

Commercial/Multi-Family Residential Design Standards for Community Regions



General Plan

The El Dorado County General Plan encourages community-based planning. General Plan Goal 2.4 (Existing Community Identity) states: “Maintain and enhance the character of existing rural and urban communities, emphasizing both the natural setting and built design elements which contribute to the quality of life, economic health, and community pride of County residents.”

This is achieved by General Plan Objective 2.4.1: Community Identity: “Identification, maintenance, and enhancement of the unique identity of each existing community.” General Plan Policy 2.4.1.2 helps fulfill this objective: *“The County shall develop community design guidelines in concert with members of each community which will detail specific qualities and features unique to the community as Planning staff and funds are available. Each plan shall contain design guidelines to be used in project site review of all discretionary project permits. Such plans may be developed for Rural Centers to the extent possible. The guidelines shall include, but not be limited to, the following criteria:*

- A. Historic preservation
- B. Streetscape elements and improvements
- C. Signage
- D. Maintenance of existing scenic road and riparian corridors
- E. Compatible architectural design
- F. Designs for landmark land uses
- G. Outdoor art.”

Project Description



In 2018, the County Board of Supervisors (Board) directed County Long Range Planning staff to begin a project to create community design standards for new commercial and multi-family residential development in each of the County’s four

Community Regions (Shingle Springs, Cameron Park, Diamond Springs/El Dorado and El Dorado Hills) as directed by the General Plan. To assist staff with this effort, the County will be contracting with a local planning and design firm. The project includes two components as directed by the Board: Component 1 will focus on creating custom design standards for the Shingle Springs Community Region. Component 2 will use the Shingle Springs design standards as a prototype to develop design standards for the other three Community Regions. Throughout the process, Long Range Planning staff will be reaching out to interested residents, business owners and citizen advisory groups in each Community Region for input into the development of each communities’ standards. Once developed, each set of design standards will undergo environmental review as required by the California Environmental Quality Act (CEQA). After environmental review, each set of standards will be presented to the Board for adoption. Once adopted, the new design standards will help ensure all future commercial and multi-family residential development meets the unique design preferences of each community.

Background

Community planning discussions have been ongoing since adoption of the 2004 General Plan. In 2009, based on strong citizen interest, the County’s Community and Economic Development Advisory Committee (CEDAC) recommended the Board adopt a framework for community-based planning. In 2012, the County contracted with the AIM Consulting firm to assist planning staff and CEDAC to develop this framework. In November, 2014, the Board formally endorsed the County’s new [Community Planning Guide](#), developed as part of this process. In April 2016, the Board held a special workshop to discuss community planning efforts and options to consider. In December 2017, the Board directed staff to create custom design guidelines/standards and prototypes for communities identified in General Plan Policy 2.1.1.1 (Cameron Park, Diamond Springs/El Dorado, El Dorado Hills, and Shingle Springs), with Shingle Springs as the lead prototype.

For more information on the Community Design Standards project, please contact Tom Purciel at 530-621-5903 or tom.purciel@edcgov.us.