

# Community Design Standards Project – An Overview

El Dorado Hills Area Planning Advisory  
Committee (APAC)

May 14, 2025



Planning and Building Department, Long Range Planning

# Presentation Overview

- Project introduction/background
- Overview of 2024 Interim Objective Design Standards (IODS) and Interim Community Design Standards and Guidelines (IDSG)
- Architectural styles and other design requirements of the IODS and IDSG
- IDSG “off-ramp” to approve other architectural styles where a specific style is not required (e.g. projects in the El Dorado Hills [EDH] Community Region)
- Solicit community feedback on preferred architectural styles and community design approach for the EDH Community

# Background

Draft contract amendment prepared to address state law updates.  
Draft amendment presented to the Board on July 23, 2024

Board adopted interim community design standards

February 2022

August 2022

September 2022 – April 2024

July 2024

December 2024

April 2025

Work paused due to updates to state law

Board direction to pause the draft amendment and:

- 1) Develop Countywide interim objective community design standards
- 2) Process a contract revision for an amended scope of work

Board approved a revised contract for permanent community design standards

# Interim Objective Design Standards (IODS)

FIGURE 2.2-2. BUILDING ARTICULATION



## Purpose and Approach:

- Applies only to state-streamlined ministerial projects (e.g., qualifying projects under SB 35, AB 2011)
- Protect community from poorly designed ministerial projects
- Consists of objective site planning and building design standards
- Not community-specific

# Interim Design Standards and Guidelines (IDSG)



**FIGURE 5.2-2. EL DORADO SAVINGS BANK**

- Applies to non-streamlined development projects
- General building and site design requirements
- Architectural styles required for the Shingle Springs and Diamond Springs/El Dorado Community Regions, Rural Centers
- No specific architectural style required for EDH:
  - Preserves architectural diversity and design flexibility
  - Architectural oversight by a qualified professional

# Project Highlights

- Communities are now able to take the interim design standards and individualize them to meet community needs.
- Standards based on adopted Interim Community Design Standards
- Applies to:
  - Community Regions: Shingle Springs, El Dorado/Diamond Springs, Cameron Park, El Dorado Hills
  - 29 Rural Centers
- Technical expertise from award-winning consultant
- Community engagement and outreach

# IDSG Architectural Styles



**Railroad  
Craftsman**



**Gold Rush**



**Industrial  
Farmhouse**



**Mountain/  
Lodge**

# Architectural Styles “Off-Ramp”

## Under the IDSG:

- No specific architectural style required for EDH
- General site/building design requirements
- Neighborhood-compatible architecture (Section 2.C.2.a)
- Offers design flexibility with basic standards for quality

# Key Consideration – Community Choice

- Local design standards can reflect EDH community input and architectural preferences
- Tailored design guidelines help maintain EDH's unique character
- Without specific standards, new development may conflict with community values
- April 2025 Mintier-Harnish contract enables creation of EDH-specific design standards and guidelines

# Get Involved:

- Provide questions or comments:  
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- Subscribe to project email updates:  
[https://service.govdelivery.com/service/subscribe.html?code=CAELDOR\\_196](https://service.govdelivery.com/service/subscribe.html?code=CAELDOR_196)
- Check for Project updates, upcoming workshops and hearings at the [Long Range Planning](#) or [Public Notices](#) webpages

# Discussion Points

- What should the design of future development look like?
- What architectural styles or design features do you believe are most appropriate for El Dorado Hills?
- Do the current interim design standards/guidelines meet the community's design preferences?
- Are there specific design features or architectural styles that the community would like to apply to new development in El Dorado Hills?