

# Draft Environmental Impact Report Meeting

Generations at Green Valley



JULY 11, 2024

PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION

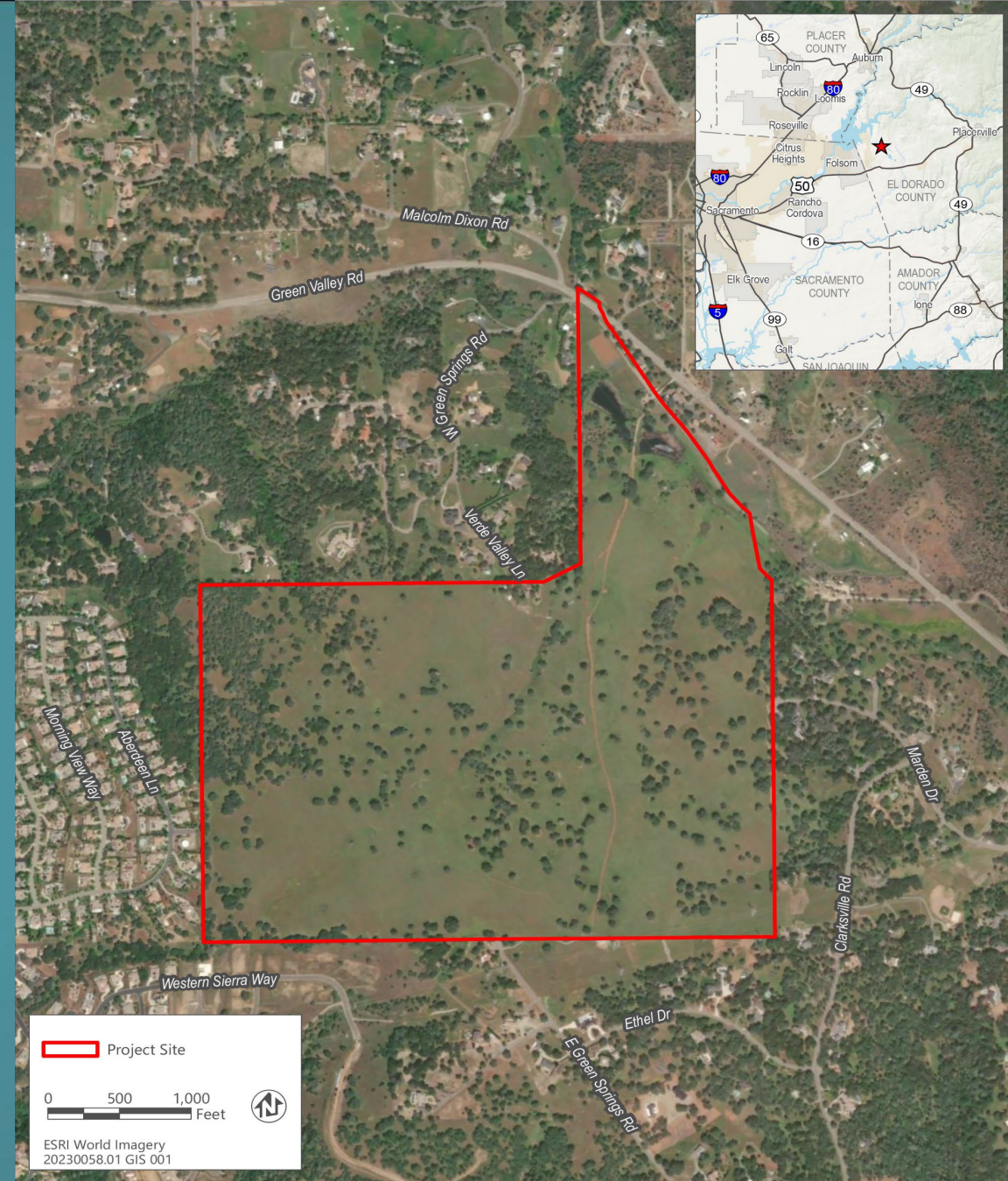
# Presentation Overview

- Overview of Generations at Green Valley Project
- Introduction to the California Environmental Quality Act (CEQA)
- Overview of Draft Environmental Impact Report (EIR)
- **Public Input on Draft EIR**



# Existing Conditions of Site

- Site in eastern portion of El Dorado Hills Community Region, south of Green Valley Rd.
- Site encompasses 280 acres and consists primarily of grassland, oak woodlands, on-site ponds/creek, and wetland features.
- General Plan land use designations for the site consist of Low Density Residential (LDR)(1 dwelling unit per 5 acres) and Open Space (OS) (SMUD powerline easement).
- Zoning consists of Residential Estate (RE) 10-acre and 5-acre and Recreational Facility Low (SMUD powerline easement)





# Project Site Background

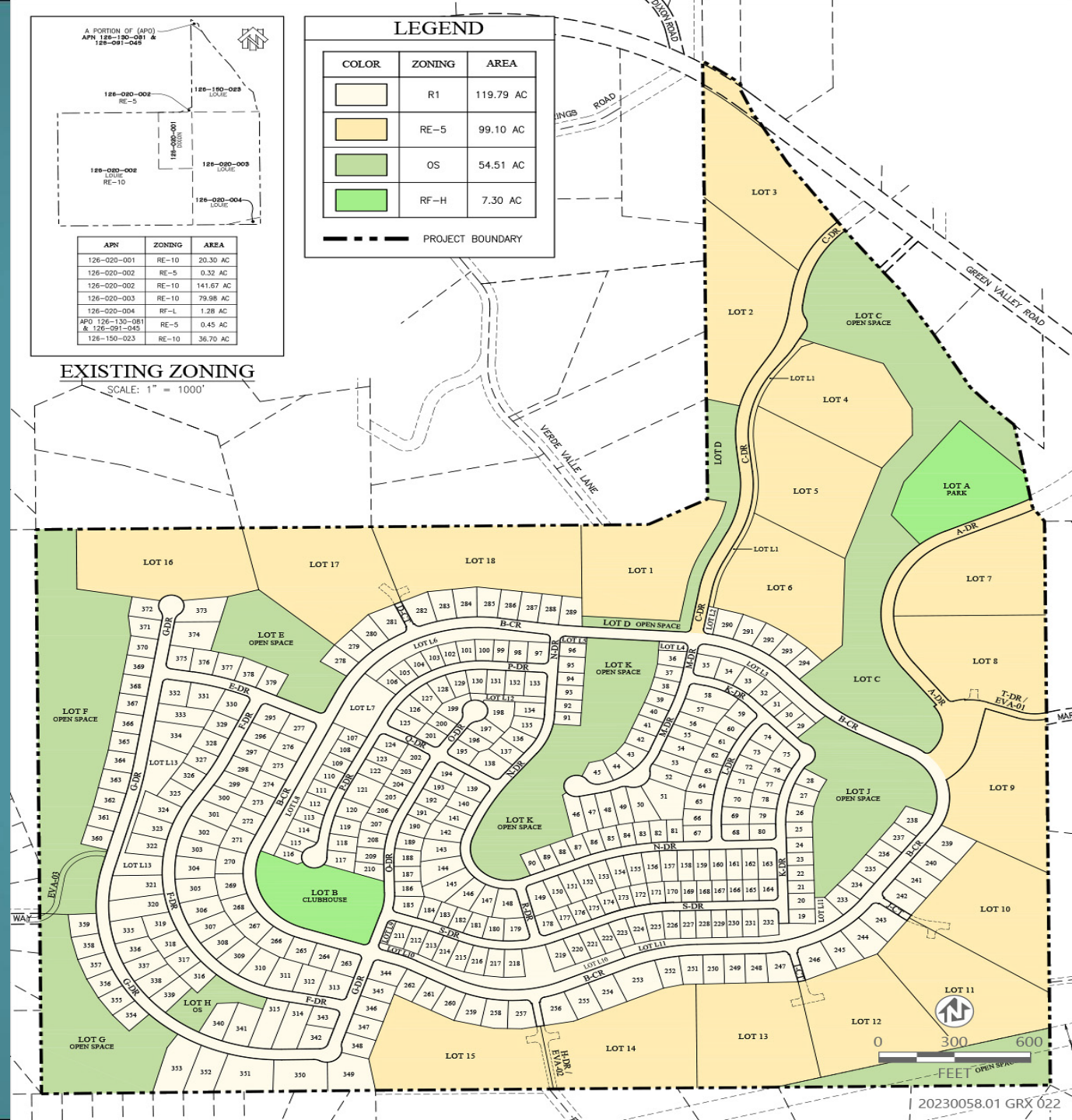
- Previous development proposed on-site in form of Dixon Ranch Project.
- Dixon Ranch proposed a General Plan amendment, rezone, planned development, and a tentative subdivision map that would allow for the development of 605 residential lots (including 160 age-restricted units) that would have ranged from 4,724 sf to over 5-ac. in size.
- Dixon Ranch was denied by Board of Supervisors on February 14, 2017.

# Proposed Generations at Green Valley Project

- Proposed General Plan amendment, rezone, and tentative subdivision map that would create a 379-unit private gated community consisting of the following land uses:
  - 361 single-family residential lots (GP land use designation High Density Res., zoned Single Unit Residential). 214 residential lots designated “age-restricted.”
  - 18 residential lots (GP land use designation Low Density Res., zoned RE-5 acre).
  - 9 open space lots (54.51 acres)
  - Public park site (4-acres) located outside of community gates
  - Clubhouse site (3.3 acres)
  - 13 landscape lots

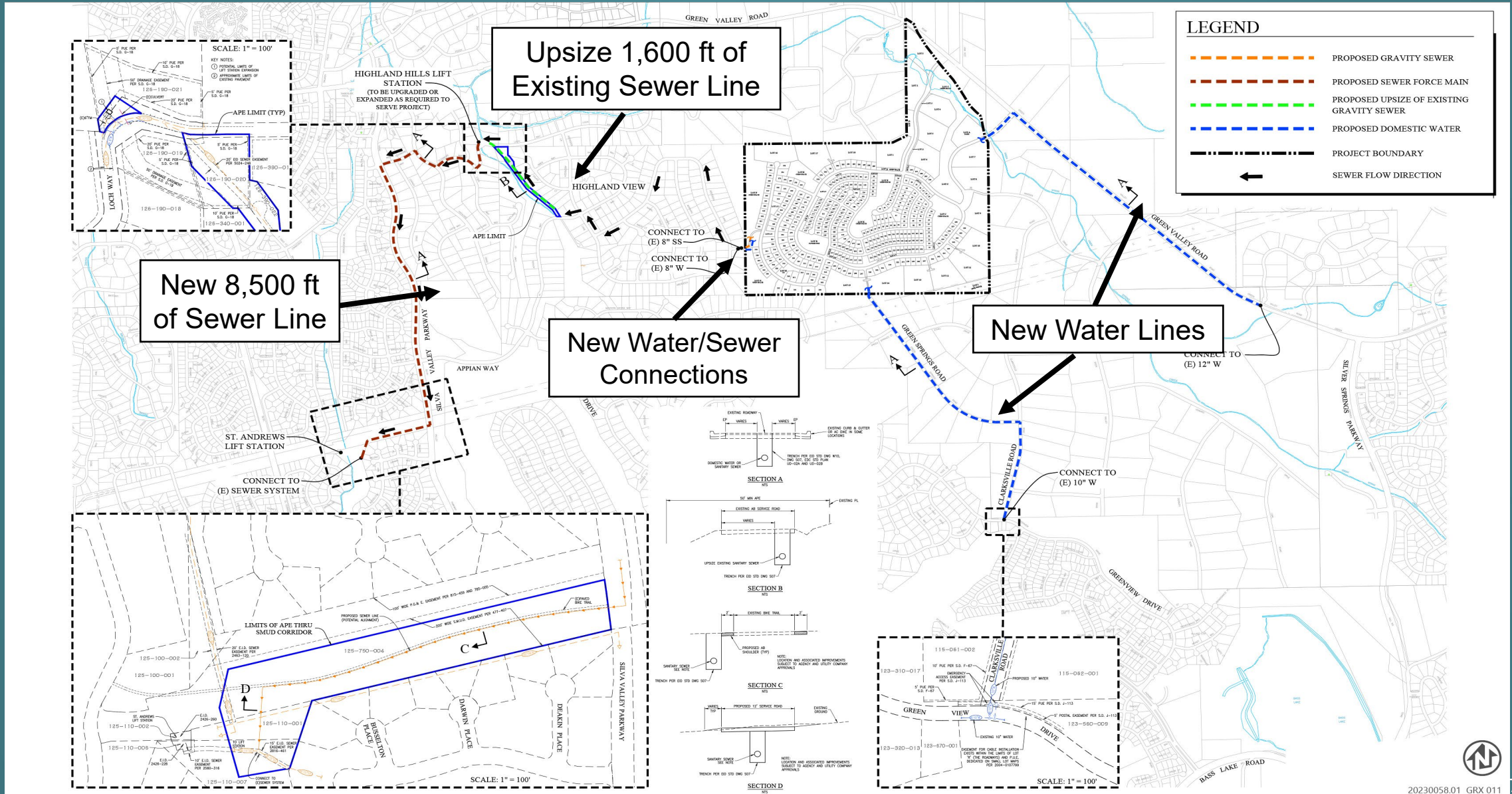
# Project Site Plan and Access

- Two new roadway access connections to Green Valley Rd:
  - “C-Drive” would consist of a right-in/right-out connection to Green Valley Rd
  - “A-Drive” would create a new full access signalized intersection on Green Valley Rd
- Gated emergency access/egress (EAE) at Lima Way accessible by project residents to be used during an evacuation order.
- Two emergency vehicle access connections stubbed at property line at Marden Drive and East Green Springs Rd.



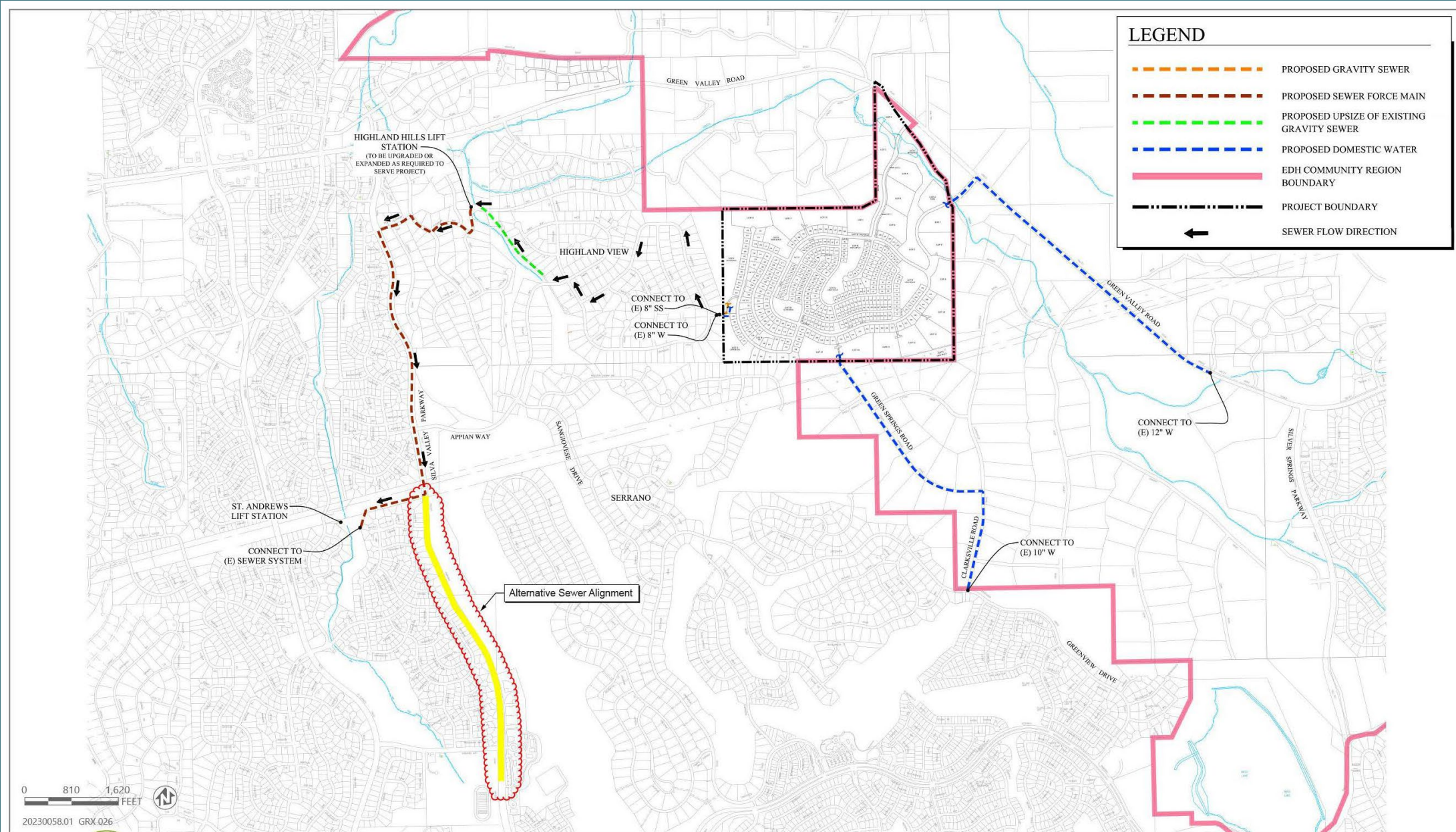


# Proposed Off-Site Infrastructure Improvements





# Off-Site Alternative Wastewater Alignment



Source: Image produced and provided by CTA Engineering & Surveying in 2022, adapted by Ascent in 2024.



# CEQA Process: What is CEQA?

- Purpose of CEQA:
  - Evaluate project's environmental effects
  - Reduce significant effects, where feasible
  - Public and agency involvement and disclosure
  - Informed decision-making
- If potential for significant impact, EIR is prepared
- Significant impact is a substantial and adverse change in physical environment

# CEQA Process: What is CEQA?

## What CEQA does...

- Discloses information about the effects a project could have on the environment
- Identifies mitigation measures
- Describes feasible alternatives to the proposed project
- Solicit agency and public input throughout process

## What CEQA does not do...

- Require mitigation for existing environmental conditions
- Advocate for the project under evaluation
- Require project denial due to significant environmental impacts
- Address economic and social issues (e.g., property values)



# CEQA Process: EIR Process Overview

- Notice of Preparation (NOP) of Draft EIR released February 23, 2024\*
- NOP Scoping Meeting held on March 12, 2024
- Draft EIR released June 27, 2024\*
- Public Draft EIR Meeting July 11, 2024
- Draft EIR comment period ends August 12, 2024
- Final EIR, including responses to comments

# DEIR Notification Methods

## DEIR hard copies were provided at the following locations:

- El Dorado County Planning and Building Department, 2850 Fairlane Court, Placerville
- El Dorado County Library (Placerville) 345 Fair Lane, Placerville
- El Dorado County Library (El Dorado Hills) 7455 Silva Valley Pkwy, El Dorado Hills, CA
- El Dorado County Library (Cameron Park) 2500 Country Club Dr, Cameron Park, CA

## DEIR posted on County's website:

NOA published in the Mountain Democrat newspaper on June 27, 2024

NOA mailed to properties within ½-mile of the project site



# EIR Format

- Executive Summary
- Introduction
- Project Description
- Environmental Impacts and Mitigation Measures
- Cumulative Impacts
- Alternatives
- Other Sections Required By Statute
- Report Preparers
- Appendices

# Environmental Impact Areas Addressed in the Draft EIR

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



# Significant and Mitigable Impacts

- Air Quality
- Archaeological and Historical Cultural Resources
- Biological Resources (project-level)
- Energy
- Geology, Soils, and Paleontological Resources
- Hazards and Hazardous Materials
- Noise and Vibration
- Transportation (construction traffic)
- Tribal Cultural Resources
- Wildfire and Evacuation

# Significant and Unavoidable Impacts

- Greenhouse gas emissions
- Construction noise (project only)
- Increase in vehicle miles traveled
- Environmental impacts associated with infrastructure improvements (project only)
- Cumulative loss of oak woodland habitat

# Alternatives Evaluated in the Draft EIR

- **Alternative 1: No Project–No Development Alternative** - No development of the site; site would remain in its current condition.
- **Alternative 2: No Project/Development Consistent with the General Plan Alternative** - Project site developed consistent with site's current GP designation of Low Density Residential (56 residential lots).
- **Alternative 3: Mixed Use Development Alternative** - Modify the proposed project site plan to provide mixed land uses in eastern portion of project site, consisting of 350 MF residential units for extremely low-, very low-, low-, and moderate-income households and 30,000 sf of commercial uses along eastern portion of site. Total unit count would be 721.
- **Alternative 4: Reduced Build Alternative** – Redesignate project site as Medium Density Residential and Open Space under the General Plan (155 residential lots). Up to 122 acres retained as OS.
- **Alternative 5: Dixon Ranch Alternative** – Consists of the previously proposed Dixon Ranch Residential Project (605 residential lots, 160 lots age-restricted).

# How to Submit Written Comments

- Email : [generationsatgreenvalley@edcgov.us](mailto:generationsatgreenvalley@edcgov.us)
- Mail: Bianca Dinkler  
County of El Dorado Planning Division  
2850 Fairlane Court, Building C  
Placerville, CA 95667

