

Diamond Springs and El Dorado Community Advisory Committee

DR26-0002

El Dorado Community Health Centers New Behavioral Health Clinic



JUNE 18, 2026

PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION

Project Description

Design Review Permit for proposed construction and operation of a 12,904 square foot Behavioral Health Clinic for El Dorado Community Health Centers. The project includes associated improvements for landscaping, lighting, and parking.

Project Vicinity Map



Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

Legend

Parcel Lines

Roads

HIGHWAY

MAJOR

MINOR

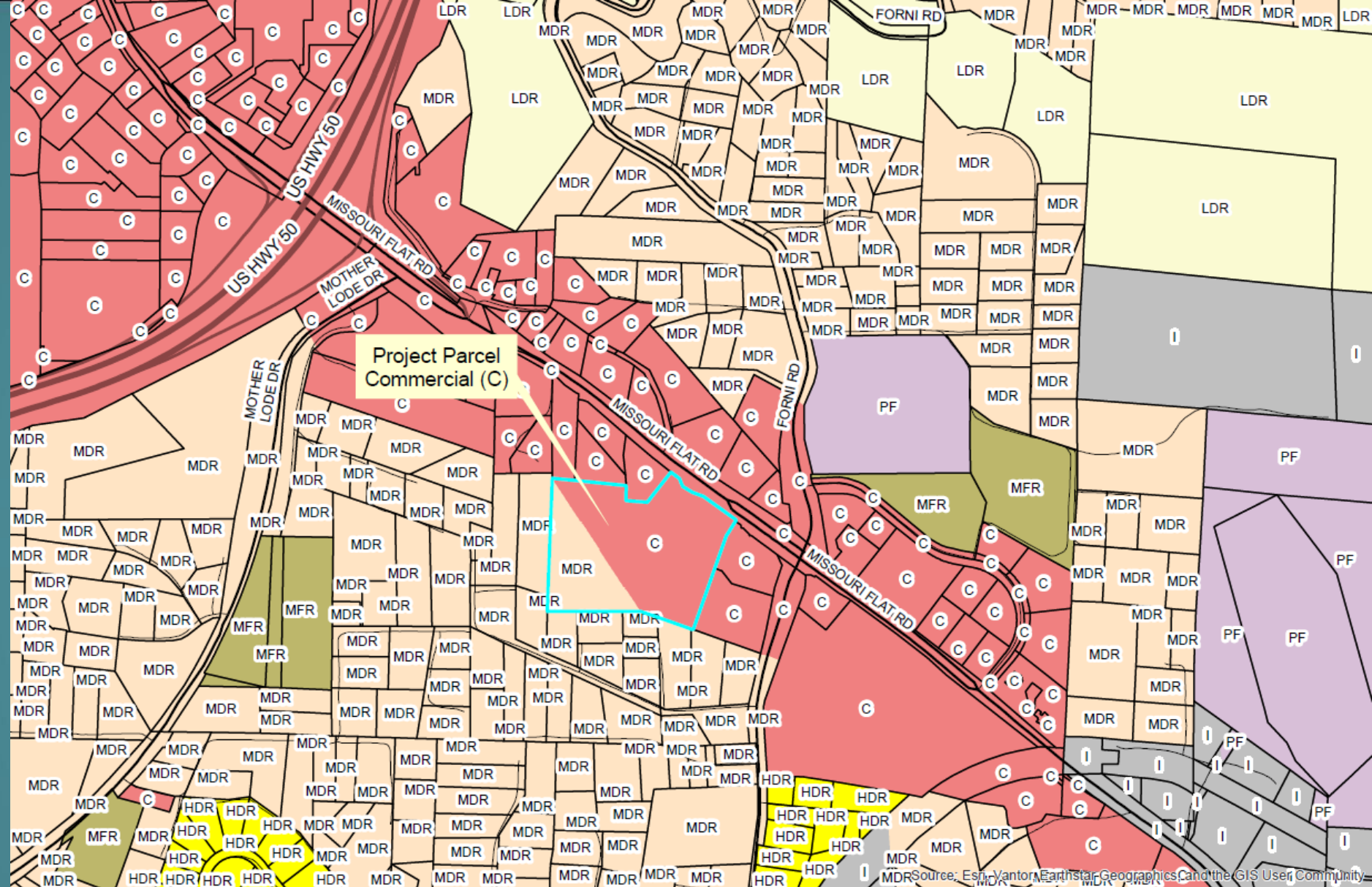
DR26-0002 / El Dorado Community Health Centers - Behavioral Health Clinic
Exhibit A - Project Vicinity Map

26-0914 E 3 of 12

0 550 1,100 2,200 Feet



General Plan Land Use Map



Legend

Parcel Lines

Roads

HIGHWAY

MAJOR

MINOR

TC = Transportation Corridor

Commercial

High Density Residential

Industrial

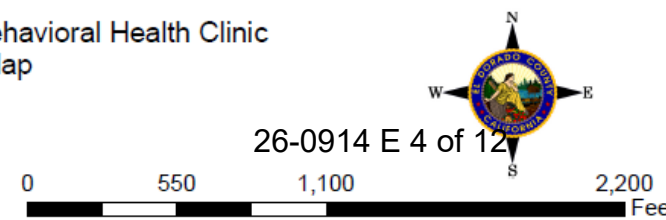
Public Facilities

Low Density Residential

Medium Density Residential

Multi-Family Residential

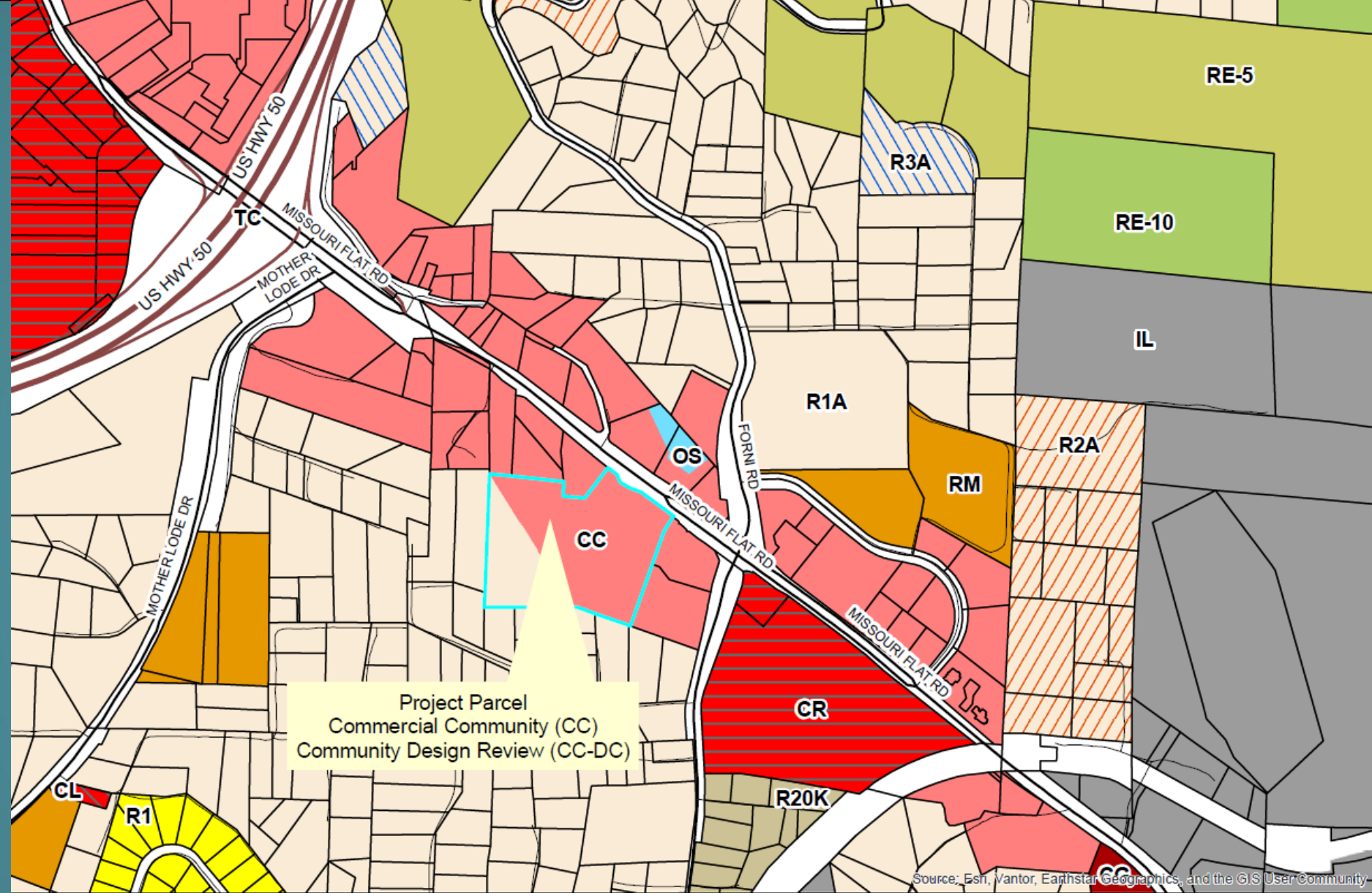
DR26-0002 / El Dorado Community Health Centers - Behavioral Health Clinic
Exhibit C - General Plan Land Use Map



26-0914 E 4 of 12

Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

Zoning Map



Legend

Parcel Lines

Roads

HIGHWAY

MAJOR

MINOR

TC = Transportation Corridor

DC

CC = Commercial Community

CG = Commercial General

CL = Commercial Limited

CR = Commercial Regional

OS = Open Space

R1A = Residential 1 Acre

R2A = Residential 2 Acres

R3A = Residential 3 Acres

RE-5 = Residential Estate 5 Acres

RE-10 = Residential Estate 10 Acres

IL = Industrial Low

R1 = Residential Single Unit

RM = Residential Multi-Unit

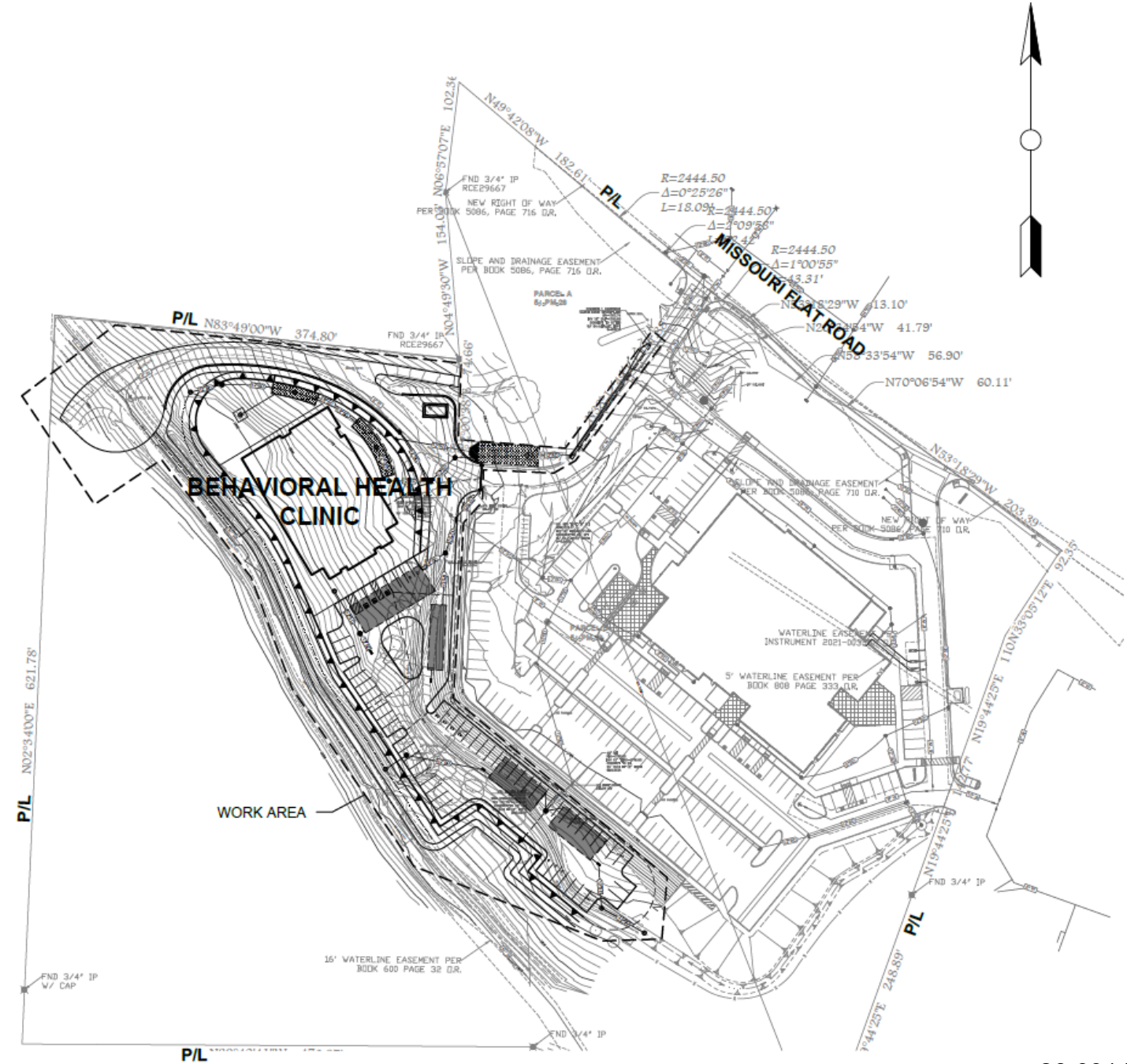
R20K = Residential 20,000

DR26-0002 / El Dorado Community Health Centers - Behavioral Health Clinic
Exhibit D - Zoning Map

26-0914 E 5 of 12

0 550 1,100 2,200 Feet

Project Site Plan

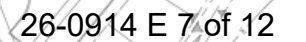


PROJECT SITE MAP

26-0914 E 6 of 12

FULL SIZE MAP SCALE: 1" = 80'
FEET 0 40 80 160 240

3. ACCURATE FOR SITE WORK ONLY.
OTHERWISE SHOWN, PARKING STALLS ARE 9 FEET WIDE
LONG. COMPACT "C" STALLS ARE 8 FEET WIDE.
LANDSCAPE PLANTING, SEE LANDSCAPE PLANS.



Project Plan North & South Exterior Elevations

EXTERIOR ELEVATION LEGEND		
<u>STUCCO/ EXTERIOR PAINT</u>		
SC-1	MANUFACTURE:	STUCCO LIGHT
	COLOR:	STO POWERVALL MEDIUM FINISH
		KLM BDGE - SN - 6106
SC-2	MANUFACTURE:	STUCCO DARK
	COLOR:	STO POWERVALL MEDIUM FINISH
		SONG THRUSH - SN - 9112
<u>METAL PANELS</u>		
MP-1	MANUFACTURE:	METAL SALES
	STYLE:	HORIZONTAL METAL PANEL
	NAME:	IC72 WALL PANEL - 24 GAUGE
MP-2	MANUFACTURE:	MAG METAL ARCHITECTURAL
	STYLE:	3 NORWOOD MINI X 1 NORWOOD
	COLOR:	CEDAR
MA-1	MANUFACTURE:	METAL SALES
	STYLE:	METAL ACCENT
	COLOR:	REGAL BLUE (M05)

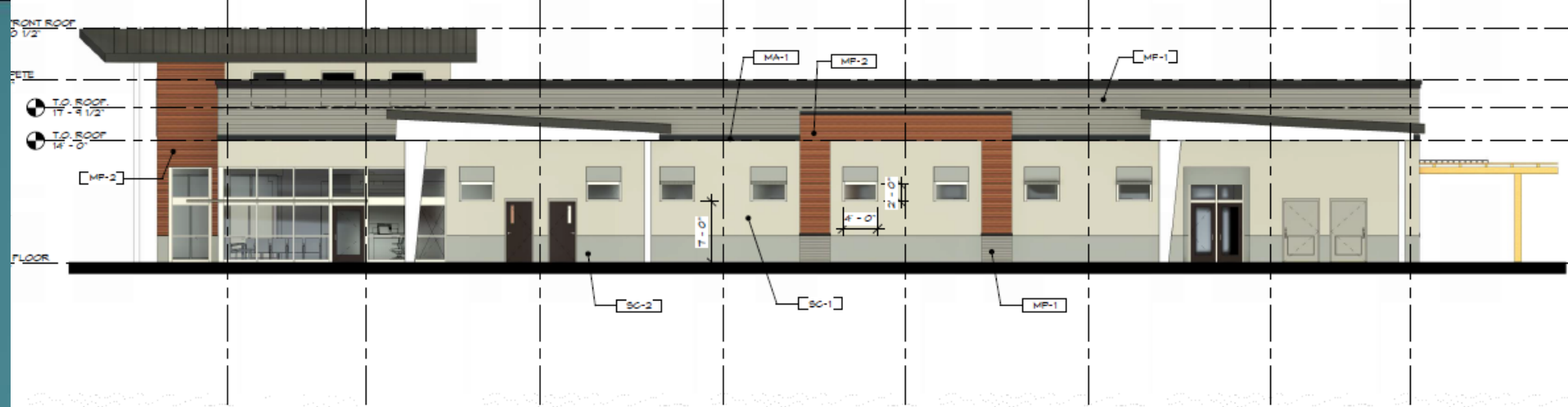


1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

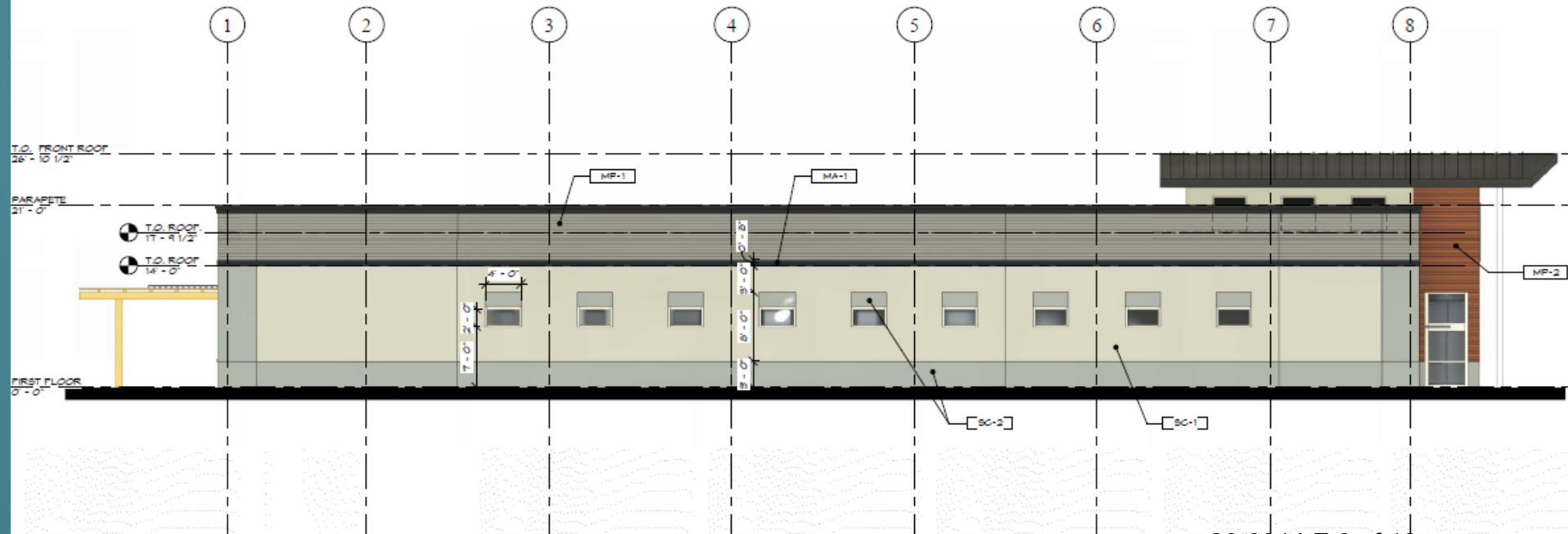


2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

Project Plan East & West Exterior Elevations



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION LEGEND

STUCCO/ EXTERIOR PAINT

[SC-1]

MANUFACTURE: STUCCO LIGHT
COLOR: STO POWERYALL MEDIUM FINISH
KLM BEIGE - SK - 6106

[SC-2]

MANUFACTURE: STUCCO DARK
COLOR: STO POWERYALL MEDIUM FINISH
SONG THRUH - SK - 9112

METAL PANELS

[MP-1]

MANUFACTURE: METAL SALES
STYLE: HORIZONTAL METAL PANEL
NAME: 1072 WALL PANEL - 24 GAUGE

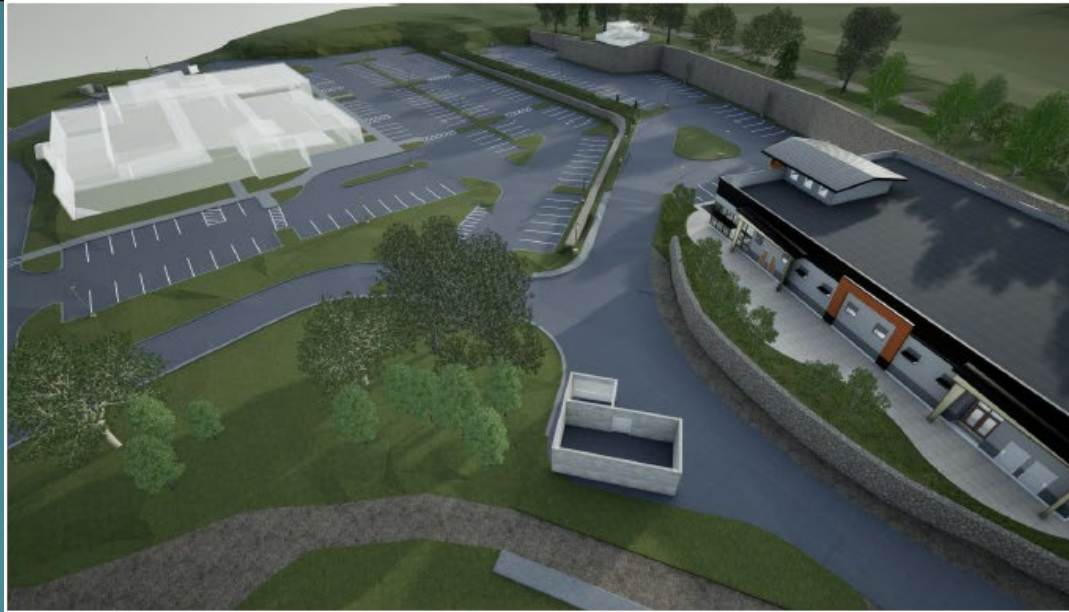
[MP-2]

MANUFACTURE: MAC METAL ARCHITECTURAL
STYLE: 2 NORWOOD MINI X 1 NORWOOD
COLOR: CEDAR

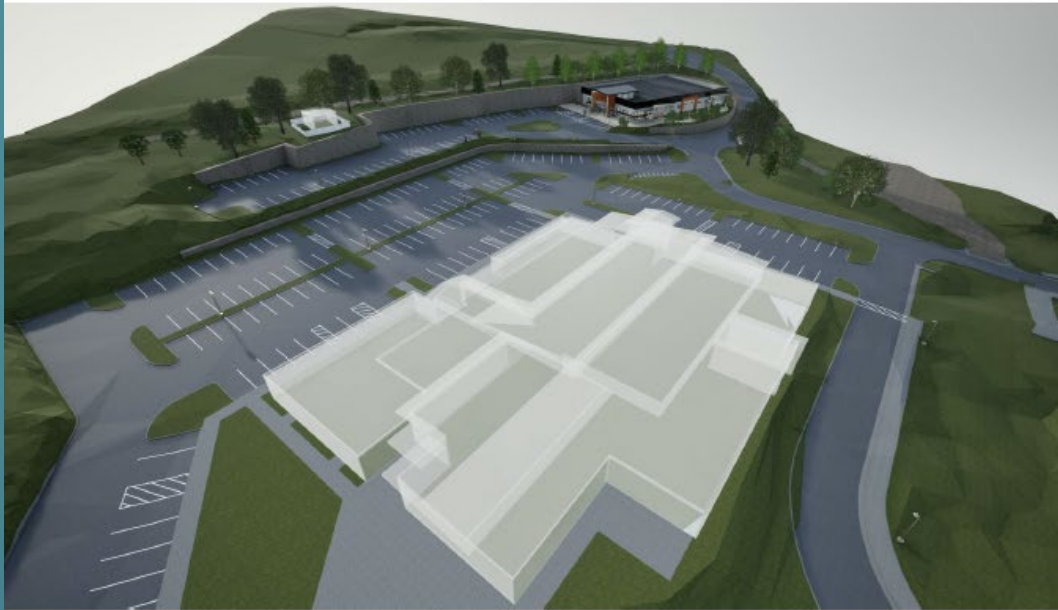
[MA-1]

MANUFACTURE: METAL SALES
STYLE: METAL ACCENT
COLOR: REGAL BLUE (M05)

Project Plan 3D Simulations



4 BIRD EYE VIEW



5 BIRD EYE VIEW



1 FRONT VIEW_SOUTH

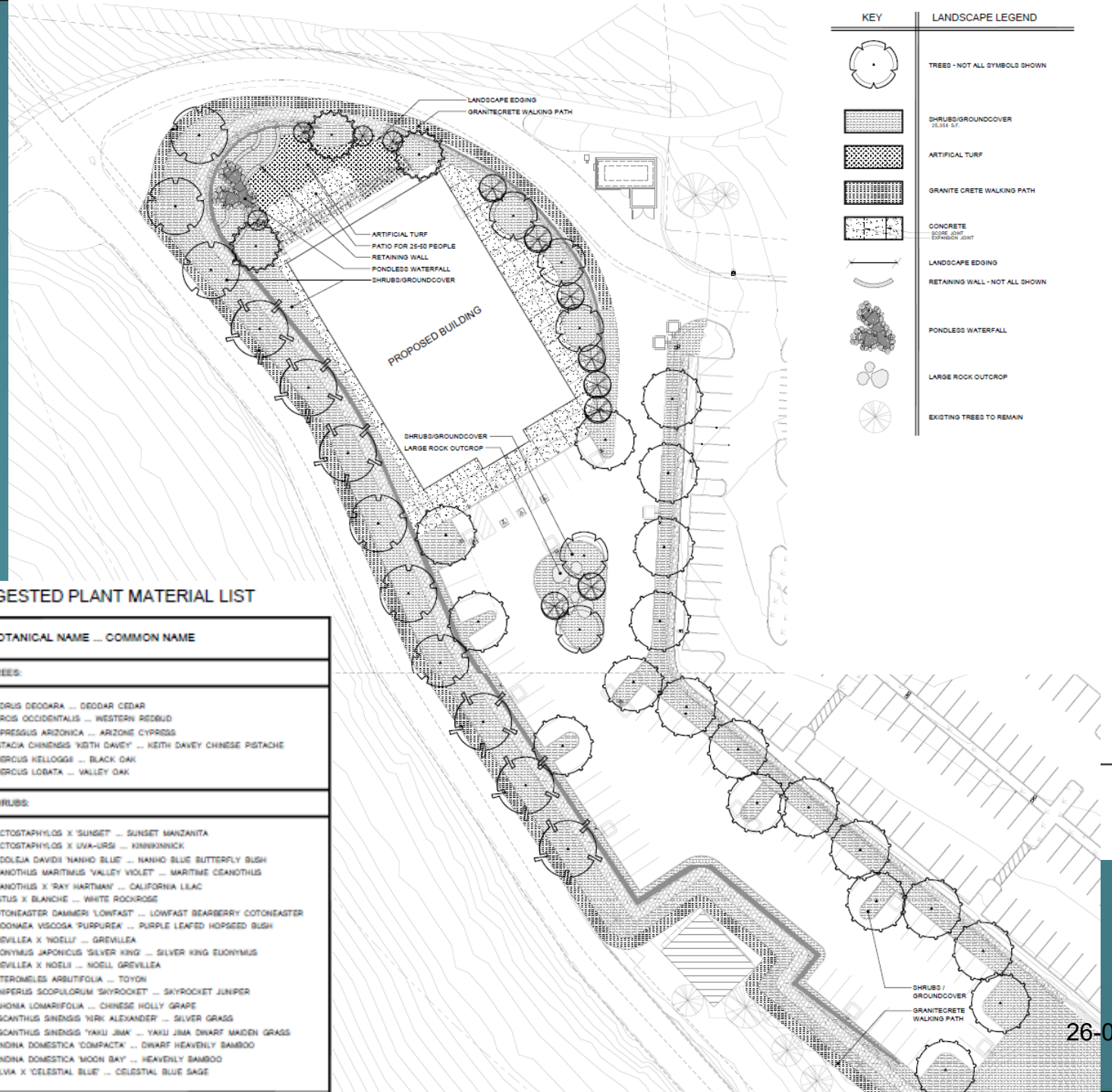


2 SOUTH WEST VIEW



3 SOUTH EAST VIEW

Preliminary Landscape Plan



SUGGESTED PLANT MATERIAL LIST

SIZE	WATER USE	BOTANICAL NAME ... COMMON NAME
TREES:		
24" BOX	LOW	CEDRUS DEODARA ... DEODAR CEDAR
24" BOX	LOW	CERIS OCCIDENTALIS ... WESTERN REDBUD
24" BOX	LOW	CUPRESSUS ARIZONICA ... ARIZONA CYPRISS
24" BOX	LOW	PISTACIA CHINENSIS 'KEITH DAVEY' ... KEITH DAVEY CHINESE PISTACHE
24" BOX	MEDIUM	QUERCUS KELLOGGII ... BLACK OAK
24" BOX	LOW	QUERCUS LOBATA ... VALLEY OAK
SHRUBS:		
5 G.C.	LOW	ARCTOSTAPHYLOS X 'SUNSET' ... SUNSET MANZANITA
5 G.C.	LOW	ARCTOSTAPHYLOS X UVA-URSI ... KINKINNICK
5 G.C.	MEDIUM	BUDOLEJA DAVIDI 'NANHO BLUE' ... NANHO BLUE BUTTERFLY BUSH
5 G.C.	LOW	CEANOTHUS MARITIMUS 'VALLEY VIOLET' ... MARITIME CEANOTHUS
5 G.C.	LOW	CEANOTHUS X 'RAY HARTMAN' ... CALIFORNIA LEAC
5 G.C.	LOW	CISTUS X BLANCHE ... WHITE ROCKROSE
5 G.C.	LOW	COTONEASTER DAMMERI 'LOWFAST' ... LOWFAST BEARBERRY COTONEASTER
5 G.C.	LOW	DOONAGIA VISCOSA 'PURPUREA' ... PURPLE LEAFED HOPSEED BUSH
5 G.C.	LOW	GREVILLEA X 'NOELI' ... GREVILLEA
5 G.C.	LOW	EUONYMUS JAPONICUS 'SILVER KING' ... SILVER KING EUONYMUS
5 G.C.	LOW	GREVILLEA X NOELI ... NOELI GREVILLEA
5 G.C.	LOW	HETEROMELES ARBUTIFOLIA ... TOYON
5 G.C.	LOW	JUNIFERUS SCOPULORUM 'SKYROCKET' ... SKYROCKET JUNPER
5 G.C.	MEDIUM	MAHONIA LOMARIFOLIA ... CHINESE HOLLY GRAPE
1 G.C.	MEDIUM	MISCANTHUS SINENSIS 'YAKU ALEXANDER' ... SILVER GRASS
1 G.C.	MEDIUM	MISCANTHUS SINENSIS 'YAKU JMA' ... YAKU JMA DWARF MAIDEN GRASS
1 G.C.	LOW	NANDINA DOMESTICA 'COMPACTA' ... DWARF HEAVENLY BAMBOO
1 G.C.	LOW	NANDINA DOMESTICA 'MOON BAY' ... HEAVENLY BAMBOO
5 G.C.	LOW	SALVIA X 'CELESTIAL BLUE' ... CELESTIAL BLUE SAGE

Thank you.
Staff is available for questions.