

# El Dorado/Diamond Springs Community Design Standards

## Community Workshop #1 January 15, 2026

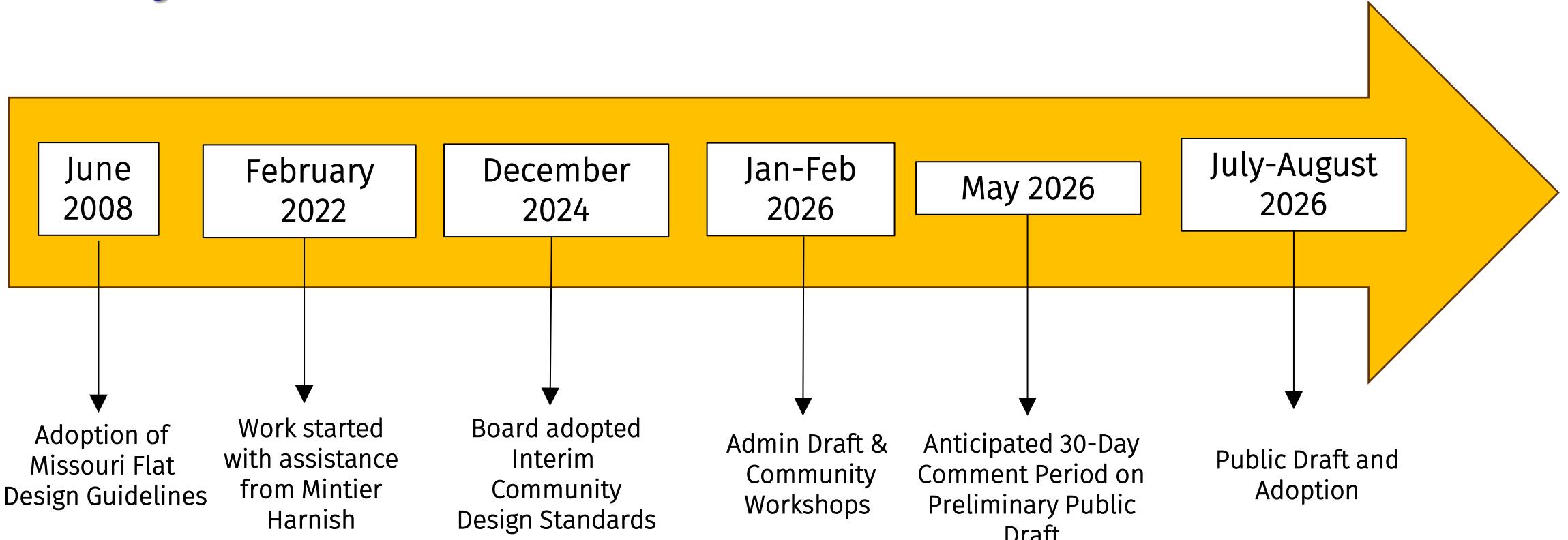


El Dorado County Planning & Building Department  
Long Range Planning Unit

# **Presentation Overview**

- Project overview
- Key content areas (permitting & design)
- Community feedback
- Project schedule/next steps
- Breakout group discussions

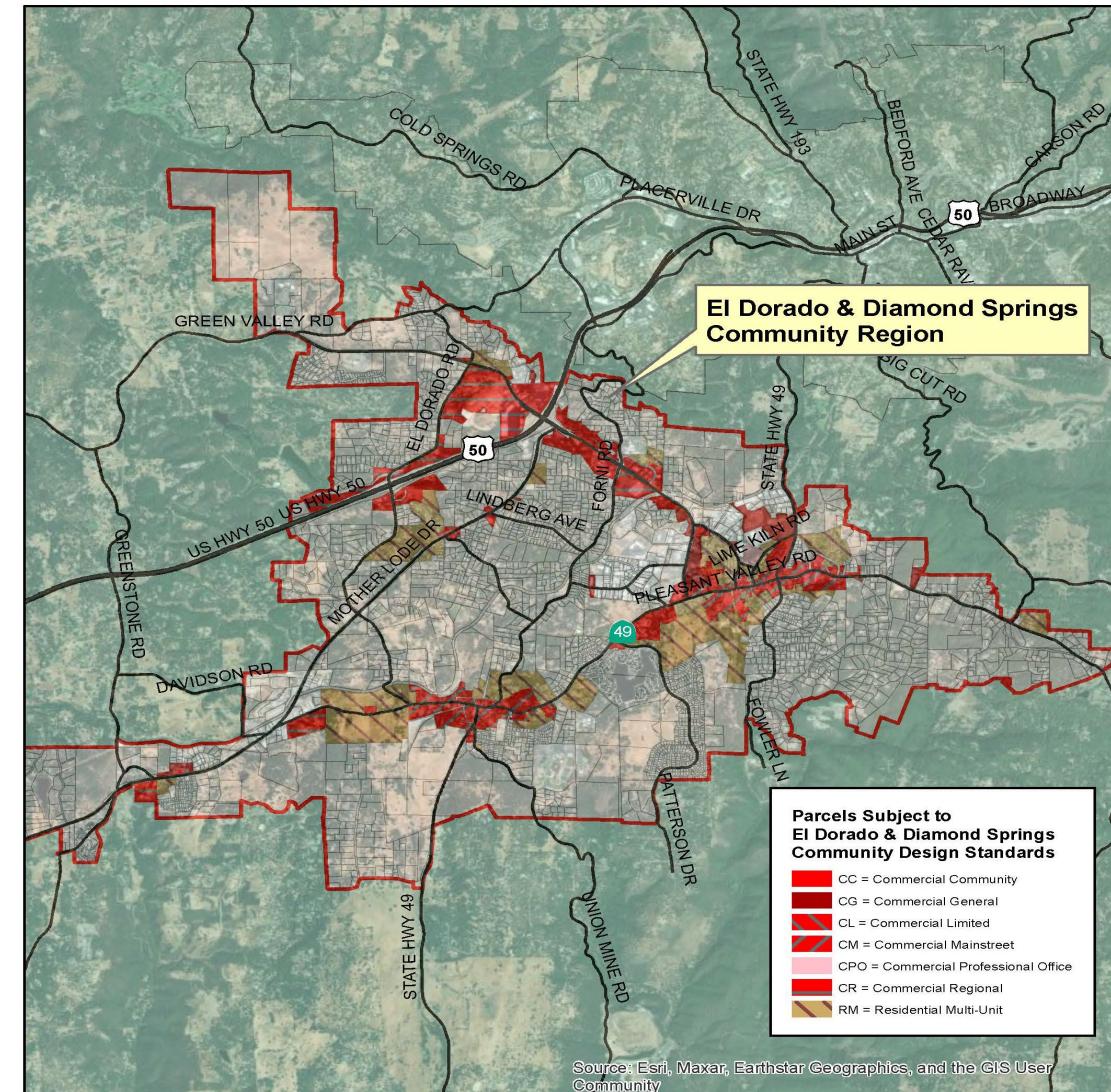
# Project Overview



# Project Overview

- Customized commercial, multifamily, and mixed-use design standards
- Designed for community
- Protect community character
- Encourage economic activity
- Predictable building and design

## El Dorado & Diamond Springs Community Region Commercial/Multifamily Zoned Parcels



# **Project Overview - Changes from County Interim Design Standards**

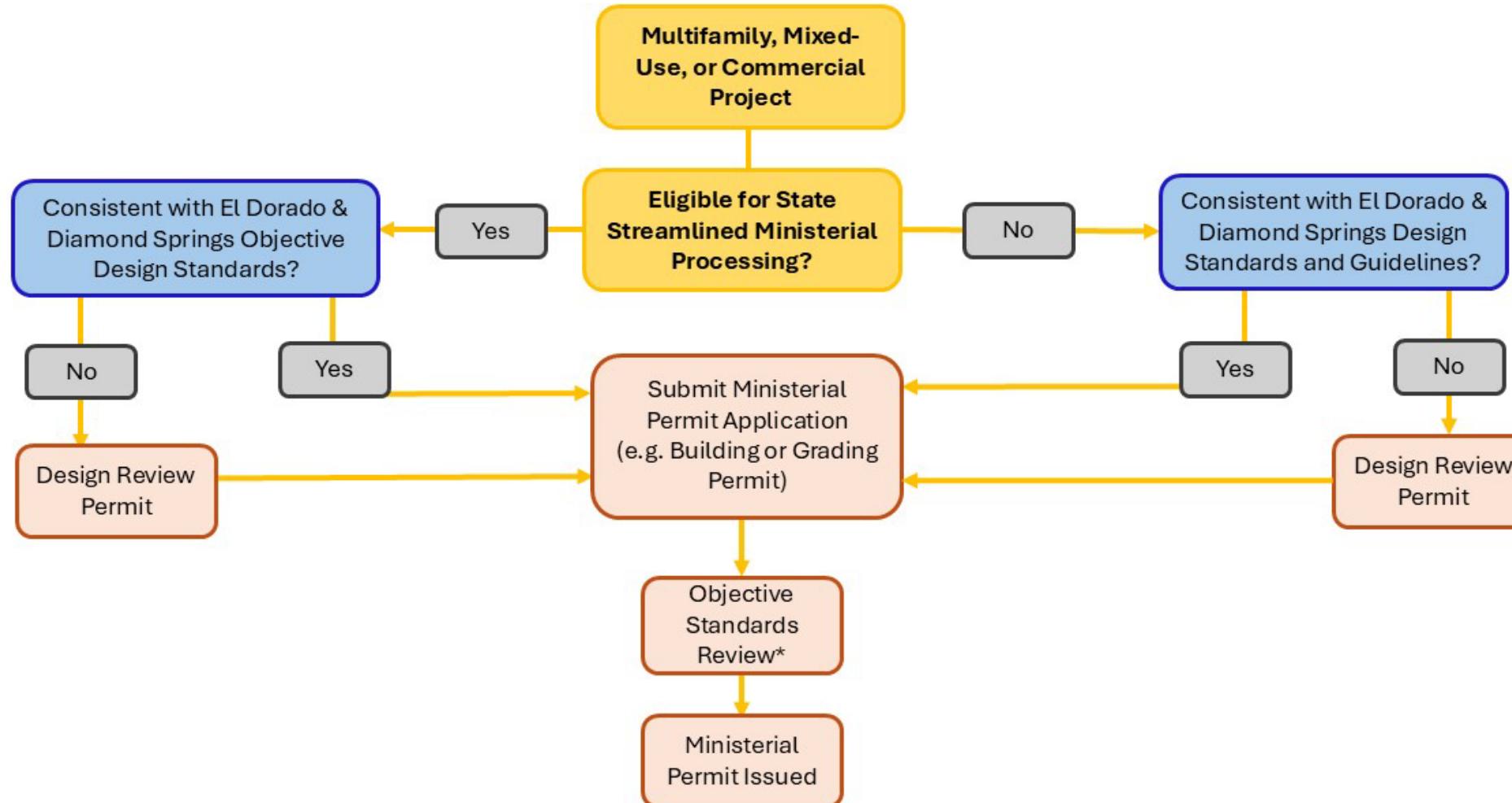
- Revised Introduction chapter
- Emphasized Gold Rush architectural style
- Added requirements for desired building elements (e.g., avoid exposed stairwells, add shading features)
- Clarified permitting process
- Removed references to other communities

# State Streamlined Ministerial Projects



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

# Proposed Permitting Process



\*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.

# Proposed Architectural Styles



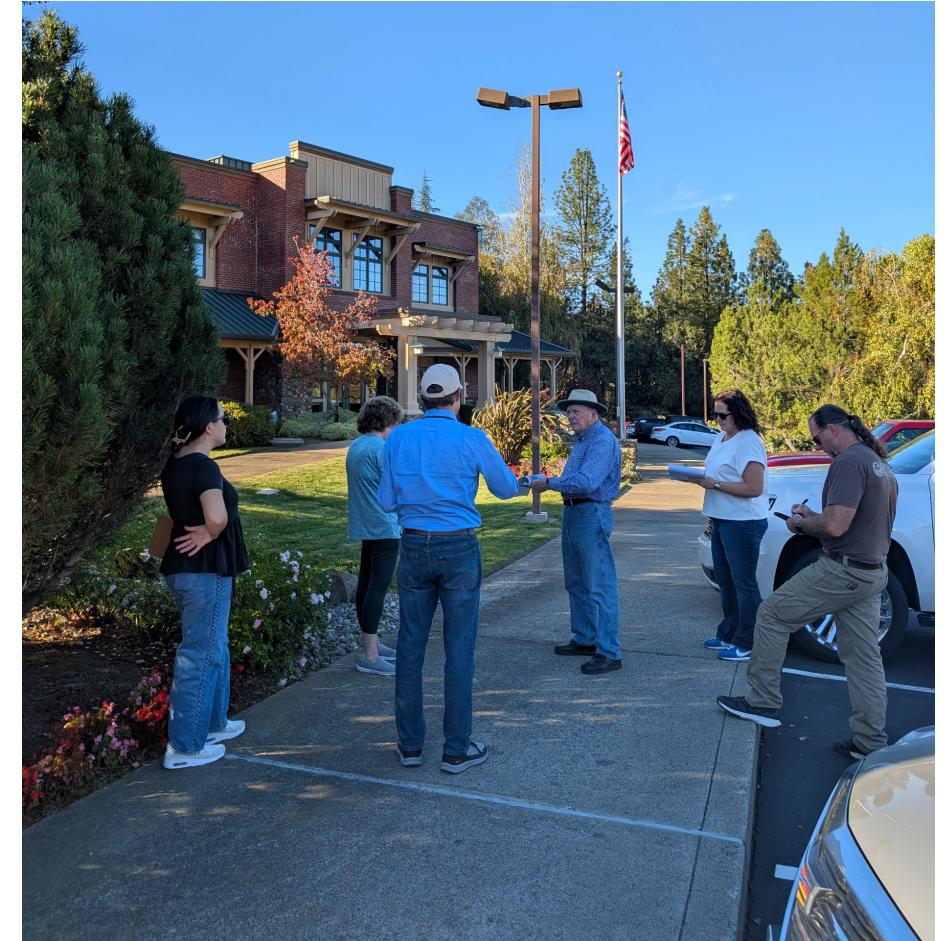
Gold Rush



(Modified) Mountain/Lodge

# Community Feedback

- ✓ Stakeholder Advisory Team (SAT)
  - Selected residents, business or property owners with strong interest in community design
- ✓ SAT community Tour 10/29/25
  - Real-time feedback
  - Post-tour follow up survey
- ✓ SAT feedback to inform group discussions and sharing at today's workshop



# Anticipated Next Steps





Get Involved!

## Questions?

Tom Purciel, Senior Planner  
(530) 621-5903

- Project e-mail address:

[EDDScommunitydesignstandards@edcgov.us](mailto:EDDScommunitydesignstandards@edcgov.us)

- Check for Project updates, upcoming workshops and hearings on the El Dorado & Diamond Springs Community Design Standards webpage:

[El Dorado & Diamond Springs Community Design Standards](#)

- Subscribe to the El Dorado/Diamond Springs project e-mail list:

[https://service.govdelivery.com/service/subscribe.html?code=CAELDOR\\_233](https://service.govdelivery.com/service/subscribe.html?code=CAELDOR_233)

# Group Discussions & Sharing

- Breakout topics & discussion questions (30 min)
  - ❖ Community-preferred architectural styles/themes
  - ❖ Specific design/development features
  - ❖ Design permitting process
  - ❖ Document format/organization
- Breakout group reports (10 min per group)
- General discussion