



EL DORADO COUNTY
PLANNING DIVISION

<https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Planning-Division>

**NOTICE OF PUBLIC HEARING AND SUMMARY OF
PROPOSED ORDINANCE
ADOPTING AMENDMENTS TO TITLE 130 (ZONING)
RELATING TO SHINGLE SPRINGS DESIGN STANDARDS
AND GUIDELINES**

The **Board of Supervisors** (Board) will conduct a public hearing to consider adoption of the Ordinance on **Tuesday, March 3, 2026, no earlier than 1:00 p.m.** in the Board Meeting Room, 330 Fair Lane, Placerville, California. The Ordinance shall take effect thirty (30) days following the adoption thereof. The proposed Ordinance consists of amendments to Title 130 (Zoning) of the El Dorado County (County) Ordinance Code as required to implement the County's Shingle Springs Design Standards and Guidelines (Shingle Springs DSG). Changes include but are not limited to: 1) Add a Design Review Permit exception for commercial, multifamily and mixed use development projects designed consistent with the Shingle Springs DSG (Article 2, Section 130.27.050.D – Design Review – Community (-DC) Combining Zone); 2) Clarify that the procedures for adopting new design review areas do not apply to existing design review areas (Article 2, Section 130.27.050.F.3 – Establishment of Community Design Review Areas; Guidelines and Standards); 3) Clarify how adoption of permanent design standards for each Community Region applies to mixed use projects (Article 4, Section 130.40.180.B.6 – Mixed Use Development – General Requirements); 3) and 4) Clarify that a Design Review Permit shall be required for mixed use projects in Community Regions that deviate from adopted community design standards (Article 5, Section 130.52.050 – Design Review Permit). The Board will also consider adoption of an addendum to the certified Final Environmental Impact Report (FEIR) (State Clearinghouse No. 2012052074) for the County 2015 Targeted General Plan Amendment and Zoning Ordinance Update Project (TGPA/ZOU) for the proposed Shingle Springs DSG and implementing amendments.

The full text of the Ordinance is available for viewing in the office of the Planning and Building Department at 2850 Fairlane Court, Placerville, California, and available on the County Planning Division Public Notices webpage:

<https://www.eldoradocounty.ca.gov/Land-Use/Public-Notices-Land-Use-and-Development-Services>

All persons interested are invited to write their comments to the Board in advance of the hearing. For the current remote options, please check the meeting Agenda no less than 72 hours before the meeting, which will be posted at

<https://eldorado.legistar.com/Calendar.aspx>. If you challenge the action 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 Board at, or prior to, the public hearing. Any written correspondence should be directed to the Board at 330 Fair Lane, Placerville, CA 95667 or via e-mail: edc.cob@edcgov.us

Mountain Democrat

PROOF OF PUBLICATION
(2015.5. C.C.P.)

Proof of Publication NOTICE OF PUBLIC HEARING

STATE OF CALIFORNIA
County of El Dorado

I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 2889 Ray Lawyer Drive, a newspaper of general circulation, printed and published Wednesday and Friday, in the City of Placerville, County of El Dorado, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court to the County of El Dorado, State of California, under the date of March 7, 1952, Case Number 7258; that the notice, of which the annexed is a printed copy (set in type no smaller than non-pareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

2/20

ALL IN THE YEAR 2026

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Placerville, California, this 20th day of FEBRUARY, 2026

Allison Rains

Signature

Allison Rains
Legals Clerk

NOTICE OF PUBLIC HEARING AND SUMMARY OF PROPOSED ORDINANCE ADOPTING AMENDMENTS TO TITLE 130 (ZONING) RELATING TO SHINGLE SPRINGS DESIGN STANDARDS AND GUIDELINES

The Board of Supervisors (Board) will conduct a public hearing to consider adoption of the Ordinance on Tuesday, March 3, 2026, no earlier than 1:00 p.m. in the Board Meeting Room, 330 Fair Lane, Placerville, California. The Ordinance shall take effect thirty (30) days following the adoption thereof. The proposed Ordinance consists of amendments to Title 130 (Zoning) of the El Dorado County (County) Ordinance Code as required to implement the County's Shingle Springs Design Standards and Guidelines (Shingle Springs DSG). Changes include but are not limited to: 1) Add a Design Review Permit exception for commercial, multifamily and mixed use development projects designed consistent with the Shingle Springs DSG (Article 2, Section 130.27.050.D – Design Review – Community (-DC) Combining Zone); 2) Clarify that the procedures for adopting new design review areas do not apply to existing design review areas (Article 2, Section 130.27.050.F.3 – Establishment of Community Design Review Areas; Guidelines and Standards); 3) Clarify how adoption of permanent design standards for each Community Region applies to mixed use projects (Article 4, Section 130.40.180.B.6 – Mixed Use Development – General Requirements); 3) and 4) Clarify that a Design Review Permit shall be required for mixed use projects in Community Regions that deviate from adopted community design standards (Article 5, Section 130.52.050 – Design Review Permit). The Board will also consider adoption of an addendum to the certified Final Environmental Impact Report (FEIR) (State Clearinghouse No. 2012052074) for the County 2015 Targeted General Plan Amendment and Zoning Ordinance Update Project (TGPA/ZOU) for the proposed Shingle Springs DSG and implementing amendments.

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2/20

15734



**PROOF OF PUBLICATION
(2015.5. C.C.P.)**

**STATE OF CALIFORNIA
County of El Dorado**

I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the El Dorado Gazette, Georgetown Gazette & Town Crier, a newspaper of general circulation, printed and published once each week in the town of Georgetown, Ponderosa Judicial District, County of El Dorado, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court to the County of El Dorado, State of California, under the date of March 7, 1952, Case Number 7258; that the notice, of which the annexed is a printed copy (set in type no smaller than non-pareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

2/19

ALL IN THE YEAR 2026

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Placerville, California, this 19th day of FEBRUARY, 2026

Allison Rains

Signature

**Allison Rains
Legals Clerk**

**Proof of Publication
NOTICE OF PUBLIC HEARING**

**NOTICE OF PUBLIC HEARING AND
SUMMARY OF PROPOSED ORDINANCE
ADOPTING AMENDMENTS TO TITLE 130
(ZONING) RELATING TO SHINGLE SPRINGS DESIGN
STANDARDS AND GUIDELINES**

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2/19 **002666**

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Tahoe Daily Tribune now is, and during all times herein named, was a corporation duly organized and existing under the laws of the State of California, and now is, and during all times herein named was the printer of **Tahoe Daily Tribune**, a newspaper of general circulation, as defined by section 6000 of the Government Code of the State of California, printed and published daily (Sundays excepted) in the City of South Lake Tahoe, County of El Dorado, State of California, and that affiant is the principal clerk of said Nevada County Publishing Co.

That the printed advertisement hereto annexed was published in the said Tahoe Daily Tribune, for the full required period of **1** time(s) commencing on **Feb. 20, 2026**, and ending on **Feb. 20, 2026**, all days inclusive.

PUBLICATION DATES: Feb. 20, 2026

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PUBLISHER ID: 394889

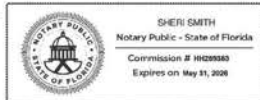
NOTICE NAME: 8CD06 - Design Standards BOS

Publication Fee: \$226.78

I certify, under penalty of perjury, the forgoing is true and correct.

Anjana Bhadoriya

(Signed) _____



VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 02/24/2026

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING AND SUMMARY
OF PROPOSED ORDINANCE ADOPTING
AMENDMENTS TO TITLE 130 (ZONING) RELATING
TO SHINGLE SPRINGS DESIGN STANDARDS AND
GUIDELINES

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