

El Dorado/Diamond Springs Community Design Standards

Project Kickoff

August 21, 2025



El Dorado County Planning & Building Department
Long Range Planning Unit

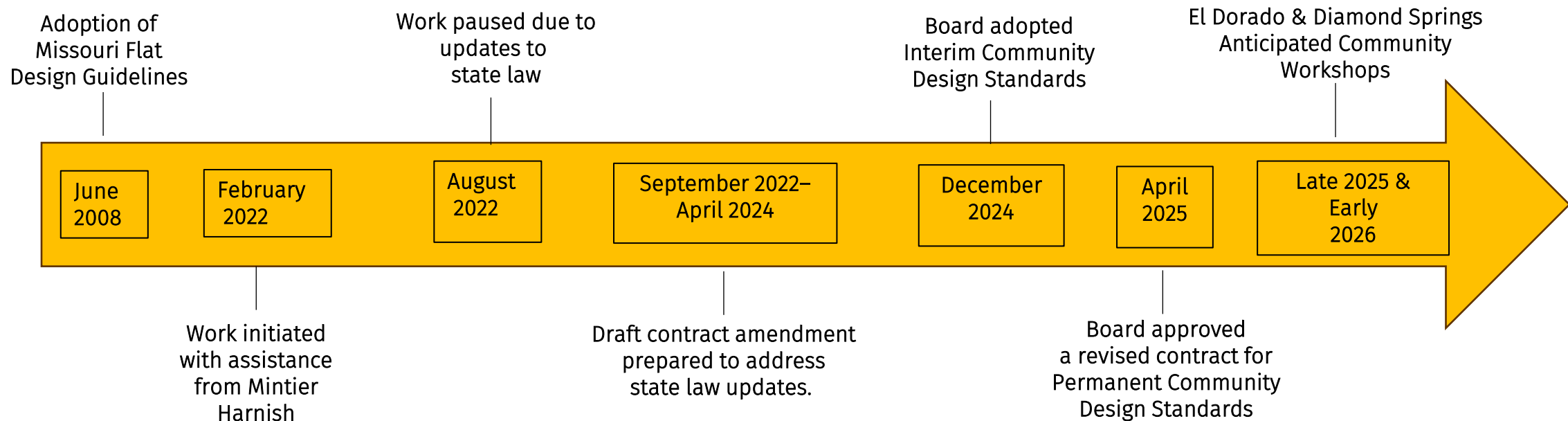
Presentation Overview

- Opening message
- Project overview
- Stakeholder invitations
- Project schedule/next steps
- Questions?

Message from Supervisor Veerkamp



Project Overview



Project Overview

1. Shingle Springs Community Design Standards and Guidelines



2. Community Design Standards and Guidelines for Remaining Community Regions

- El Dorado/Diamond Springs
- Cameron Park
- El Dorado Hills

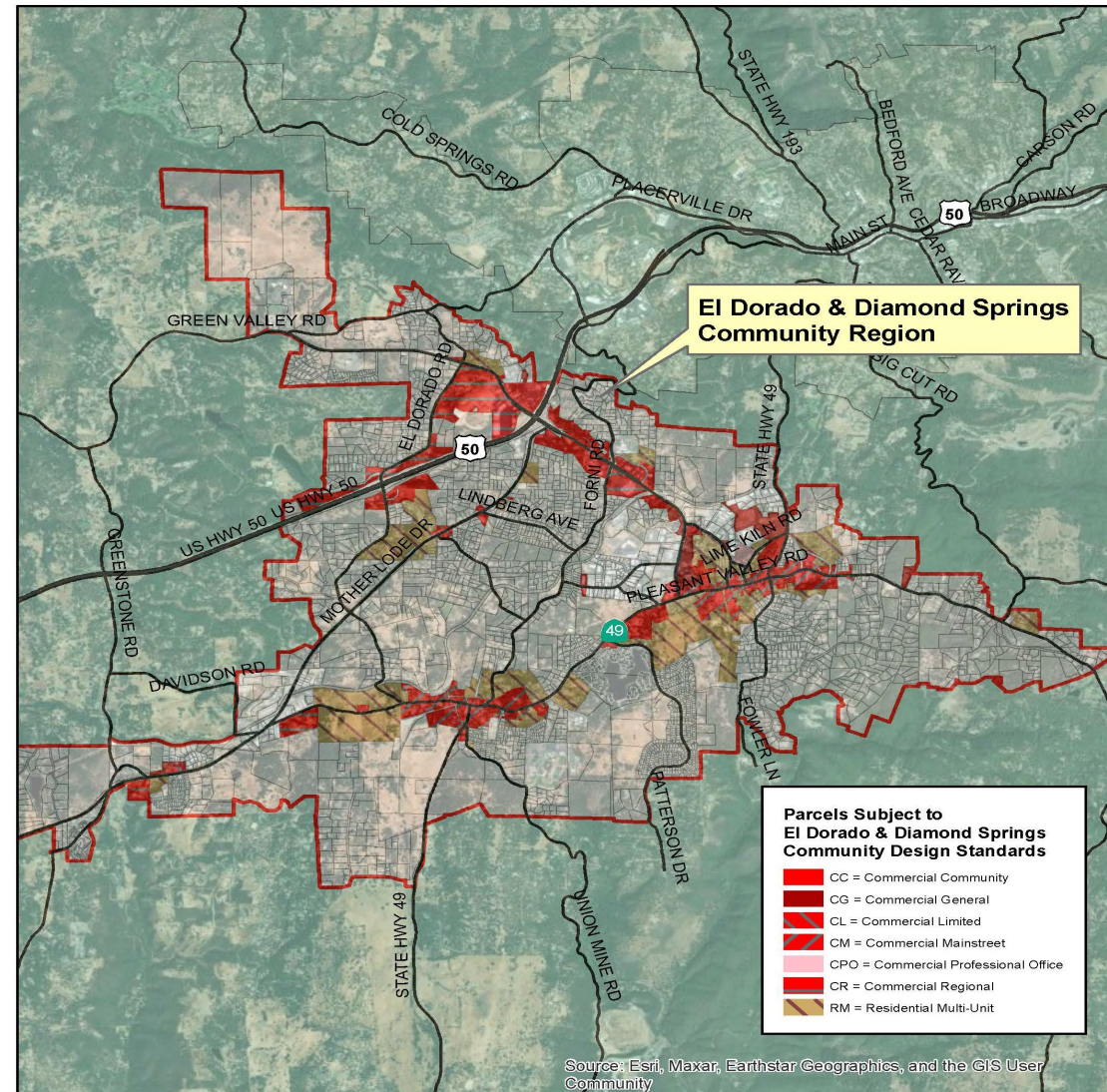


3. Community Design Standards and Guidelines for the County's Rural Centers

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



Goal 1: Customized Design Standards and Guidelines for Commercial, Multifamily, and Mixed-Use

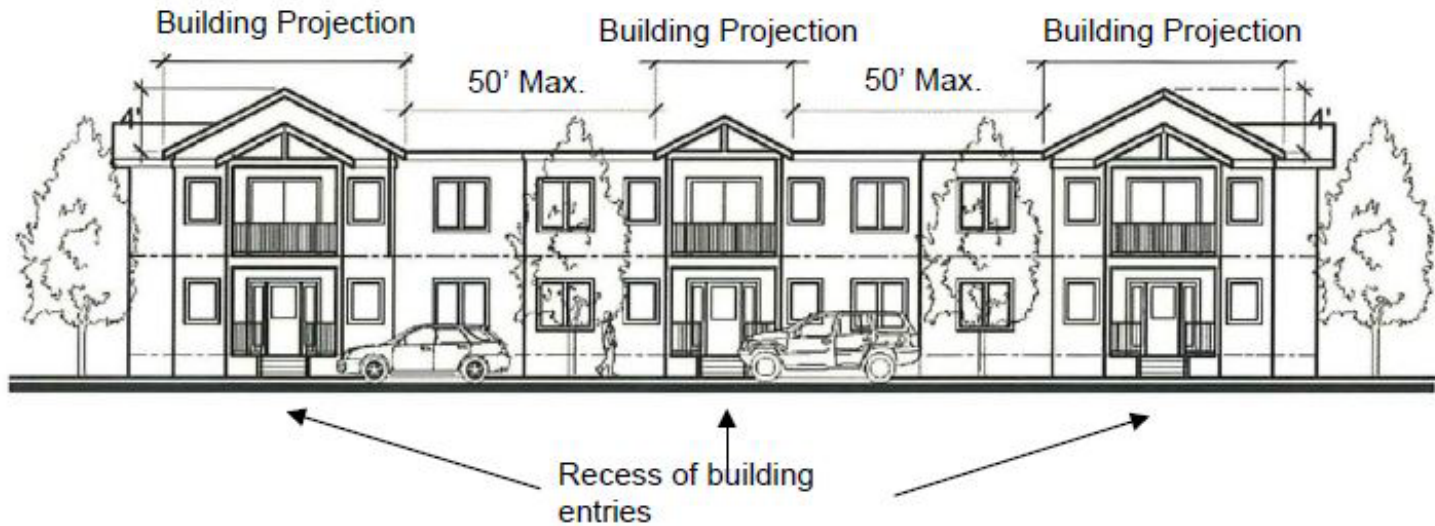
Figure 1.15 El Dorado Savings Bank



- Would apply to non-streamlined development projects
- General building and site design requirements
- Required architectural styles

Goal 2: Objective Design Standards for State Streamlined Ministerial Projects

Figure 2.5 Building Articulation



- Applies to state-streamlined ministerial projects only
- Protects community from poorly designed ministerial projects
- Consists of objective site planning and building design standards

Goal 3: Architectural Styles for Quality Design



Railroad
Craftsman



Gold Rush



Industrial
Farmhouse

Anticipated Next Steps

Stakeholder Advisory Team
Community Tour

October/November 2025



Community Workshop #1
Community feedback on first Administrative Draft

December 2025/January 2026



Community Workshop #2
Incorporate additional feedback
into Revised Administrative Draft

March 2026



Public Review Draft
& Environmental Review

May 2026



Planning Commission hearing

July 2026



Board of Supervisors hearing

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

Get Involved!

- Stakeholder application & selection process
- Community Q&A