

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Generations at Green Valley (GPA22-0001, Z22-0001, TM22-0001, DA24-0001)

Lead Agency: El Dorado County Planning Services

Contact Person: Bianca Dinkler, Senior Planner

Mailing Address: 2850 Fairlane Court

Phone: (530) 621-5355

City: Placerville

Zip: 95667

County: El Dorado

Project Location: County: El Dorado

City/Nearest Community: El Dorado Hills

Cross Streets: Green Valley Road/West Green Springs Road

Zip Code: 95762

Longitude/Latitude (degrees, minutes and seconds): 38 ° 42 ' 15 " N / 121 ° 2 ' 45 " W Total Acres: 280 acres

Assessor's Parcel No.: 126-020-001, 126-020-002, 126-020-003, 126-020-004, 126-150-023

Section: 24

Twp.: 10N

Range: 08E

Base: MDM

Within 2 Miles: State Hwy #: N/A

Waterways: Green Spring Creek, Allegheny Creek, Bass Lake

Airports: N/A

Railways: N/A

Schools: Pleasant Grove, Green Valley, Rolling Hills, Oak Ridge

Document Type:

CEQA: NOP

Draft EIR

NEPA: NOI

Other: Joint Document

Early Cons

Supplement/Subsequent EIR

EA

Final Document

Neg Dec

(Prior SCH No.) _____

Draft EIS

Other: _____

Mit Neg Dec

Other: _____

FONSI

Local Action Type:

General Plan Update

Specific Plan

Rezone

Annexation

General Plan Amendment

Master Plan

Prezone

Redevelopment

General Plan Element

Planned Unit Development

Use Permit

Coastal Permit

Community Plan

Site Plan

Land Division (Subdivision, etc.)

Other: Development Agreement

Development Type:

Residential: Units 379 Acres 280

Office: Sq.ft. _____ Acres _____ Employees _____

Transportation: Type _____

Commercial: Sq.ft. _____ Acres _____ Employees 0

Mining: Mineral _____

Industrial: Sq.ft. _____ Acres _____ Employees _____

Power: Type _____ MW _____

Educational: _____

Waste Treatment: Type _____ MGD _____

Recreational: 4-acre park and 57.58 acres open space

Hazardous Waste: Type _____

Water Facilities: Type _____ MGD _____

Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual

Fiscal

Recreation/Parks

Vegetation

Agricultural Land

Flood Plain/Flooding

Schools/Universities

Water Quality

Air Quality

Forest Land/Fire Hazard

Septic Systems

Water Supply/Groundwater

Archeological/Historical

Geologic/Seismic

Sewer Capacity

Wetland/Riparian

Biological Resources

Minerals

Soil Erosion/Compaction/Grading

Growth Inducement

Coastal Zone

Noise

Solid Waste

Land Use

Drainage/Absorption

Population/Housing Balance

Toxic/Hazardous

Cumulative Effects

Economic/Jobs

Public Services/Facilities

Traffic/Circulation

Other: Greenhouse Gases

Present Land Use/Zoning/General Plan Designation:

Undeveloped/Residential Estate, Ten-Acre (RE-10), Residential Estate, Five-Acre (RE-5), Recreational Facilities, Low Intensity (RF-L)/Low Density Residential (LDR) and Open Space (OS)

Project Description: (please use a separate page if necessary)

A General Plan Amendment GPA22-0001, Zone Change Z22-0001, and Tentative Subdivision Map TM22-0001, to amend the General Plan land use designations from Low Density Residential (LDR), with approximately 1.4 acres designated Open Space (OS) associated with an existing Sacramento Municipal Utility District (SMUD) utility easement, to High Density Residential (HDR), LDR, and Public Facilities (PF); and a Rezone from Residential Estate, Ten-Acre (RE-10), with the SMUD easement zoned as Recreational Facilities, Low Intensity (RF-L), the proposed C-Drive extension area is Residential Estate, Five-Acre (RE-5), and the proposed A-Drive extension is RE-10, to Residential, Single-unit (R1), OS, Recreational Facilities, High Intensity (RF-H), and RE-5; and a Tentative Subdivision Map to subdivide the project site into 379 residential lots, clubhouse lot, park site lot, thirteen (13) landscape lots, nine (9) open space lots, and three (3) lots for project roadways. Age restrictions would apply to 214 of the residential lots. Proposed lot sizes would range from 6,000 square feet to 5.7 acres. Roadway access to the project would be provided through two (2) main connections with Green Valley Road and three (3) emergency access roads connection to existing roadways along the project's boundary. The proposed development area of the project would be within the El Dorado Hills Community Region boundary. The project includes a Development Agreement DA24-0001.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>3</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>5</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input checked="" type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>2</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date April 10, 2024 Ending Date May 10, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>Raney Planning & Management</u>	Applicant: <u>Green Valley Road Benefits, LLC, c/o TTL Management, Inc.</u>
Address: <u>1501 Sports Drive</u>	Address: <u>110 Blue Ravine Road, Suite 209</u>
City/State/Zip: <u>Sacramento, CA 95834</u>	City/State/Zip: <u>Folsom, CA 95630</u>
Contact: <u>Kevin Valente, Senior Planner</u>	Phone: <u>(510) 227-0030</u>
Phone: <u>(906) 372-6100</u>	

Signature of Lead Agency Representative:  Date: 4/10/2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.