

Shingle Springs Design Standards & Guidelines

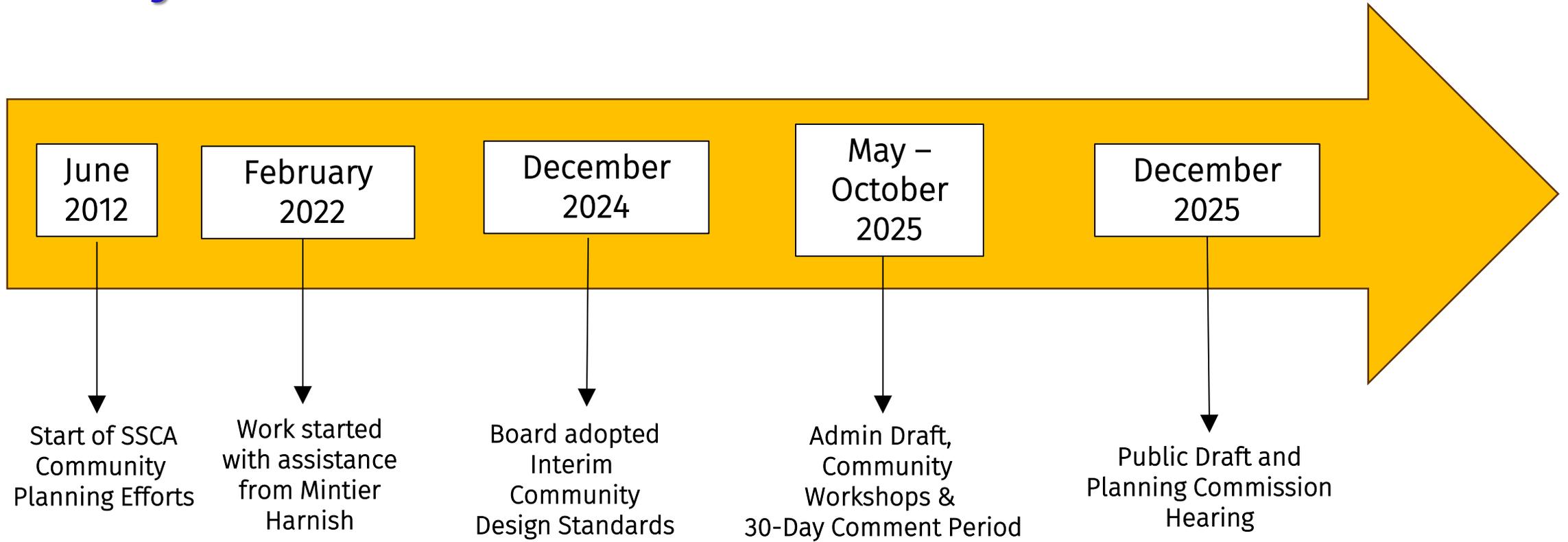
Board of Supervisors Hearing
March 3, 2026



Planning & Building Department
Long Range Planning



Project Timeline



Project Goals

- Community-based site/building design standards to protect rural & historic character
- Objective design standards for state streamlined ministerial projects
- Architectural styles for quality design



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)

State Streamlined Ministerial Projects



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

Required Architectural Styles



Railroad
Craftsman



Gold Rush



Industrial
Farmhouse

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)

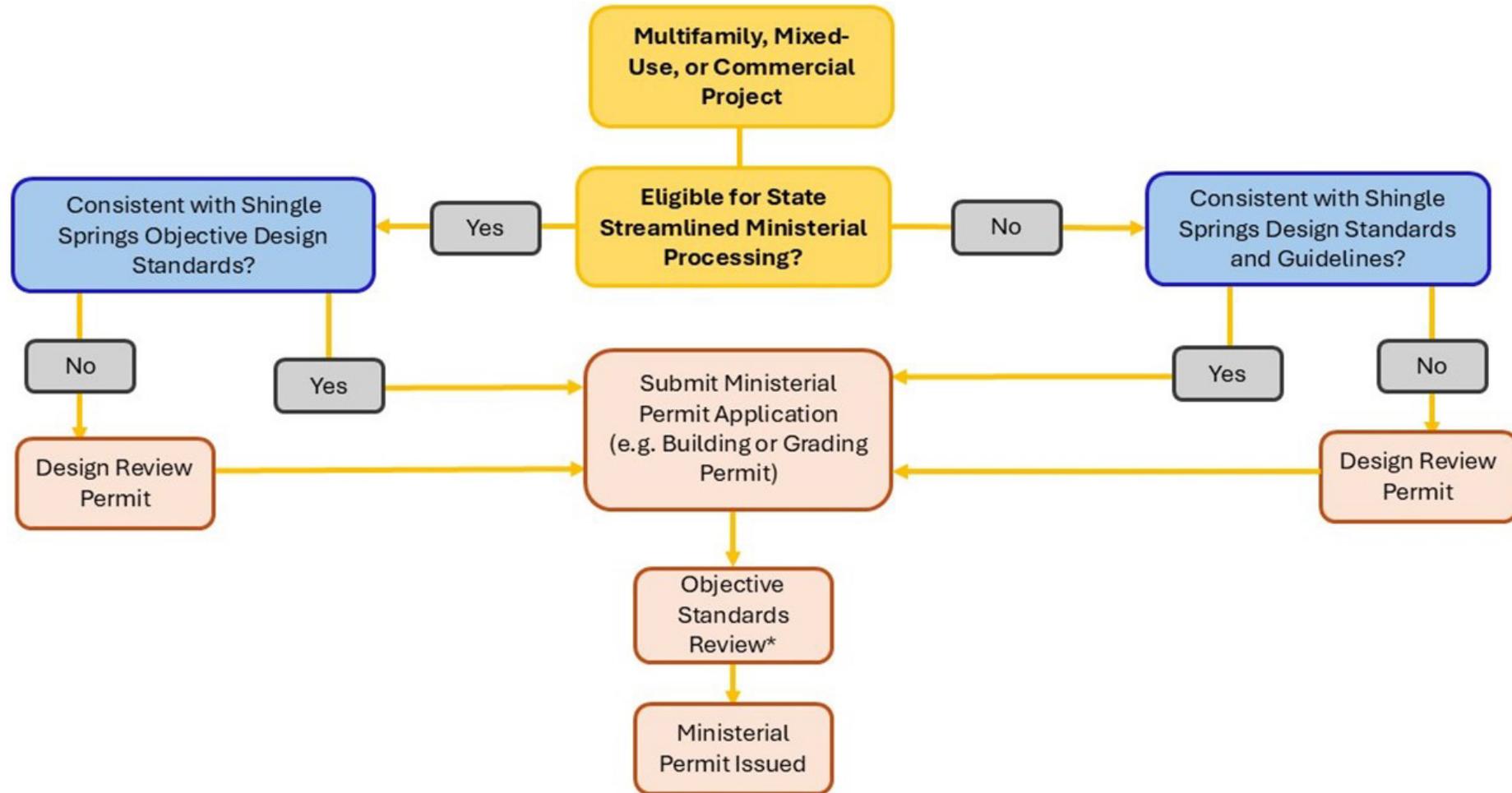
Commercial Projects

- 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



Revised Figure 3 (Determining Project Type)



*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.

Public Engagement

- Community workshop flyers
- County email notices to project subscription list
- Community email notices (SSCA)
- Social media posts
- Frequent webpage updates
- Phone outreach
- Newspaper ads
- BOS public hearing notices
- PC Hearing



Recommendation

Staff recommends the Board take the following actions as recommended by the Planning Commission on December 11, 2025:

1. Adopt the Addendum to the 2015 TGPA-ZOU Final EIR;
2. Approve the Shingle Springs Design Standards and Guidelines (DSG) with revisions to Section 2.4 and Figure 3;
3. Approve the associated Zoning Ordinance amendments to implement the Shingle Springs DSG