

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2024040463

Project Title: Generations at Green Valley (GPA22-0001, 222-0001, TM22-0001, DA24-0001)

Lead Agency: El Dorado County Planning Services Department

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Project Location: El Dorado Hills  
*City*

El Dorado County  
*County*

Project Description (Proposed actions, location, and/or consequences).

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 rezone the site to Residential, Single-Unit (R1 [6,000-square foot minimum]), Open Space (OS), Recreational Facilities, High Intensity (RF-H), and Residential Estate, Five-Acre (RE-5). The project also proposes a tentative subdivision map to create 379 residential lots, open space lots and a park site. Access to the project site would consist of two new roadway connections to Green Valley Road, and would include dedicated deceleration lanes and turn lanes separated from the travel lanes of the roadway. The C-Drive intersection with Green Valley Road would be limited to a right-turn in and left turn out access from C-Drive, while the A-Drive intersection with Green Valley Road would be a signalized full access intersection. The project would also require off-site improvements for water supply service and wastewater conveyance, such as the construction of new pipelines and force mains.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Impact 3.2-1/3.2-2: Conflict with Applicable Air Quality Plan/construction emissions: Mitigation Measures 3.2-1a through 3.2-1c (construction equipment standards, dust control, asbestos dust control)  
 Impact 3.2-4: Exposure to Substantial Pollution Concentrations: Mitigation Measure 3.2-1a and 3.2-1c (construction equipment and asbestos dust control)  
 Impact 3.3-1/3.16-1: Archaeological and Tribal Cultural Resource Impacts: Mitigation Measure 3.3-1a through 3.3-1c (worker training, accidental discovery protection, protection of existing resources)  
 Impact 3.4-1: Special-Status Plant Species: Mitigation Measure 3.4-1 (survey and mitigation)  
 Impact 3.4-2: Special-Status Animal Species: Mitigation Measures 3.4-2a through 3.4-2j (surveys, protection/mitigation)  
 Impact 3.4-3/3.4-4: Habitat: Mitigation Measures 3.4-3a, 3.4-3b, 3.4-4 (compensation for lost habitat, permits, mitigation)  
 Impact 3.4-6: Conflict with Local Policies and Ordinances: Mitigation Measures 3.4-6a and 3.4-6b (compensate loss)  
 Impact 3.5-1/3.5-2/3.7-1 Energy/GHG Emissions: Mitigation Measures 3.7-1a, 3.7-1b, and 3.14-2 (reduction measures)  
 Impact 3.6-4: On-site Wastewater System: Mitigation Measure 3.6-4 (septic feasibility analysis)  
 Impact 3.6-5: Paleontological Resources: Mitigation Measure 3.6-5a and 3.6-5b (training and protection of resources)  
 Impact 3.8-1: On-Site Contamination: Mitigation Measures 3.8-1a and 3.8-1b (sampling and removal of materials)  
 Impact 3.11-1/3.11-2/3.11-3: Noise/Vibration: Mitigation Measures 3.11-1, 3.11-2, and 3.11-3 (noise control)  
 Impact 3.14-2/3.14-3: Vehicle Miles Traveled: Mitigation Measures 3.14-2 and 3.14-3 (trip red measures and control)  
 Impact 3.15-1: New Infrastructure: Mitigation Measures 3.2-1a, 3.2-1b, 3.2-1c, 3.2-1d, 3.3-1a, 3.3-1b, 3.4-1, 3.6-5a, 3.6-5b, 3.8-1, 3.11-1, and 3.11-2  
 Impact 3.17-1: Evacuation: Mitigation Measure 3.17-1 (traffic signal timing improvements)

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Areas of controversy that were identified for the proposed project include the following:

- The proposed density and extent of residential development proposed;
- Changes in the landscape and land use characteristics of the project area (especially along Green Valley Road);
- Air quality impacts and exposure to naturally occurring asbestos;
- Water supply;
- Wastewater capacity;
- Biological resources;
- Traffic and traffic safety on the Green Valley Road and Highway 50 corridors; and
- Wildfire and evacuation.

Provide a list of the responsible or trustee agencies for the project.

Additional permits and/or approvals from the following agencies may be required for the proposed project:

- California Department of Fish and Wildlife
- Central Valley Regional Water Quality Control Board
- El Dorado County Air Quality Management District
- El Dorado Local Agency Formation Commission
- El Dorado Hills County Water District (also known as the El Dorado Hills Fire Department)
- El Dorado Hills Community Services District
- El Dorado Irrigation District