



PLANNING AND BUILDING DEPARTMENT

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NOTICE OF DECISION

The County of El Dorado Planning and Building Department is considering taking action on the following project request:

Request for approval of a staff level review and recommendation for Planning Director approval of a minor revision to Planned Development Permit PD11-0003 filed under Planned Development Permit Revision PD-R21-0003 to allow a different mix of senior living units at the Ponte Palmero Phase II site to better meet current preferences for senior living, submitted by Borges Architectural Group.

In accordance with the County of El Dorado Zoning Ordinance Title 130, Article 5, Section 130.54.070 (Revision to an Approved Permit or Authorization), the applicant is seeking approval by the Planning and Building Department Director for a minor revision to Planned Development Permit PD11-0003 filed under Planned Development Permit Revision PD-R21-0003 to revise and reconfigure the types of living options within Ponte Palmero Phase II.

The 19.87-acre property is located on the west side of Ponte Moreno Drive approximately 1,000 feet north of the intersection with Palmer Drive, in the Cameron Park area, Supervisorial District 2, and is identified by Assessor's Parcel Number (APN) 083-350-057, has a Zoning Designation of Multi-Unit Residential – Planned Development (RM-PD) and Community Commercial – Planned Development (CC-PD), and a General Plan Land Use Designation of Multifamily Residential (MR) and Commercial (C).

The Board of Supervisors approved the Ponte Palmero Phase II Planned Development Permit (PD11-0003), Tentative Parcel Map (P11-0004), Rezone (Z11-0005), and General Plan Amendment (A11-0004) on December 12, 2017. The Planned Development Permit established an official Development Plan for the proposed Ponte Palmero Phase II community care facility consisting of three buildings (one per each commercial lot) consisting of: a 50,510-square foot (sf), 44-unit community care facility (Parcel 3); a 53,690-sf, 46-unit assisted living facility (Parcel 2), and a 11,450-sf clubhouse (Parcel 1). The community care facility would be served by 205 off-street parking stalls, public utilities, and associated amenities. The approved parcel map created two parcels designated for Open Space, sized 1.17 acres (ac) and 9.47 ac. The three parcels created for development of Ponte Palmero Phase II totaled 8.82 ac.

On October 12, 2021, the applicant submitted a request to revise the approved Planned Development Permit to allow for a different mix of unit types. The proposed revision would revise the approved Planned Development Permit to accommodate the following elements: 36 community care facility villas in three, 2-story buildings; 40 duet cottages in 20 single-story duplex buildings; a 12,000-sf clubhouse/recreation and dining facility 82 parking spaces.

California Environmental Quality Act (CEQA) Determination: An Environmental Impact Report (EIR) was certified for PD11-0003 by the Board of Supervisors on December 12, 2017 (State Clearinghouse No. 2015082029). Pursuant to CEQA Guidelines Section 15162, no subsequent EIR would be required for the proposed revisions as there has been no substantial change in the project based on the whole record that would cause a significant effect on the environment. This revision would allow for a different mix of living units to respond to current preferences for senior living facilities and would not have a substantial impact on the environment that was not already analyzed in previous approval and therefore, no additional environmental analysis is necessary.

The staff report, project materials, and proposed Director Determination for a minor revision to Planned Development Permit P11-0003 filed under Planned Development Permit Revision PD-R21-0003 may be viewed at the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 during normal business hour, or online: <https://edc-trk.aspgov.com/etrakit/Search/project.aspx>

The project request is being processed in accordance with the authorizations of the El Dorado County Zoning Code Section 130.54.070 (Revisions to an Approved Permit or Authorization), and review of the above referenced project has been completed and tentatively approved by Planning Services, subject to the standards found in Title 130, Article 5, Section 130.50.040 B. (General Review Procedure), as a Staff Level Review with Public Notice. The decision to approve this project may be appealed to the Planning Commission by filing an appeal application and applicable fees to the County of El Dorado Planning and Building Department within the 10-working-day appeal period; starting on date of approval June 9, 2023 ending at 5pm on June 22, 2023. Any questions regarding the project may be directed to Senior Planner, Corinne Resha, at (530) 621-5305/ corinne.resha@edcgov.us

COUNTY OF EL DORADO
KAREN L. GARNER, Director
Planning and Building Department
June 9, 2023