



RESOLUTION NO. XXX-2026

**RESOLUTION TO ADOPT DESIGN STANDARDS AND GUIDELINES
FOR THE SHINGLE SPRINGS COMMUNITY REGION**

WHEREAS, the County of El Dorado (County) is mandated by the State of California to maintain an adequate and proper General Plan; and

WHEREAS, the County adopted a General Plan in 2004; and

WHEREAS, General Plan Goal 2.4 (Existing Community Identity) states: “Maintain and enhance the character of existing rural and urban communities, emphasizing both the natural setting and built design elements which contribute to the quality of life, economic health and community pride of County residents”; and

WHEREAS, General Plan Goal 2.4 is achieved by General Plan Objective 2.4.1 (Community Identity), which requires “Identification, maintenance and enhancement of the unique identity of each existing community”; and

WHEREAS, General Plan Policy 2.4.1.1 helps fulfill Goal 2.4 and Objective 2.4.1 by directing design control combining zone districts be expanded for commercial and multiple family zoning districts to include identified Communities, Rural Centers and historic districts; and

WHEREAS, General Plan Policy 2.4.1.2 also helps fulfill Goal 2.4 and Objective 2.4.1 by directing the County to develop community design guidelines, in concert with members of each community, for all Community Regions; and

WHEREAS, between 2022 and 2024, the California Legislature enacted comprehensive changes to state housing legislation (e.g., Senate Bill 35, Senate Bill 6, and Assembly Bill 2011) allowing qualifying affordable housing projects on both multifamily and commercial-zoned parcels as a ministerial use with no local design oversight unless a local agency has adopted objective design standards; and

WHEREAS, the County has maintained a strong desire to create updated, community-based, comprehensive, and enforceable community design standards and guidelines, ensure County design oversight for state-qualifying ministerial housing projects, and create a more predictable review process; and

WHEREAS, many policies, programs, and implementation measures are implemented through the Zoning Ordinance; and

WHEREAS, County communities have expressed a strong desire to establish community-based design standards to preserve and enhance community identity in accordance with the above General Plan policies, goals, and objectives; and

WHEREAS, in 2012, members of the Shingle Springs community created the Shingle Springs Community Alliance (SSCA) to advocate for community-based building and site design for the Shingle Springs Community Region; and

WHEREAS, on March 17, 2020, the Board of Supervisors (Board) directed staff to expedite the creation of multi-family residential and commercial design standards for Community Regions, beginning with Shingle Springs Community Region; and

WHEREAS, on July 23, 2024, the Board directed staff to create interim Countywide design standards for commercial, multifamily and mixed use projects to be adopted by December 2024 and, after adoption of the interim design standards, to return to the Board with a revised contract scope to customize the County’s adopted interim design standards into permanent design standards for each Community Region.

WHEREAS, on December 3, 2024, the Board adopted Countywide interim community design standards for commercial, multifamily and mixed use projects in the County’s Community Regions; and

WHEREAS, on April 22, 2025, the Board approved a revised contract with a consulting firm to assist staff with customizing each set of community design standards based upon the County’s adopted interim community design standards, beginning with the Shingle Springs Community Region; and

WHEREAS, in 2025, the County developed the Shingle Springs Design Standards and Guidelines (Shingle Springs DSG) through two community workshops and after a 30-day public comment period.

WHEREAS, based on Shingle Springs community preference to uniformly apply detailed objective site and building design standards, including architectural styles, to all development projects, including projects that qualify for state streamlined ministerial processing under recently enacted legislation (e.g., Senate Bill 35 and Assembly Bill 2011), adoption of this resolution would allow for ministerial processing of commercial, multifamily, and mixed use projects designed consistent with the Shingle Springs DSG and discretionary processing for projects that deviate from the Shingle Springs DSG.

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Board hereby adopts the Shingle Springs DSG, attached as Exhibit A, to apply to commercial, multifamily, and mixed use development projects within the boundaries of the Shingle Springs Community Region.

NOW, THEREFORE, BE IT FURTHER RESOLVED, adoption of this Resolution shall become effective 30 days after execution.

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

Attest: Ayes:
Kim Dawson Noes:
Clerk of the Board of Supervisors Absent:

By: _____ Clerk _____ Chair, Board of Supervisors