



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

Agenda of: April 24, 2025

Staff: Anna Quan

TENTATIVE PARCEL MAP TIME EXTENSION

FILE NO.: P-E24-0004/Ponte Palmero Phase II

APPLICANT: Erik Pilegaard/Cameron Park Senior Living, LLC

OWNER: CPSL SPE DE LLC

REQUEST: Request for two (2) one-year time extensions to the approved Ponte Palmero Phase II Tentative Parcel Map resulting in a new expiration date of December 12, 2026.

LOCATION: The property is located on the west side of Ponte Morino Drive, approximately 1,000 feet north of the intersection with Palmer Drive, in the Cameron Park area. (Exhibit A)

SUPERVISOR DISTRICT: 2

APN: 083-350-057 (Exhibit B)

ACREAGE: 19.87 acres

GENERAL PLAN: Open Space (OS) and Commercial (C) (Exhibit C)

ZONING: Open Space-Planned Development (OS-PD) and Limited Commercial-Planned Development (CL-PD) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Previously certified 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, which was certified by the Board of Supervisors on December 12, 2017; and
2. Approve Tentative Parcel Map Time Extension P-E24-0004 extending the expiration of the approved Ponte Palmero Phase II Tentative Parcel Map by two (2) years to December 12, 2026, based on the Findings and subject to the Conditions of Approval as presented.

REGULATORY AUTHORITY

The Planning Commission retains the approval authority for this Tentative Parcel Map Time Extension because the original tentative parcel map was approved with a Development Plan Permit, which is under the purview of the Planning Commission (El Dorado County Zoning Ordinance [ZO] Table 130.50.030.A). The Development Plan Permit expiration is concurrent with the tentative parcel map, as described in ZO Section 130.52.040.F and Condition of Approval No. 4. Tentative parcel maps not associated with other discretionary entitlements would typically be reviewed by the Zoning Administrator. In 2017, the Board of Supervisors approved the original project, which included a Tentative Parcel Map, Development Plan Permit, General Plan Amendment, and Rezone. Because the project included a General Plan Amendment and a Rezone, the entire project was reviewed and approved by the Board of Supervisors. Subsequently, the two (2) previous parcel map time extensions were reviewed and approved by the Planning Commission (P-E19-0001 and P-E22-0002), as the General Plan Amendment and Rezone took effect upon initial approval.

BACKGROUND

The Board of Supervisors approved the Ponte Palmero Phase II Tentative Parcel Map (P11-0004) on December 12, 2017, along with its Development Plan Permit (PD11-0003), Rezone (Z11-0005), and General Plan Amendment (A11-0004). The approved tentative parcel map and Development Plan Permit consist of the creation of five (5) parcels (three [3] commercial parcels and two [2] open space lots) that include a 11,450-square-foot clubhouse; a 53,690-square-foot, 46-unit assisted living facility; and a 50,510-square-foot, 44-unit community care facility. The original expiration date for Tentative Parcel Map P11-0004 was December 12, 2020.

On March 26, 2020, the Planning Commission approved a request for two (2) one-year time extensions, which extended the expiration date to December 12, 2022 (P-E19-0001). On February 9, 2023, the Planning Commission approved an additional request for two (2) one-year time extensions (P-E22-0002), which extended the expiration date to December 12, 2024. On June 9, 2023, the Planning and Building Department Director approved a revision to the Development Plan Permit (PD-R21-0003) to modify the project description and allow for a 12,000-square-foot clubhouse; 69,424-square-foot, 40-unit duet cottages; and a 41,342-square-foot, 36-unit community care facility. This revision did not influence the parcel map expiration date.

This Tentative Parcel Map Time Extension request was timely filed on November 5, 2024, prior to the December 12, 2024 expiration deadline (Exhibit F). Approval of this time extension would allow an additional two (2) years, to record the parcel map. No additional Time Extension requests are available for this parcel map.

No revisions to the approved commercial Tentative Parcel Map P11-0004, or to the other entitlements for the Ponte Palmero Phase II project are requested alongside this time extension other than corrections to scrivener's errors with the conditions of approval.

ANALYSIS

Section 120.74.030 of the El Dorado County Subdivision Ordinance regulates the time extension of approved tentative parcel maps. The ordinance limits the extension to a maximum of six (6) one-year discretionary time extensions. Since the approval of the last extension on February 9, 2023, the project applicant has taken numerous steps toward project development and addressing the Conditions of Approval and mitigation measures, including working with U.S. Bureau of Land Management (BLM) and the County to transfer rare plant land to BLM based on the mitigation measures. The applicant has also made progress by submitting several rounds of improvement plans to El Dorado County Department of Transportation, submitting plans to and obtaining an updated Facilities Improvement Letter from El Dorado Irrigation District, and submitting improvement plans to Cameron Park Fire Protection District and California Department of Forestry and Fire Protection. However, the project applicant has indicated that he was not able to fulfill the necessary Conditions of Approval prior to expiration of the Tentative Parcel Map on December 12, 2024. As such, the applicant is requesting the remaining (2) one-year time extensions. If the current request is approved, the applicant would have no remaining extensions.

As a comparison, the recently approved Assembly Bill (AB) 2729 provides an automatic extension of 18 months to housing entitlements that were issued prior to January 1, 2024 and that will expire prior to December 31, 2025. Housing entitlements include, but are not limited to, “legislative, adjudicative, administrative, or any other kind of approval, permit, or other entitlement necessary for, or pertaining to, a housing development project issued by a state” and residential tentative maps and parcel maps. Even though this community care facility project does not qualify as a housing entitlement under AB 2729 for the automatic time extension, this proposed project nevertheless would provide housing for a specific portion of the population.

Given that there are no proposed changes to the approved Tentative Parcel Map, the Tentative Parcel Map remains consistent with the applicable policies of the General Plan, as well as the provisions of the Zoning and Subdivision Ordinances. If approved, the Tentative Parcel Map expiration date would be extended to December 12, 2026.

ENVIRONMENTAL REVIEW

The proposed time extension would be consistent with the approved Tentative Parcel Map and Development Plan Permit Revision and the certified Ponte Palmero Phase II EIR (State Clearinghouse Number 2015082029). The requested time extension does not make any changes to the approved Tentative Parcel Map, Development Plan Permit, General Plan Amendment, or Rezone. The approval of the requested time extension would not involve new, significant environmental effects and would not increase the severity of previously identified significant effects. Therefore, the requested Tentative Parcel Map Time Extension application is consistent with the certified EIR, and further environmental analysis is not necessary in accordance with CEQA Guideline Sections 15162 and 15164.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings
Conditions of Approval

- Exhibit AProject Vicinity Map
- Exhibit BAssessor’s Parcel Map
- Exhibit CGeneral Plan Land Use Map
- Exhibit DZoning Map
- Exhibit EAerial Map
- Exhibit F.....Parcel Map Timeline and Expiration
- Exhibit G.....Approved Tentative Parcel Map