

El Dorado/Diamond Springs Community Design Standards Community Workshop #1 January 15, 2026

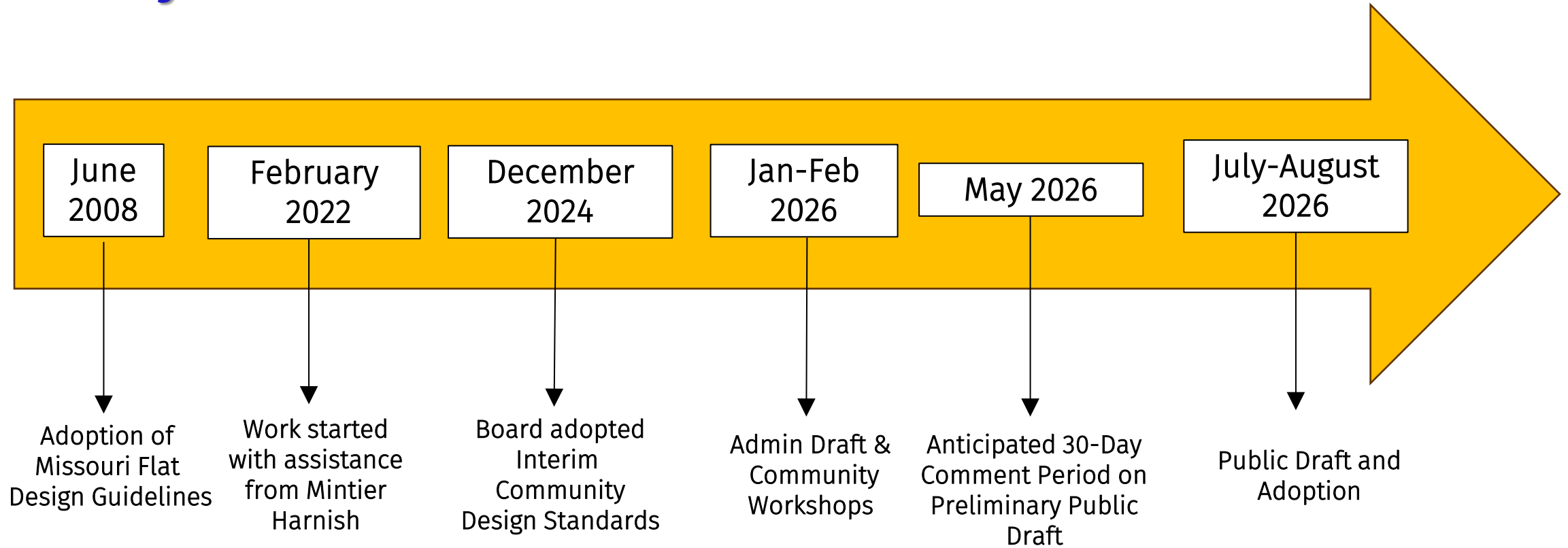


El Dorado County Planning & Building Department
Long Range Planning Unit

Presentation Overview

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

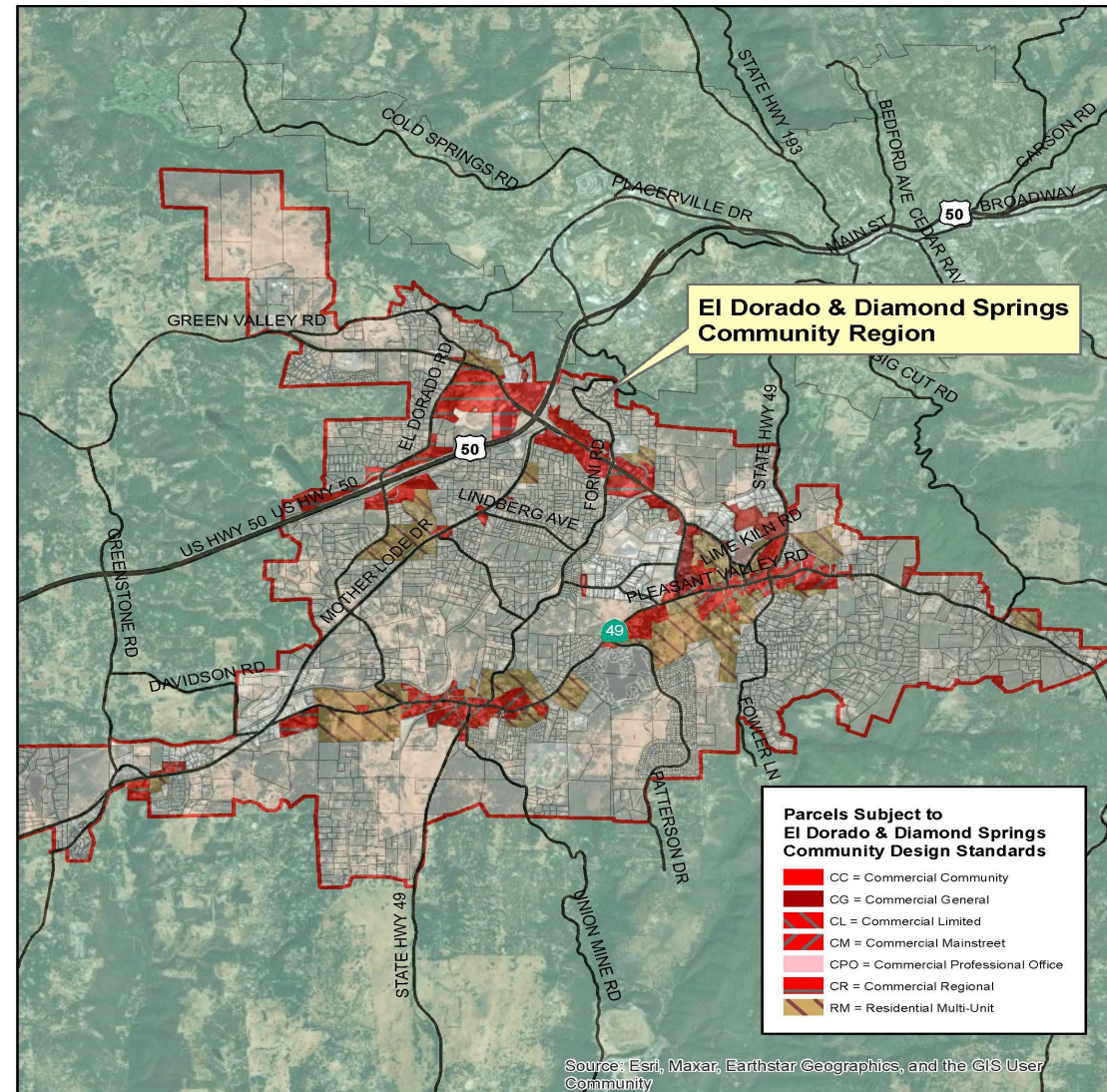
Project Overview



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

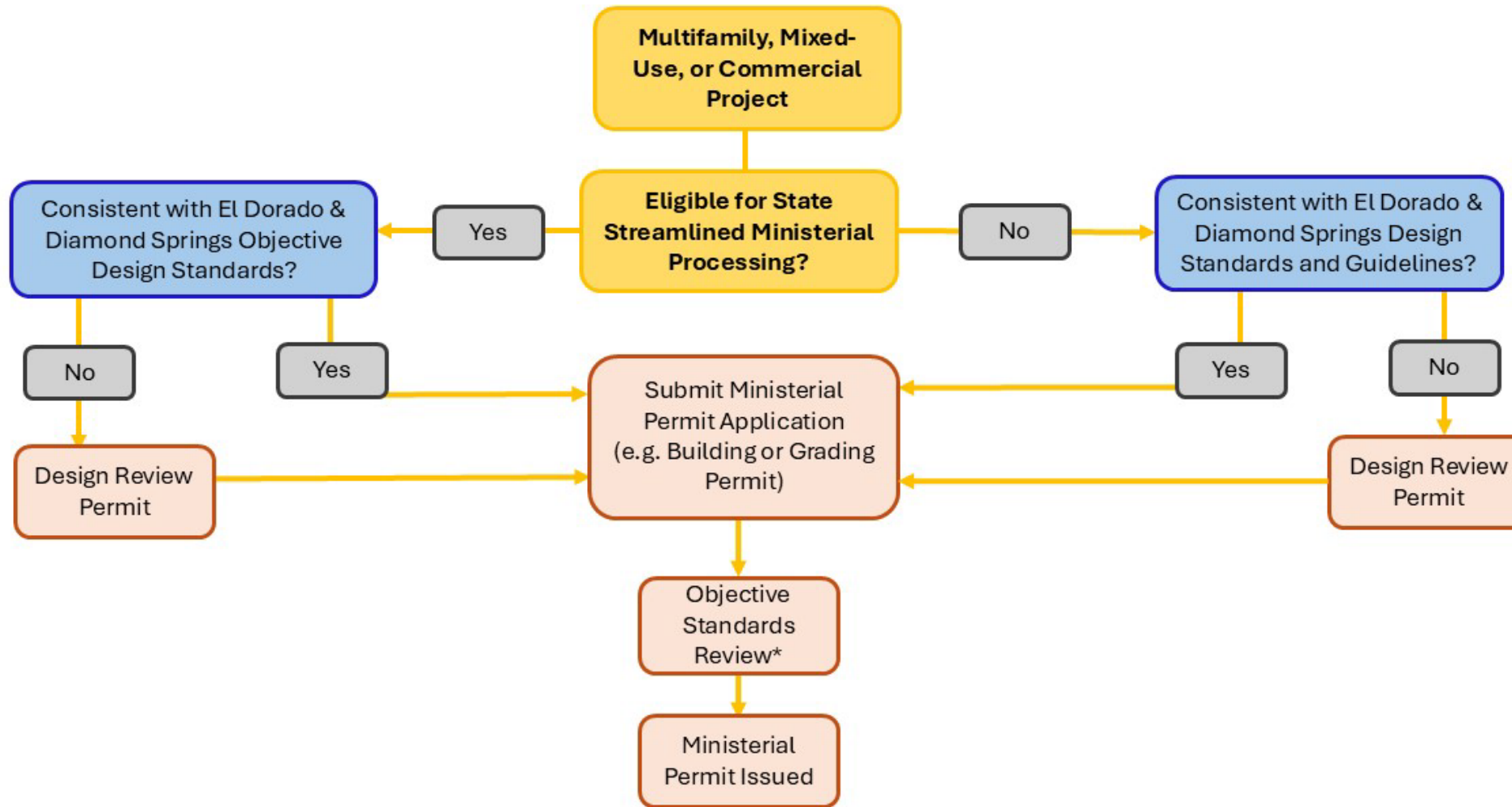
- Revised Introduction chapter
- Emphasized Gold Rush architectural style
- Added requirements for desired building elements (e.g., avoid exposed stairwells, add shading features)
- Clarified permitting process
- Removed references to other communities

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



Community Workshop #1

Community feedback on first Administrative Draft

January 2026



Community Workshop #2

Incorporate additional feedback into Revised Administrative Draft

February 2026



30-Day Public Review Period

Additional feedback for Preliminary Public Review Draft

March/April 2026



Public Review Draft & Environmental Review

May 2026



Planning Commission & Board of Supervisors hearings

July & August 2026

Questions?

Tom Purciel, Senior Planner
(530) 621-5903

- Project e-mail address:

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

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