



## Legislation Details (With Text)

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**File created:** 5/19/2016      **In control:** Planning Commission

**On agenda:** 12/14/2017      **Final action:** 12/14/2017

**Title:** Hearing to consider the El Dorado Hills Memory Care (The Pavilions) project (Planned Development PD16-0003)\* to allow the construction and operation of a 64-bed, single-story, 38,784 square-foot memory care facility on property identified by Assessor's Parcel Number 124-140-33, consisting of 6.85 acres, in the El Dorado Hills area, submitted by Family Real Property; and staff recommending the Planning Commission take the following actions:  
 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;  
 2) Adopt the Mitigation Monitoring Reporting Program in accordance with the California Environmental Quality Act Guidelines Section 15074(d);  
 3) Approve Planned Development PD16-0003 based on the Findings and subject to the Conditions of Approval as presented; and  
 4) Adopt a map amendment removing a portion of a vehicular access restriction recorded along Francisco Drive.  
 (Supervisory District 1)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 2A - Staff Report PC 12-14-17, 2. 2B - Findings PC 12-14-17, 3. 2C - Conditions of Approval PC 12-14-17, 4. 2D - Staff Report Exhibits A-Q PC 12-14-17, 5. 2E - Staff Report Exhibit R-Proposed Mitigated Negative Declaration and Initial Study PC 12-14-17, 6. 2F - Staff Report Exhibit R-Attachments A-O PC 12-14-17, 7. 2G - Staff Report Exhibit R-Attachments P-S PC 12-14-17, 8. 2H - Staff Report Exhibit R-Attachment T PC 12-14-17, 9. 2I - Staff Report Exhibit S PC 12-14-17, 10. 2J - Proof of Publication-Mountain Democrat PC 12-14-17, 11. 2K - Staff Memo 12-14-17 PC 12-14-17, 12. 2L - Staff's PowerPoint Presentation PC 12-14-17, 13. Public Comment Rcvd 12-14-17 PC 12-14-17, 14. Public Comment Rcvd 12-12-17 PC 12-14-17, 15. Public Comment Rcvd 11-22-17 PC 12-14-17, 16. FINAL Findings PC 12-14-17, 17. FINAL Conditions of Approval PC 12-14-17, 18. APPROVED STAMPED Exhibits PC 12-14-17, 19. ADOPTED Mitigated Negative Declaration PC 12-14-17, 20. FILED-Notice of Determination, 21. A - Staff Report PC 06-09-16, 22. B - Findings PC 06-09-16, 23. C - Conditions of Approval PC 06-09-16, 24. D - Staff Report Exhibits A-O PC 06-09-16, 25. E - Staff Report Exhibit P-Proposed Mitigated Negative Declaration and Initial Study PC 06-09-16, 26. F - Staff Report Exhibit P-Attachments 1-5 PC 06-09-16, 27. G - Staff Report Exhibit P-Attachment 6 PC 06-09-16, 28. H - Staff Report Exhibit Q PC 06-09-16, 29. I - Proof of Publication PC 06-09-16, 30. J - Staff Memo 06-08-16 PC 06-09-16, 31. K - Staff's PowerPoint Presentation PC 06-09-16, 32. Public Comment Rcvd 06-09-16 PC 06-09-16, 33. Planning Commission Minutes 06-09-16, 34. FINAL Findings, 35. FINAL Conditions of Approval, 36. APPROVED STAMPED Exhibits, 37. ADOPTED Mitigated Negative Declaration, 38. RECEIPT-Notice of Determination, 39. FILED-Notice of Determination

Date	Ver.	Action By	Action	Result
12/14/2017	2	Planning Commission	Approved	Pass
6/9/2016	1	Planning Commission	Failed	
6/9/2016	1	Planning Commission	Approved	Pass

Hearing to consider the El Dorado Hills Memory Care (The Pavilions) project (Planned Development PD16-0003)\* to allow the construction and operation of a 64-bed, single-story, 38,784 square-foot

memory care facility on property identified by Assessor's Parcel Number 124-140-33, consisting of 6.85 acres, in the El Dorado Hills area, submitted by Family Real Property; and staff recommending the Planning Commission take the following actions:

- 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
  - 2) Adopt the Mitigation Monitoring Reporting Program in accordance with the California Environmental Quality Act Guidelines Section 15074(d);
  - 3) Approve Planned Development PD16-0003 based on the Findings and subject to the Conditions of Approval as presented; and
  - 4) Adopt a map amendment removing a portion of a vehicular access restriction recorded along Francisco Drive.
- (Supervisory District 1)

### **DISCUSSION / BACKGROUND**

Request to consider Planned Development PD16-0003/El Dorado Hills Memory Care (The Pavilions) submitted by Family Real Property for a Planned Development permit to allow the construction and operation of a 64-bed, single-story, 38,784 square-foot memory care facility. The project includes a maximum of 42 parking stalls (including 12 reserve stalls), landscaping, and three monument signs. The facility will be accessed from Francisco Drive and Cambria Way. The property, identified by Assessor's Parcel Number 124-140-33, consisting of 6.85 acres, is located on the southwest corner of Green Valley Road and Francisco Drive, in the El Dorado Hills area, Supervisory District 1. (County Planner: Mel Pabalinas) (Mitigated Negative Declaration prepared)\*

A Staff Report is attached.

### **CONTACT**

Mel Pabalinas

Community Development Services, Planning and Building Department