectural features used for the other structures on the project parcel(s).
- f. Freestanding signs shall include materials, colors, and design features used for the fuel station facility structure and shall comply with the requirements of Zoning Ordinance Section 130.36.070.H.4 (Design Standards for Freestanding Signs).

Figure 29 Red Hawk Travel Center Fuel Canopy



Figure 30 Red Hawk Travel Center Fuel Pricing



2. Design Guidelines

- a. Fuel station facilities should be designed to be architecturally compatible with buildings and structures in the surrounding area regarding building design, color, and materials used.
- b. All sides of each building should have consistent architectural detail and character.
- c. The use of highly reflective or glossy materials is strongly discouraged.

El Dorado/Diamond Springs Community Design Standards and Guidelines

Commercial Design Standards and Guidelines

- d. All elements of the pump island or canopy that are not operational should be architecturally integrated by use of color, material and architectural detailing.

8. Glossary

For the purposes of these standards, the following definitions shall apply:

Architectural projection. A building feature that extends from the face of the wall of the primary building. Examples include uncovered balconies, bays, porches, canopies, variations in massing proportions, or similar protrusions of a building.



Photo Credit: Shingle Springs Community Alliance (SSCA)

Articulation. Division of a building's mass into smaller parts through the placement of architectural features such as windows, doors, molding, columns, or other three-dimensional façade enhancements that create a clear and distinct section of the building.



Photo Credit: Shingle Springs Community Alliance (SSCA)

Glossary

Board and Batten. Wall construction that gives the appearance of wide vertical strips with recesses or projections, using wide boards alternating with narrow and thin boards.



Building Façade. The exterior face of a building on any side. A façade may include multiple wall planes that make up the overall face of the building. Architectural projections, such as a porch or balcony, are not considered a façade.

Massing. Overall form, shape, and volume of a building.

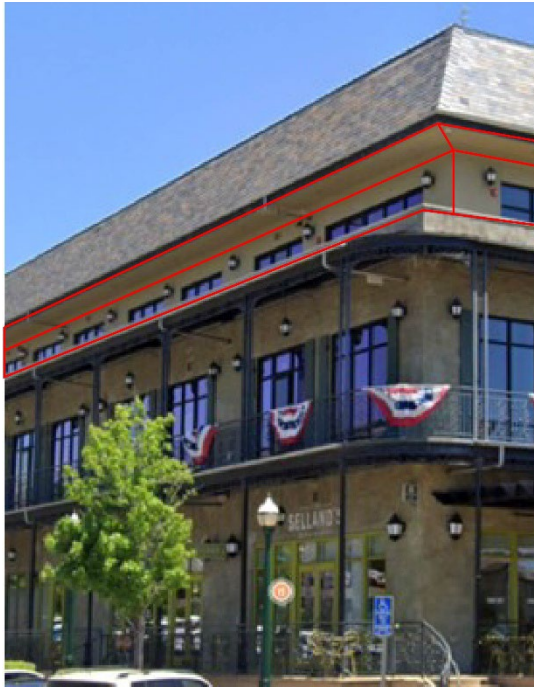
Recess. A building feature that is set back from the primary building façade. Examples include covered balconies, covered porches, open galleries, arcades, loggias, or similar building elements that create a stepping back effect.



Photo Credit: Shingle Springs Community Alliance (SSCA)

Glossary

Step back. A steplike recession in an upper story of a multi-story building.



Wall projection. A building wall projection that creates a horizontal change outward in living area from the primary building façade and creates a visual difference of light and shadow.



Photo Credit: Shingle Springs Community Alliance (SSCA)

Common outdoor area. Usable outdoor space that is designed and/or programmed for residents' recreation and leisure within a multi-unit or mixed use development.

Glossary

Common recreational amenities. Features or facilities associated with a multi-unit or mixed use development that are available and accessible to all residents.



Corbel. A bracket of stone, wood, or brick projecting from the face of a wall and generally used to support a cornice or arch.



Cornice. A projecting ornamental molding that finishes or crowns the top of a building, wall, or arch.



Glossary

Dentils. Small, rectangular blocks resembling teeth and used as a decoration under the soffit of a cornice.



Dormer. A window that projects from a sloping roof and is covered with a small gable, shed, or other roof structures.



Photo Credit: Shingle Springs Community Alliance (SSCA)

Double Hung Window. A window with two sashes that opens by means of one or both sashes sliding vertically past each other.



Photo Credit: Shingle Springs Community Alliance (SSCA)

Glossary

Exterior wainscoting. Decorative accent material that covers the bottom of the building wall.



Fenestration(s). The openings in a building's envelope, most notably the windows, doors, skylights.

Fiber cement siding. A type of fire-resistant siding that consists of Portland cement, sand, water, and cellulose fibers, along with other additives.

Integral color (masonry). Color pigment mixed with newly placed concrete to create fade-resistant color.

Lite. An architectural feature, including windows and glass doors, that can present illumination throughout the interior of the structure from one source of light or can allow the illusion of a more open environment.



Photo Credit: Shingle Springs Community Alliance (SSCA)

Mixed use development.

Horizontal mixed use development. A development that incorporates and integrates residential and commercial uses alongside one another, either in one mixed use building, or as two or more separate buildings on one parcel or project site.

Glossary

Vertical mixed use development. A development that incorporates and integrates commercial and residential uses stacked in one multi-story mixed use building.



Photo Credit: Shingle Springs Community Alliance (SSCA)

Mullion. Vertical divider that separates glass panes in a window.



Muntin. Single vertical bar that separates sides of a single window.



Glossary

Objective standards. Standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal

Purlin. Horizontal beam along the length of a roof, resting on a main rafter and supporting the common rafters or boards.



Gable roof. Roof with two sloping sides that meet at the highest point or ridgeline.

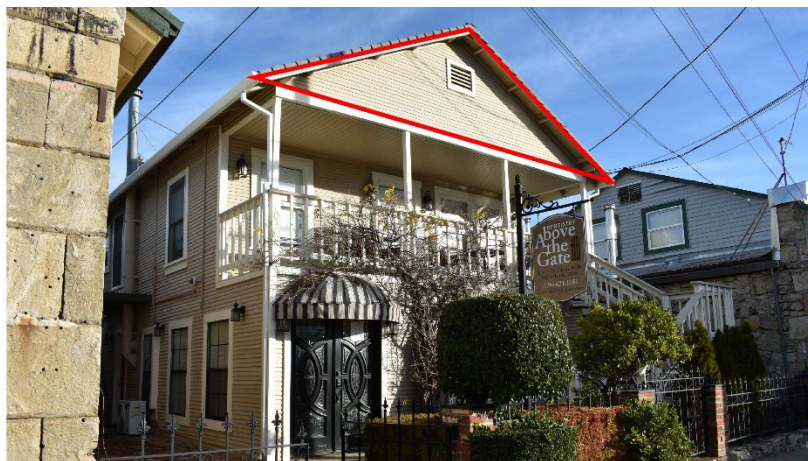


Photo Credit: Shingle Springs Community Alliance (SSCA)

Gambrel. A type of roof with two sides, each of which has a shallower slope above a steeper one.

Hip. A type of roof where all the sides of the roof slope downward from the highest point or ridgeline.

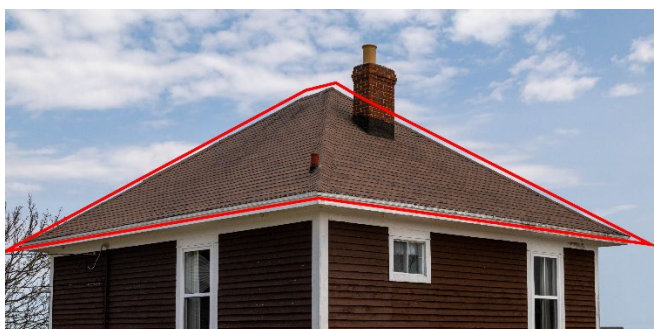


Photo Credit: Dolores Harvey, Adobe Stock Images

Mansard. A type of roof that consists of a gambrel roof on all sides of the building.

Glossary

Parapet. A type of roof that incorporates a low wall or railing along the edge of the roof.



Photo Credit: Shingle Springs Community Alliance (SSCA)

Shed. A type of roof that slopes down in one direction.



Photo Credit: Shingle Springs Community Alliance (SSCA)

Shiplap Siding: Horizontal boards used as siding, with grooved (rabbeted) edges to make an overlapping joint.



Glossary

Soffit. The underside of the edge of a roof, where it meets the side of the building.



Photo Credit: Shingle Springs Community Alliance (SSCA)

Street. Public rights-of-way or legal non-County maintained roadways. Does not include alleyways.

Structural bay. Space between architectural or structural elements, such as columns or walls.



Photo Credit: Shingle Springs Community Alliance (SSCA)

El Dorado/Diamond Springs Community Design Standards and Guidelines
Public Review Draft – August 2026

Comments and Revisions Summary Table				
Commentor	Topic	Comment Summary	Revision(s)	Revision Location
Public & Staff Comment	Text	Document should support affordable/workforce housing when designed according to community design preferences	Amended project Goal “D” to add language supporting development of affordable/workforce housing when designed consistent with community-established design themes and architectural elements.	Section 1.2 (D)
Staff Edit	Text	Document should include introductory information that is consistent with the approved Shingle Springs DSG	Revised the Applicability and How to Use this Document Sections to be consistent with the approved language in Shingle Springs DSG	Section 2.3 Section 2.4 Section 3.1
Public Comment	Text	Clarification about when awnings are required for single-story buildings for the Gold Rush Architectural Style	Added a standard that includes standards for awnings on single-story buildings if used	Section 4.1(D)
Public Comment	Text	Include standard for railings and guardrails for the Gold Rush Architectural Style	Added a standard that prohibits siding for balcony railings and guardrails to be consistent with the Gold Rush Style	Section 4.1(D)
Staff Comment	Text	Conflicting standards/guidelines about exposed rafter tails for craftsman style	Removed statement in standards that said exposed rafters are prohibited; exposed rafter tails are consistent with the Rustic Craftsman Style	Section 4.2(A)
Staff Comment/ Workshop Edits	Text	Clarify building color standards	Removed building color standards from both Architectural Style Sections; building color is determined by Sections 5, 6, and 7 with the Munsell color chart standards	Sections 4.1(B) and 4.2(B)
Public Comment	Text	Clarify and bolster outdoor seating standards/guidelines for multi-unit development	Added standards for outdoor seating if provided in the development and encouraged shade structures/features over seating	Section 5.1(F)