



County of El Dorado

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Legislation Details

File #:	17-1209	Version:	2
Type:	Agenda Item	Status:	Approved
File created:	10/25/2017	In control:	Board of Supervisors
On agenda:	12/12/2017	Final action:	12/12/2017
Title:	<p>HEARING - To consider the recommendation of the Planning Commission on the Ponte Palmero Project (General Plan Amendment A11-0004/Rezone Z11-0005/Parcel Map P11-0004/Planned Development PD11-0003), on property identified by Assessor's Parcel Number 083-350-57 consisting of 19.87 acres in the Cameron Park area, submitted by CPSL SPE DE, LLC; and Planning staff recommending the Board take the following actions:</p> <ol style="list-style-type: none">1) Certify the Environmental Impact Report as adequate under the California Environmental Quality Act (Attachments E, F, and G);2) Adopt the Mitigation Monitoring Reporting Program in accordance with California Environmental Quality Act Guidelines Section 15074(d), incorporated as Conditions of Approval (Attachment 2D);3) Approve A11-0004 amending the General Plan Land Use designations for Assessor's Parcel Number 083-350-57 from 1.28 acres of Commercial, 18.28 acres of Multifamily Residential, and 0.31 acre of High Density Residential, to 9.23 acres of Commercial and 10.64 acres of Open Space based on the Findings presented (Attachment 2C);4) Approve Z11-0005 rezoning Assessor's Parcel Number 083-350-57 from 1.28 acres of Community Commercial-Planned Development, 18.28 acres of Multi-Unit Residential-Planned Development, and 0.31 acre of Single Unit Residential-Planned Development, to 9.23 acres of Limited Commercial-Planned Development and 10.64 acres of Open Space-Planned Development based on the Findings presented (Attachment 2C);5) Approve P11-0004 subdividing Assessor's Parcel Number 083-350-57 into five lots consisting of three commercial parcels and two open space parcels, ranging in size from 1.17 to 9.47 acres based on the Findings (Attachment 2C), and subject to the Conditions of Approval presented (Attachment 2D);6) Approve PD11-0003 as the official Development Plan for the Ponte Palmero community care facility consisting of three buildings (one per each commercial lot), consisting of a 50,510 square foot, 44-unit community care facility (Parcel 3), a 53,690 square foot, 46-unit assisted living facility (Parcel 2), and a 11,450 square foot clubhouse (Parcel 1) based on the Findings (Attachment 2C), and subject to the Conditions of Approval presented (Attachment 2D);7) Adopt Resolution 191-2017 for said General Plan amendment (Attachment 2A); and8) Adopt Ordinance 5076 for said rezone (Attachment 2B). (Supervisory District 4) (Est. Time: 20 Min.)		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	<p>1. 2A - Approved Contract Routing Sheet & General Plan Amendment Resolution BOS 12-12-17, 2. 2B - Approved Contract Routing Sheet & Rezone Ordinance BOS 12-12-17, 3. 2C - Findings BOS 12-12-17, 4. 2D - Conditions of Approval BOS 12-12-17, 5. 2E - Proof of Publication-Mountain Democrat BOS 12-12-17, 6. Executed Ordinance 5076, 7. Ordinance 5076-Proof of Publication, 8. Executed Resolution 191-2017, 9. FINAL Findings, 10. FINAL Conditions of Approval, 11. APPROVED STAMPED Exhibits, 12. APPROVED STAMPED MAP, 13. Staff Response to CNPS Comment Letter Rcvd 12-12-17, 14. Public Comment Rcvd 12-8-17 BOS 12-12-17, 15. A - Staff Report PC 11-9-17, 16. B - Findings PC 11-9-17, 17. C - Conditions of Approval PC 11-9-17, 18. D - Staff Report Exhibits A-Q PC 11-9-17, 19. E - Staff Report Exhibit R-Draft EIR PC 11-9-17, 20. F - Staff Report Exhibit S-Final EIR PC 11-9-17, 21. G - Staff Report Exhibit T-Findings of Fact_Overriding Considerations PC 11-9-17, 22. H - Proof of Publication-Mountain Democrat PC 11-9-17, 23. I - PowerPoint Presentation PC 11-9-17</p>		

Date	Ver.	Action By	Action	Result
12/12/2017	2	Board of Supervisors	Approved	Pass
11/9/2017	1	Planning Commission	Approved	Pass