

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



Agenda of: February 9, 2023

Staff: Corinne Resha

TENTATIVE PARCEL MAP TIME EXTENSION

- FILE NO.:** P-E22-0002/Ponte Palmero Phase II
- APPLICANT:** Cameron Park Senior Living, LLC
- OWNER:** CPSL SPE, 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, 2024.
- 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, Supervisorial District 2. (Exhibit A)
- APNs:** 083-350-057 (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 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 Parcel Map Time Extension P-E22-0002 extending the expiration of the approved Ponte Palmero Phase II Tentative Parcel Map by two (2) years to December 12, 2024, based on the Findings and subject to the original Conditions of Approval as presented.

BACKGROUND

The Board of Supervisors approved the Ponte Palmero Phase II Tentative Parcel Map (P11-0004) on December 12, 2017, along with its Planned Development Permit (PD11-0003), Rezone (Z11-0005), and General Plan Amendment (A11-0004). The approved tentative parcel map and development plan consists of the creation of five (5) parcels (three (3) commercial parcels and two (2) open space lots) and a 90-unit community care facility (Exhibit G). 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.

Although the current map filing deadline has passed, this time extension request was timely filed on August 31, 2022, prior to the December 12, 2022 deadline (Exhibit F). Approval of this time extension would allow an additional two (2) years to record the final parcel map.

No revisions to the approved Tentative Parcel Map P11-0004, or other entitlements for the Ponte Palmero Phase II project are requested alongside this time extension.

ANALYSIS

Section 120.074.030 of the El Dorado County Subdivision Ordinance regulates the time extension of approved Parcel Maps. The ordinance limits the extension to a maximum of six (6) one-year discretionary time extensions. Citing the COVID-19 pandemic and its consequences to businesses throughout the world, the project applicant contends that the proposed project has been temporarily unfeasible. While the project applicant has taken numerous steps toward project development, the project applicant has indicated that they will not be able to fulfill the necessary conditions of approval prior to expiration of the Tentative Parcel Map on December 12, 2022. As such, the applicant is requesting two (2) one-year time extensions. If the current request is approved, the applicant would have two (2) additional one-year time extensions remaining.

Given that there are no proposed changes to the approved Tentative Parcel Map, the 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 map expiration date would be extended to December 12, 2024.

ENVIRONMENTAL REVIEW

The proposed time extension would allow for the development of the community care facility consistent with the approved Tentative Parcel Map 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, Planned Development, or Rezone.

Because no changes are proposed to the project description or its conditions of approval, approval of the requested time extensions would not involve new significant environmental effects and would 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 EIR for the project was certified has since become available. Therefore, the requested Tentative Parcel Map extension application is consistent with the certified EIR and further environmental analysis is not necessary in accordance with CEQA Guideline Sections 15162 and 15164.

The project is required to file a Notice of Determination (NOD). The applicant shall submit a **\$50.00** recording fee to Planning Services for the County Recorder to file the Notice of Exemption **within 48 hours** of any decision-making body approving the project. Checks shall be made payable to El Dorado County.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings

Conditions of Approval as Approved by the Board of Supervisors on December 12, 2017

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	Timeline and Expiration
Exhibit G	Approved Tentative Parcel Map