

Diamond Springs and El Dorado Community Advisory Committee

DR26-0002

El Dorado Community Health Centers New Behavioral Health Clinic



JULY 16, 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

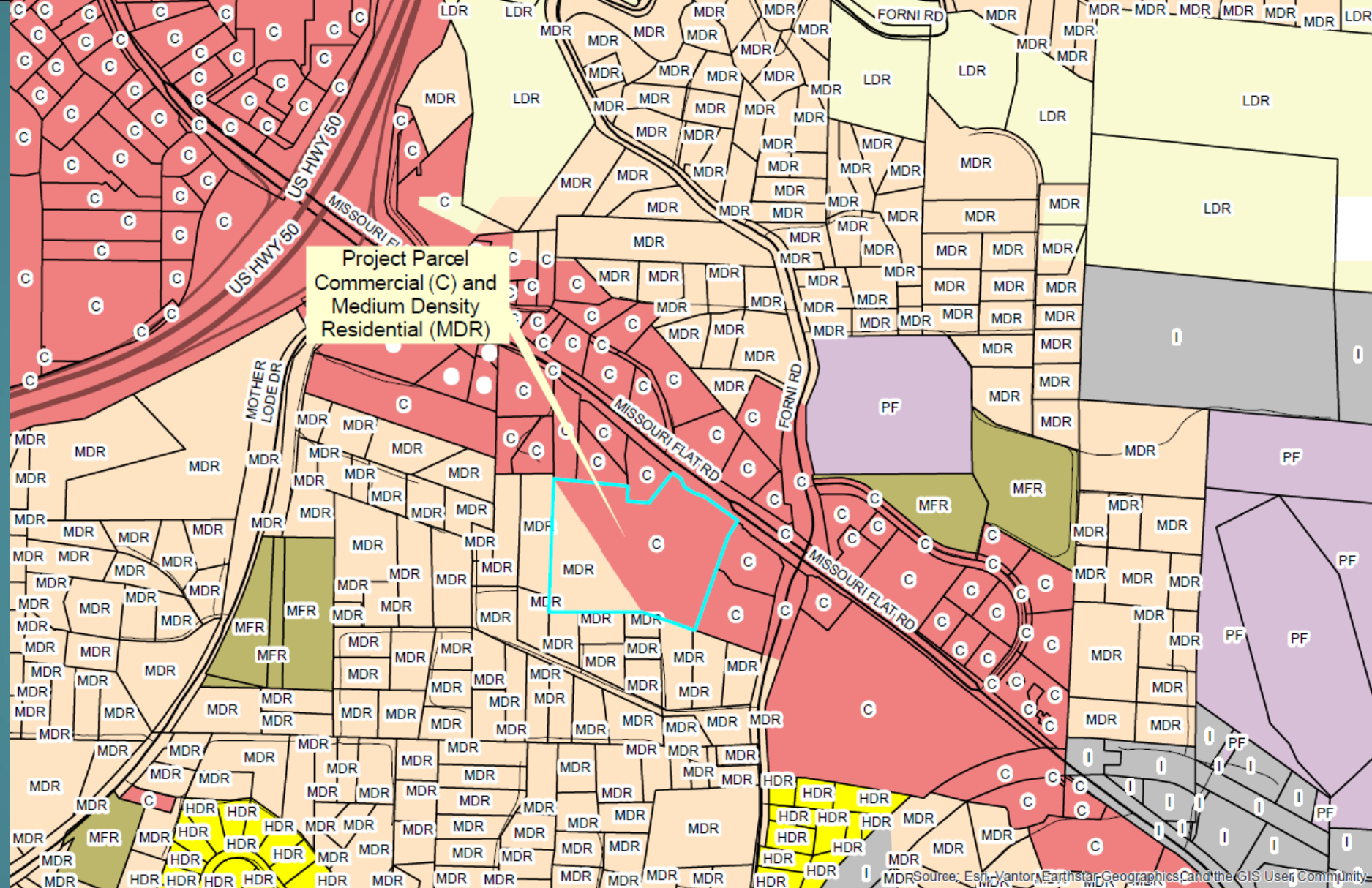
MINOR

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



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

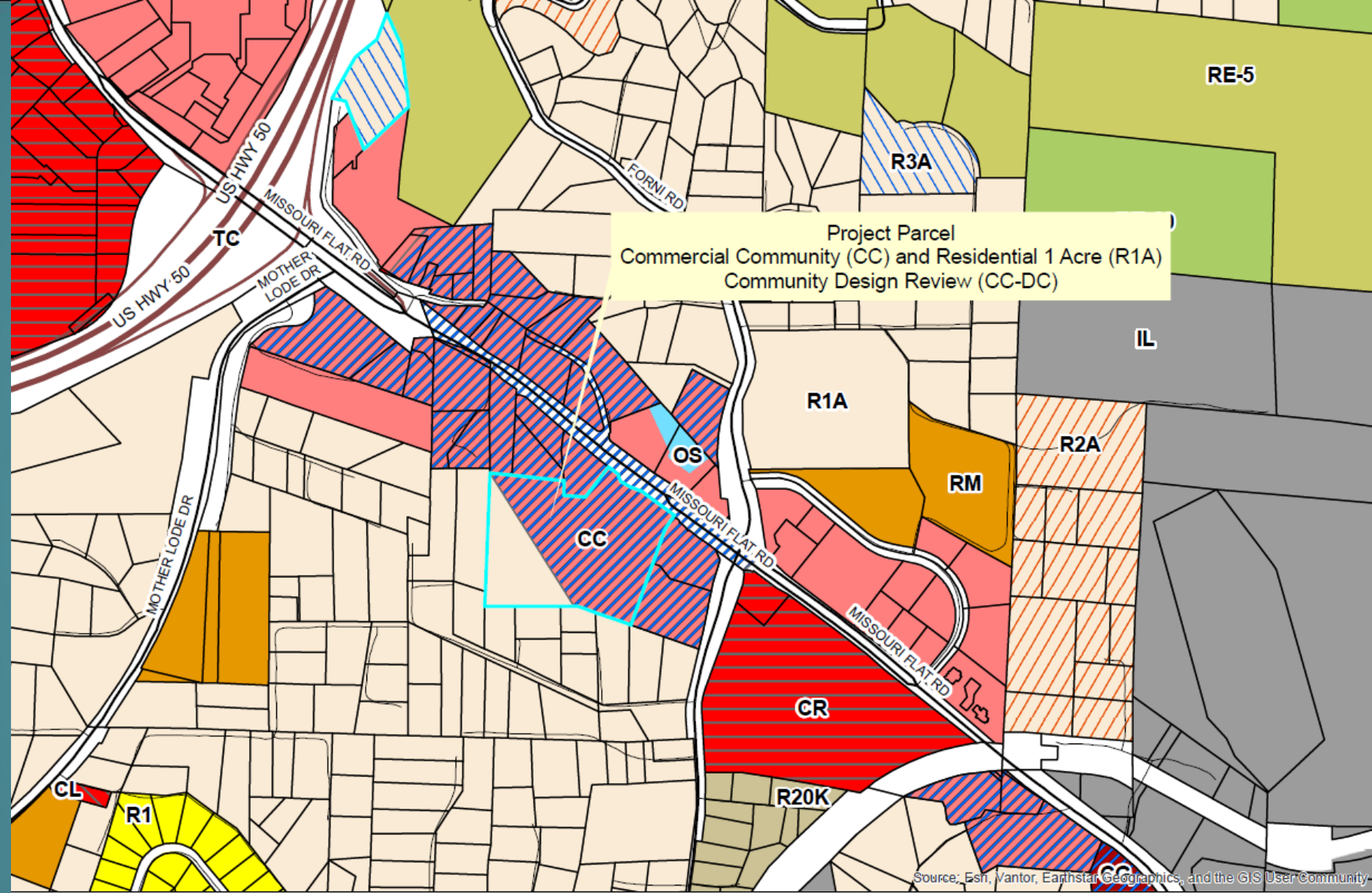
Multi-Family Residential

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Exhibit C - General Plan Land Use Map

0 550 1,100 2,200 Feet



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

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

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

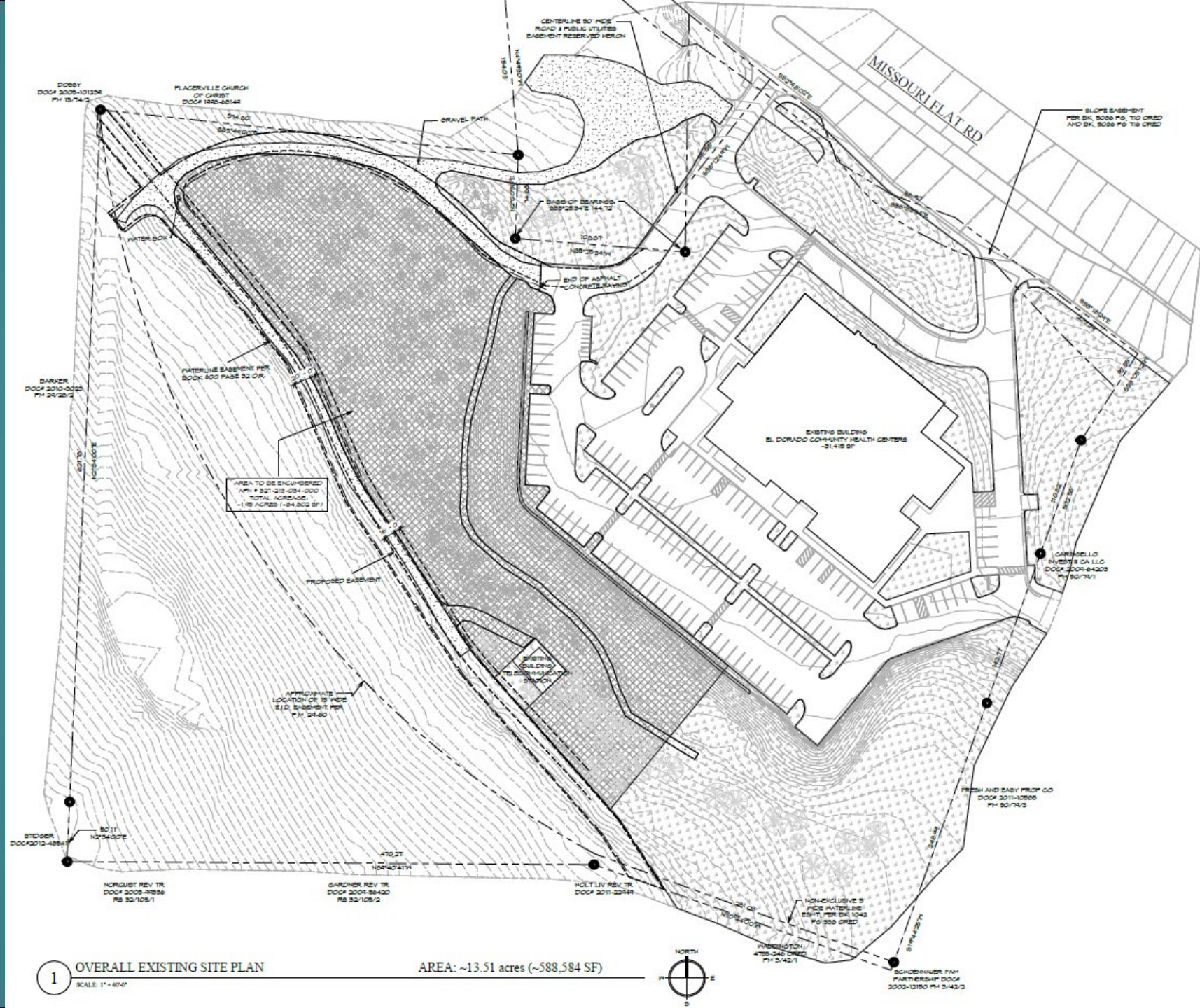
RM = Residential Multi-Unit

R20K = Residential 20,000

0 550 1,100 2,200 Feet



Existing Site Plan

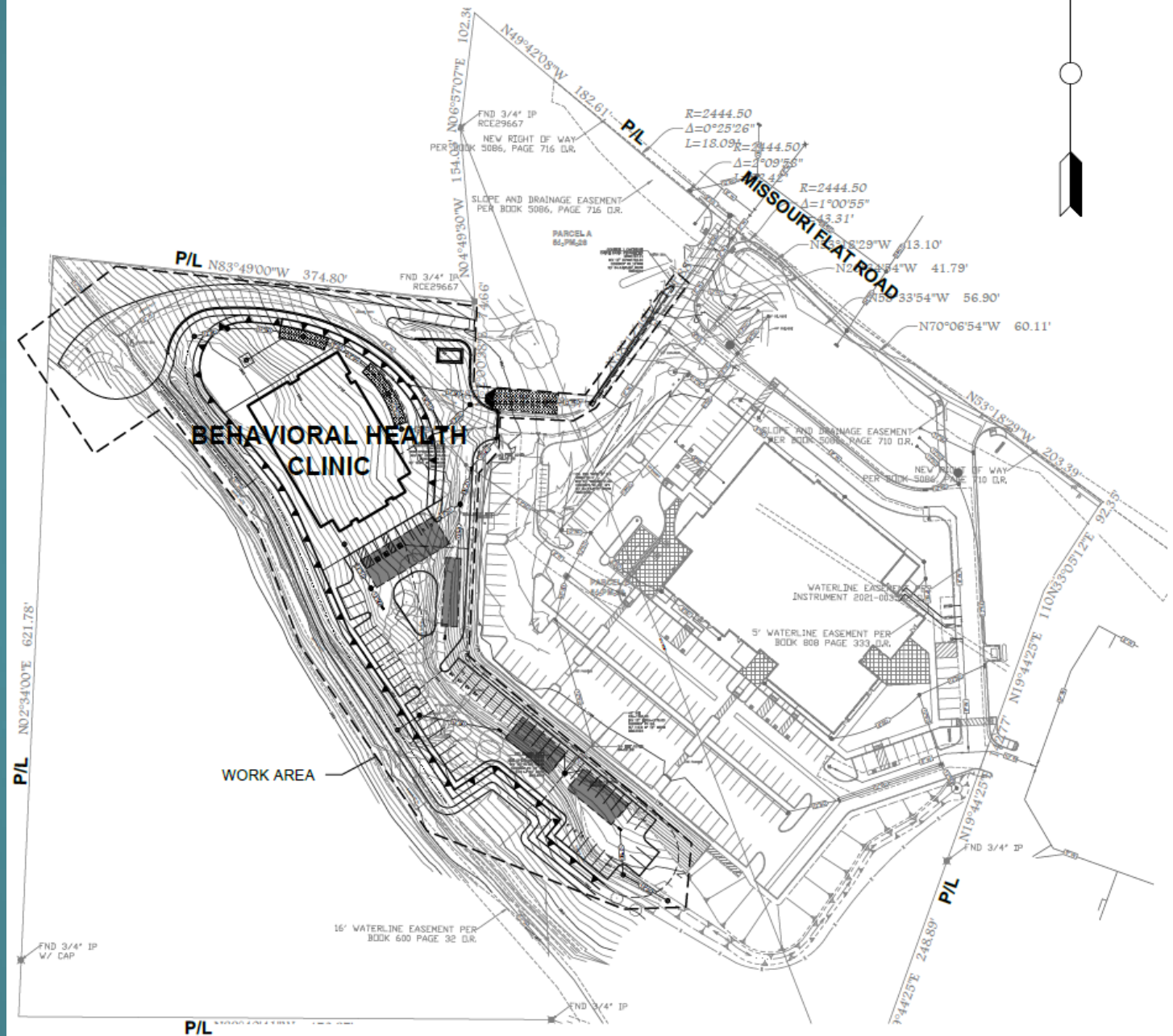


1 OVERALL EXISTING SITE PLAN
SCALE: 1" = 80'

AREA: ~13.51 acres (~588,584 SF)



Project Site Plan

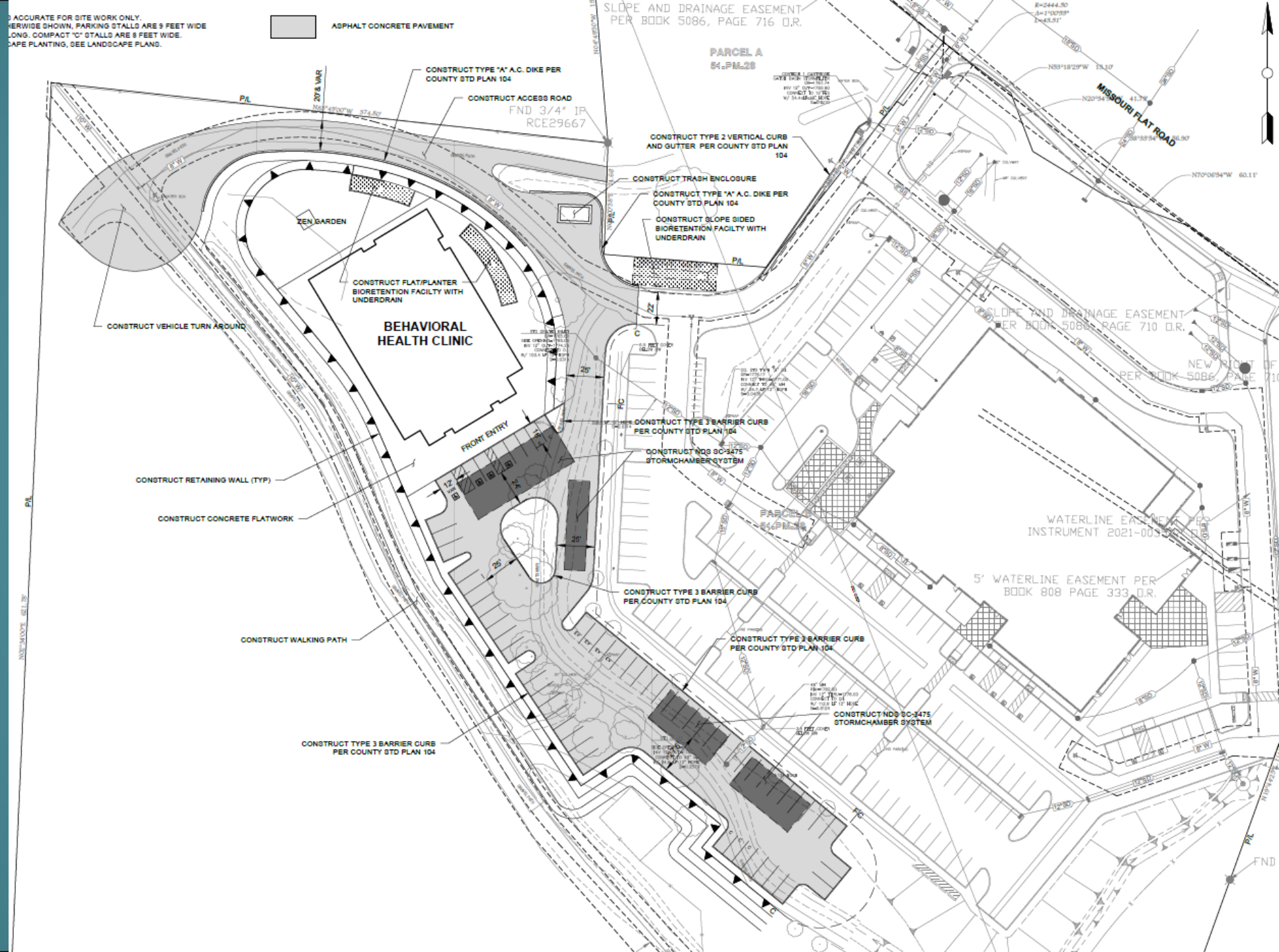


PROJECT SITE MAP

FULL SIZE MAP SCALE: 1" = 80'



3. ACCURATE FOR SITE WORK ONLY.
OTHERWISE SHOWN, PARKING STALLS ARE 9 FEET WIDE
LONG. COMPACT "C" STALLS ARE 8 FEET WIDE.
CAPE 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 BEDGE - SW - 6106
SC-2	MANUFACTURE:	STUCCO DARK
	COLOR:	STO POWERVALL MEDIUM FINISH
		SONG THRUSH - SW - 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)

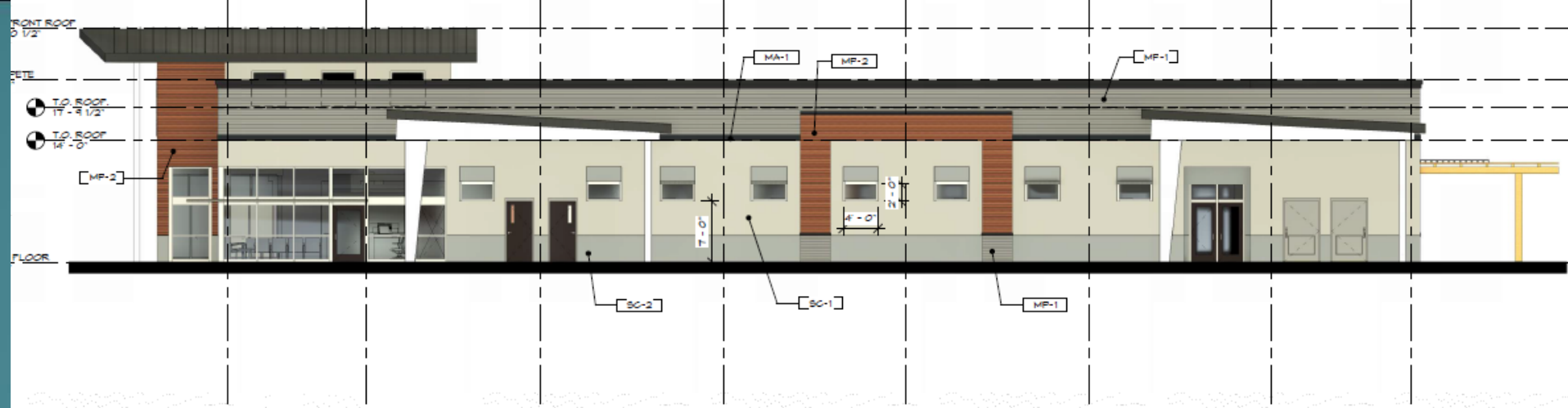


1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

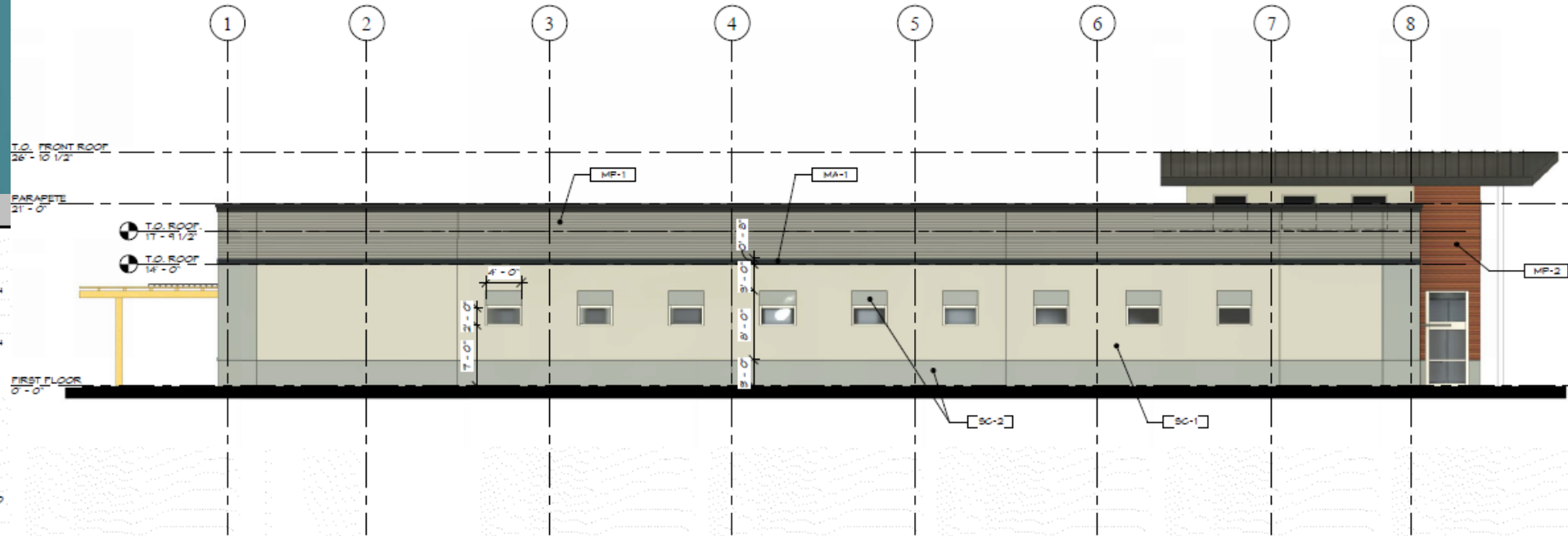


2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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
STO POWERSWALL MEDIUM FINISH
KILM BEIGE - SW - 6106

SC-2

MANUFACTURE: STUCCO DARK
STO POWERSWALL MEDIUM FINISH
SONG THRUSH - SW - 9112

METAL PANELS

MP-1

MANUFACTURE: METAL SALES
STYLE: HORIZONTAL METAL PANEL
NAME: 1612 WALL PANEL - 24 GAUGE

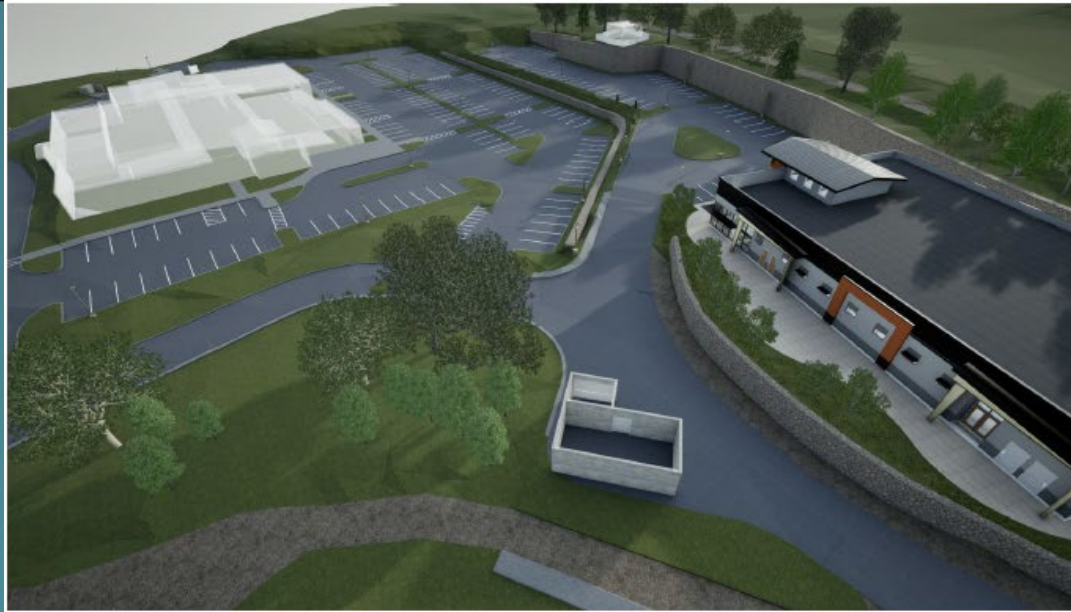
MP-2

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

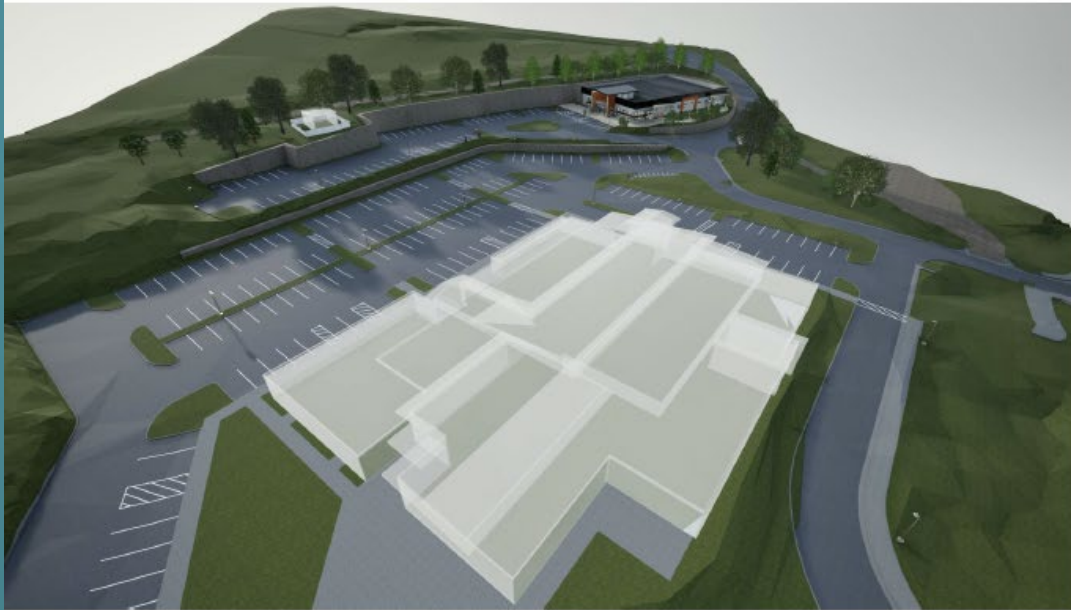
MA-1

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

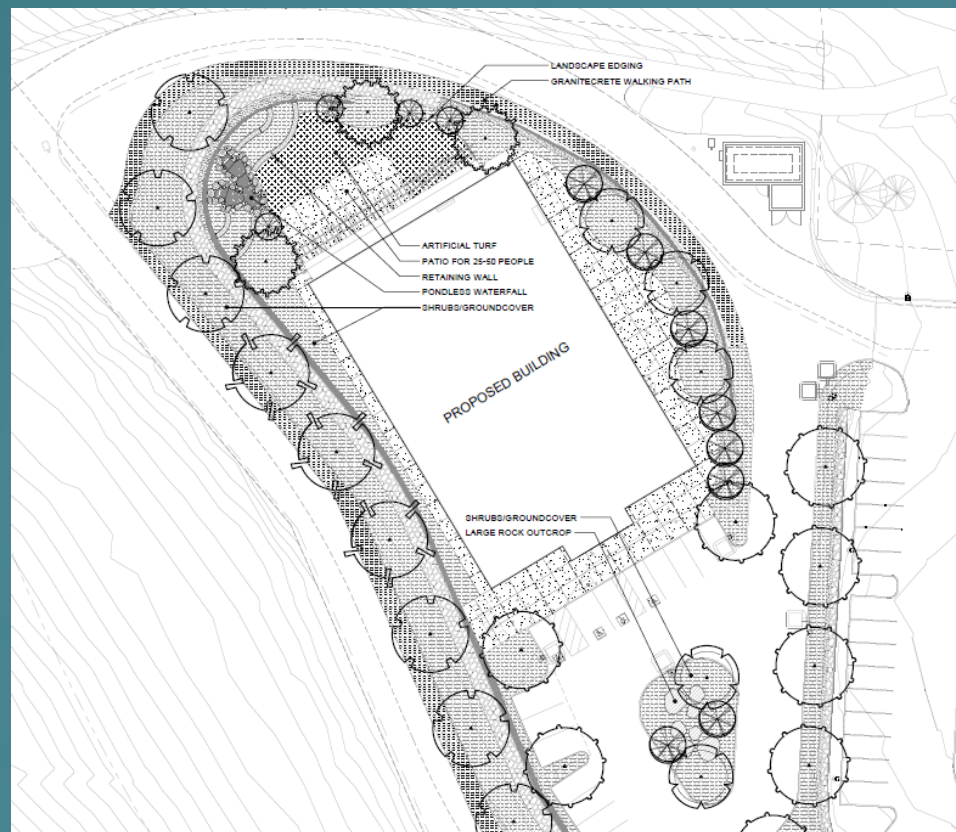


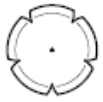
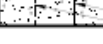
2 SOUTH WEST VIEW



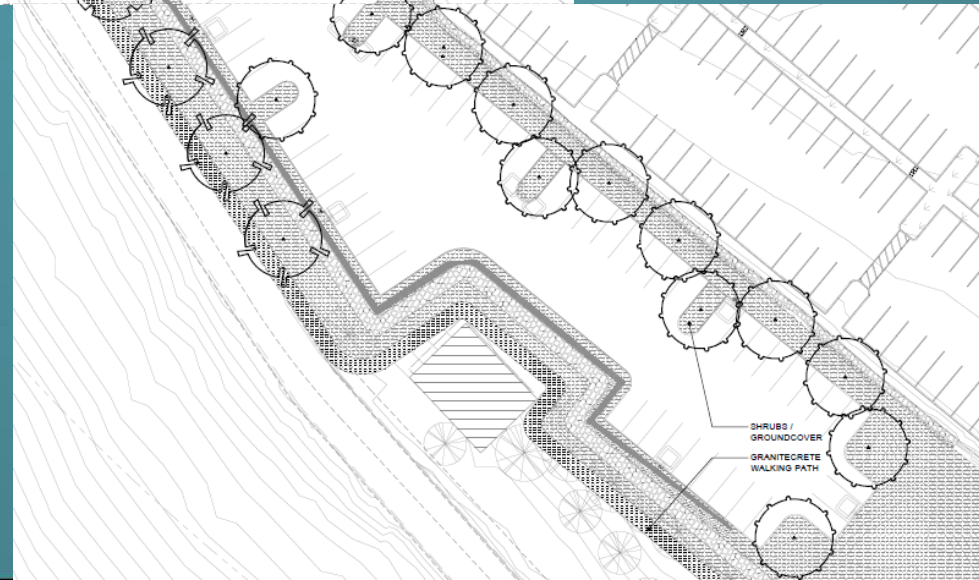
3 SOUTH EAST VIEW

Landscape Plan

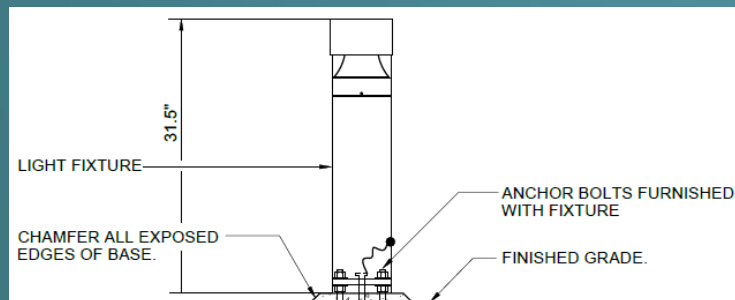
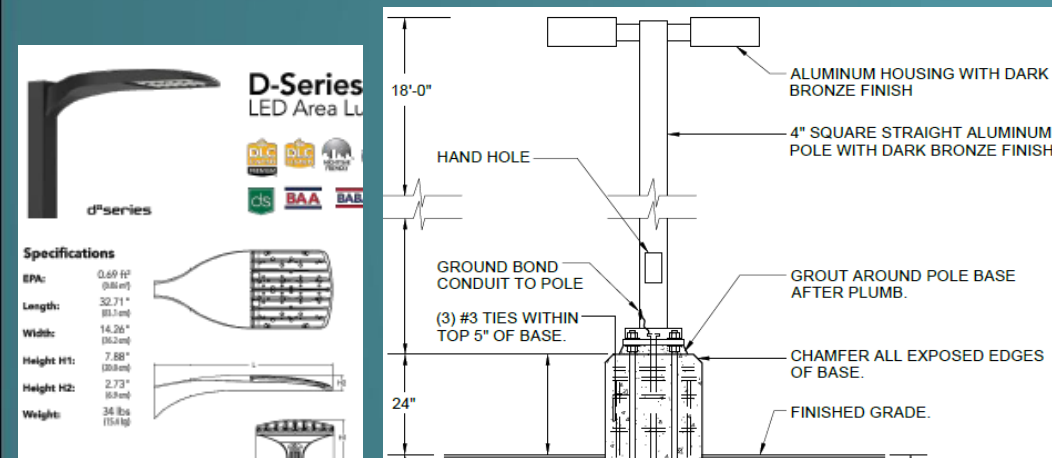


KEY	LANDSCAPE LEGEND
	TREES - NOT ALL SYMBOLS SHOWN
	SHRUBS/GROUND COVER 25,358 S.F.
	ARTIFICIAL TURF
	GRANITE CRETE WALKING PATH
	CONCRETE SCORE JOINT EXPANSION JOINT
	LANDSCAPE EDGING
	RETAINING WALL - NOT ALL SHOWN
	PONDLESS WATERFALL
	LARGE ROCK OUTCROP
	EXISTING TREES TO REMAIN

SIZE	WATER USE	BOTANICAL NAME ... COMMON NAME
TREES:		
24" BOX	LOW	CEDRUS DEODARA ... DEODAR CEDAR
24" BOX	LOW	CERCIS OCCIDENTALIS ... WESTERN REDBUD
24" BOX	LOW	CUPRESSUS ARIZONICA ... ARIZONA CYPRESS
24" BOX	LOW	PISTACIA CHINENSIS 'KEITH DAVEY' ... KEITH DAVEY CHINESE PISTACHE
24" BOX	MEDIUM	QUERCUS KELLOGGII ... BLACK OAK
24" BOX	LOW	QUERCUS LOSATA ... VALLEY OAK
SHRUBS:		
5 G.C.	LOW	ARCTOSTAPHYLOS X 'SUNSET' ... SUNSET MANZANITA
5 G.C.	LOW	ARCTOSTAPHYLOS X UVA-URSI ... KINKKINICK
5 G.C.	MEDIUM	BUDOLEJA DAVIDII '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 LILAC
5 G.C.	LOW	CISTUS X BLANCHE ... WHITE ROCKROSE
5 G.C.	LOW	COTONEASTER DAMMERI 'LOWFAST' ... LOWFAST BEARBERRY COTONEASTER
5 G.C.	LOW	DODONAEA VISCOSA 'PURPUREA' ... PURPLE LEAFED HOPSEED BUSH
5 G.C.	LOW	GREVILLEA X 'NOELL' ... GREVILLEA
5 G.C.	LOW	EUONYMUS JAPONICUS 'SILVER KING' ... SILVER KING EUONYMUS
5 G.C.	LOW	GREVILLEA X NOELI ... NOELL GREVILLEA
5 G.C.	LOW	HETEROMELES ARBUTIFOLIA ... TOYON
5 G.C.	LOW	JUNIPERUS SCOPULORUM 'SKYROCKET' ... SKYROCKET JUNIPER
5 G.C.	MEDIUM	MAHONIA LOMARIIFOLIA ... CHINESE HOLLY GRAPE
1 G.C.	MEDIUM	MISCANTHUS SINENSIS 'KIRK ALEXANDER' ... SILVER GRASS
1 G.C.	MEDIUM	MISCANTHUS SINENSIS 'YAKU JIMA' ... YAKU JIMA 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



Photometric Plan



Thank you
Staff is available for questions.