



COMMUNITY DEVELOPMENT SERVICES

PLANNING AND BUILDING DEPARTMENT

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NOTICE OF PUBLIC HEARING

The **County of El Dorado Planning Commission** will hold a public hearing in the Building C Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on **November 9, 2017**, at **8:30 a.m.**, to consider **General Plan Amendment A11-0004/Rezone Z11-0005/Parcel Map P11-0004/Planned Development PD11-0003/Ponte Palmero** submitted by CPSL SPE DE, LLC for the following: (1) General Plan Amendment amending the land use designations of the property from 1.28 acres of Commercial, 18.28 acres of Multifamily Residential, and 0.31 acre of High Density Residential to 9.23 acres of Commercial and 10.64 acres of Open Space; (2) Rezone property from 1.28 acres of Community Commercial-Planned Development, 18.28 acres of Multi-Unit Residential-Planned Development, and 0.31 acre of Single Unit Residential-Planned Development to 9.23 acres of Limited Commercial-Planned Development and 10.64 acres of Open Space-Planned Development; (3) Commercial Tentative Parcel Map subdividing site into five lots consisting of three commercial parcels and two open space parcels, ranging in size from 1.17 acres to 9.47 acres; and (4) Planned Development establishing an official Development Plan for the proposed Ponte Palmero community care facility consisting of three buildings (one per each commercial lot) consisting of: a 50,510 square foot, 44-unit community care facility (Parcel 3), a 53,690 square foot, 46-unit assisted living facility (Parcel 2), and a 11,450 square foot clubhouse (Parcel 1). The community care facility will be served by 205 off-street parking stalls, public utilities, and associated amenities. The property, identified by Assessor's Parcel Number 083-350-57, consisting of 19.87 acres, is located on the west side of Ponte Morino Drive, approximately 0.2 mile north of the intersection with Palmer Drive, within the unincorporated community of Cameron Park, Supervisorial District 4. (County Planner: Mel Pabalinas) (Environmental Impact Report prepared; State Clearinghouse No. 2015082029)

Staff Reports are available two weeks prior at <https://eldorado.legistar.com/Calendar.aspx>

All persons interested are invited to attend and be heard or to write their comments to the Planning Commission. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us.

To ensure delivery to the Commission prior to the hearing, written information from the public is encouraged to be submitted by Thursday the week prior to the meeting. Planning Services cannot guarantee that any FAX or mail received the day of the Commission meeting will be delivered to the Commission prior to any action.

COUNTY OF EL DORADO PLANNING COMMISSION

ROGER TROUT, Executive Secretary

October 20, 2017