



NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Date: August 14, 2015

To: Agencies and Interested Parties

From: Aaron Mount, Associate Planner, County of El Dorado

Subject: **Notice of Preparation of a Draft Environmental Impact Report for the Proposed Ponte Palmero Phase 2 Project (File No. A11-0004/Z11-0005/P11-0004/PD11-0003)**

Review Period: August 15, 2015 to September 13, 2015

This Notice of Preparation (NOP) initiates the environmental review process in accordance with the California Environmental Quality Act (14 California Code of Regulations [CCR] Section 15082) for a land development project in El Dorado County. El Dorado County will be the Lead Agency and will commission the preparation of an Environmental Impact Report (EIR). The purpose of an NOP is to provide sufficient information about the proposed project and its potential environmental impacts to allow agencies and interested parties the opportunity to provide a meaningful response related to the scope and contents of the EIR, including mitigation measures that should be considered and alternatives that should be addressed (State CEQA Guidelines 14 CCR Section 15082[b]). The project description, location, and probable environmental effects of the Ponte Palmero Phase 2 Project are briefly described below.

PROVIDING COMMENTS

El Dorado County is soliciting comments from responsible and trustee public agencies, private organizations, and individuals regarding the scope and content of the EIR for 30 days. Because of time limits mandated by State law, comments should be provided no later than 5:00 PM on **September 13, 2015**. Please send all comments to:

Aaron Mount, Associate Planner
County of El Dorado Development Services Division
2850 Fairlane Court
Placerville, CA 95667
Email: aaron.mount@edcgov.us

Agencies that will need to use the EIR when considering permits or other approvals for the proposed project should provide the name of a contact person, phone number, and email address in their comment. Each responsible and trustee agency must also provide the County with specific detail about the scope and content of the environmental information related to the responsible or trustee agency's area of statutory responsibility that must be included in the EIR. (CEQA Guidelines, § 15082, subd. (b).)

Comments provided by email should include "Ponte Palmero Phase 2 Project NOP Scoping Comment" in the subject line, and the name and physical address of the commenter in the body of the email.

PUBLIC SCOPING MEETING

A public scoping meeting will be held by the County to inform interested parties about the proposed project, and to provide agencies and the public with an opportunity to provide comments on the scope and content of the EIR. The meeting time and location are as follows:

August 26, 2015 (Wednesday)
5:00 p.m. to 6:30 p.m.
Planning Commission Meeting Room
2850 Fairlane Court, Building C
Placerville, CA 95667

The meeting space is accessible to persons with disabilities. Individuals needing special assistive devices will be accommodated to the County's best ability. For more information, please contact Aaron Mount (at the contact information above) at least 48 hours before the meeting.

PROJECT LOCATION

The Ponte Palmero Phase 2 Project is proposed on approximately 8.8 acres of land within an approximately 41.17-acre undeveloped parcel of land (Assessor's Parcel Number 083-350-55) within the unincorporated community of Cameron Park in western El Dorado County (See Exhibit 1 [Map of Project Location]). The property is located north of US Route 50 on the west side of Ponte Morino Drive approximately 0.2 miles north of the intersection with Palmer Drive, in the Cameron Park area. The project is bound by the existing Ponte Palmero Phase 1 project to the east, commercial development to the south, residential development to the west, and the Bureau of Land Management's Pine Hill Preserve to the north.

PROJECT DESCRIPTION

Cameron Park Senior Living, L.L.C. proposes to construct Phase 2 of the Ponte Palmero retirement village. Ponte Palmero Phase 2 would add additional living options and a new club house adjacent to the existing Ponte Palmero senior living development. Ponte Palmero Phase 2 includes a 44 unit Community Care Facility, a 46 room Assisted Living facility, and a club house/recreation & dining facility. The project is to be developed on three new parcels, totaling approximately 8.8 acres. An additional two new parcels totaling 32.3 acres surrounding the proposed development would be dedicated as open space/preserve (Exhibit 2) or dedicated to BLM as an extension of the Pine Hill Preserve pursuant to the terms of a 2010 settlement agreement between CNPS, the County and the applicant.

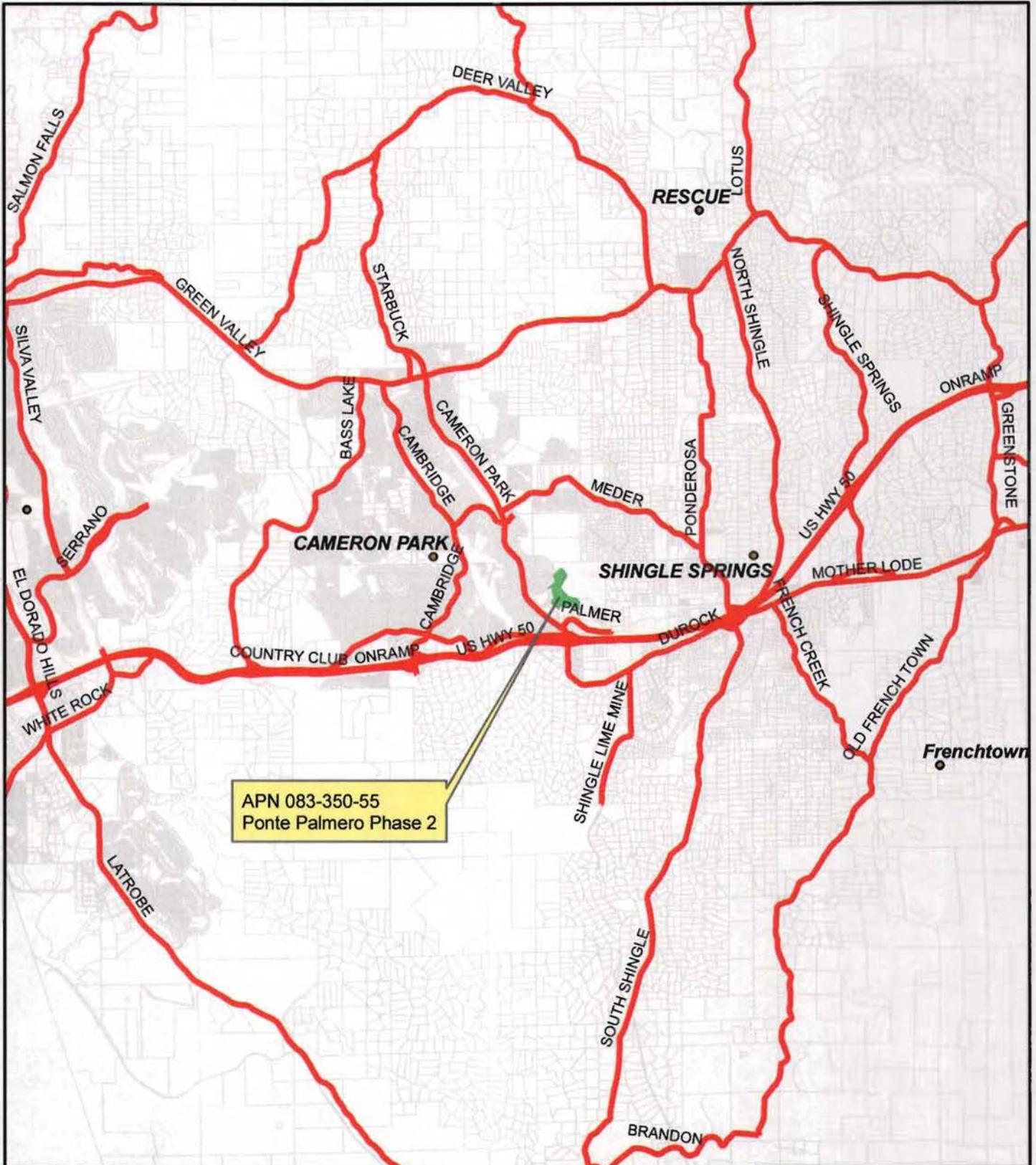
The project application includes:

1. General Plan amendment from Multifamily Residential (MFR) and High Density Residential (HDR) to Commercial (C) and Open Space (OS) land use designations.
2. Zone change from Estate Residential Ten-Acre-Planned Development (RE-10-PD) to Commercial -Planned Development (C-PD) and Open Space (OS) zone districts.
3. Commercial tentative parcel map creating 5 lots ranging in size from 1.538 acres to 30.808 acres from a 41.2 acre site.
4. Development Plan for proposed Phase 2 of the Ponte Palmero retirement village. This phase would add 3 buildings; community care facility (50,510 sf/44 units), an assisted living facility (53,690 sf/46 units), and a club house (11,450 sf). The project will provide 205 parking stalls and associated landscaping when fully built out. An emergency vehicle access would be provided from the parking lot to Valerio Drive.

POTENTIAL ENVIRONMENTAL IMPACTS

The EIR will describe the reasonably foreseeable and potentially significant adverse effects of the proposed project (both direct and indirect). The EIR also will evaluate the cumulative impacts of the project when considered in conjunction with other related past, present, and reasonably foreseeable future projects. The County anticipates that the proposed project could result in potentially significant environmental impacts in the following topic areas, which will be further evaluated in the EIR: Aesthetics, Air Quality and Greenhouse Gases, Biological Resources, Land Use Planning, Noise, and Traffic.

Exhibit 1: Location Map

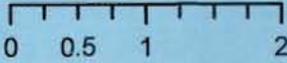


APN 083-350-55
Ponte Palmero Phase 2

-  prcibase selection
-  placenames
-  major_roads
-  prcibase



Ponte Palmero Phase 2
Prepared By Aaron Mount



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