



COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT SERVICES DIVISION

<http://www.edcgov.us/DevServices/>

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-2705 Fax

bldgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

**NOTICE OF AVAILABILITY
OF A DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE PONTE PALMERO PROJECT
(State Clearinghouse No. 2015082029)**

Date: January 16, 2017
To: Interested Agencies and Individuals
From: Community Development Agency, Planning Services

The Community Development Agency-Planning Services, as the Lead Agency, has prepared a Draft Environmental Impact Report (DEIR) for the proposed general plan amendment, rezone, tentative parcel map, and development plan identified as the Ponte Palmero Project. The DEIR has been prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] Sections 21000 et seq. and the CEQA Guidelines (14 California Code of Regulations [CCR] Sections 15000 et seq.).

DOCUMENT AVAILABILITY AND REVIEW PERIOD: The DEIR is available for public and agency review for a 45-day period **beginning Tuesday, January 17, 2017 and ending Friday, March, 3, 2017.** The purpose of this comment period is to consider the content and adequacy of the DEIR and the potential environmental impacts that may result from project implementation, not the positive or negative attributes of the Project itself. Comments pertaining to the impact analysis, criteria and thresholds, mitigation measures, and alternatives presented in the DEIR will be considered by the County during preparation of the Final EIR (FEIR). The FEIR will include copies of all comments received and the County's responses to comments pertaining to the environmental analysis provided in the DEIR.

The DEIR and supporting information may be reviewed and/or obtained at the following locations:

Community Development Agency 2850 Fairlane Court, Building C Placerville, CA 95667 (530) 621-5355	Online at: edcapps.edcgov.us/Planning/ProjectInquiryDisplay.asp?ProjectID=18663	
Cameron Park Library 2500 Country Club Drive (530) 621-5500	Placerville Main Library 345 Fair Lane (530) 621-5540	El Dorado Hills Library 7455 Silva Valley Pkwy. (916) 358-3500

All written public and agency comments on the DEIR must be received by 5:00 PM on **Friday, March 3, 2017** and should be directed to: County of El Dorado Community Development Agency, Planning Services, Attention: Jennifer Franich, 2850 Fairlane Court, Placerville, CA 95667. Please include the name of the contact person of your agency, if applicable. Comments may be submitted via email to **jennifer.franich@edcgov.us**. Comments submitted via email must either be included in the body text of the message or as an attachment in Microsoft Word or Adobe PDF format. Comments may also be submitted via fax to (530) 642-0508. Following the public review period, a FEIR will be prepared. The FEIR will include copies of comments and the County's responses to comments pertaining to the environmental analysis presented in the DEIR. Upon completion of the FEIR, the County will make a determination whether to certify the EIR and take action on the project.

PROJECT INFORMATION

**PROJECT TITLE/
APPLICATIONS:** Ponte Palmero Project/A11-0004 Z11-0005 P11-0004 PD11-0003

**PROJECT
APPLICANT:** Cameron Park Senior Living LLC
3081 Ponte Morino Drive
Cameron Park, California 95682

**PROJECT
LOCATION:** The Ponte Palmero Project is proposed on an approximately 19.8-acre undeveloped parcel of land (Assessor's Parcel Number 083-350-57) within the unincorporated community of El Dorado Hills in western El Dorado County. The property is located north of U.S. Route 50 on the west side of Ponte Morino Drive approximately 0.2 of a mile north of the intersection with Palmer Drive, within the unincorporated community of Cameron Park in western El Dorado County. Adjacent uses include the existing Cameron Park Congregate Care facility to the east, commercial development to the south, residential development to the west, and the Bureau of Land Management's (BLM) Pine Hill Preserve to the north.

**PROJECT
DESCRIPTION:** The applicant proposes to construct a 44 unit, 50,510 square foot (sf) community care facility, a two-story, 46-unit, 53,690 sf assisted living facility, and an 11,450 sf clubhouse. The project includes 205 surface parking spaces, open space and an emergency vehicle access road connecting to Valerio Drive. Primary access would be from Ponte Morino Drive. The project would also include on-site infrastructure to serve the development.

The El Dorado County General Plan land use designation for the project site is Multifamily Residential (MFR) and High Density Residential (HDR) and zoned Community Commercial-Planned Development (CC-PD), Single Unit Residential – Planned Development (R1-PD), and Multi-Unit Residential-Planned Development (RM-PD). The project includes a general plan amendment to re-designate 9.1 acres of MFR and HDR to Commercial (C) and 10.76 acres to Open Space (OS).

**ENVIRONMENTAL
IMPACTS:** This DEIR discusses the potential significant environmental impacts that may result from the Project, including but not limited to: Aesthetics, Air Quality, Biological Resources, Greenhouse Gas Emissions, Land Use and Planning, Noise, and Transportation and Circulation. The DEIR concludes the project's contribution to the loss of protected plant species would result in a significant and unavoidable cumulative impact. In addition, project construction noise would generate a short-term significant and unavoidable impact to existing sensitive receptors. The DEIR concludes that all other impacts are less than significant or can be mitigated to a less-than-significant level with implementation of mitigation measures.

COMMUNITY DEVELOPMENT AGENCY, DEVELOPMENT SERVICES DIVISION
ROGER TROUT, Division Director
January 16, 2017