



**The Pavilions (El Dorado Hills Memory Care)  
Planned Development Permit PD16-0003  
Applicant: JDA Architects**

Planning Commission  
December 14, 2017

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# Project Location

- Located in El Dorado Hills
- Approximately 4 miles north of U.S. 50
- Southwest corner of Green Valley Road and Francisco Drive



# Project Location

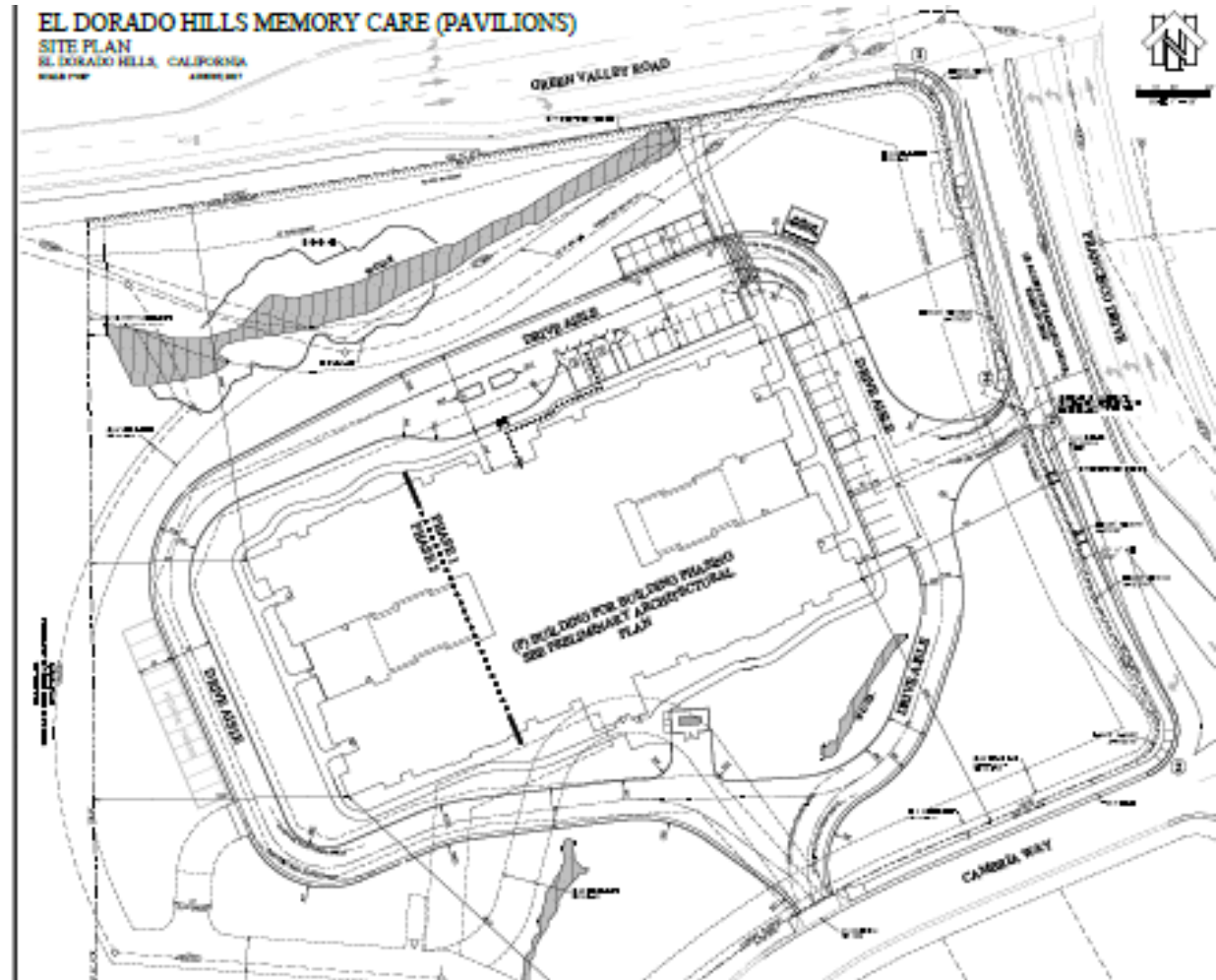
- Vacant Site
- 6.85 acres in size
- Commercial Land Use and Zoning Designations
- Surrounding Commercial/R residential Uses



# The Pavilions

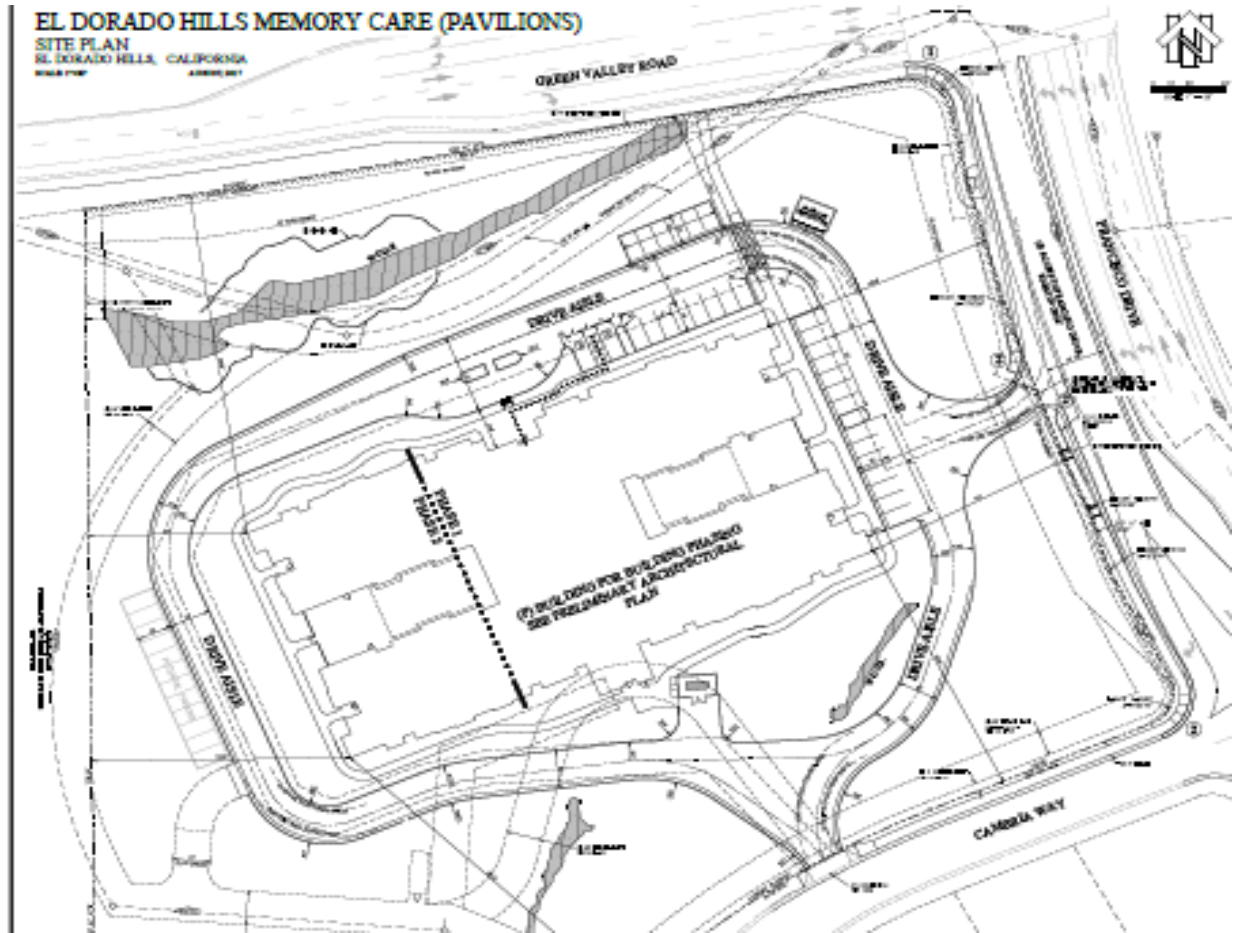
## ➤ Proposed Memory Care Facility

- Dementia and Alzheimer's
- 38,784 square feet
- 64-resident beds



# The Pavilions

- Accesses off Francisco Drive and Cambria Way
- 42 off-street parking stalls (including 12 reserve stalls)
- Public Water and Sewer service



# The Pavilions

- On-site landscaping
- On-site pedestrian walkways
- Monument Signs



# The Pavilions



SOUTH ELEVATION (FRONT)



EAST ELEVATION (RIGHT)



WEST ELEVATION (LEFT)



BUILDING SECTION



NORTH ELEVATION (REAR)

## ELEVATION PLAN

# The Pavilions



RENDERING | SOUTH ELEVATION



**THE PAVILIONS AT EL DORADO HILLS**  
El Dorado Hills, California



VIEW ALONG CAMBRIA WAY

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# The Pavilions



RENDERING | NORTH ELEVATION

**FRONTIER**  
MANAGEMENT  
Sierra Capital &  
Investment

**THE PAVILIONS AT EL DORADO HILLS**  
El Dorado Hills, California

JDA PROJECT NUMBER: 14589 | DATE: 11.13.2017 | © JIMMY SHARPE + ASSOCIATES ARCHITECTS PLANNERS, INC.

**JDA**  
ARCHITECTS  
PLANNERS

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VIEW ALONG GREEN VALLEY ROAD

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# ANALYSIS

## ➤ Consistent

- General Plan
- Zoning Ordinance

## ➤ Environmental Analysis

- Initial Study/Mitigated Negative Declaration prepared
- Impacts to Biological Resources
- Mitigation Measures applied

## ➤ Conditions of Approval applied

# Recommendation

## ➤ Planning Commission:

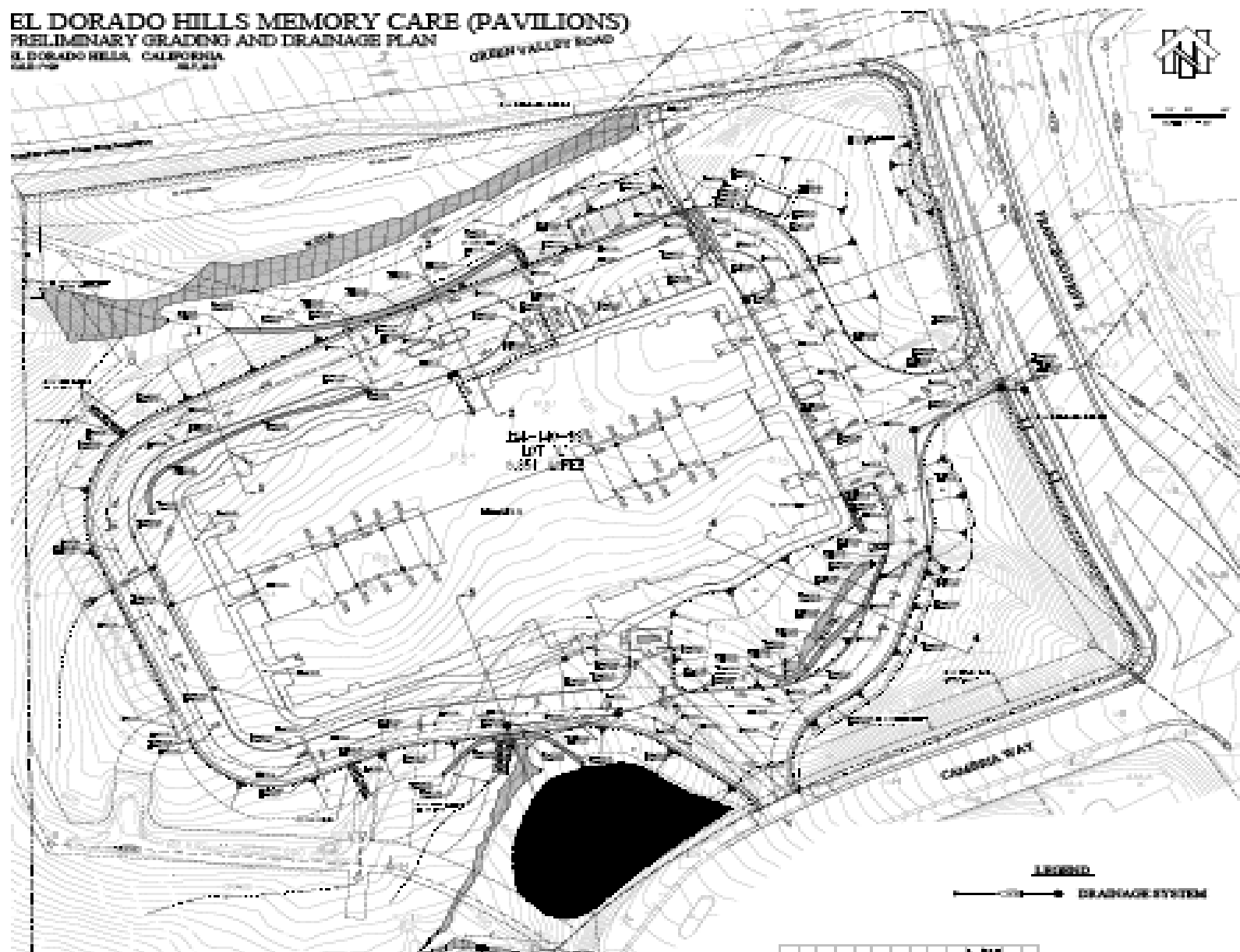
- Adopt Mitigated Negative Declaration and Mitigation Monitoring Reporting Program
- Approve Planned Development Permit PD16-0003 based on the Findings and Conditions of Approval
- Adopt the Map Amendment removing a portion of vehicular access restriction along Francisco Drive

**END of Presentation**

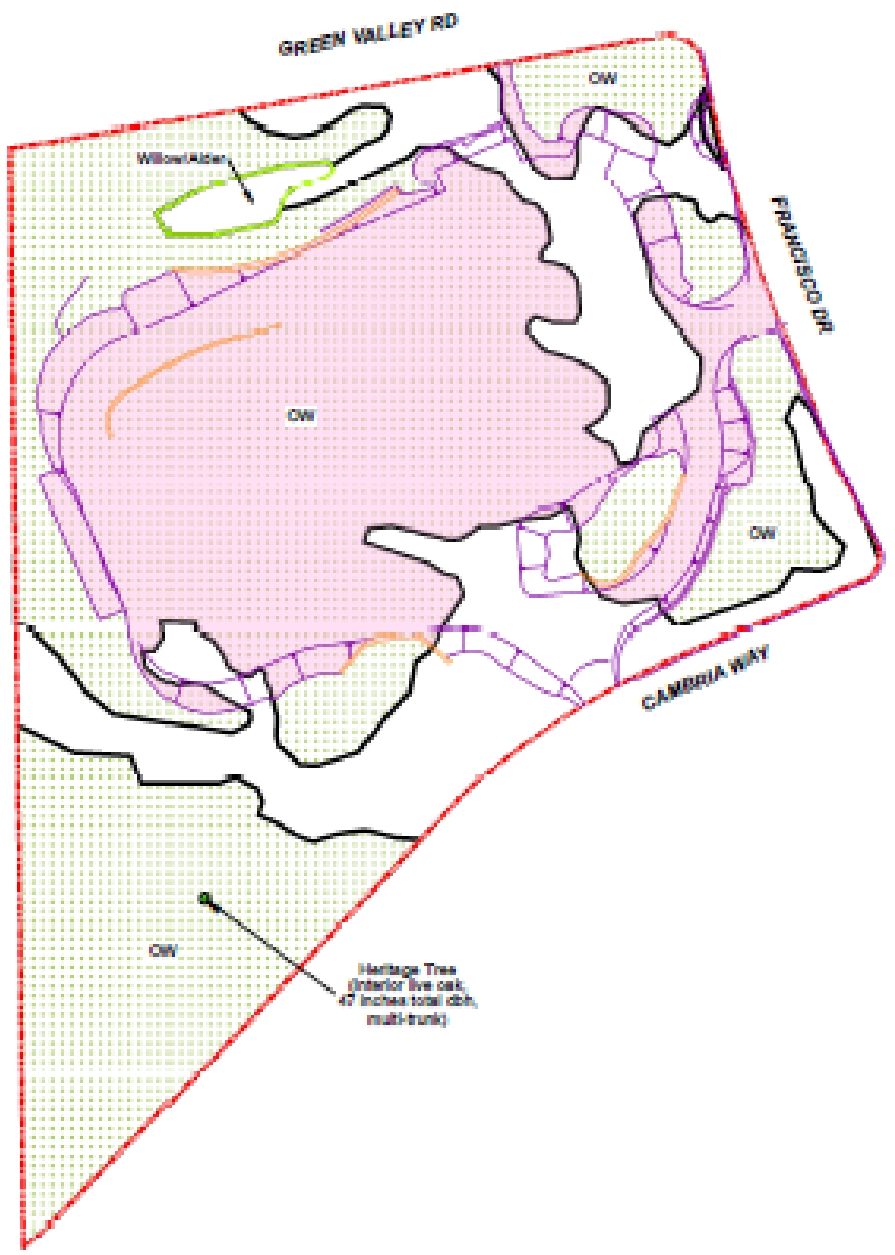
# Supplemental slides

# PRELIMINARY GRADING/DRAINAGE PLAN

**EL DORADO HILLS MEMORY CARE (PAVILIONS)**  
PRELIMINARY GRADING AND DRAINAGE PLAN  
EL DORADO HILLS, CALIFORNIA  
DATE: 02.14.16



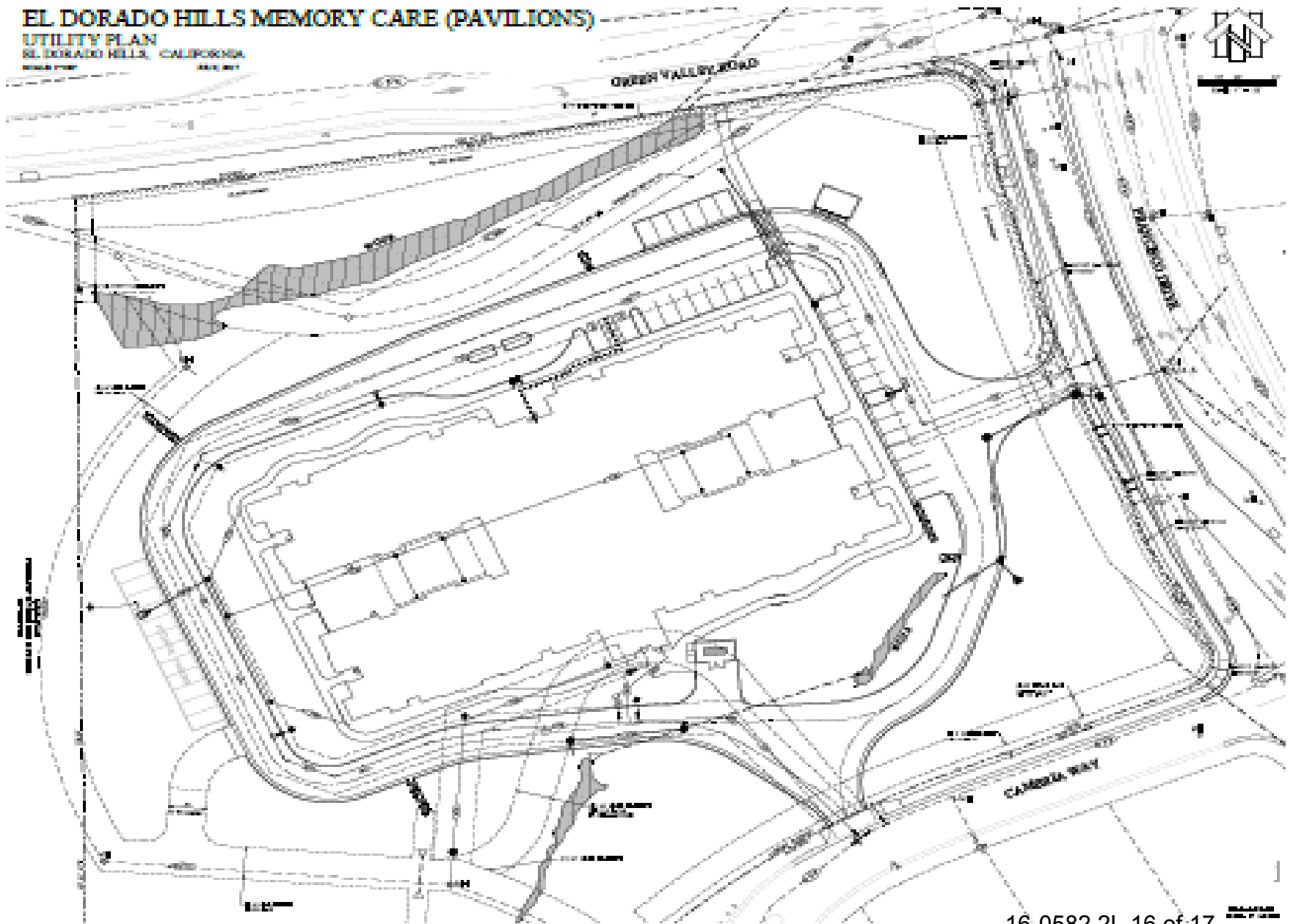
# OAK TREE PLAN



# UTILITY PLAN

## EL DORADO HILLS MEMORY CARE (PAVILIONS)

UTILITY PLAN  
EL DORADO HILLS, CALIFORNIA  
DATE: 07/15/2014





# EXTERIOR ELEVATION- PHASE 1 AND 2



SOUTH ELEVATION (FRONT)



EAST ELEVATION (RIGHT)



WEST ELEVATION (LEFT)



BUILDING SECTION



NORTH ELEVATION (REAR)

PHASE 1 (SCREENED BACK) & PHASE 2 | SCHEMATIC ELEVATIONS & SECTION