

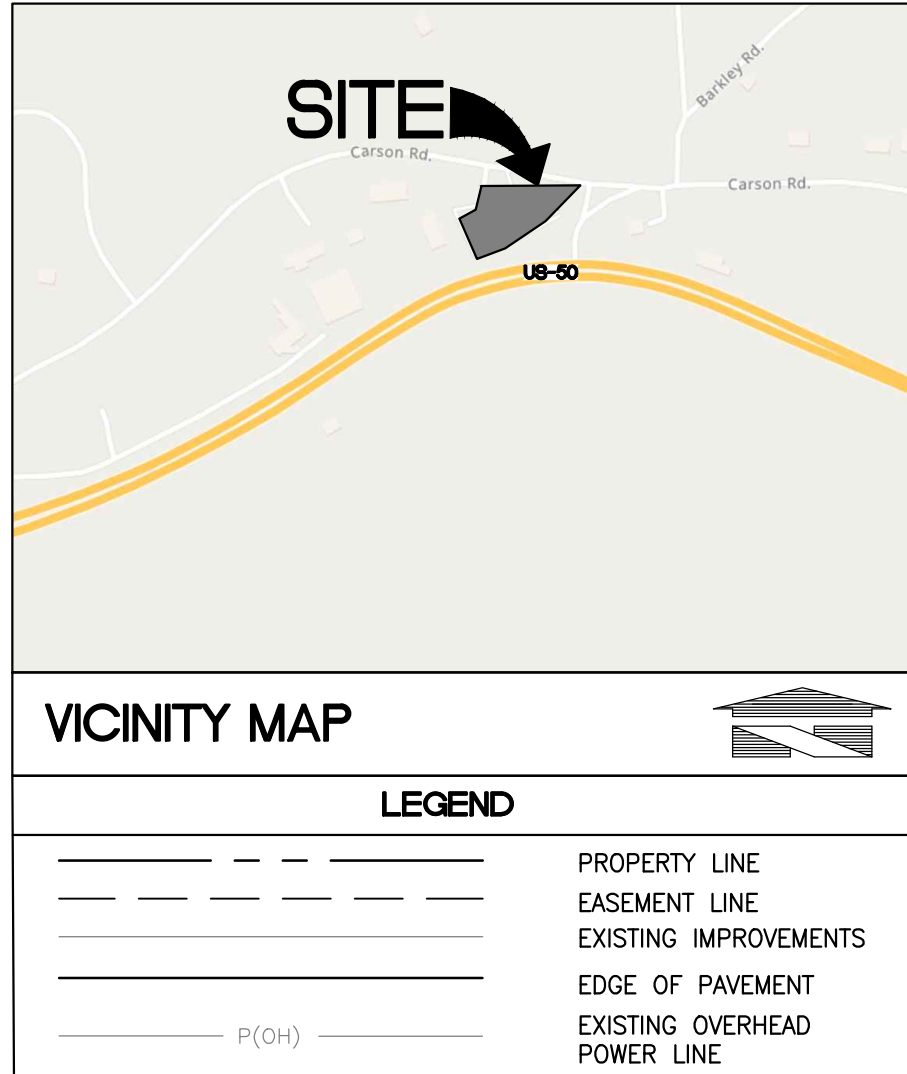
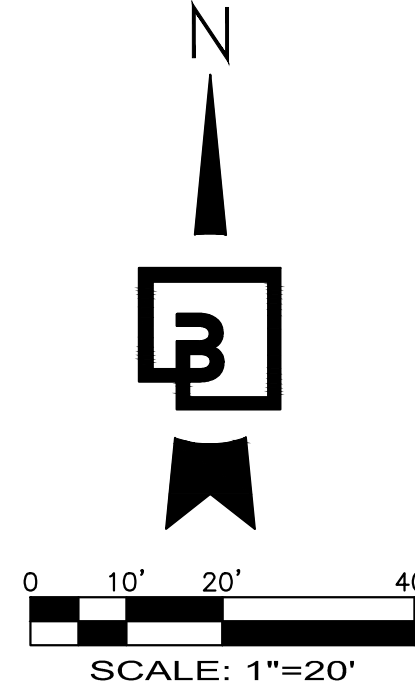
APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE: June 12, 2025
EXECUTIVE SECRETARY: Karen L. Garner

ARCO AM/PM - CAMINO, CALIFORNIA
PRELIMINARY SITE PLAN

LANDSCAPE NOTE:
CONTRACTOR SHALL REMOVE EXISTING PLANTER, AIR/WATER UNIT AND SHRUBS.

REPLACED SHRUBS SHALL BE:
• CISTUS X PURPUREUS/ORCHID ROCKROSE, 2-GALLON
• MUHLENBERGIA RIGENS/DEER GRASS, 2-GALLON

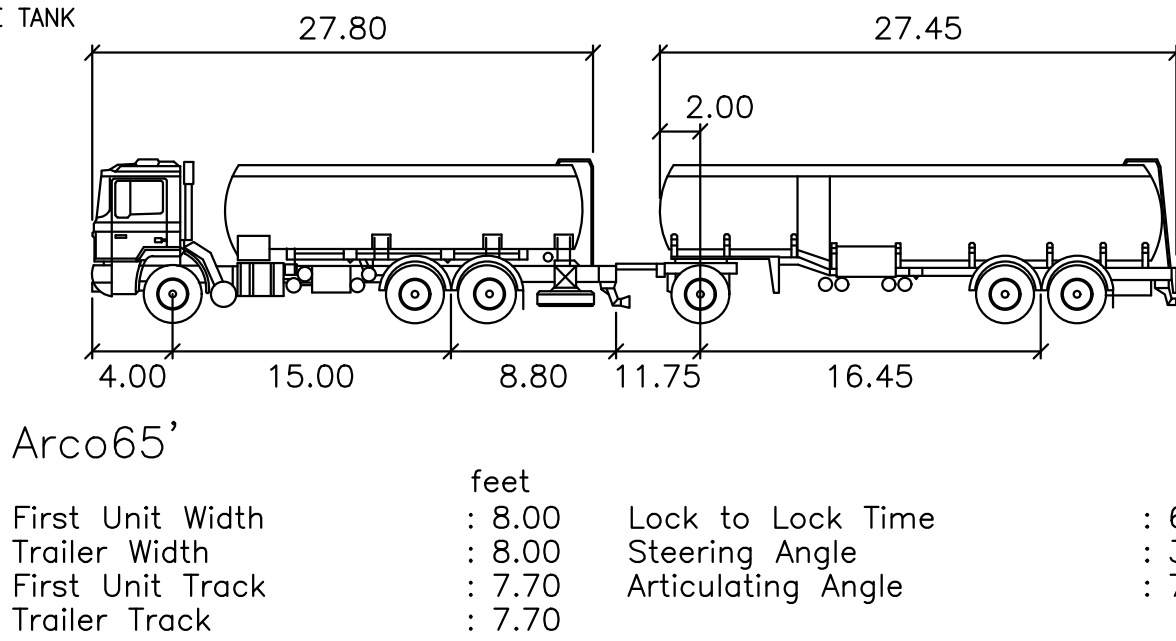
LANDSCAPE CONTRACTOR TO REVISE EXISTING IRRIGATION SYSTEM SO THAT IT PROVIDES ADEQUATE WATER TO NEW LANDSCAPING. CONTRACTOR SHALL INSTALL 4" OF IMPORTED TOPSOIL AND 2"-3" WOOD CHIP MULCH IN NEW LANDSCAPE BED.



PROJECT DATA
LOCATION: 3600 CARSON RD
CAMINO, CALIFORNIA
APN: 043-550-062-000
ZONING DESIGNATION: COMMUNITY COMMERCIAL (CC)
SETBACKS:
FRONT: 20 FEET
SIDES: 0 OR 5 FEET
REAR: 0 OR 5 FEET
LOT AREA: ±103,653 S.F. (±2.38 ACRES)
ADJACENT PROPERTIES:
• NORTH - APN: 043-550-064
• LAND USE: COMMERCIAL (C)
• ZONING CLASSIFICATION: COMMERCIAL, PROFESSIONAL OFFICE (CPO)
• WEST - APN: 043-020-019
• LAND USE: COMMERCIAL (C)
• ZONING CLASSIFICATION: COMMUNITY COMMERCIAL (CC)
• EAST - APN: 043-011-038
• LAND USE: MEDIUM DENSITY RESIDENTIAL (MDR)
• ZONING CLASSIFICATION: PLANNED AGRICULTURE 10+ ACRES (PA-10)
• SOUTH - APN: 043-011-025
• LAND USE: AGRICULTURAL LANDS (AL)
• ZONING CLASSIFICATION: PLANNED AGRICULTURE 20+ ACRES (PA-20)

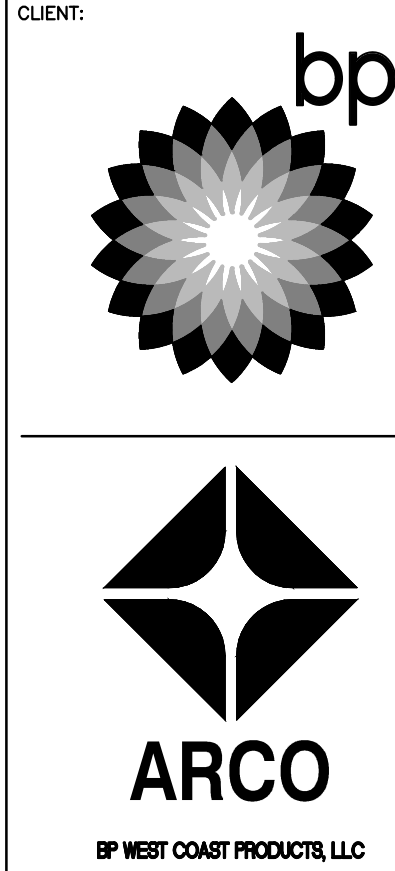
FLOOD ZONE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREA OF LESS THAN ONE SQUARE MILE) OF THE NATIONAL FLOOD HAZARD LAYER FIRMETTE, WHICH WAS EXPORTED ON OF FEBRUARY 27, 2024.

PARKING SPACES:
① NUMBER OF PARKING STALLS IN INSOLATED AREA



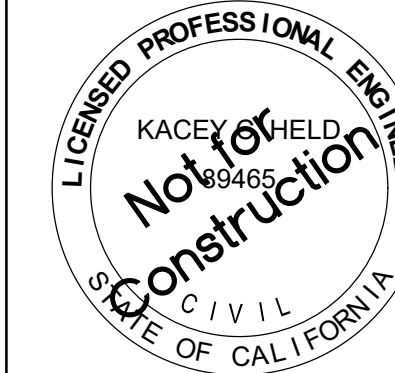
PARKING SUMMARY			
USE	BUILDING AREA (SF)	STALLS REQUIRED PER AREA	REQUIRED STALLS
FUEL STATION - FOOD AND BEVERAGE	3,318	1 PER 200 SF	17
FOOD AND BEVERAGE	1,746	1 PER 200 SF + 1 PER CHECK STAND	9 + 1
FOOD AND BEVERAGE	1,677	1 PER 200 SF + 1 PER CHECK STAND	9 + 1
FOOD AND BEVERAGE	2,170	1 PER 200 SF + 1 PER CHECK STAND	11 + 1
TOTAL REQUIRED			49
EXISTING PARKING PROVIDED			59

NOTE: EXISTING PARKING WILL REMAIN. NO NEW PARKING STALLS ARE PROPOSED AS PART OF THE PLANNED IMPROVEMENTS. IMPROVEMENTS WILL ONLY REALIGN THE EXISTING PARKING STALLS TO ACCOMMODATE FOR THE PROPOSED AIR/WATER UNIT AND CURB REALIGNMENT.



Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

NO.	DATE	REVISION	DESCRIPTION
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DEVELOPMENT INFORMATION:
ARCO am/pm
CANOPY EXPANSION

SITE ADDRESS:
3600 CARSON RD
CAMINO, CA

FACILITY #TBD
DESIGNED BY: AD
CHECKED BY: DG
DRAWN BY: AD
VERSION: 1
PROJECT NO: 23073

DRAWING TITLE:
PRELIMINARY
SITE PLAN

SHEET NO:

SP-1