

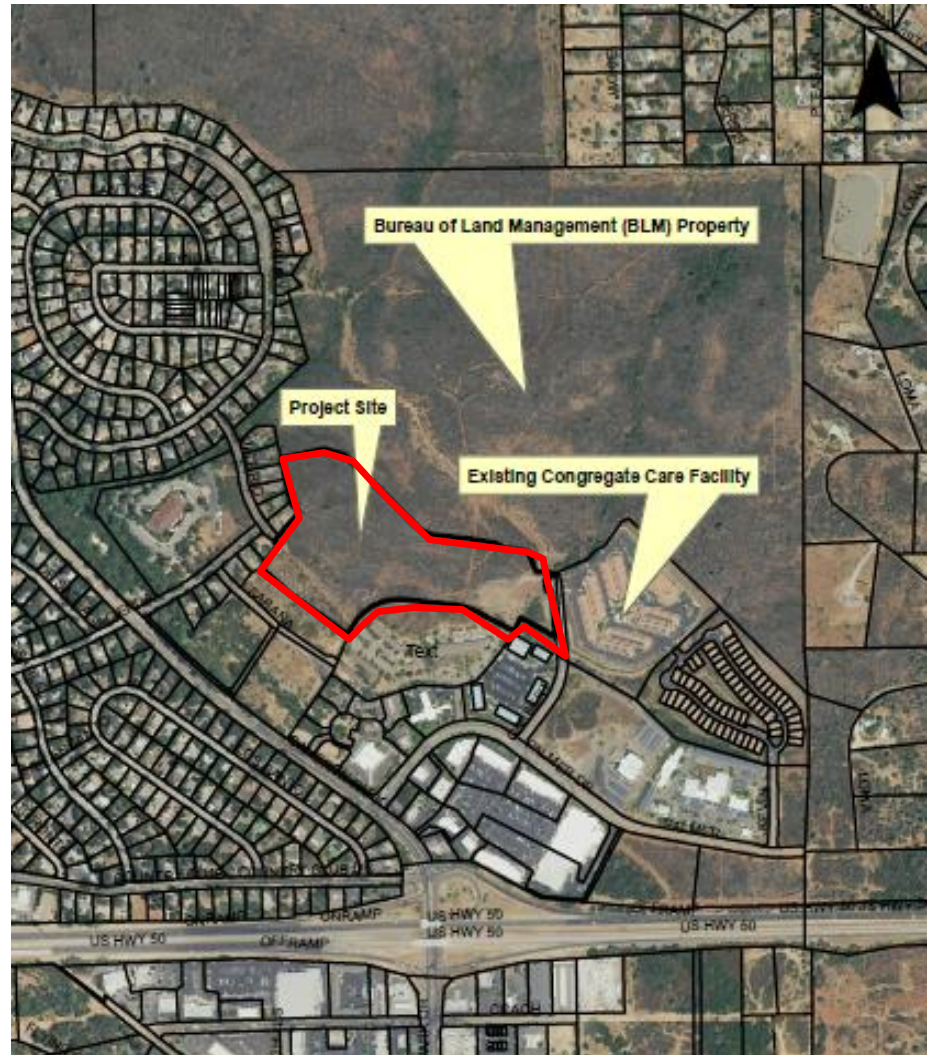
# Ponte Palmero Community Care Facility

File Nos. A11-0004/Z11-0005/P11-0004/PD11-0003

Erik Pilegaard

# Project Location and Setting

- Cameron Park
- 19-acre vacant site
- Surrounding Uses (Residential, Commercial, Open Space)
- Land Use: Multi-Family Residential (MFR)/High Density Residential (HDR)
- Zoning: Multi-Unit/Single-Unit Residential and Community Commercial-Planned Development Overlay (RM, R1, CC-PD)



# Project Request

- Proposed Community Care Facility:
  - 90 units
  - Within 115,650 square feet floor area in three buildings
  - Serve 144 residents

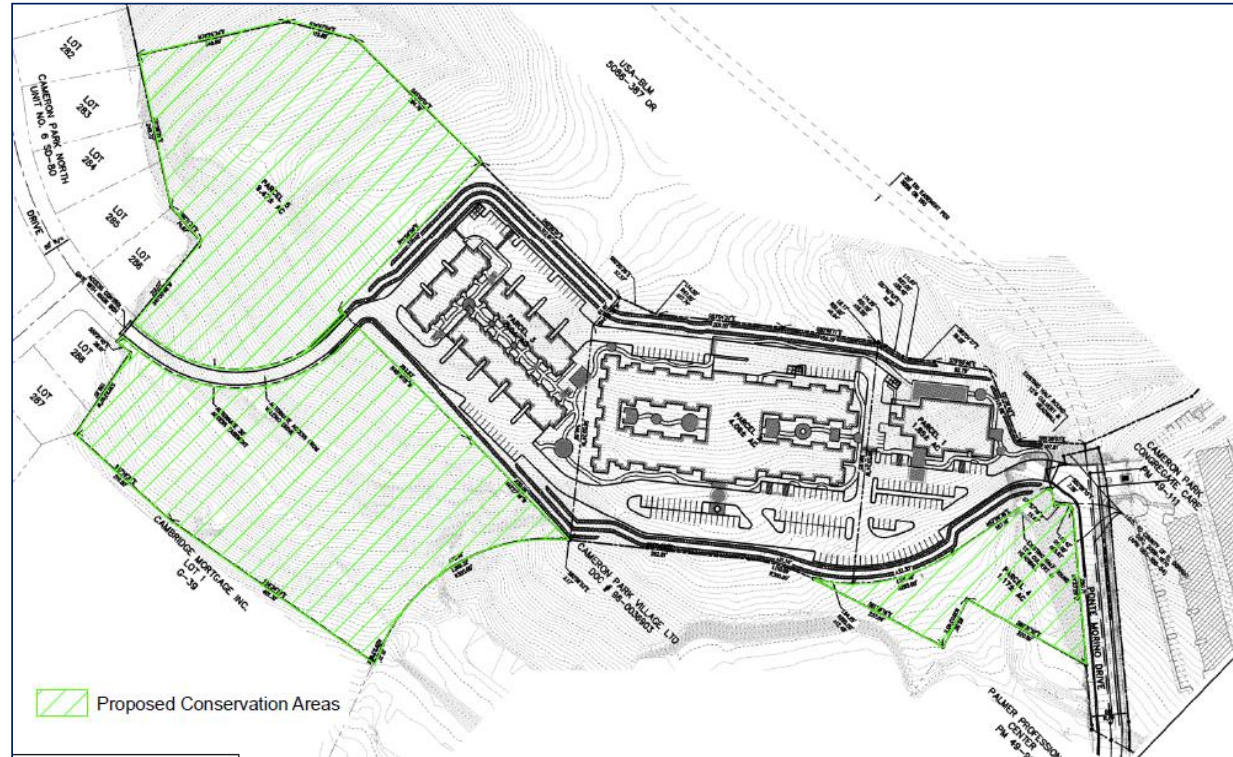


Photosimulation/Elevation



# Project Request

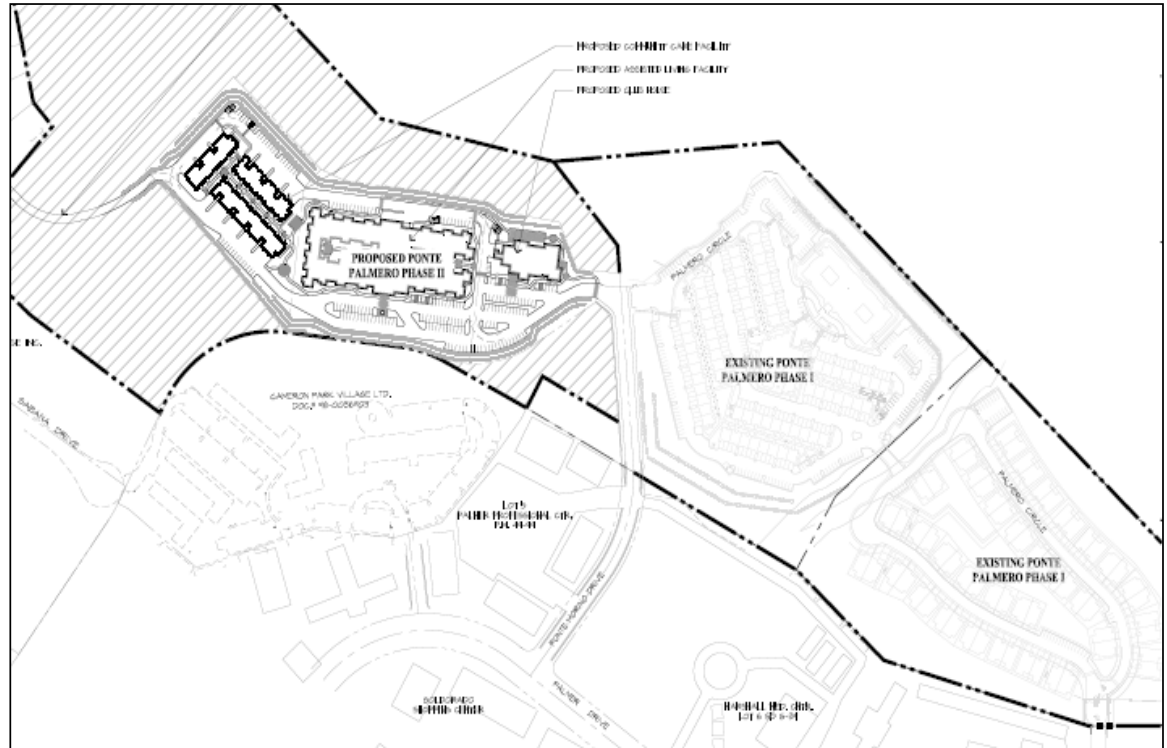
- Proposed Facility:
  - Access off Ponte Morino Drive/EVA off Valerio Drive
  - 205 parking stalls
  - On-Site amenities and circulation
  - Create three Commercial parcels (1 parcel/bldg) and 2 open space parcels



**Site Plan**

# Project Request

- Proposed Facility:
  - Public water, sewer, drainage services
  - Match existing Phase 1 facility
- Entitlement includes:
  - General Plan Amendment
  - Rezone
  - Development Plan
  - Tentative Parcel Map



**Overall Site Plan**

# **Environmental Impact Report (EIR) Process and Findings Summary**

# EIR

## **Notice of Preparation**

- ▶ August 15, 2015 (30-day review period)
- ▶ Scoping Meeting Conducted on August 26, 2015

# EIR

## **Environmental Evaluation Topics**

- Aesthetics
- Air Quality
- Biological Resources
- Greenhouse Gas Emissions
- Land Use/Planning
- Noise
- Traffic



# EIR

## **Draft EIR Released January 17, 2017**

- ▶ 45-day review period
- ▶ Notices of Availability Mailed
- ▶ Mountain Democrat Notice Posted
- ▶ DEIR Posted on the County's website

# EIR

## Biological Resources

### Impacts

- Loss of protected plant species
- Blainville's Horned Lizard (construction)
- Nesting Birds (construction)
- Wildlife Corridors (construction/operation)
- Despite Mitigation Measures, Significant and Unavoidable Cumulative Impacts to Resources



# EIR

## **Biological Resources Impacts**

### **Special Status Plant Mitigation MM 4.3-1(a, b & c)**

Applicant will restore the 1.17 acre parcel (Parcel 4) with Pine Hill Ceanothus cuttings

### **Special Status Plant Mitigation MM 4.3-1(a & b)**

In the event of CEQA Litigation:

- Pre-Construction Surveys for and transplantation of Stebbins's morning-glory plants.
- Pine Hill Ceanothus cuttings will be propagated in a commercial nursery and will be planted in an established preserve.
- El Dorado County Ecological Preserve Fee to be Paid by Applicant

# EIR

## **Biological Resources Impacts (cont'd)**

### **Special Status Plant Mitigation MM 4.3-1(c)**

In the absence of CEQA Litigation:

- El Dorado County Ecological Preserve Fee to be Paid by Applicant
- Applicant will donate 10.64 ac of land to the BLM's Pine Hill Preserve
- Applicant will donate \$50,000 to the California Native Plant Society

# EIR

## **Wildlife Mitigation requirements**

### Blainville's Horned Lizard

- Conduct pre-construction surveys, biological monitor, worker environmental awareness training (MM 4.3-2(a))

### Nesting Birds

- Nesting bird surveys 3 days prior to construction (MM 4.3-2(d))

### Wildlife Movement

- Minimize noise and lights during construction (MM 4.3-4))



# EIR

## Noise

- Construction noise and proximity to existing Ponte Palmero facility
- Despite Impact Mitigation Measures, Potential Noise Impacts are Significant and Unavoidable



# Final EIR and MMRP

## Four Comment Letters Received

- Central Valley Regional WQCB
- CA Fish and Wildlife
- Cameron Park CSD
- CA Native Plant Society



# Final EIR and MMRP

## Comment Letters' Primary Concerns

- Impacts to native plants and adequate mitigation



## Findings of Fact

County to evaluate if economic, legal, social, technological, or other benefits outweigh adverse environmental effects

## Statement of Overriding Considerations

- Two significant and unavoidable impacts
  - Cumulatively considerable contribution to the loss of special-status plants and their habitat, and animals, natural communities and wildlife corridors.
  - Expose people to construction noise levels in excess of standards established in the County's general plan.



# Analysis

- Conforms with applicable:
  - General Plan Policies
  - Zoning and Subdivision Ordinances
- Environmental impacts evaluated and mitigated
- Conditions of Approval applied

# Recommendations

Staff recommends the following actions to the Board of Supervisors:

- Certify the Ponte Palmero Environmental Impact Report (EIR);
- Adopt Mitigation Monitoring Reporting Program (MMRP);
- Approve the following project applications:
  - General Plan Amendment A11-0004
  - Rezone Z11-0005
  - Tentative Parcel Map P11-0004
  - Planned Development Permit PD11-0003

End of Presentation