



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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January 23, 2024

February 22, 2024

****REVISED****

TO ALL CONCERNED AGENCIES:

Please find enclosed the Initial Consultation information for your review and comment regarding the following application:

GPA22-0001, TM22-0001, DA24-0001, Z22-0001 – GENERATIONS AT GREEN VALLEY (Green Valley Road Benefits, LLC, c/o TTL Management Inc./Jenny Louie Helm, Wayland H. Louie and Jen Lynn Louie, Successor Trustee of the Fay Louie 2001 Living Trust; Kimberly Dixon, Amanda R., and Robert N. Pena): A General Plan Amendment, Zone Change, and Tentative Subdivision Map 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 General Plan designated El Dorado Hills Community Region boundary. The proposed project includes a Development Agreement, DA24-0001. This project has been identified as a project requiring an Environmental Impact Report (EIR). There will be additional review and comment periods throughout the CEQA process. The property, identified by Assessor's Parcel Number 126-020-001, 126-020-002, 126-020-003, 126-020-004, 126-150-023, consists of 280.70 acres, and is located on the south side of Green Valley Road approximately 100 feet southeast of the intersection with Malcom Dixon Road, **in the El Dorado Hills area, Supervisorial District 1.**

Pursuant to Section 15063 of the State CEQA Guidelines, this Initial Consultation is being conducted to determine if the project may have a significant effect on the environment and determine whether an environmental impact report or a negative declaration will be prepared.

Login or create an account to review DRAFT project documentation online:

<https://edc-trk.aspgov.com/etrakit/Search/project.aspx>

Review and comment by your agency is requested to identify your concerns to be considered by the County during our environmental review to mitigate impacts, develop conditions of approval, and/or modify the project. Your agency's written responses must be received by the Planning Services **no later than February 22, 2024 March 8, 2024.** If we do not receive written correspondence from your agency by that date, we will assume your agency has no comment and your agency's concerns may not be reflected in our recommendations.

The Technical Advisory Committee (TAC) will meet on February 26, 2024 March 11, 2024, to take one or more of the following actions; 1) Make an environmental determination, 2) Identify additional information needs; 3) Determine final project conditions and/or, 4) Confirm the public hearing date. TAC Meetings are currently being held remotely via Zoom and in person at 2850 Fairlane Court Building C, Placerville, CA 95667 in the TAC Conference Room. County Planners processing agendized applications organize individual TAC meetings. If you have questions about an item on the TAC agenda, please contact the County Planner listed below. **Please call this office or the County Planner listed below one week prior to the meeting for the scheduled time.** Technical Advisory Committee meetings are for agency discussion with the applicant and/or agent only. Other interested individuals may obtain project information by contacting the project planner.

If you have questions or need additional information, please call Planning Services office at (530) 621-5355.

EL DORADO COUNTY PLANNING SERVICES

County Planner: Bianca Dinkler, (530) 621-5875

Email: bianca.dinkler@edcgov.us

BLD/jab

cc: Building Services
Department of Transportation El Dorado County
El Dorado County Historical Society
El Dorado Hills Community Council
Air Quality Management District
CAO
LAFCO
Park Trails El Dorado County
Stormwater El Dorado County
El Dorado Hills CSD
CA Dept of Fish Wildlife Headquarters
State of CA – Water Resources Control Board
US Fish Wildlife
El Dorado Hills Fire Protection District
Pioneer Cemetery Commission
El Dorado Union High School District
El Dorado County Transit Authority
SAC Area Council of Government SACOG
Pacific Gas and Electric

Environmental Management
EDH Salmon Falls Community Council
El Dorado Hills A.P.A.C
El Dorado Indian Council INC
Assessor's Office
Housing Authority Economic Development
El Dorado County Office of Education
Sheriff's Office El Dorado County
Surveyor's Office El Dorado County
CA Dept of Fish Wildlife N Central Reg
State of CA – Division of Water Rights
US Bureau of Reclamation
CAL FIRE
El Dorado County Housing Authority
El Dorado County Emergency Services Authority
Rescue Union School District
El Dorado County Transportation Commission
El Dorado Disposal
El Dorado Irrigation District



NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Date: February 23, 2024

To: Agencies and Interested Parties

From: Bianca Dinkler, Project Planner, County of El Dorado

Subject: **Notice of Preparation of Draft Environmental Impact Report and Notice of Public Scoping Meeting for the Generations at Green Valley Project (General Plan Amendment GPA22-0001, Rezone Z22-0001, Tentative Subdivision Map TM22-0001, Development Agreement DA24-0001)**

Review Period: February 26, 2024 to March 26, 2024

The County of El Dorado (acting as the Lead Agency) is releasing this Notice of Preparation (NOP) on February 26, 2024, for the preparation of an Environmental Impact Report (EIR) for the proposed Generations at Green Valley Project (project) located in unincorporated El Dorado County (County). The NOP initiates the environmental scoping process in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21080.4) and CEQA Guidelines (14 California Code of Regulations (CCR) Section 15082). The purpose of an NOP is to provide sufficient information about the proposed project and its potential environmental effects to allow public agencies, organizations, tribes, and interested members of the public the opportunity to provide a meaningful response related to the scope and content of the EIR, including feasible mitigation measures and project alternatives that should be considered in the EIR (CEQA Guidelines, 14 CCR Section 15082(b)). The proposed project and location are briefly described below.

PROVIDING COMMENTS

El Dorado County is soliciting written comments from public agencies, organizations, tribes, and individuals regarding the scope and content of the environmental document. Because of time limits mandated by State law, comments should be provided at the earliest possible date, but no later than 5:00 p.m. on March 26, 2024. Please send all comments to:

Bianca Dinkler, Senior Planner
County of El Dorado Planning Department
2850 Fairlane Court, Building C
Placerville, CA 95667
Email: generationsatgreenvalley@edcgov.us

Agencies that are responsible agencies or trustee agencies will need to use the EIR when considering permits or other approvals for the project. Such agencies should provide the name of a contact person, phone number, and email address in their comment. Comments provided by email should include "Generations at Green Valley Project NOP Comment" in the subject line, and the name and physical address of the commenter in the body of the email.

PROJECT LOCATION

The project site is located in an unincorporated area of El Dorado County (Figure 1). Existing land uses in the project area consist of single-family residences and rural residential areas. The project site encompasses approximately 280 acres located on five current parcels, Assessor's Parcel Numbers (APN) 126-020-001, 126-020-002, 126-020-003, 126-020-004, and 126-150-023. The majority of the site is located south of Green Valley Road, with the exception of northern tip of the site that is north of Green Valley Road (portion of APN 126-150-023). This portion of the project is being removed as part of Boundary Line Adjustment that is being processed under a separate application to the County. The project also includes two proposed access roadway connections to Green Valley Road (C-Drive and A-Drive) that would use existing easements to access Green Valley Road.

PROJECT DESCRIPTION

The El Dorado County General Plan land use designations for the site are Low Density Residential (LDR), with approximately 1.4 acres designated Open Space (OS) associated with an existing Sacramento Municipal Utility District (SMUD) utility easement. Zoning on the site consists primarily of 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 zoned RE-5, while the proposed A-Drive extension area is zoned RE-10.

The Generations at Green Valley Project proposes to amend the General Plan land use designations to High Density Residential (HDR), Low Density Residential (LDR), and Public Facilities (PF). The project would also rezone the site to Residential, Single-unit (R1), Open Space (OS), Recreational Facilities, High Intensity (RF-H), and Residential Estate, Five-Acre (RE-5) (Figure 2). The proposed development area of the project would be within the General Plan designated El Dorado Hills Community Region boundary.

The project proposes a Tentative Subdivision Map that would subdivide the project site into 379 residential lots, clubhouse lot, park site lot, thirteen landscape lots, nine (9) open space lots, and three (3) lots for project roadways. Age restrictions would apply to 214 of the residential lots in the project. Proposed residential lot sizes would range from 6,000 square feet up 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 connecting to existing roadways along the project's boundary. The project also anticipates constructing improvements and adding additional lanes to segments of Green Valley Road. The proposed park site would be 4.0 acres and would be proposed for dedication to the El Dorado Hills Community Services District (CSD). The design of the park site would be determined by the El Dorado Hills CSD, but may include a baseball diamond, tot lot, parking lot, and a restroom. The clubhouse site would be owned and maintained by the homeowners association (HOA) and may include community building, pool, barbeque facilities, bocci courts, and a pickle ball court. The open space would be owned and maintained by the HOA.

The project is proposing the following offsite transportation improvements as part of compliance with the El Dorado County Transportation and Circulation Element policies TC-Xd, TC-Xe, and TC-Xf:

- Optimize traffic signal coordination on El Dorado Hills Boulevard/Latrobe Road from White Rock Road to Saratoga Way (North).
- Modify traffic signal phasing and hardware for the Silva Valley Parkway and Harvard Way intersection to provide a southbound right-turn overlap.

In addition to these improvements, the project would construct improvements to Green Valley Road at the project proposed access points with C-Drive and A-Drive that would provide left- and right-turn pockets to promote safe traffic flow.

With the exception of proposed onsite wastewater systems for the RE-5 lots and park site, the project would obtain water and wastewater service from El Dorado Irrigation District (EID) and would involve the following offsite water and wastewater improvements that are shown in Figure 3:

Offsite Water Supply Improvements:

- Connection to an existing 8-inch water distribution pipeline within Lima Way on the project's western boundary.
- Construction of a new water distribution pipeline from the project's southern boundary to an existing 10-inch pipeline located in Greenview Drive.
- Construction of a new water distribution pipeline from the project's eastern boundary along Green Valley Road to an existing 12-inch pipeline west of Pleasant Grove Middle School.

Offsite Wastewater Conveyance Improvements:

- Connection to an existing 8-inch gravity wastewater conveyance pipeline within Lima Way on the project's western boundary.
- Upsizing of approximately 1,600 linear feet of existing gravity wastewater pipeline upstream of the Highland Hills Lift Station.
- Construction of approximately 8,500-linear foot force main from the Highland Hills Lift Station to an existing 15-inch gravity wastewater pipeline that flows to the St. Andrews Lift Station.

Other utility improvements for the project would include the following:

- Construction of eight (8) onsite detention/water quality basins,
- Improvement of existing electrical cable facilities and addition of new electrical cable along Sangiovese Drive, Appian Way (new trenching anticipated along Appian Way), and Lima Way; and
- Improvements to the existing electrical facilities along eastern portion of the project site.

In addition to the General Plan Amendment, Rezone, and Tentative Subdivision Map entitlement requests, the project is also requesting that the El Dorado Local Agency Formation Commission (LAFCO) approve the annexations of the site into the following districts:

- El Dorado Hills Fire Department (also known as the El Dorado Hills County Water District/Fire Protection District) for fire protection services,
- El Dorado Hills CSD for parks, recreation, and other community services, and

- EID for water and wastewater services.

POTENTIAL ENVIRONMENTAL IMPACTS

Pursuant to the CEQA Guidelines, 14 CCR Section 15063(a), the County has determined that an EIR is clearly required for the project and has elected to not prepare an initial study. The County anticipates that the EIR will address the following topic areas:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Archaeological and Historic Resources
- Biological Resources
- Cultural Resources
- Energy
- Geology, Soils, and Mineral Resources
- Greenhouse Gas Emissions
- Hazards, and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

Full documentation of the factual basis for this determination will be provided in the EIR. Unless specific comments are received during the revised NOP public comment period that indicates a potential for the project to result in significant impacts, these topics will not be analyzed further in the EIR.

ALTERNATIVES

Pursuant to CEQA and Section 15126.6 of the State CEQA Guidelines, the EIR will also analyze a reasonable range of alternatives that would reduce or avoid one or more significant environmental impacts identified in the EIR, and will include an analysis of the comparative environmental impacts of feasible alternatives to the proposed project. Alternatives would include a No Project Alternative, and one or more alternatives to address other significant effects of the proposed project that are identified in the EIR.

FINDING

The proposed project may have a significant effect on the environment; therefore, an EIR is required. The purpose of the EIR is to provide information about potentially significant physical environmental impacts of the proposed project, identify possible ways to minimize the potentially significant impacts, and describe and analyze possible alternatives to the project. Publication of a Notice of Preparation, Initial Study, or EIR does not indicate a decision by the County to approve or disapprove a proposed project. However, before making any such decision, the decision makers must review and consider the information contained in the EIR.

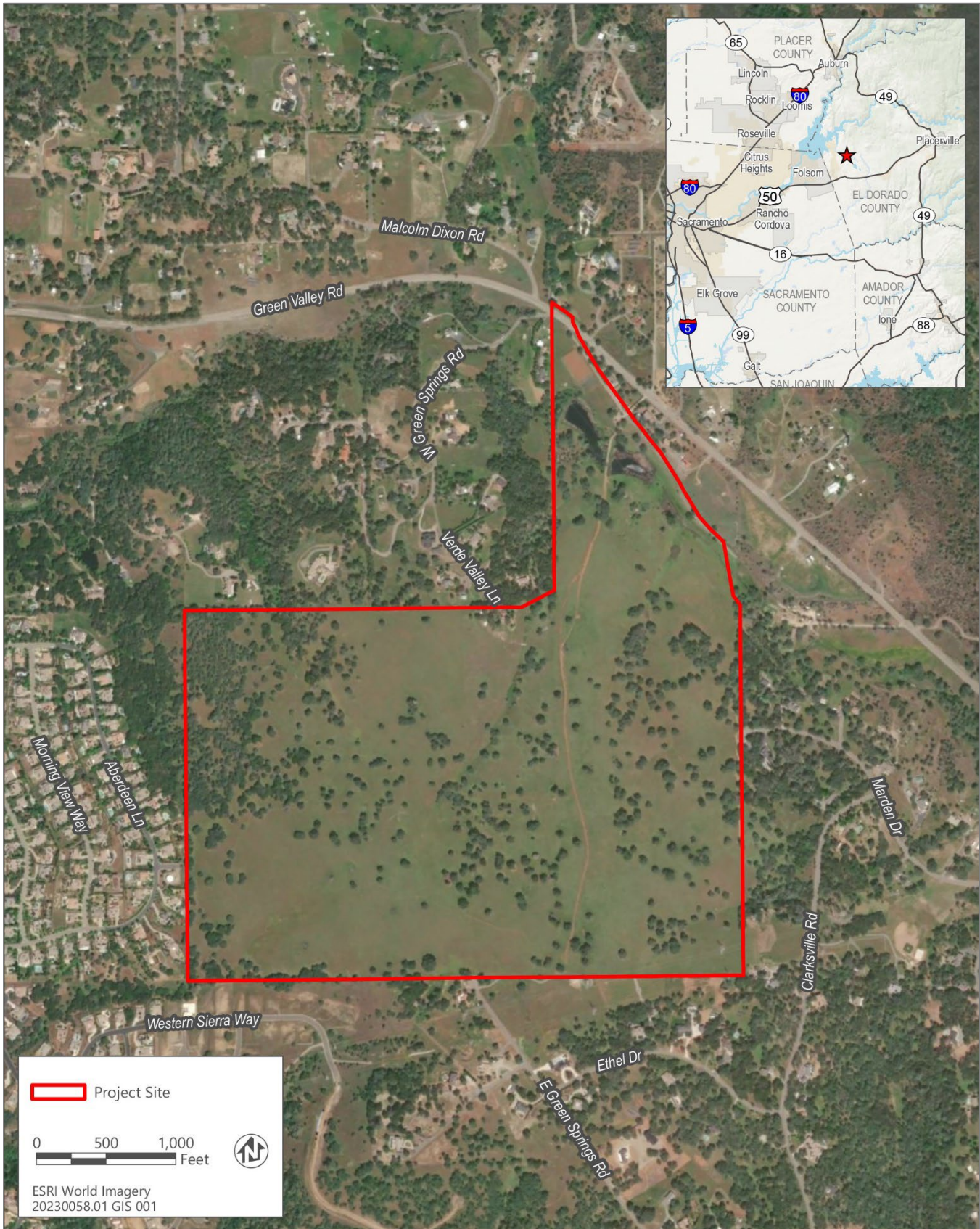
SCOPING MEETING

El Dorado County will hold a public scoping meeting to receive verbal comments regarding the scope and content of the environmental document and answer general questions regarding the environmental process. The meeting will be held in-person with a remote option via Zoom on Tuesday, March 12, 2024 from 5:30 p.m. to 7:30 p.m. at the El Dorado Hills Fire Station, Station 85, located at 1050 Wilson Boulevard, El Dorado Hills, CA 95762. Here is the Zoom link: <https://us06web.zoom.us/j/83062366195>

Written comments regarding the scope and content of the environmental document may be submitted throughout the scoping period, which closes at 5:00 p.m. on March 26, 2024.

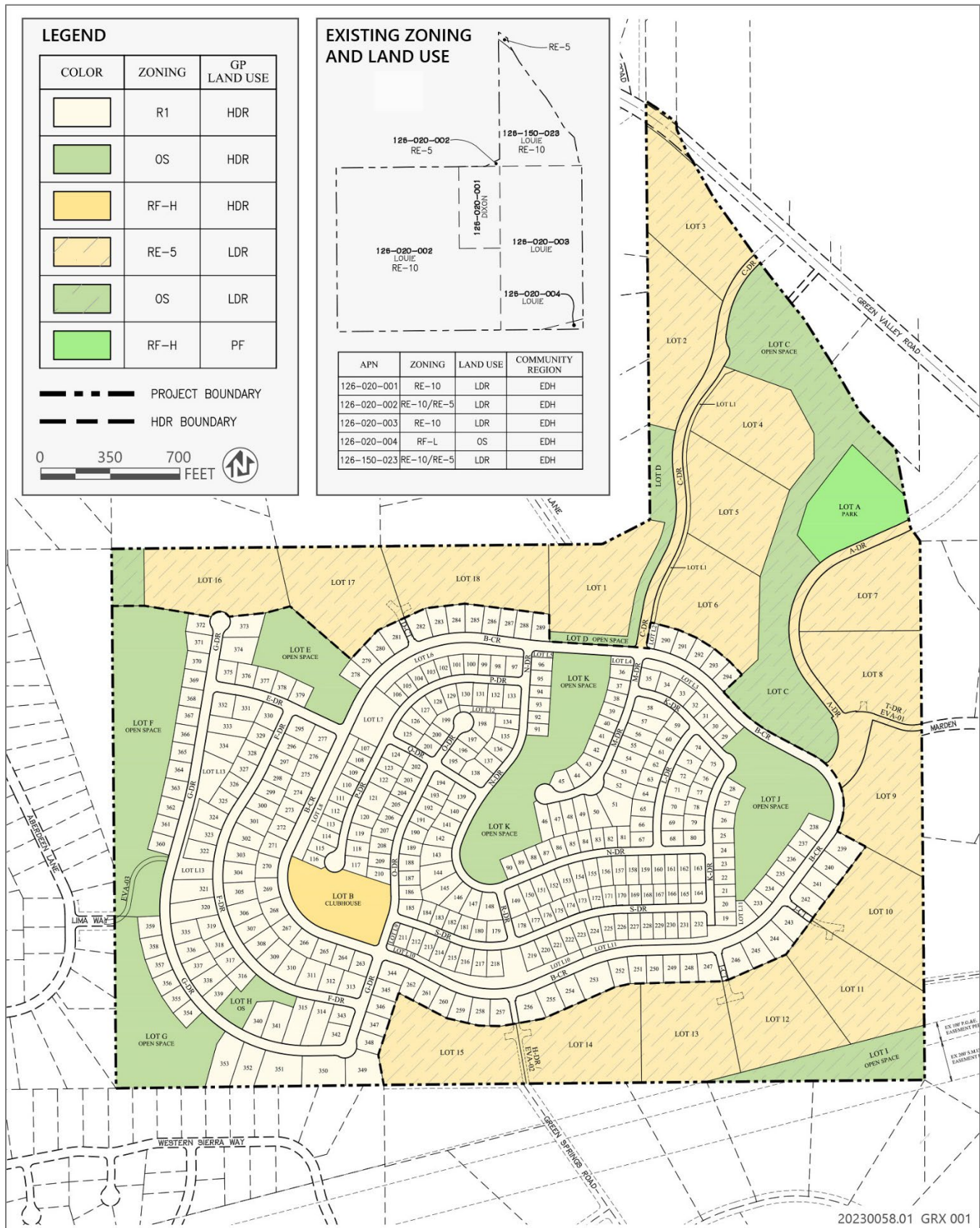
If you work for a responsible or trustee agency, we need to know your agency's views regarding the scope and content of the environmental information that is relevant to your agency's statutory responsibilities in connection with the proposed project; your agency may need to use the EIR when considering a permit or other approval for this project. We will also need the name of the contact person for your agency.

The County of El Dorado is committed to ensuring that persons with disabilities are provided the resources to participate in its public meetings. If you require accommodation, please contact Planning Services at 530-621-5355 or via e-mail, planning@edcgov.us.



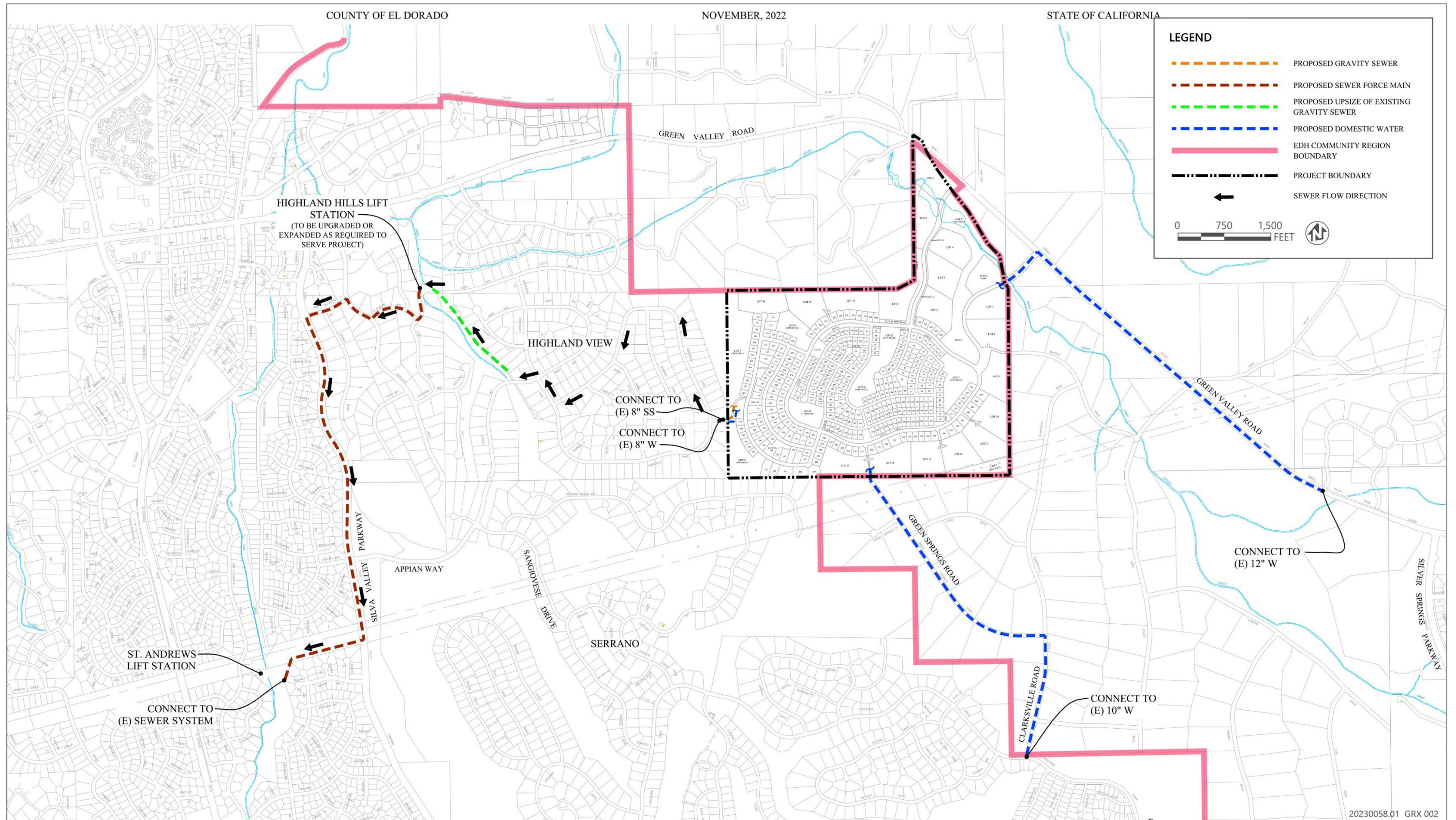
Source: adapted by Ascent in 2023

Figure 1 Project Location



Source: Image produced and provided by CTA Engineering and Surveying in 2022

Figure 2 Proposed Site Plan



Source: Image produced and provided by CTA Engineering and Surveying in 2022

Figure 3 Proposed Offsite Water and Wastewater Improvements