

Board of Supervisors Public Meeting

SB 35 Notice of Intent Preapplication Diamond Springs Mixed Use



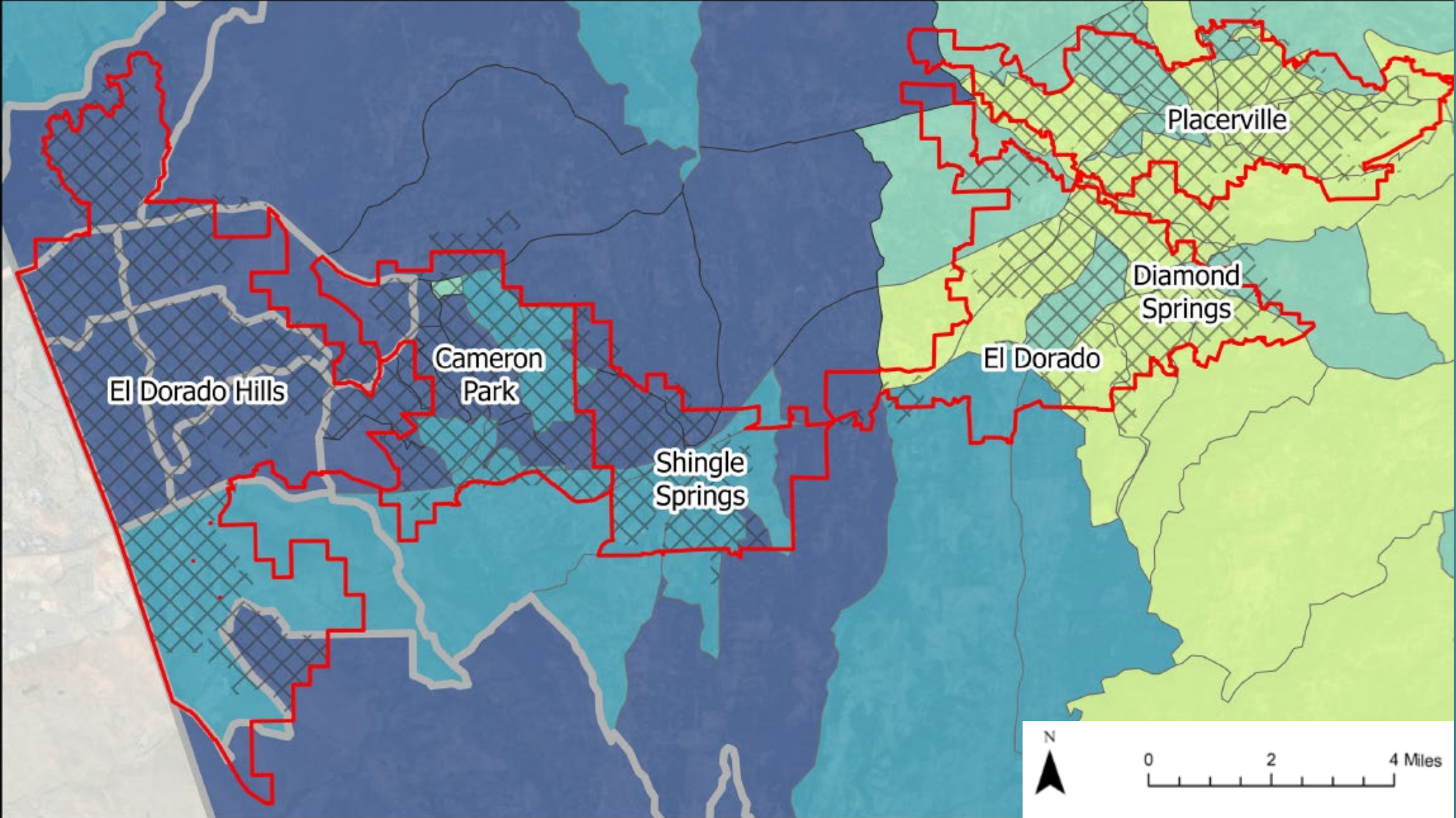
AUGUST 26, 2025

PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION

Opportunity Map Methodology

- Opportunity categories: low, moderate, high, highest resource
- Indicators include poverty rates, adult education levels, employment, median home value, environmental burden, reading and math proficiency
- Divides Census areas into urban and rural areas
- Compares rural areas within a county with other rural areas within the same county

Opportunity Map of Community Regions

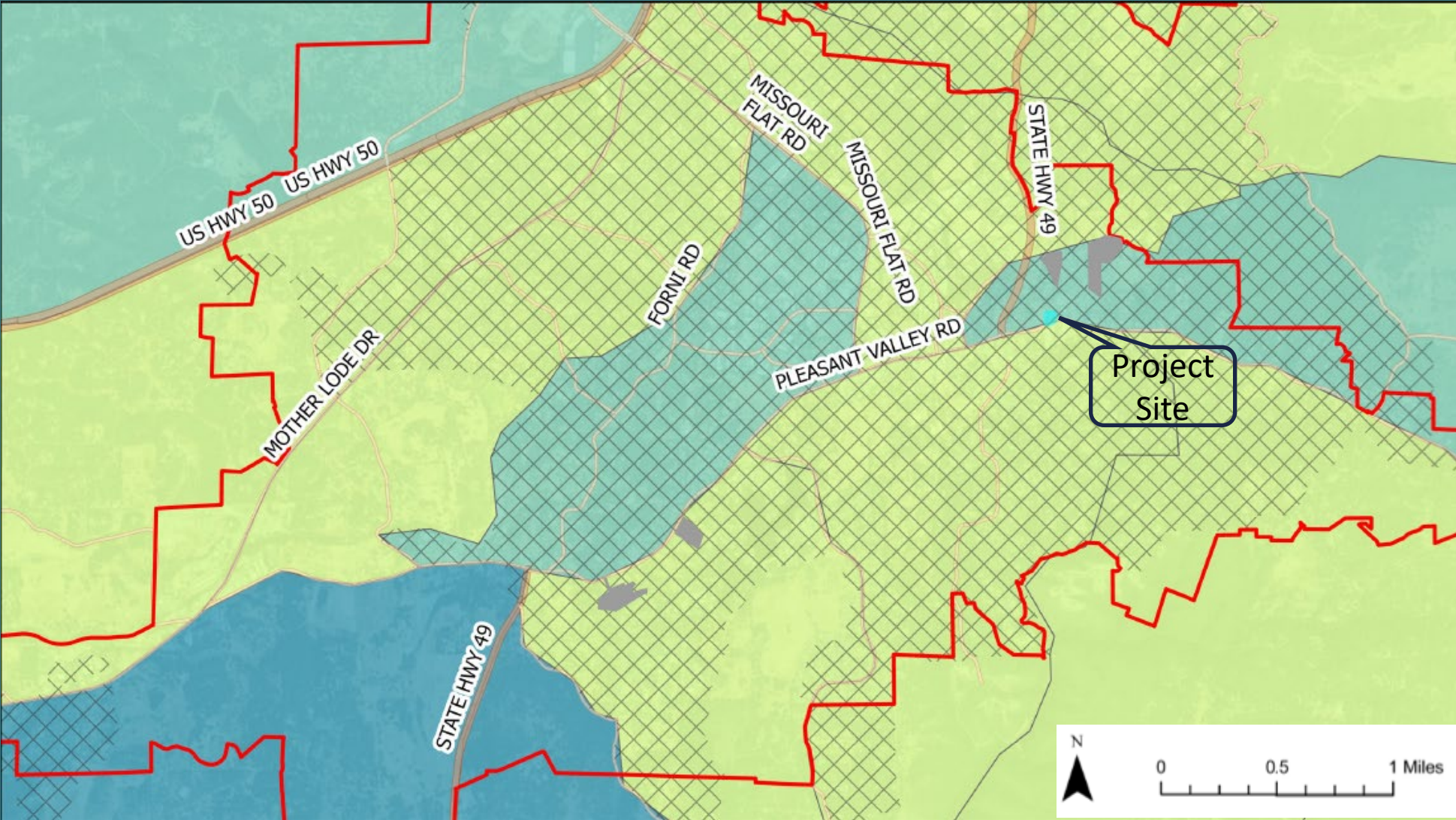


Legend

CTCAC/HCD Opportunity Designations

- Highest Resource
- High Resource
- Moderate Resource
- Low Resource
- Capital Region
- Community Region
- Urban Area

El Dorado Diamond Springs Community Region



Legend

CTCAC/HCD Opportunity Designations

High Resource

Moderate Resource

Low Resource

Proposed SB 35 Project

Approved Affordable Housing Projects

Community Region

Urban Area

Project Vicinity Map



General Plan Land Use Map



Legend

Land Use Designations

Commercial

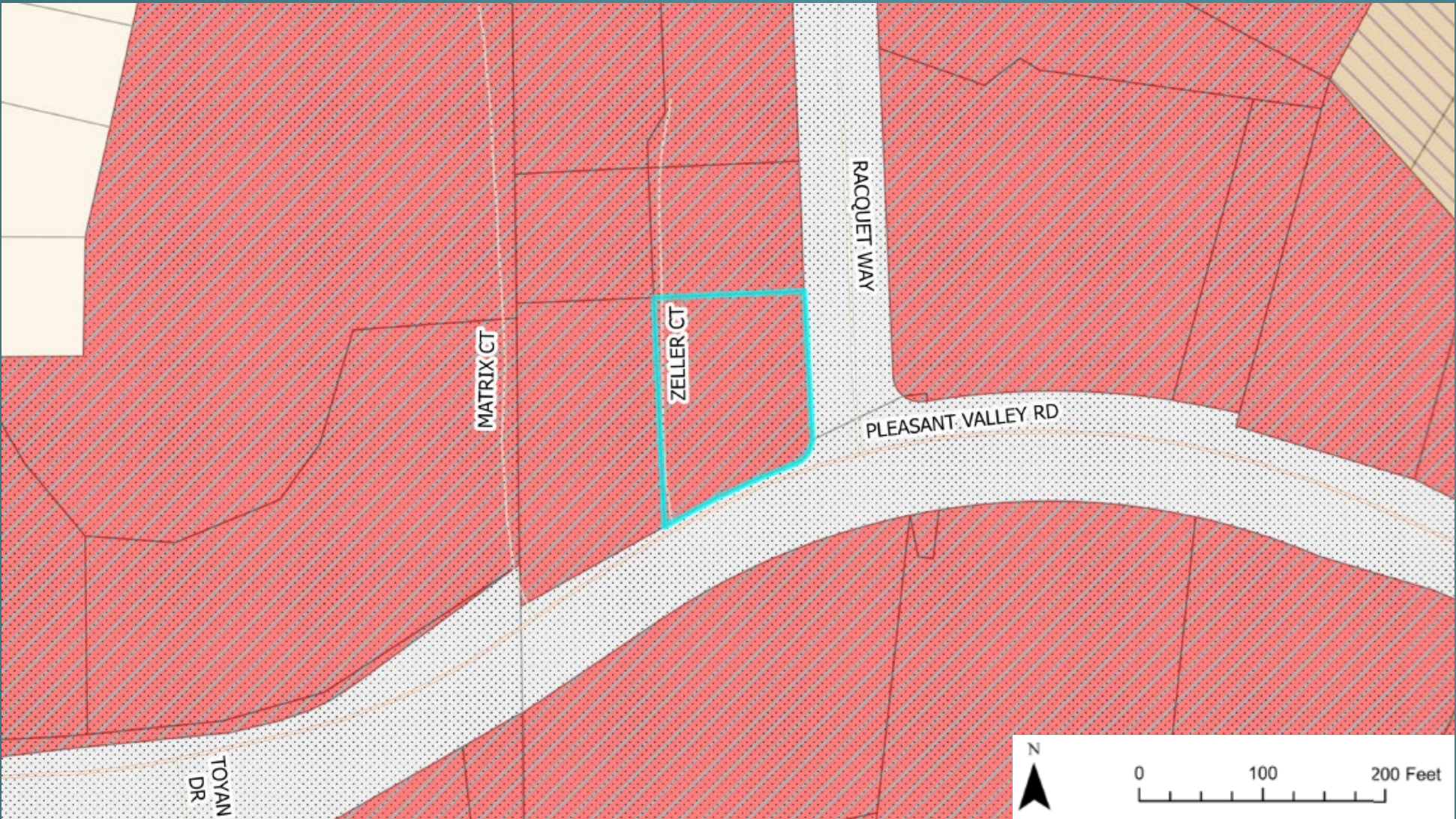
High Density Residential

Multi-Family Residential

Proposed Project Site

Parcel Lines

Zoning Map



Legend

Zoning Designations

-  Commercial Mainstreet
-  Residential Multi-Unit
-  Residential 1 Acre
-  Transportation Corridor
-  Design Review-Historic Overlay
-  Proposed Project Site
-  Parcel Lines

Project Timeline

SB 35 Notice of Intent / Preapplication Stage

SB 35 Notice
of Intent /
Preapplication
Submitted

Technical
Advisory
Committee
(TAC) Meeting

Tribal
Consultation
Initiated

SB 35
Informational
Public
Meeting (if
applicable)

Tribal
Consultation
Completed

SB 35
(Streamlined
Ministerial
Housing
[SMH]
Application)
Submitted

SMH
Application
Review

SMH
Application
Decision