

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 # 2024040463**Project Title:** Generations at Green Valley (GPA22-0001, 222-0001, TM22-0001, DA24-0001)

Lead Agency: El Dorado County Planning Services Department

Contact Person: Bianca Dinkler, Senior Planner

Mailing Address: 2850 Fairlane Court, Building C

Phone: (530) 621-5875

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 / 120 ° 2 ' 45 " W Total Acres: 280

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

Section: 24

Twp.: 10N

Range: 8E

Base: MDBM

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 EIRNEPA: ☐ NOIOther: ☐ 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☐ 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:**

Rural residential with cattle grazing. General Plan = Low Density Residential (LDR) and Open Space (OS). Zoning = Estate Residential, 10-Acre (RE-10), Estate Residential, 5-Acre (RE-5), Recreation Facilities-Low (RF-L).

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

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.

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".

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

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

Starting Date June 27, 2024 Ending Date August 12, 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>(916) 372-6100</u>	

Signature of Lead Agency Representative: _____

Date: 6/27/2024

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