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 / 121 ° 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
- ☐ Early Cons
- ☐ Neg Dec
- ☐ Mit Neg Dec
- ☒ Draft EIR
- ☐ Supplement/Subsequent EIR (Prior SCH No.) _____
- Other: _____

NEPA:
- ☐ NOI
- ☐ EA
- ☐ Draft EIS
- ☐ FONSI

Other:
- ☐ Joint Document
- ☐ Final Document
- ☐ Other: _____

Local Action Type:

- ☐ General Plan Update
- ☒ General Plan Amendment
- ☐ General Plan Element
- ☐ Community Plan
- ☐ Specific Plan
- ☐ Master Plan
- ☐ Planned Unit Development
- ☐ Site Plan
- ☒ Rezone
- ☐ Prezone
- ☐ Use Permit
- ☒ Land Division (Subdivision, etc.)
- ☐ Annexation
- ☐ Redevelopment
- ☐ Coastal Permit
- ☒ Other: Development Agreement

Development Type:

- ☒ Residential: Units 379 Acres 280
- ☐ Office: Sq.ft. _____ Acres _____ Employees _____
- ☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
- ☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
- ☐ Educational: _____
- ☒ Recreational: 4-acre park and 57.58 acres open space
- ☐ Water Facilities: Type _____ MGD _____
- ☐ Transportation: Type _____
- ☐ Mining: Mineral _____
- ☐ Power: Type _____ MW _____
- ☐ Waste Treatment: Type _____ MGD _____
- ☐ Hazardous Waste: Type _____
- ☐ Other: _____

Project Issues Discussed in Document:

- ☒ Aesthetic/Visual
- ☒ Agricultural Land
- ☒ Air Quality
- ☒ Archeological/Historical
- ☒ Biological Resources
- ☐ Coastal Zone
- ☒ Drainage/Absorption
- ☐ Economic/Jobs
- ☐ Fiscal
- ☐ Flood Plain/Flooding
- ☒ Forest Land/Fire Hazard
- ☒ Geologic/Seismic
- ☒ Minerals
- ☒ Noise
- ☒ Population/Housing Balance
- ☒ Public Services/Facilities
- ☒ Recreation/Parks
- ☒ Schools/Universities
- ☒ Septic Systems
- ☒ Sewer Capacity
- ☒ Soil Erosion/Compaction/Grading
- ☒ Solid Waste
- ☒ Toxic/Hazardous
- ☒ Traffic/Circulation
- ☒ Vegetation
- ☒ Water Quality
- ☒ Water Supply/Groundwater
- ☒ Wetland/Riparian
- ☒ Growth Inducement
- ☒ Land Use
- ☒ Cumulative Effects
- ☒ 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 and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

X Air Resources Board
___ Boating & Waterways, Department of
___ California Emergency Management Agency
___ California Highway Patrol
X Caltrans District # 3
___ Caltrans Division of Aeronautics
___ Caltrans Planning
___ Central Valley Flood Protection Board
___ Coachella Valley Mtns. Conservancy
___ Coastal Commission
___ Colorado River Board
X Conservation, Department of
___ Corrections, Department of
___ Delta Protection Commission
___ Education, Department of
___ Energy Commission
X Fish & Game Region # 2
___ Food & Agriculture, Department of
X Forestry and Fire Protection, Department of
___ General Services, Department of
___ Health Services, Department of
___ Housing & Community Development
X Native American Heritage Commission

X Office of Historic Preservation
___ Office of Public School Construction
___ Parks & Recreation, Department of
___ Pesticide Regulation, Department of
___ Public Utilities Commission
X Regional WQCB # 5
___ Resources Agency
___ Resources Recycling and Recovery, Department of
___ S.F. Bay Conservation & Development Comm.
___ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
___ San Joaquin River Conservancy
___ Santa Monica Mtns. Conservancy
___ State Lands Commission
___ SWRCB: Clean Water Grants
X SWRCB: Water Quality
___ SWRCB: Water Rights
___ Tahoe Regional Planning Agency
X Toxic Substances Control, Department of
X Water Resources, Department of

___ Other: ___
___ Other: ___

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

Starting Date June 27, 2024 Ending Date August 27, 2024

Lead Agency (Complete if applicable):

Consulting Firm: Raney Planning & Management
Address: 1501 Sports Drive
City/State/Zip: Sacramento, CA 95834
Contact: Kevin Valente, Senior Planner
Phone: (916) 372-6100

Applicant: Green Valley Road Benefits, LLC, c/o TTLC Management, Inc.
Address: 110 Blue Ravine Road, Suite 209
City/State/Zip: Folsom, CA 95630
Phone: (510) 227-0030

Signature of Lead Agency Representative: Ken Veit **Date:** 8/9/2024

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