

**COUNTY OF EL DORADO  
PLANNING AND BUILDING DEPARTMENT  
PLANNING COMMISSION  
STAFF REPORT**



**Agenda of:** March 26, 2020

**Staff:** Evan Mattes

**PARCEL MAP TIME EXTENSION**

- FILE NO.:** P-E19-0001/Ponte Palmero
- APPLICANT:** Cameron Park Senior Living, LLC
- OWNER:** Cameron Park Senior Living, LLC
- REQUEST:** Two 1-year time extensions to the approved Ponte Palmero Tentative Parcel Map resulting in a new expiration date of December 12, 2022.
- LOCATION:** The 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, Supervisor District 4. (Exhibit A)
- APNs:** 083-350-057-000 (Exhibit B)
- ACREAGE:** 19.87 acres
- GENERAL PLAN:** Multifamily Residential (MFR) and Commercial (C) (Exhibit C)
- ZONING:** Multi-Unit Residential-Planned Development (RM-PD) and Community Commercial-Planned Development (CC-PD) (Exhibit D)
- ENVIRONMENTAL DOCUMENT:** Previously adopted Environmental Impact Report
- RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:
1. Determine that pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164, that there is no substantial evidence requiring the preparation of a Subsequent Environmental Impact Report (EIR) or an Addendum to the existing EIR, adopted by the Board of Supervisors on December 12, 2017; and

2. Approve Parcel Map Time Extension P-E19-0001 extending the expiration of the approved Ponte Palmero Tentative Parcel Map for two years to December 12, 2022, based on the Findings and subject to the original Conditions of Approval as presented.

## **BACKGROUND**

The Board of Supervisors approved the Ponte Palmero Parcel Map P11-0004 December 12, 2017, along with its Planned Development project PD11-0003, Rezone Z11-0005 and General Plan Amendment A11-0004. The approved parcel map and development plan consists of the creation of five parcels (three commercial parcels and two open space lots) and a 90-unit community care facility (Exhibit G). The tentative parcel map and the adopted development plan is due to expire on December 12, 2020, unless a time extension is granted.

## **ANALYSIS**

Section 120.074.030 of the El Dorado County Subdivision Ordinance regulates the time extension of approved tentative subdivision maps. The ordinance limits the extension to a maximum of six 1-year discretionary time extensions. Citing changing market conditions that have made the proposed project temporarily unfeasible, the applicant has not commenced any development in satisfying the conditions of approval. The applicant is requesting two one-year time extensions. If approved the applicant will have four additional one-year time extensions remaining. Staff reviewed the request and recommends the Planning Commission grant the two one-year time extensions, subject to the original Conditions of Approval. Given that there are no changes to the approved Tentative Map, the map remains consistent with the applicable policies of the General Plan, , and provisions of the Zoning and Subdivision Ordinances. If approved, the map expiration date would be extended to December 12, 2022.

## **ENVIRONMENTAL REVIEW**

The proposed time extension would allow for the development of the community care facility consistent with the approved tentative parcel map, development plan, and the certified Ponte Palmero Phase II Environmental Impact Report. The time extension does not make any changes to the approved tentative map, does not involve new significant environmental effects, and does not increase the severity of previously identified significant effects. No new information that was not known and could not have been known at the time the Environmental Impact Report for the project was certified has since become available. Therefore, this tentative map time extension application is consistent with and is hereby exempt in accordance with CEQA Guideline Sections 15162 and 15164. No further environmental analysis is necessary.

The project is required to file a Notice of Exemption. A \$50.00 filing fee shall be submitted to Planning Services.

**SUPPORT INFORMATION**

**Attachments to Staff Report:**

- Findings
- Conditions of Approval
  
- Exhibit A.....Location Map
- Exhibit B.....Assessor’s Parcel Map
- Exhibit C.....General Plan Map
- Exhibit D.....Zoning Map
- Exhibit E.....Aerial Map
- Exhibit F.....Ponte Palmero Map Timeline and Expiration
- Exhibit G.....Approved Ponte Palmero Tentative Parcel Map