



El Dorado County

El Dorado/Diamond Springs Community Design Standards and Guidelines

Community Workshop #1 | January 15, 2026

Topic 1: Preferred Architectural Styles

During the walking tour, highlighting the community's Gold Rush history was a top priority for future development. As a result, we have incorporated the following into the initial draft of the Design Standards and Guidelines:

1. Allow **only** the Gold Rush architectural style in the historic overlay zones of El Dorado and Diamond Springs (primarily Main Street). This would allow for new development in historic areas to be consistent with existing, historic structures in these communities.
2. Allow for either the Gold Rush architectural style **or** a rustic mountain lodge/craftsman architectural style outside of the historic overlay zone. This allows for more flexibility and is consistent with some of the development on Missouri Flat Road.

***REMINDER: These standards and guidelines only apply to commercial, mixed-use, and multi-unit residential developments. They do not apply to single family homes or industrial developments.*

Discussion Questions:

1. Do you agree with allowing **only** the Gold Rush architectural style within the historic overlay zone? Should other architectural styles be allowed in historic areas?
2. What do you think about the rustic mountain lodge/craftsman architectural style? Does it align with the community's identity and character? If so, where should it be allowed/not allowed?
3. Are there any other architectural styles you would like to see in El Dorado/Diamond Springs?
4. Can you think of any existing buildings that reflect the types of architectural styles that you would like to see more of (or less of) in El Dorado/Diamond Springs? Are there any stores, restaurants, or apartment complexes that showcase the character of El Dorado/Diamond Springs? What about these developments do you like or dislike?



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Topic 1: Preferred Architectural Styles – Continued



Typical Design Features of the Gold Rush Architectural Style



Typical Design Features of the rustic mountain lodge/craftsman



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Topic 2: Specific Design and Development Features

Based on feedback heard during the walking tour, we added standards/guidelines that incorporate key site and building design features that community members wanted to see incorporated in future development. These features include:

1. Eco-friendly/sustainable features such as drought-tolerant and native plants, mulch, and other water-saving landscaping techniques into multi-unit site design.
2. Incorporating shading features (e.g., shade sails, pergolas, shade trees) in site design.
3. Incorporating outdoor communal spaces, balconies and overhangs.
4. Added public artwork/mural as a screening option for utility boxes and ground or wall mounted equipment in multi-unit and commercial developments.
5. Preference for massing features like balconies and overhangs in new development.
6. Avoid exposed exterior staircases by requiring screening from the street and property lines through building design and/or layout, masonry walls, grade separations and/or trees.

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Discussion Questions:

1. Are there other design features that are important for future development?
2. Are there certain design features that you don't feel are as important to emphasize in the design standards and guidelines and should be left up to the developer to decide?
3. Can you think of any developments that reflect any specific development features that you would like to see more of (or less of) in El Dorado/Diamond Springs? What about these developments do you like or dislike?
4. Are there any specific development features that do not currently exist in these communities that you would like to see in new developments?



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Topic 3: Design Permitting Process and Document Structure

The design standards and guidelines (DSG) are meant to create a pathway that allows projects to be processed at a staff level (not requiring Planning Commission or BOS review) if they meet all the design standards outlined in the DSG. This reduces the cost, time, and complexity of development projects, which often reduces the rental or purchase cost for the consumer. In simplifying the review process, we also want to make sure new developments reflect the community's character. The DSG are intended to do both.

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Discussion Questions:

1. Do you feel that the document accurately portrays the history, needs, and character of El Dorado/Diamond Springs? If no, what can be added/edited to clarify the expected community character?
2. Is the document structure easy to follow and understand?
3. Does the design permitting process described in the document make sense?

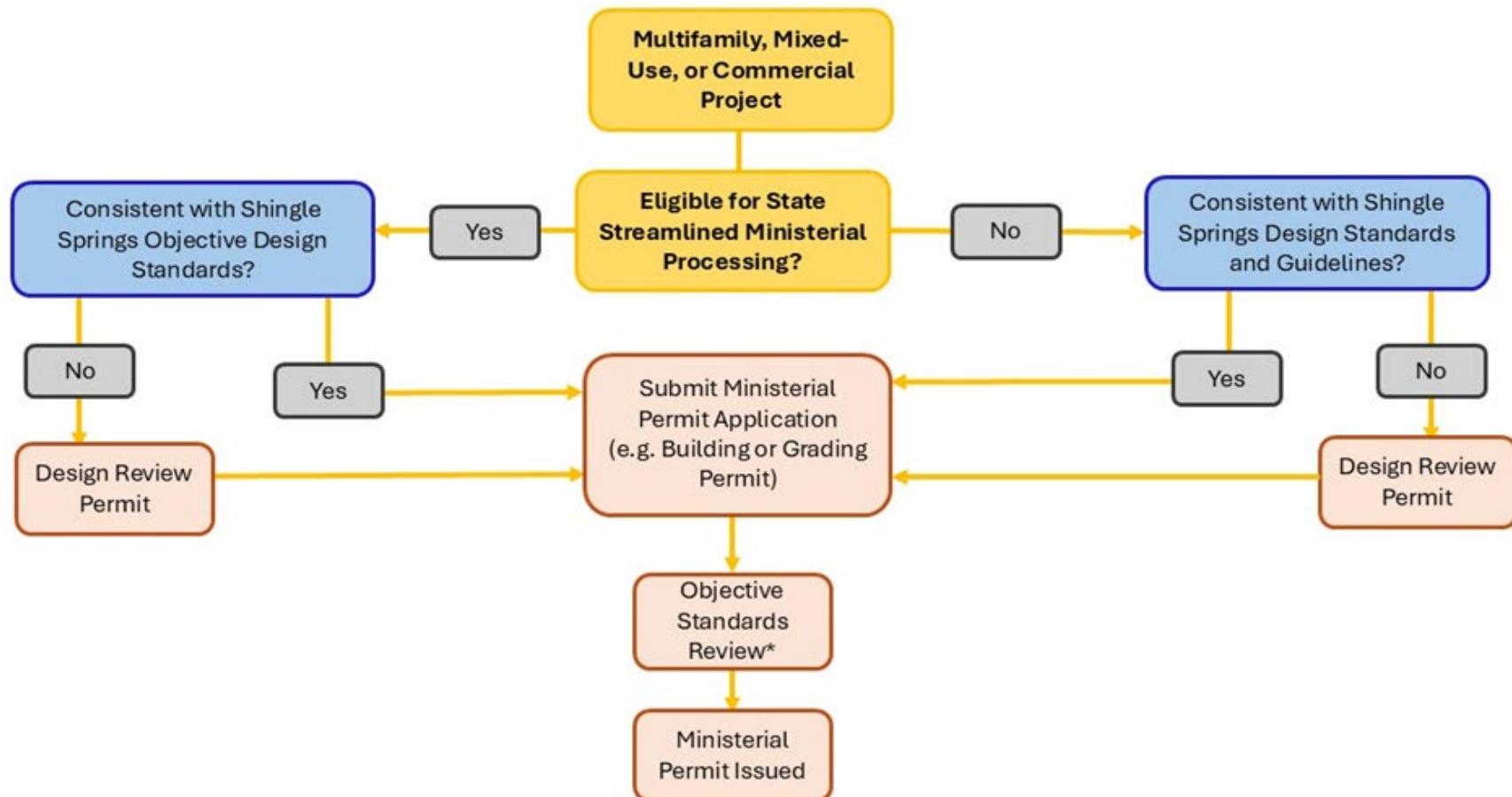


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Topic 3: Design Permitting Process and Document Structure



*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.