

2 PROJECT DESCRIPTION

2.1 PROJECT OVERVIEW

The proposed Generations at Green Valley Project (project) would consist of General Plan land use designation amendments, rezoning, and approval of a tentative subdivision map to create 379 residential lots (378 new residences and the retention of the existing residence on-site), a clubhouse lot, a park site lot, 13 landscape lots, and nine open space lots.

2.2 PROJECT LOCATION AND SETTING

The project site is located in an unincorporated area of El Dorado County, in the eastern portion of the El Dorado Hills Community Region (Figure 2-1). Existing land uses in the project area consist of single-family residences and rural residential areas. The project site encompasses 280 acres located on five 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 the northern tip of the site that is north of Green Valley Road (portion of APN 126-150-023). This portion is being removed from the project as part of a 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.

The project site is currently undeveloped and consists primarily of grassland vegetation, oak woodlands and scattered oak trees, on-site ponds/creek, and wetland features (Figure 2-1). The topography of the site is varied, with elevations ranging from approximately 960 feet to 1,235 feet above mean sea level. The center of the site is generally higher in elevation and relatively flat compared to the periphery of the site. Slopes range from flat to greater than 40 percent, with the majority of the site having less than a 10 percent slope.

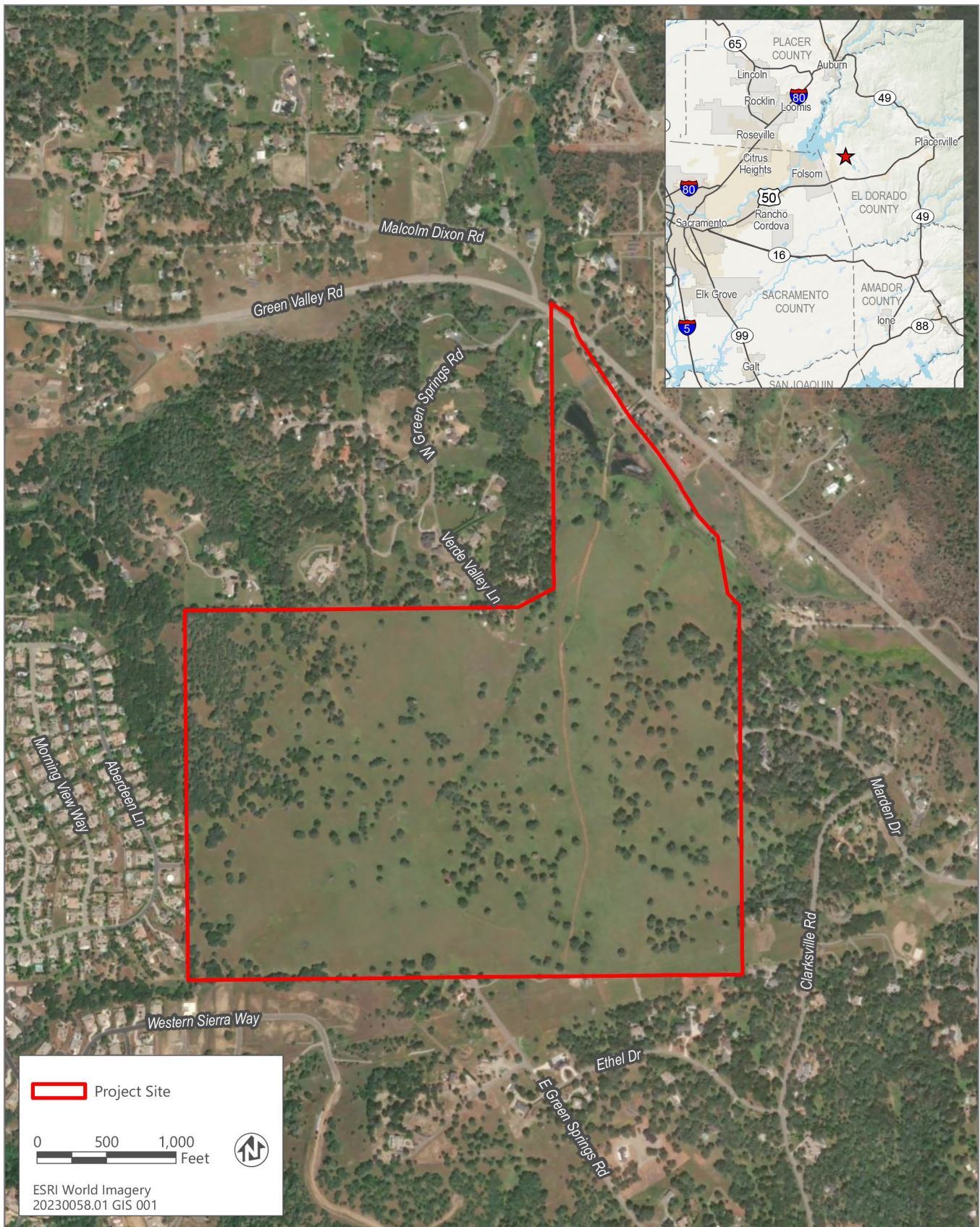
The project site is currently used for seasonal grazing. Additionally, a small strawberry field is located on the northern portion of the site with associated structures in the area. A Sacramento Municipal Utility District (SMUD) utility easement, which contains a 230 kilovolt electrical transmission line, traverses the southeast corner of the project site.


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 the SMUD utility easement (Figure 2-2). Zoning on the site consists primarily of Estate Residential 10-acre (RE-10) with some areas zoned RE-5, and the SMUD easement zoned as Recreational Facility Low (RF-L). The proposed C-Drive extension area is zoned RE-5, while the proposed A-Drive extension area is zoned RE-10 (Figure 2-3).


2.3 PROJECT BACKGROUND

The project site was previously proposed for development with an application that was submitted in 2011. The previous project was named "Dixon Ranch" and 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 square-feet to over 5 acres in size. Dixon Ranch also proposed two park sites, clubhouse, and designated open space. Proposed circulation and infrastructure improvements included off-site improvements to access Green Valley Road, wastewater conveyance improvements, and electrical service improvements. Dixon Ranch was denied by the Board of Supervisors on February 14, 2017.

The proposed project is brought by a different applicant and is independent of Dixon Ranch. While a new project, the applicant has considered concerns expressed by the public and Board of Supervisors during hearings for Dixon Ranch. Most notably, the proposed project has reduced the number of proposed residential lots from 605 to 379 (approximately 37 percent reduction in residential lots).



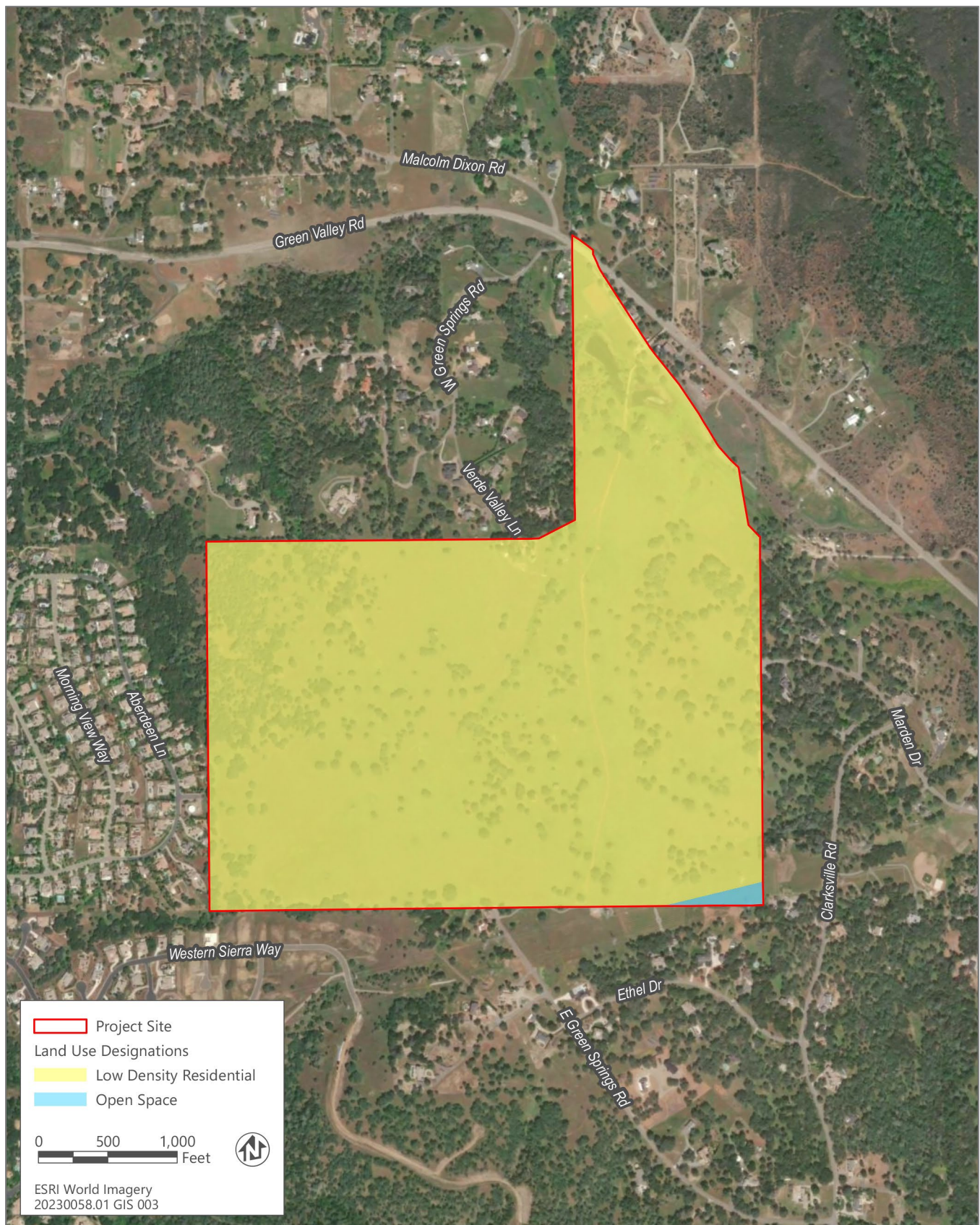
 Project Site

0 500 1,000 Feet 

ESRI World Imagery
20230058.01 GIS 001

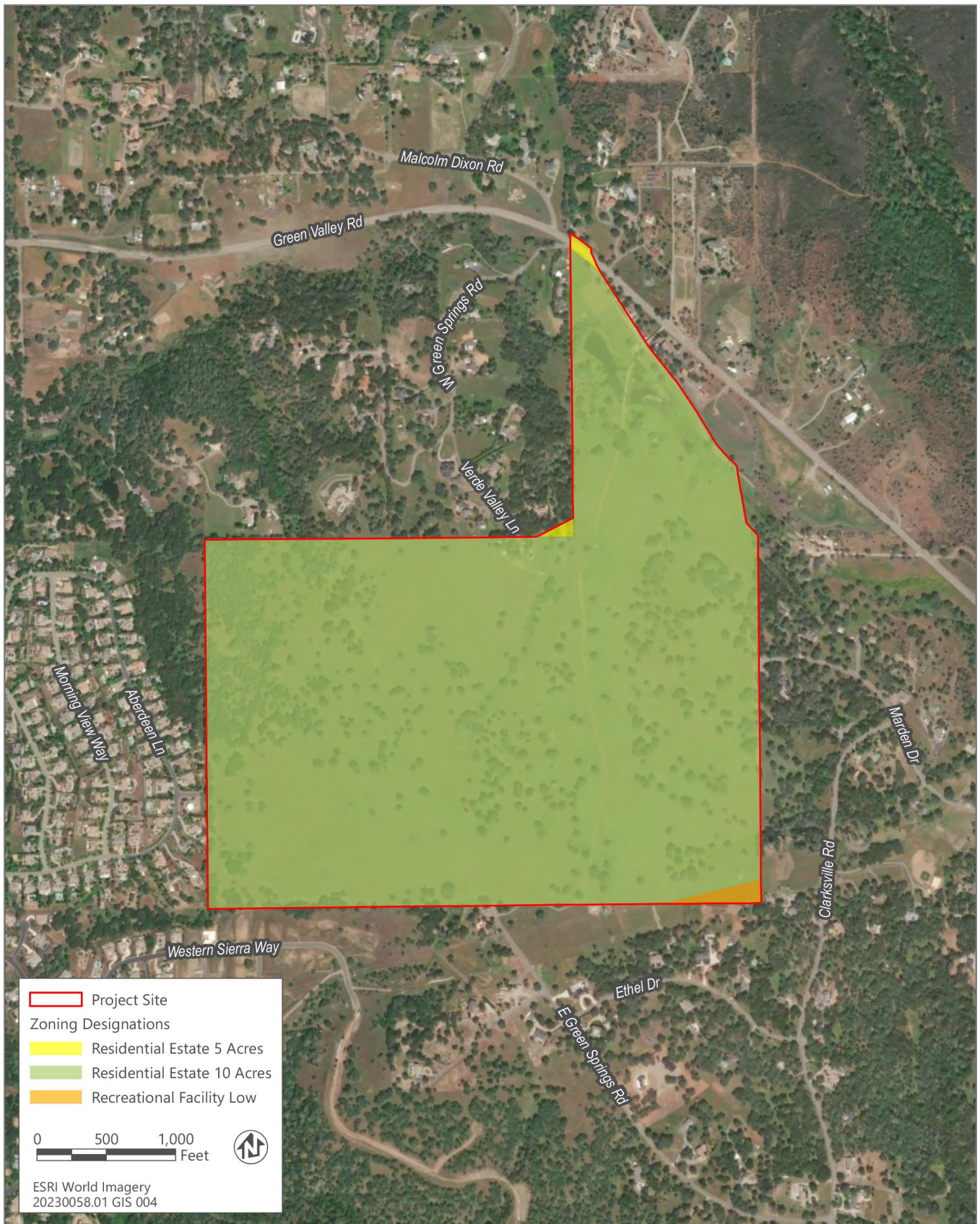
Source: Adapted by Ascent in 2023.

Figure 2-1 Project Location



Source: Data sourced from the County of El Dorado in 2023; adapted by Ascent in 2023.

Figure 2-2 Existing General Plan Land Use Designations



Source: Data sourced from the County of El Dorado in 2023; adapted by Ascent in 2023.

Figure 2-3 Existing Zoning

2.4 PROJECT OBJECTIVES

The applicant has identified the following objectives of the Generations at Green Valley Project:

- ▶ Implement the County’s General Plan by directing urban/suburban growth within the El Dorado Hills Community Region located adjacent to existing residential development in order to ensure the preservation of large expanses of open space and agricultural lands within the County.
- ▶ Establish a land use pattern that maintains and enhances the character of existing rural and urban communities, emphasizing both the natural setting and built design elements.
- ▶ Develop a thoughtful design that focuses higher density residential lots toward the center of the parcel and includes large residential lots, open space, and parks throughout the project as an amenity but especially the exterior to provide significant buffers between existing residential communities.
- ▶ Provide a range of residential densities and product type to meet the needs of the changing demographics of the County, including families, empty nesters, and active adults.
- ▶ Create a residential community containing open space and a range of passive and active recreational amenities for its residents and the community.
- ▶ Establish an economically viable project that provides a fair-share contribution of infrastructure to the community through the payment of fees and/or construction of off-site transportation improvements in accordance with the County’s General Plan.
- ▶ Improve emergency access and evacuation routes in the project area.
- ▶ Provide a comprehensively planned project that is sensitive to environmental issues including wetland and tree preservation.

2.5 PROPOSED PROJECT CHARACTERISTICS

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) (Table 2-1 and Figure 2-4). The project would also 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) (Figure 2-5). Table 2-2 provides a summary of residential lot size ranges associated with the proposed zoning. The proposed tentative subdivision map is provided in Figure 2-6. The proposed development area of the project would be within the General Plan designated El Dorado Hills Community Region boundary.

Table 2-1 Generations at Green Valley Residential Lot Density

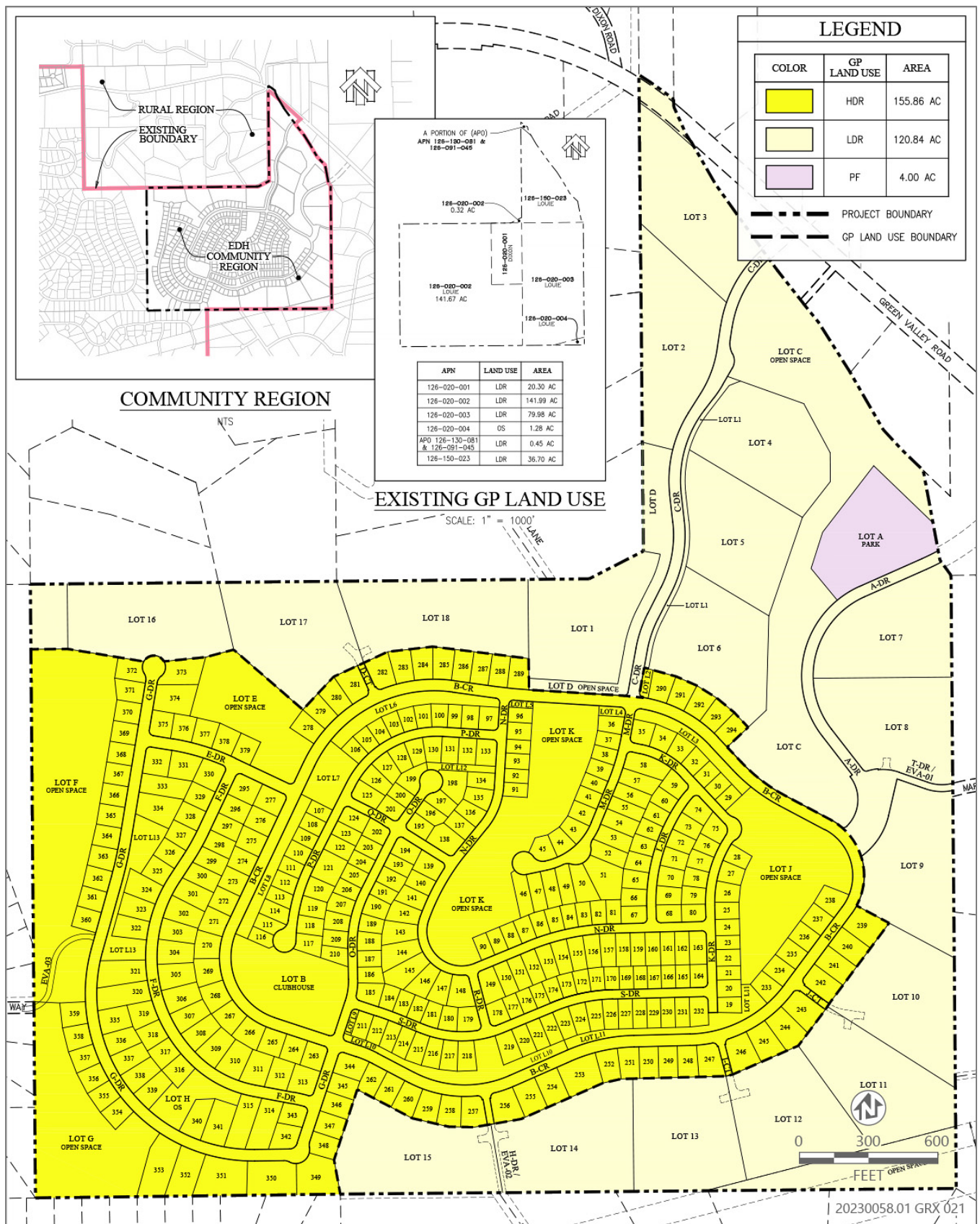
Proposed General Plan Land Use Designation	Area (Acres)	Lot Total	Density (Lots/Acre)
High Density Residential	155.9	361	2.32
Low Density Residential	124.8	19	0.14
Totals	280.7	379	1.35

Source: Generations at Green Valley Residential Lot Size Tables dated January 2024 (CTA 2024).

Table 2-2 Generations at Green Valley Residential Lot Sizes

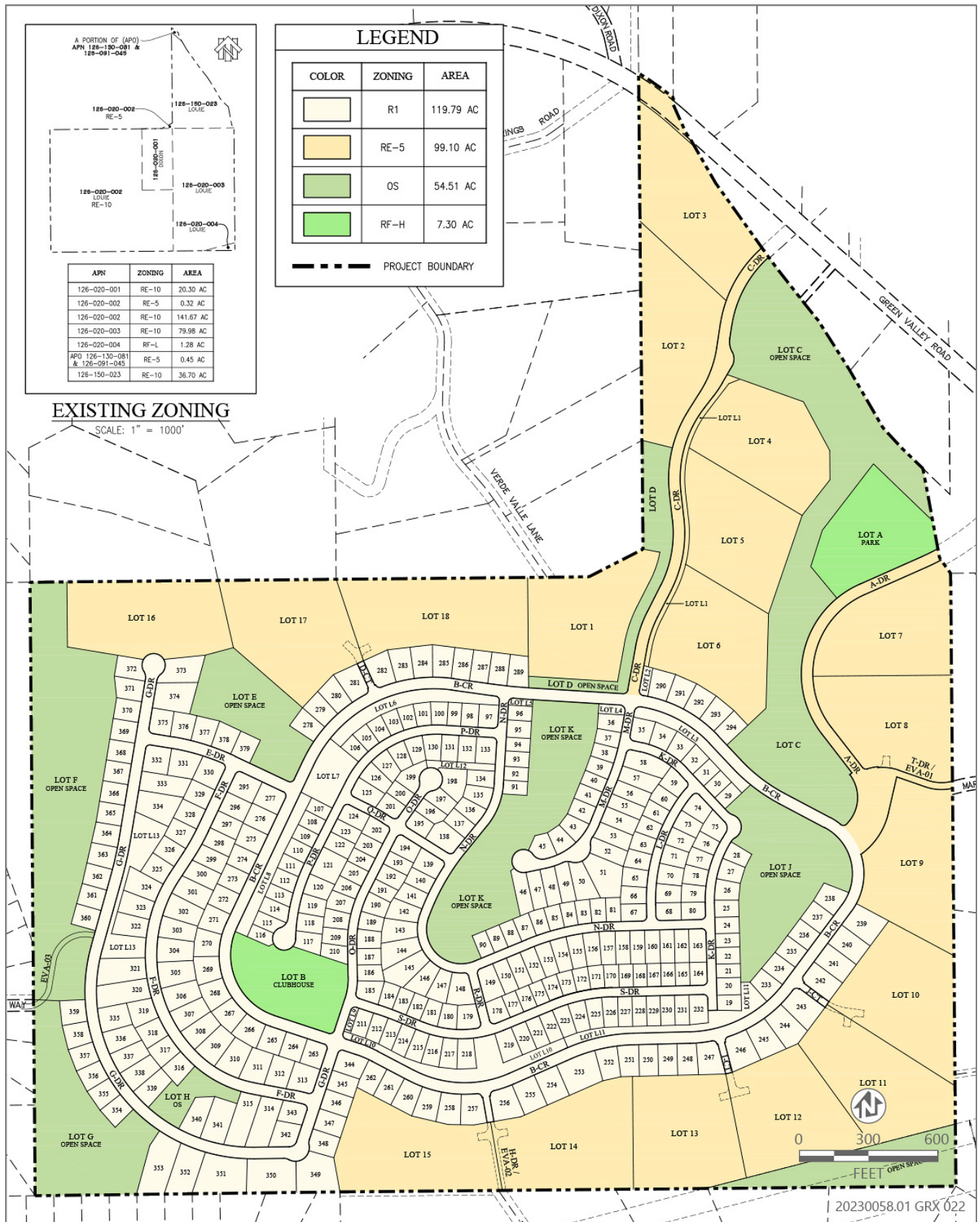
Proposed Zoning	Minimum Lot Area (Square Feet)	Maximum Lot Area (Square Feet)	Average Lot Size (Square Feet)
Estate Residential -5 acre	217,827	248,403	224,044
Single-Unit Residential	10,010	34,049	13,331
Single-Unit Residential (Age Restricted)	6,000	22,362	8,517

Source: Generations at Green Valley Residential Lot Size Tables dated January 2024 (CTA 2024).



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

Figure 2-4 Project Proposed General Plan Land Use Designations



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

Figure 2-5 Project Proposed Zoning

Table 2-3 provides an overview of the proposed land uses of the project. Each of the project components are described in detail below.

Table 2-3 Generations at Green Valley Land Use Summary

Proposed General Plan Land Use Designation	Proposed Zoning	Summary of Proposed Land Use	Number of Lots
Residential			
Low Density Residential	Estate Residential -5 acre	Residential estate lots would be generally located along the perimeter of the site.	18
High Density Residential	Single-Unit Residential	Single family residential lots would be generally located in the central and southern portion of the site. 214 residential lots would age restricted.	361
<i>Total Number of Residential Lots</i>			<i>379</i>
Parks and Recreation Facilities			
High Density Residential	Recreational Facilities, High Intensity	Clubhouse site on a 3.3-acre lot (lot B).	1
Public Facilities	Recreational Facilities, High Intensity	Park site on a 4.0-acre lot (lot A).	1
Landscaping and Open Space			
Low Density Residential	Estate Residential -5 acre	Landscape Lot L1.	1
High Density Residential	Single-Unit Residential	Landscape lots L2 through L13.	12
Low Density Residential and High Residential	Open Space	Open space lots C, D, E, F, G, H, I, J, and K.	91

¹ Lot F is located in both Low Density Residential and High Density Residential land use designations.

Source: Generations at Green Valley Tentative Map dated December 2021 (CTA 2021a) and Generations at Green Valley Zoning and General Plan Map (CTA 2021b).

2.5.1 Residential Uses

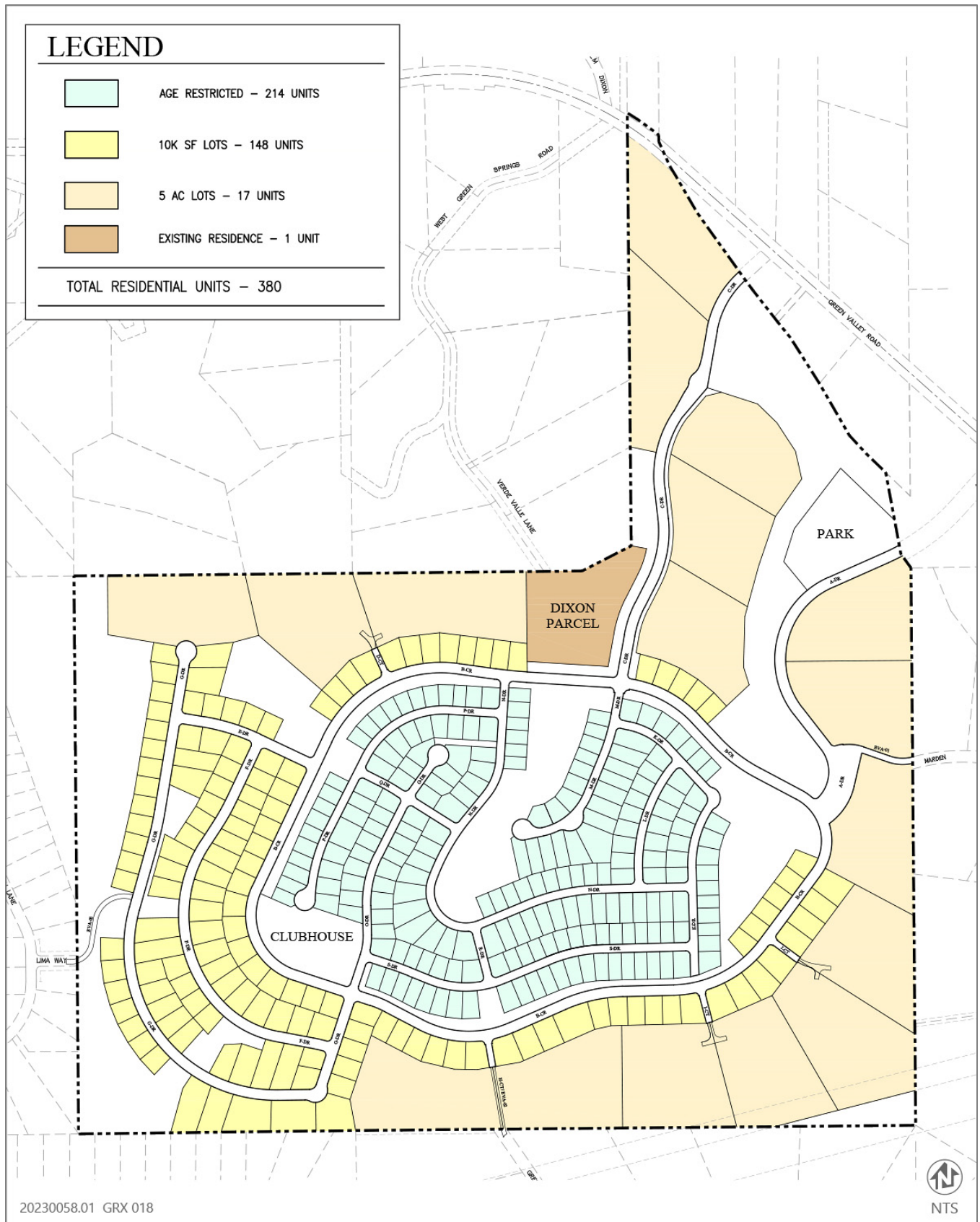
As shown in Figure 2-6, the project would establish a range of residential lot sizes and associated densities through amendments to the land use designations as depicted on the General Plan Land Use Diagram and rezoning. There would be 361 residential lots zoned R1 generally located in the central and southern portion of the site. Of these 361 residential lots, 214 would be classified as “age-restricted” units (Figure 2-7). These residential lots and units would be for residents who are 55 years or older in age. Figure 2-7 also identifies the location of the existing residence to be retained on-site (referred to as “Dixon Parcel”).

The 18 RE zoned lots would be located generally along the northern, eastern, and southern perimeter of the site as well as along Green Valley Road. This would include proposed Lot 1 that would contain an existing residence on the site.



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

Figure 2-6 Proposed Tentative Subdivision



Source: Image prepared and produced by Kimley Horn in 2022.

Figure 2-7 Proposed Site Plan – Age Restricted Uses

2.5.2 Recreation Uses and Open Space

The proposed park site would be four acres located along A-Drive near Green Valley Road. The park is proposed for dedication to the El Dorado Hills Community Services District (CSD). The design of the park site would likely be determined by the El Dorado Hills CSD, but may include a baseball diamond, tot lot, parking lot, and a restroom. The clubhouse site consists of 3.3 acres within the R1 zoned lots. It would be owned and maintained by the project's homeowners association (HOA) and may include community building, pool, barbeque facilities, bocci courts, and a pickle ball court.

As shown in Figure 2-5, the project proposes open space consisting of 54.51 acres that are intended to preserve existing oak trees and woodland areas, wetland features, contain water quality/detention facilities and the SMUD utility easement, and provide buffers to adjoining land uses. The open space lots would be owned and maintained by the HOA.

2.5.3 Circulation Improvements

The project roadway system would consist of a "loop" private roadway system. Access to the project site would consist of two new roadway connections to Green Valley Road associated with proposed C-Drive and A-Drive that generally follow the alignment of existing non-paved roadways (including the driveway for Green Valley Family Farms stand site) and would be gated to restrict access to a majority of the on-site residences. However, the gate on A-Drive would be located west of the proposed park site to allow for public and CSD access and use. Figure 2-8a and 2-8b identifies project improvements to Green Valley Road at the project proposed access points with C-Drive and A-Drive, which would include dedicated deceleration lanes and turn lanes separated from the travel lanes of Green Valley Road. 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 A-Drive intersection with Green Valley Road would be a signalized full access intersection. Proposed Lot 1 (Dixon Parcel) would continue to obtain roadway access from Verde Valley Lane.

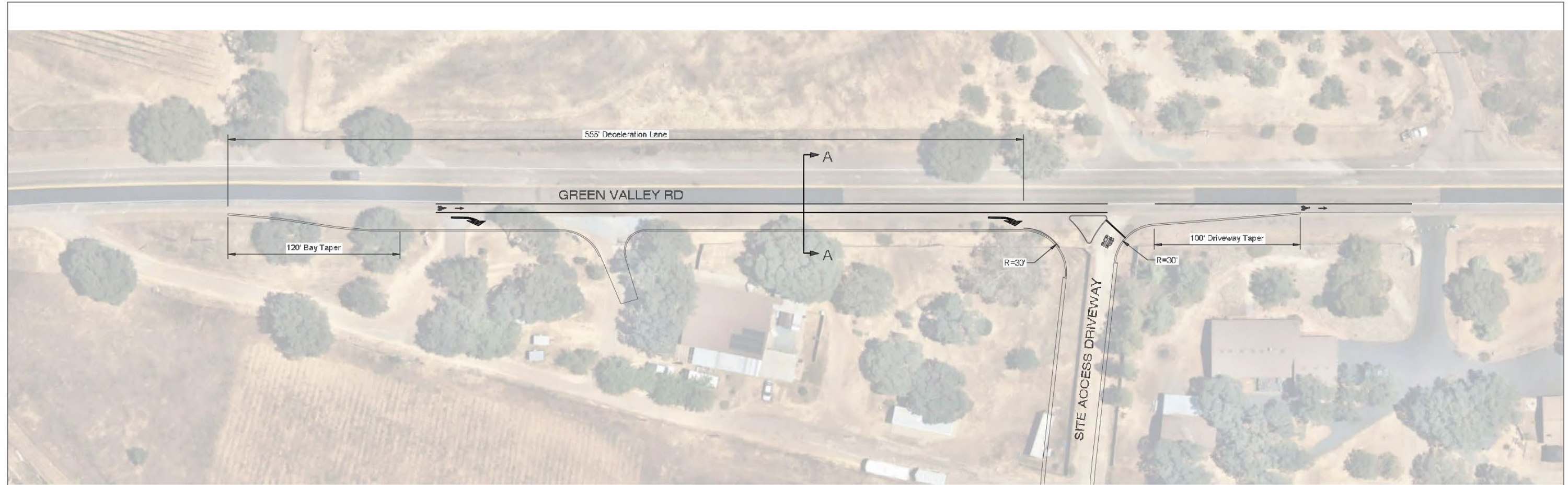
The project roadways would include sidewalks as well as a pedestrian trail that would connect the park site to a trail along the eastern side of C-Drive.

The project would include an emergency access/egress (EAE) at Lima Way to serve as a secondary means of emergency access and evacuation that would be gated but designed to be accessible by project residents during an evacuation order. The project would include signage identifying that the Lima Way EAE is to only be used during an evacuation order. Cameras are anticipated to be installed and monitored by the project HOA to address unauthorized use of the EAE by project residents.

There would also be two emergency vehicle access (EVA) road connections at Marden Drive and at East Green Springs Road (to the south) that would be stubbed to the property line for emergency vehicle use. While the Marden Drive EVA would physically connect to Marden Drive, East Green Springs Road would need to be extended off-site for approximately 50 feet to connect to the project's EVA at the property line. This connection to Green Springs Ranch would only occur if the Green Springs Ranch Association chooses to complete the extension in the future and at their discretion. These accesses would meet the design standards for gated developments as described in Section 130.30.090(D) of the El Dorado County Code of Ordinances and the El Dorado Hills Fire Department Ordinance 2022-01 (Figure 2-6).

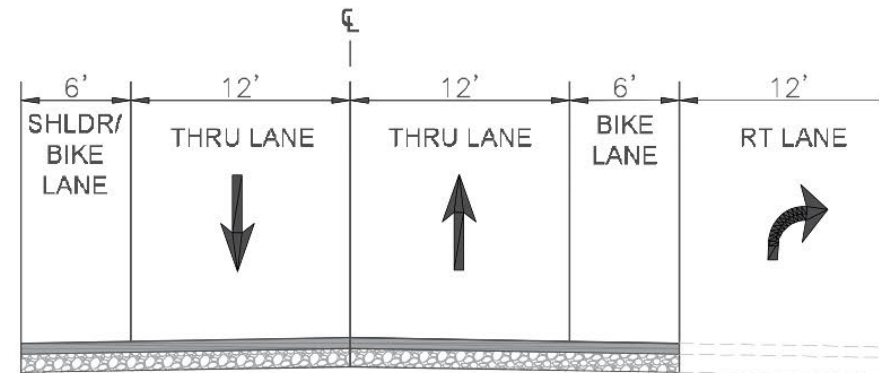
Based on the results of the 2022 Generations at Green Valley Transportation Impact Study prepared by Kimley-Horn (Kimley-Horn 2022), the project is proposing the following traffic signal operational improvements to address compliance with the El Dorado County Transportation and Circulation Element policies TC-Xd, TC-Xe, and TC-Xf. These improvements would not involve physical alteration of these intersections.

- ▶ 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.



GENERAL NOTES: (THIS SHEET ONLY)

1. UNLESS OTHERWISE NOTED ON PLAN, EXISTING STRIPING TO REMAIN.
2. UNLESS OTHERWISE NOTED ON PLAN, EXISTING SIGNING TO REMAIN.
3. EXISTING STRIPING CONFLICTING WITH PROPOSED STRIPING SHALL BE REMOVED.
4. NEW PAVEMENT LEGEND MARKINGS SHALL BE CENTERED WITHIN LANE.
5. LANES SHALL BE WIDENED ON ONE SIDE PER FIGURE 405.2A OF THE CALIFRANS HDM.
6. INSTALL NORTHBOUND DRIVEWAY CONNECTION PER EL DORADO COUNTY STANDARD PLAN 103E.

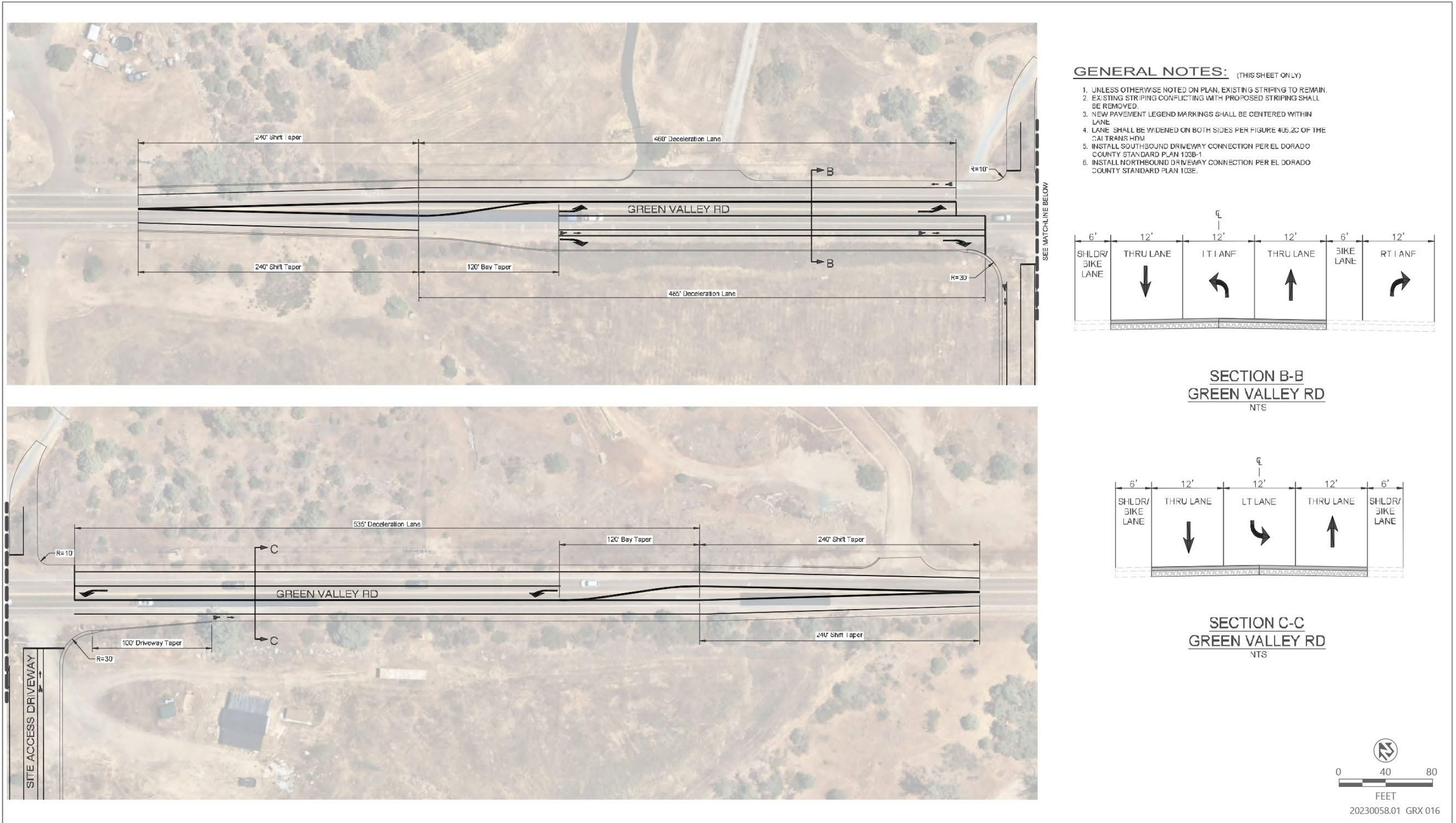


SECTION A-A
GREEN VALLEY RD
NTS



Source: Image prepared and produced by Kimley Horn in 2023.

Figure 2-8a Proposed Green Valley Road Intersection Improvements With C-Drive



Source: Image prepared and produced by Kimley Horn in 2023.

Figure 2-8b Proposed Green Valley Road Intersection Improvements With A-Drive

2.5.4 Drainage Improvements

The project would include several drainage improvements in order to maintain or reduce peak flows leaving the site as well as flows and flood elevations in Green Springs Creek. Drainage improvements are shown in Figure 2-9a and 2-9b and consist of the following improvements based on the Storm Drainage Evaluation for the Generations Tentative Map (Domenichelli and Associates 2022):

- ▶ Removal of the existing ponds within the Green Spring Creek corridor in the northern portion of the site through replacement of the existing upstream culvert crossing with a new Conspan crossing at the proposed C-Drive crossing, removal of the downstream embankment (downstream of C-Drive), and restoration of the creek channel to its approximate natural state near proposed A-Drive crossing. This would include the installation of rock slope protection and check dams within the channel. These improvements would require permitting under the federal Clean Water Act (Section 404) from the U.S. Army Corps of Engineers, federal Clean Water Act (Section 401) certification or waiver with the Central Valley Regional Water Quality Control Board, and approval of a streambed alteration agreement (1602 Permit) from California Department of Fish and Wildlife Service.
- ▶ Construction of eight on-site detention/water quality basins.

2.5.5 Public Service Provision and Infrastructure Improvements

The project proposes to obtain public and utility services from the following agencies, which would require action by the El Dorado Local Agency Formation Commission (LAFCO) to approve the annexations of the site into the service boundaries of these agencies.

- ▶ 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
- ▶ El Dorado Irrigation District (EID) for water and wastewater services.

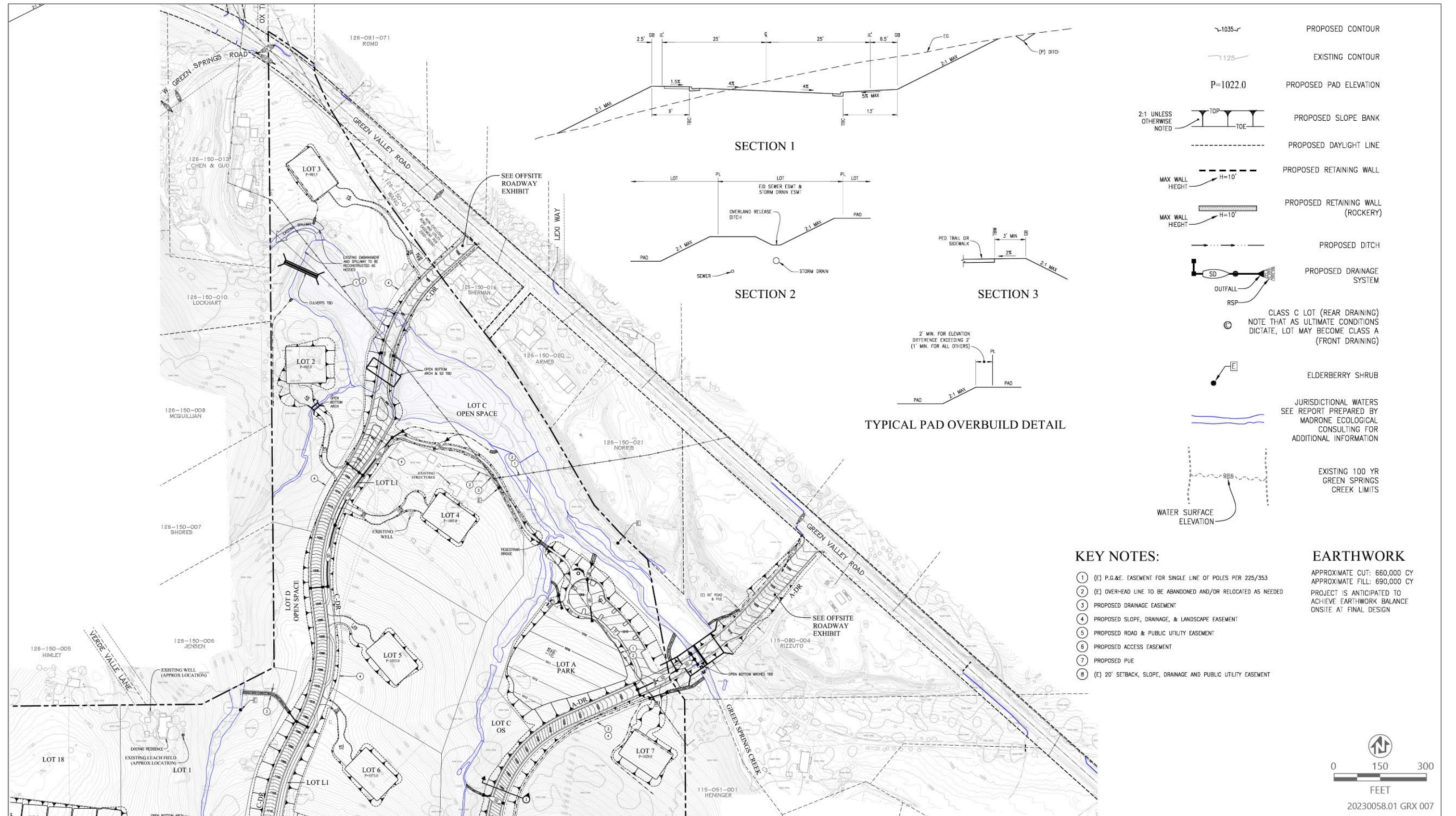
The El Dorado County Sheriff's Office currently serves the project site. The project site would be served by the Rescue Union School District and the El Dorado Union High School District.

OFF-SITE WATER DISTRIBUTION IMPROVEMENTS

As noted above, EID is proposed to provide public water service to the project site, with the exception of proposed Lot 1 that would continue to use its existing on-site well for water supply. There are also two additional wells on-site that would be abandoned consistent with County regulations. On-site water supply would be distributed through a network of pipelines within the project's roadway right-of-way. The project would require the off-site improvements for water supply service identified below (Figure 2-10). On-site water supply improvements are shown in Figure 2-11.

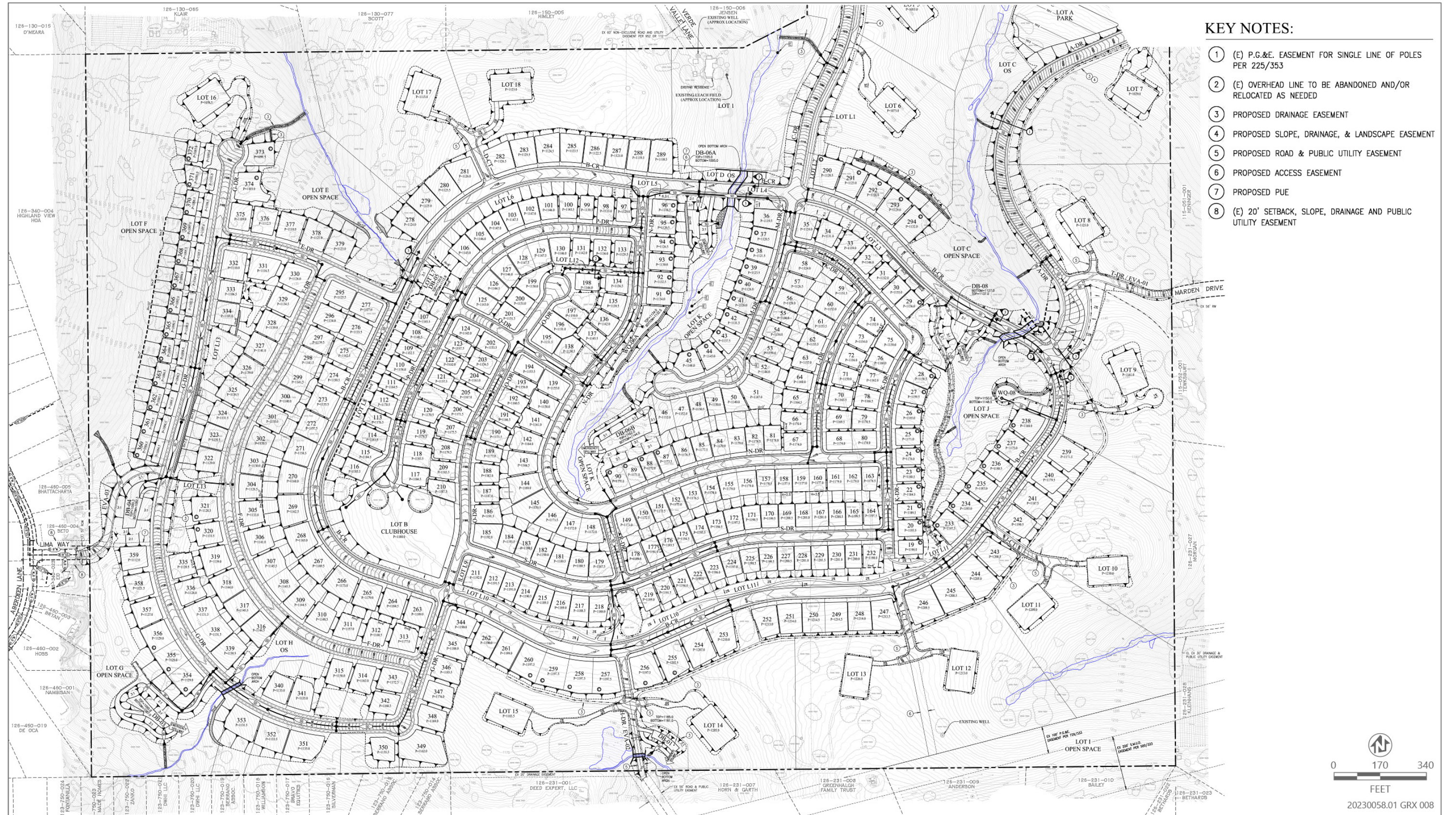
- ▶ Connection to an existing 8-inch water distribution pipeline within Lima Way on the project's western boundary.
- ▶ Construction of a new water distribution pipeline from the project's southern boundary to an existing 10-inch pipeline located in Greenview Drive. This distribution pipeline would be approximately one mile in length.
- ▶ 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. This distribution pipeline would be approximately one mile in length.

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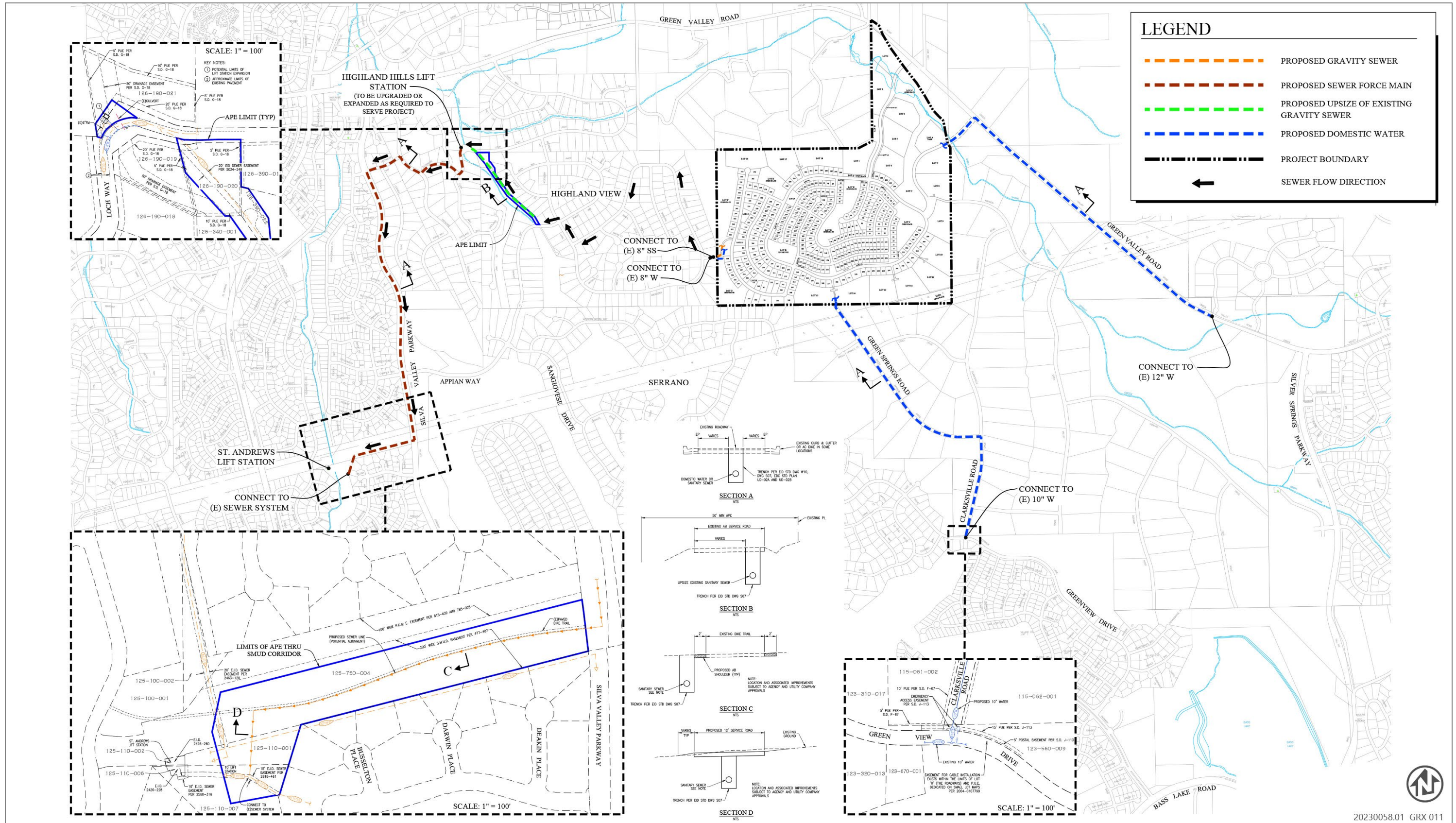
Source: Image produced and provided by CTA Engineering & Surveying in 2021, adapted by Ascent in 2023.

Figure 2-9a Proposed Grading and Drainage Improvements – Northern Portion of Site



Source: Image produced and provided by CTA Engineering & Surveying in 2021, adapted by Ascent in 2023.

Figure 2-9b Proposed Grading and Drainage Improvements – Southern Portion of Site



Source: Image produced and provided by CTA Engineering & Surveying in 2023, adapted by Ascent in 2023.

Figure 2-10 Proposed Off-Site Water and Wastewater Improvements

OFF-SITE WASTEWATER CONVEYANCE IMPROVEMENTS

EID is also proposed to provide wastewater conveyance and treatment services to the project, with the exception of proposed Lot 1 that would continue to use its existing on-site wastewater treatment system and lots 2 through 8 that would construct new on-site wastewater disposal systems. The proposed park site would use a restroom vault that would store wastewater until emptied by a wastewater disposal truck (Figure 2-11). On-site wastewater would be conveyed through a network of pipelines within the project's roadway right-of-way. The project would require the off-site improvements for wastewater conveyance listed below (Figure 2-10).

- ▶ 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 that is currently located within a private open space corridor. The Highland Hills Lift Station is located along Loch Way and would be upgraded or expanded.
- ▶ 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 along Glenmore Way, Highland Drive, West Glenmore Way, Silva Valley Parkway, and a SMUD utility easement.
 - The St. Andrews Lift Station where the proposed new force main would discharge has limited capacity. Thus, the project identifies an alternative wastewater alignment where the proposed new force main would be extended further south along Silva Valley Parkway where it would connect to a 24-inch gravity flow pipeline south of Harvard Way should adequate capacity not be available at the time of project development (Figure 2-12).

2.5.6 Electrical Service and Improvements

Electrical service and natural gas would be provided by Pacific Gas and Electric (PG&E). Off-site improvements include installation of a new electrical cable through the existing conduit on Sangiovese Drive; new trenching for installation of a 6-inch conduit and cable on a portion of Appian Way; and removal and replacement of cable in an existing conduit along portions of Lima Way, Aberdeen Lane, and Appian Way for a length of approximately 1.4 miles. Additionally, the project would include improvements to electrical distribution facilities along Green Valley Road to the western edge of the Travois Subdivision in Cameron Park for a length of approximately 2 miles. Natural gas service would consist of a connection to the existing natural gas pipeline in Lima Way along the western boundary of the site.

2.6 WILDLAND URBAN INTERFACE FIRE PROTECTION PLAN

The proposed Generations at Green Valley Wildland Urban Interface Fire Protection Plan (Fire Safe Plan or FSP) is provided in Appendix J and addresses potential impacts resulting from wildland fire hazards and identifies measures necessary to mitigate these hazards in conformance with CCR Title 14, Sections 1270 through 1276 (Fire Safe Regulations), CCR Title 24, Part 9, Section 4903 (Plans), El Dorado County Fire Protection Standard W-002 (Wildland Interface Fire Protection Plans), and El Dorado County General Plan Policy 6.2.2.2. The FSP addresses water supply, access, structural ignitability and ignition resistive building features, fire protection systems and equipment, impacts to existing emergency services, defensible space, vegetation management, and evacuation. This plan identifies fuel modification/management zones and recommends the types and methods of treatment that will protect this project and its essential infrastructure. In addition, this FSP recommends enhanced fire protection measures that the project HOA, and individual property owners will take to reduce the probability of structural ignition during the occupancy phase of the project.

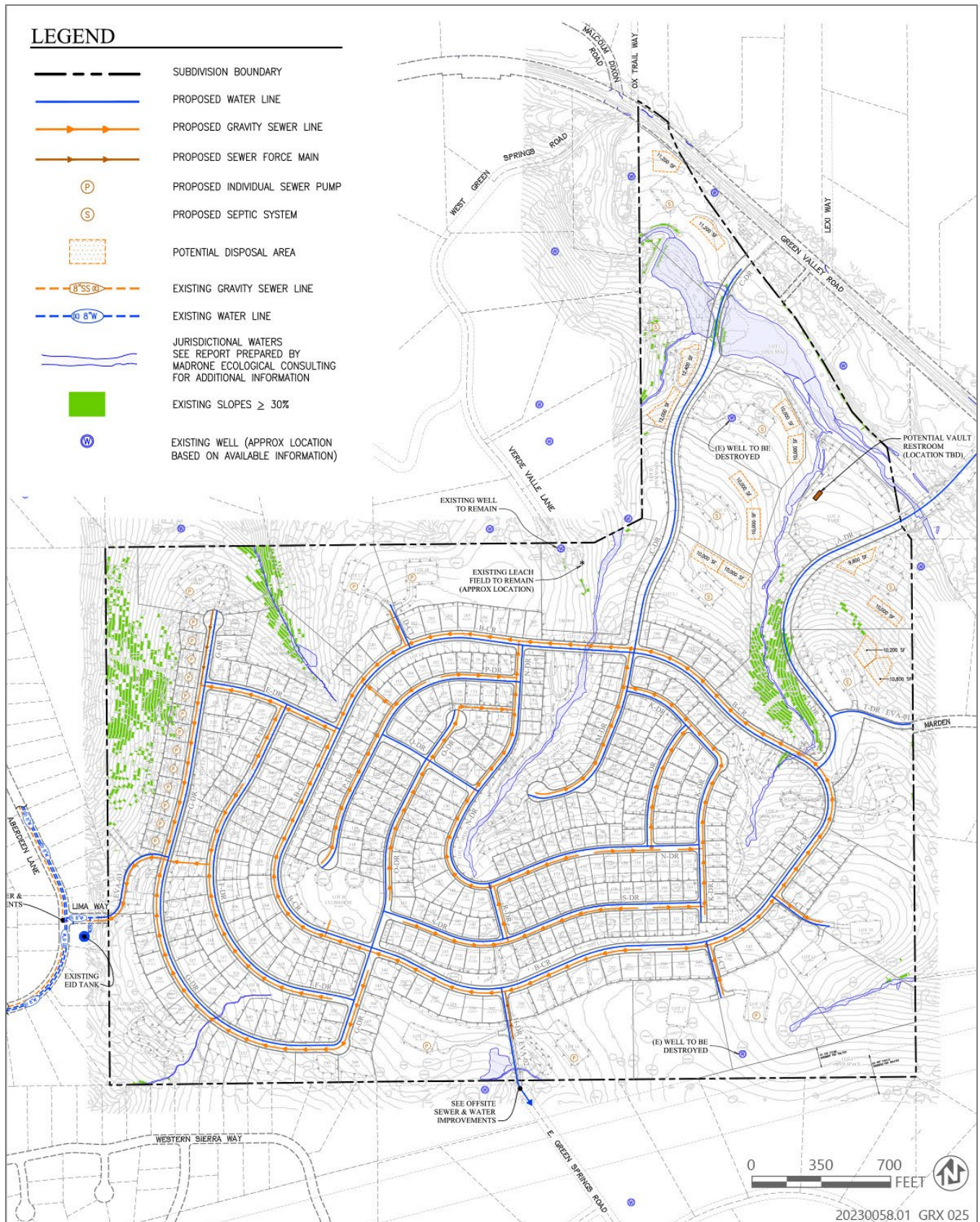
The FSP contains the following components that are summarized below:

- ▶ Fire Protection Planning (Chapter 4 of the FSP) consists of proposed fire prevention and emergency planning best practices for the project that provides an assessment of wildfire vulnerability for the project, emergency vehicle access requirements, road and address signage requirements, fire protection water supply requirements, and building design, siting and setbacks.
- ▶ Emergency Preparedness and Pre-Evacuation Planning (Chapter 5 of the FSP) provides a summary of the Generations at Green Valley Wildfire Evacuation Study (Appendix L of the FSP) that evaluates a proposed wildfire scenario impacting the project area and the associated evacuation routes and timing for project and area residents to reach community wildfire safety zones. This chapter also identifies measures for the project HOA to implement to improve evacuation activities.
- ▶ Fuel Reduction Management and Defensible Space Concepts (Chapter 6 of the FSP) provides a proposed fuel modification plan and the following three defensible space zones for specific wildfire fuel reduction standards associated with buildings:
 - Zone 0 – Ember-Resistant Zone (0 to 5 feet from buildings)
 - Zone 1 – Lean, Clean and Geen Zone (30 feet from buildings or to the property line)
 - Zone 2 – Reduce Fuel Zone (30 to 100 feet from buildings or to the property line)

2.7 CONSTRUCTION ACTIVITIES AND PHASING

Project construction is assumed to start in April 2025, with grading and site improvements completed in 3 years and housing construction completed in five years. However, market conditions would ultimately determine the rate and extent of construction. Figures 2-9a and 2-9b provide project grading details. It is anticipated that grading activities (i.e., cut and fill) would be balanced on-site with no need for substantial import or export of soil. Extent of construction workers needed for the project would be determined by the construction contractor at the onset of construction activities.

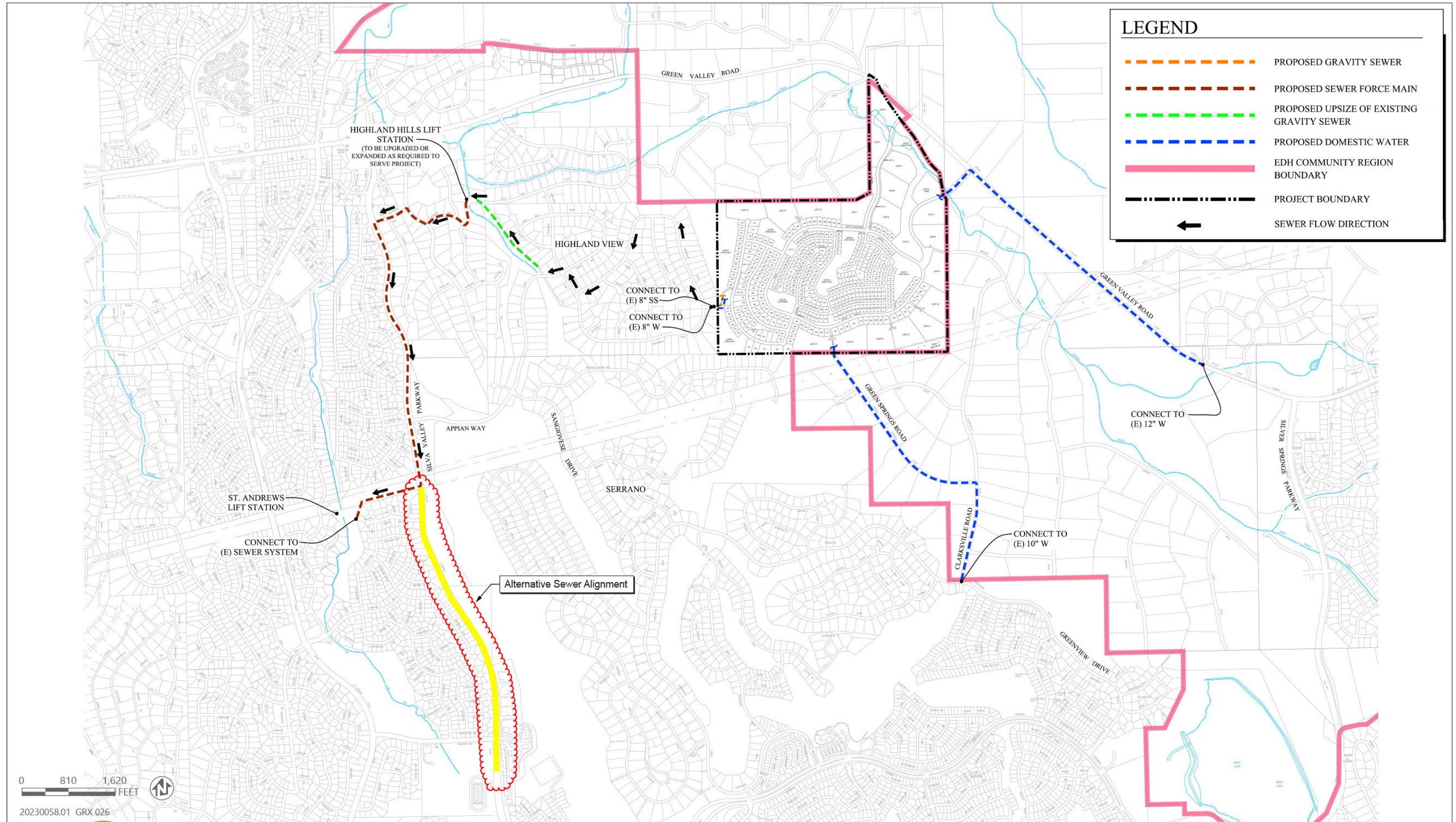
The project construction would remove approximately 56 acres of oak woodland and 13 heritage trees (as defined by Chapter 130.39 [Oak Resources Conservation] of the County Code of Ordinances) (Figure 2-13). This removal would require obtaining an Oak Tree and Oak Woodland Removal Permit and compliance with the mitigation requirements of Chapter 130.39.



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

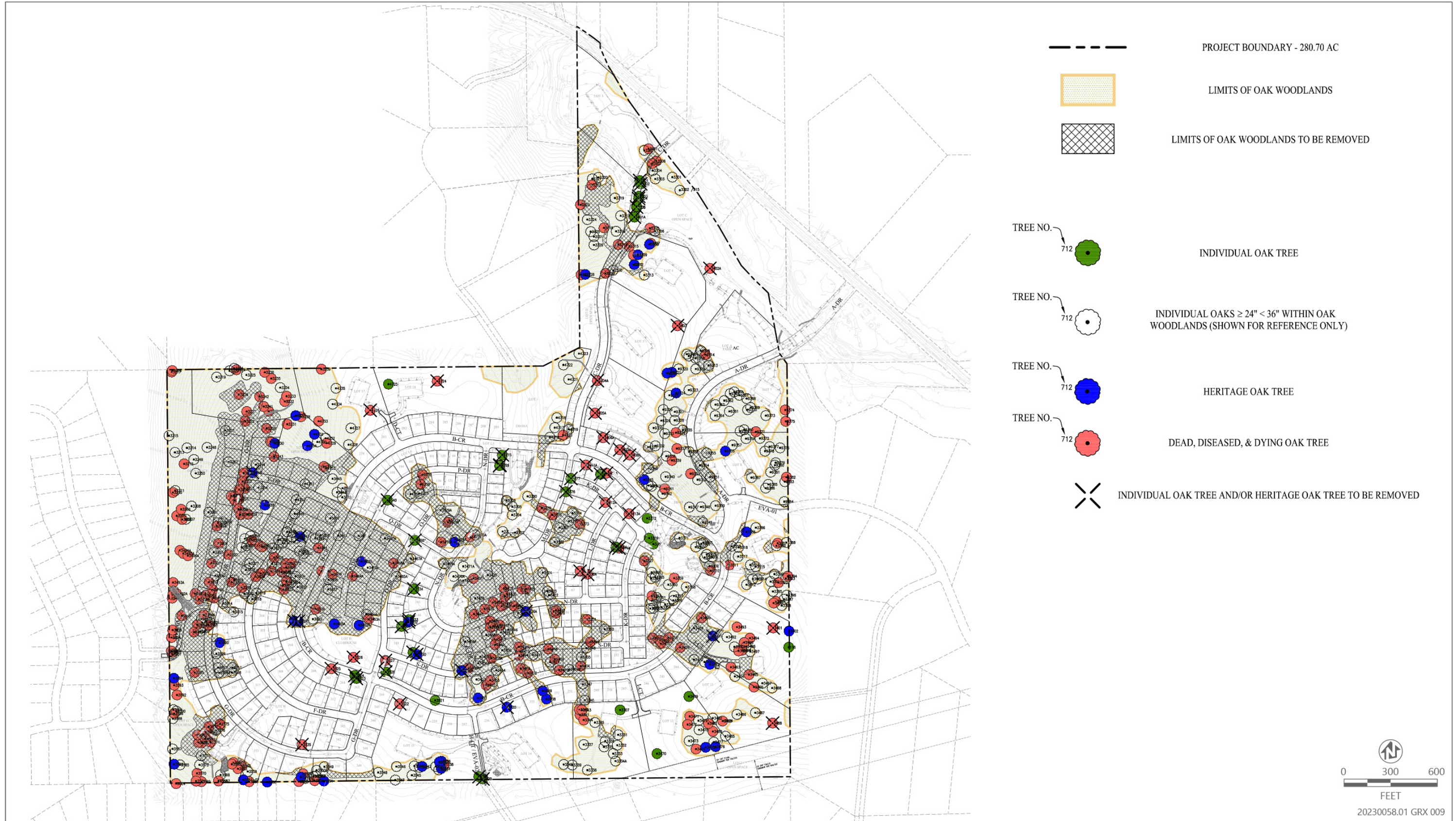
Figure 2-11 On-Site Water and Wastewater Improvements

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

Figure 2-12 Off-Site Alternative Wastewater Alignment



Source: Image produced and provided by CTA Engineering & Surveying in 2022, adapted by Ascent in 2023.

Figure 2-13 Proposed Oak Tree Preservation Plan

2.8 POTENTIAL PERMITS AND APPROVALS REQUIRED

Approvals and permits required for the project would include, but are not limited to, the following:

El Dorado County (Lead Agency)

- ▶ Certification of the Final EIR
- ▶ General Plan amendment to change land use designations of the site from LDR and OS to HDR, LDR, and PF
- ▶ Rezone the site from RE-10 and RF-L to R1, OS, RF-H, and RE-5
- ▶ Approval of the proposed tentative subdivision map
- ▶ Approval of a Development Agreement
- ▶ Subsequent actions and approval would include the following:
 - ▶ Approval of final subdivision maps
 - ▶ Approval of Oak Tree and Oak Woodland Removal Permit
 - ▶ Grading permits
 - ▶ Building permits
 - ▶ Permitting of on-site wastewater treatment systems
 - ▶ Encroachment permits

Federal

- ▶ Wetland fill permitting by the US Army Corps of Engineers under Section 404 of the federal Clean Water Act

State

- ▶ Water quality certification by the Central Valley Regional Water Quality Control Board under Section 401 of the federal Clean Water Act
- ▶ Streambed alteration agreement by the California Department of Fish and Wildlife under Section 1602 of the California Fish and Game Code
- ▶ Coverage under Statewide National Pollutant Discharge Elimination System Construction General Permit for Stormwater Discharges (Construction General Permit Order 2022-0057-DWQ)

Local

- ▶ El Dorado LAFCo approval of annexation to the El Dorado Hills CSD, EID, and El Dorado Hills Fire Department
- ▶ El Dorado Hills CSD annexation approval and approval of parkland dedication
- ▶ EID annexation approval and approval of water and wastewater improvements
- ▶ El Dorado Hills Fire Department annexation approval and approval of the project's Wildfire Safe Plan

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