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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: _____