
***.ord
00/00/00



ORDINANCE NO. 5256

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 Community region where such projects are consistent with the adopted Shingle Springs Design Standards and Guidelines;
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. Section 130.27.050.F.3 entitled “Establishment of Community Design Review Areas; Guidelines and Standards” is amended as set forth below:

3. The following procedures shall be followed in adopting community design guidelines and standards for newly created design review areas:

ARTICLE 4 – SPECIFIC USE REGULATIONS

Section 3. Section 130.40.180.B entitled “Mixed Use Development - General Requirements” is amended as set forth below:

- B. **General Requirements.** The following requirements shall apply to all mixed use development projects:
1. Commercial and residential uses shall be complementary and mutually supportive of each other and shall be integrated into the community or neighborhood where the development is located.
 2. The residential component shall be allowed on separate lots within the development.
 3. The residential component may include a full range of single-unit and/or multi-unit residential design concepts.
 4. Mixed use development projects may be phased.
 5. Mixed use development may include live/work units. A live/work unit is defined as a single unit consisting of both a commercial/office and a residence that is occupied by the same resident. The live/work unit shall be the primary dwelling of the occupant.
 6. Mixed use development projects in Community Regions shall be designed consistent with the Mixed Use Design Manual, adopted by the Board on December 15, 2015 and reformatted on April 24, 2018 (Resolution 197-2015) and the adopted community design standards and guidelines for each Community Region. Until such time as permanent design standards and guidelines are adopted for a particular Community Region, mixed use development projects shall be consistent with either the Interim Objective Design Standards for Streamlined Ministerial Projects or the Interim Design Standards and

Guidelines for Multifamily, Mixed-Use or Commercial Projects, whichever is applicable, as adopted by the Board on December 3, 2024 (Resolutions No. 214-2024 and 215-2024, respectively). Mixed use projects that deviate from the standards of the Mixed Use Design Manual or applicable community design standards shall require a Design Review Permit.

7. Mixed use development projects in Rural Centers or the Rural Region shall be encouraged to comply with the standards and guidelines found in the adopted Mixed Use Design Manual.

ARTICLE 5 – PLANNING PERMIT PROCESSING

Section 4. Section 130.52.030 entitled “Design Review Permit” is amended as set forth below:

A. Applicability. The Design Review Permit process is established in specific areas of the County to ensure compatibility with historical, scenic, or community design criteria. This process is applied only to commercial, industrial, mixed-use, and multi-unit residential projects in the following areas:

1. Meyers Area Plan.
2. Land adjacent to or visible from designated State Scenic Highway Corridors.
3. Other areas where the Design Review-Community (-DC), -Historic (-DH), or Scenic Corridor (-DS) Combining Zones have been applied.
4. Mixed use development projects in Community Regions that deviate from the Mixed Use Design Manual (adopted by the Board on December 15, 2015 and reformatted on April 24, 2018 (Resolution 197-2015) or adopted community design standards for a specific Community Region.

Section 5. 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 Shingle Springs Design Standards and Guidelines (Shingle Springs DSG) as the Shingle 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 Shingle Springs DSG and the related Zoning Ordinance amendments required to implement the Shingle Springs DSG in accordance with Sections 15162 and 15164 of the CEQA Guidelines.

Section 6. 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 7. 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 3rd day of March, 2026, by the following vote of said Board:

ATTEST
KIM DAWSON
Clerk of the Board of Supervisors

By *Kyra Schuffenberg*
Deputy Clerk

Ayes: Laine, Ferrero, Veerkamp, Parlin, Turnbo

Noes: None

Absent: None

[Signature]
Brooke Laine
Chair, Board of Supervisors

APPROVED AS TO FORM
DAVID LIVINGSTON
COUNTY COUNSEL

By: *[Signature]*

Title: Deputy County Counsel