



Georgetown & North County Community Design Standards

Project Kickoff

June 17, 2026

El Dorado County
Planning and Building Department
Long Range Planning Unit



Presentation Overview

- Project overview
- Goals
- Project schedule/next steps
- Stakeholder Advisory Team (SAT)
- Community participation



Project Overview

1. Community Region Design Standards and Guidelines

Completed:

- ✓ Shingle Springs

In Progress:

- ✓ El Dorado & Diamond Springs
- ✓ Cameron Park
- ✓ El Dorado Hills



2. Rural Center Design Standards and Guidelines

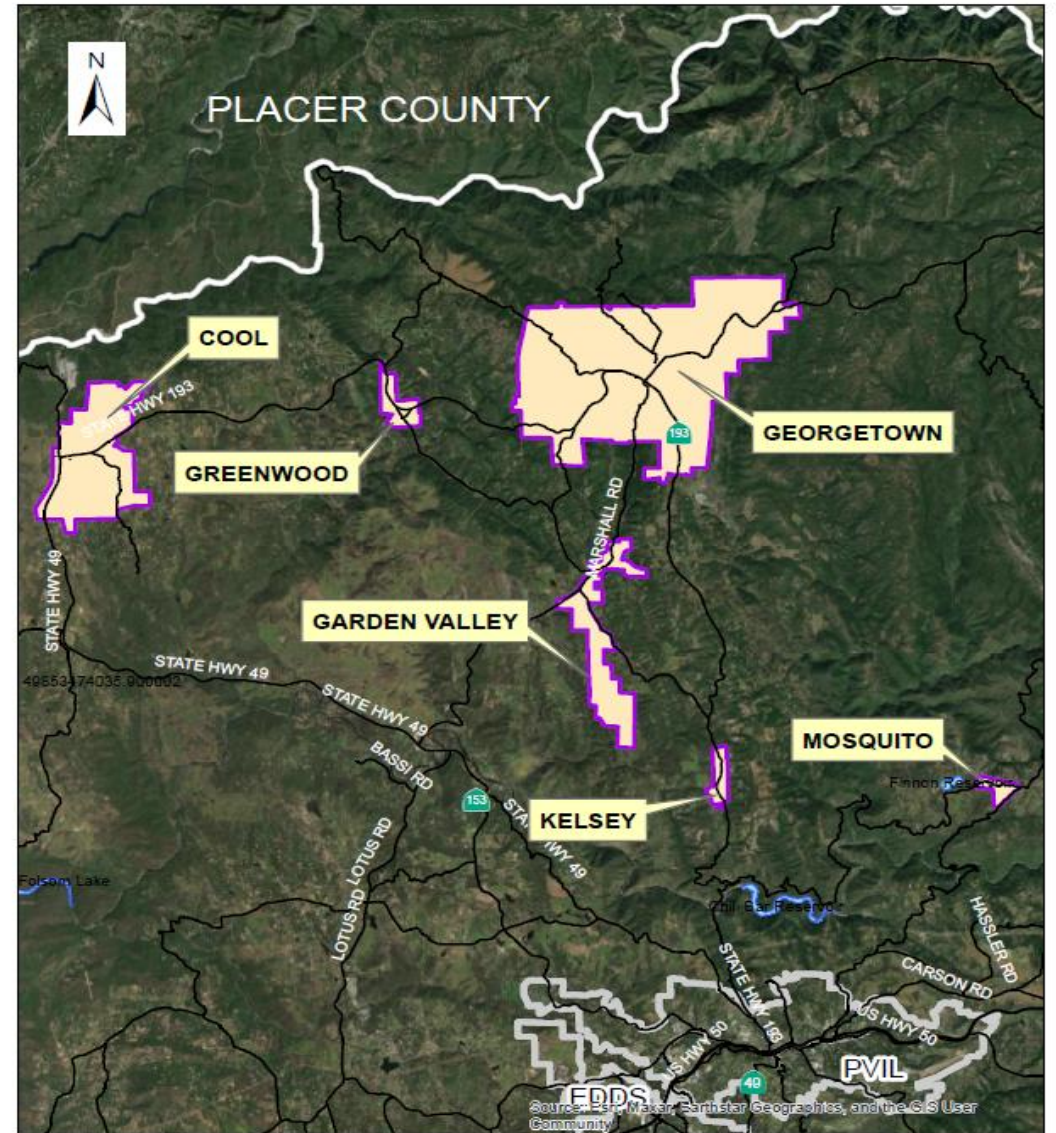
- Mid-Foothill Design Zone (Georgetown Divide and South County)
- Mountain Design Zone
- Lower Foothill Design Zone



Project Overview

- ✓ Customized commercial, multifamily, and mixed-use design standards
- ✓ Designed for community
- ✓ Protect community character
- ✓ Encourage economic activity
- ✓ Predictable building and design

MID-FOOTHILL RURAL CENTERS GEORGETOWN DIVIDE AREA



Goal #1:

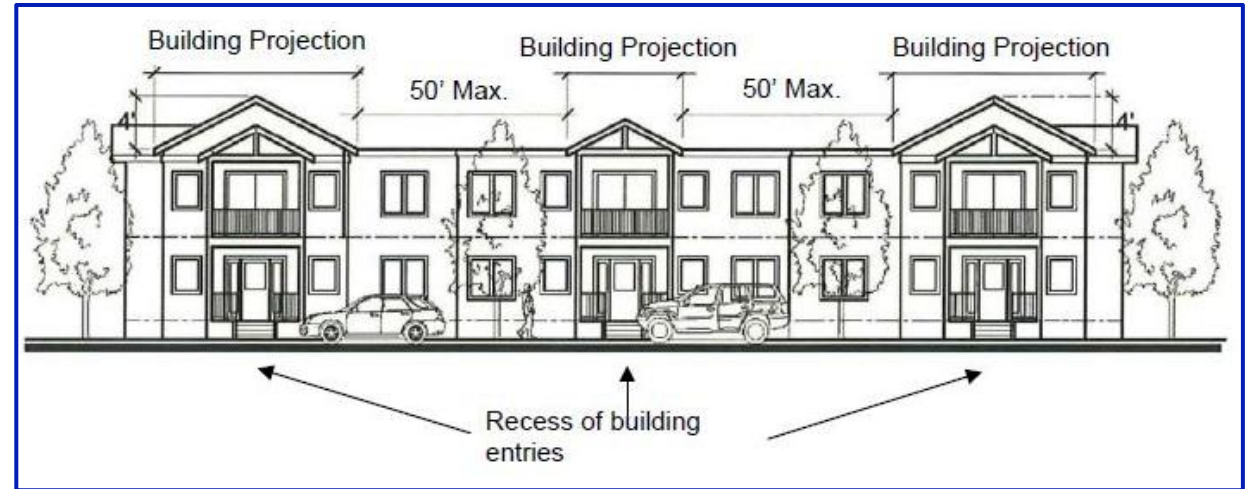
Customized Design Standards and Guidelines for Commercial, Multifamily, and Mixed-Use

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



Goal #2: Objective Design Standards for State Streamlined Ministerial Projects

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

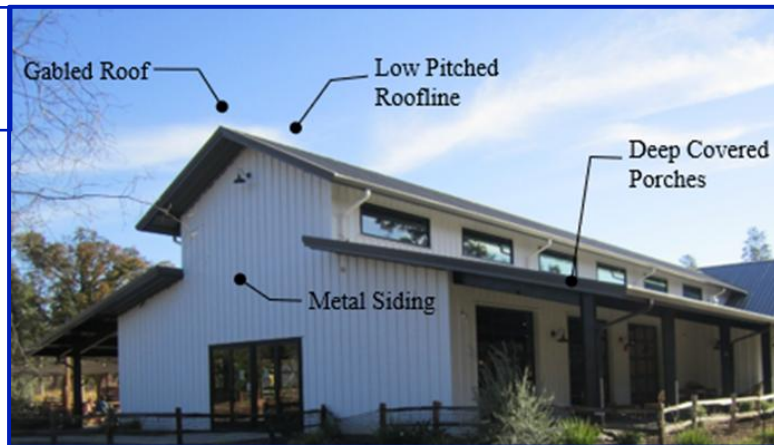


Goal #3:

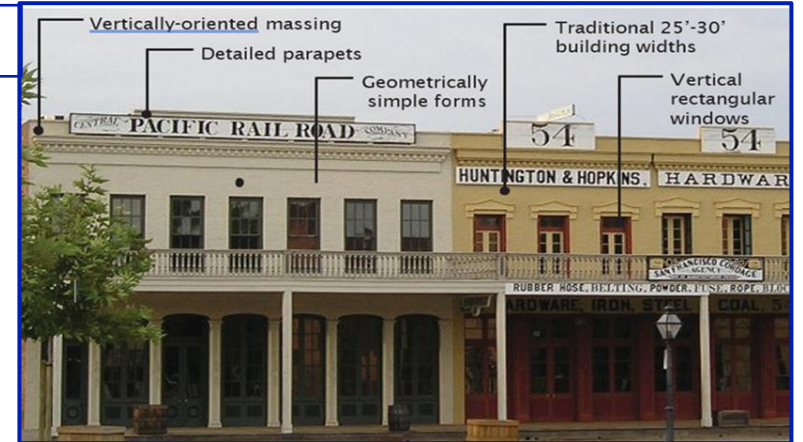
Architectural Styles for Quality Design

- Community involvement and feedback

Industrial
Farmhouse



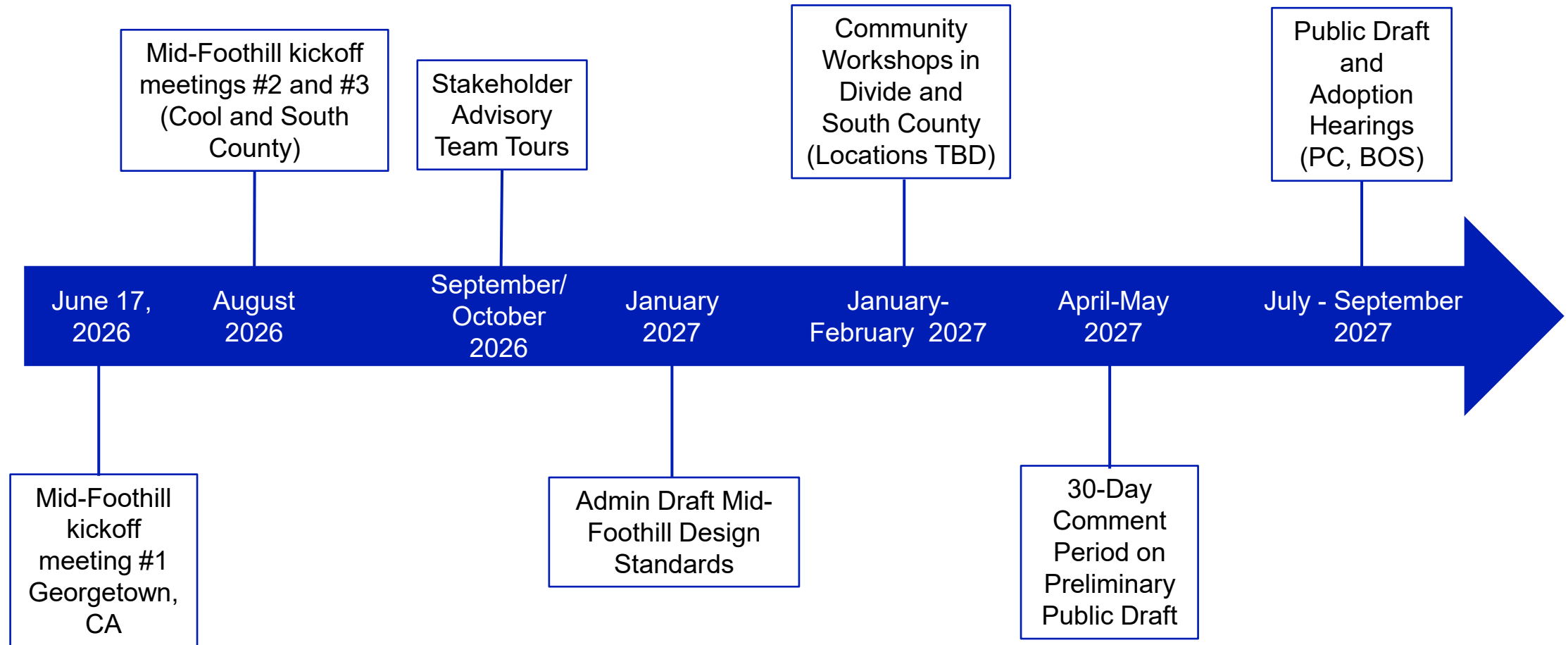
Gold Rush



Railroad
Craftsman



Anticipated Next Steps



Stakeholder Advisory Team (SAT)

- Participate in community tour
- Give feedback at future workshops/hearings



Get Involved!

- ✓ Project e-mail address

Ruralcenterdesignstandards@edcgov.us

- ✓ Project website for project updates, upcoming workshops, and hearings

[Rural Center Mid-Foothill Community Design Standards](http://RuralCenterMid-FoothillCommunityDesignStandards.com)

- ✓ Subscribe to the rural centers design standards e-mail list

https://service.govdelivery.com/service/subscribe.html?code=CAELDOR_242

Questions?

Tom Purciel -
Senior Planner
(530) 621-5903

Ashley Mynderup -
Assistant Planner
(530) 621- 5747