



# PLANNING & BUILDING DEPARTMENT

## PLANNING DIVISION

<https://www.eldoradocounty.ca.gov/Land-Use/Planning-Services>

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### NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE GENERATIONS AT GREEN VALLEY PROJECT (STATE CLEARINGHOUSE NUMBER: 2024040463)

**Date:** June 26, 2024  
**To:** Interested Agencies and Individuals  
**From:** Planning and Building Department- Planning Division

The El Dorado County Planning and Building Department-Planning Division, as the Lead Agency, prepared a Draft Environmental Impact Report (DEIR) for the Generations at Green Valley Project (proposed project). The DEIR has been prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] Sections 2100 et seq. and the CEQA Guidelines (14 California Code of Regulations [CCR] Sections 1500 et seq).

The DEIR is available for public and agency review for a 45-day period beginning **June 27, 2024, and ending August 12, 2024**. The purpose of this comment period is to consider the content of the DEIR and potential environmental impacts that may result from project implementation, not the positive or negative attributes of the proposed project itself. Comments pertaining to the environmental impact analysis, criteria and thresholds, mitigation measures and alternatives presented in the DEIR will be considered by the County during preparation of the Final EIR. The Final EIR will include copies of the comments and the County's responses to comments pertaining to the environmental review and DEIR.

A subsequent scheduled public hearing will be conducted on the project upon completion of the Final EIR when the County considers action on the project. The County must certify the Final EIR prior to project approval. If you wish to be notified of that hearing date, please provide your name and mailing address to this department.

The DEIR and supporting information may be reviewed and/or obtained at the following locations:

<b>Planning and Building Department</b> 2850 Fairlane Court, Building C Placerville, CA 95667	<b>El Dorado County Library</b> 345 Fair Lane Placerville, California 95667	<b>El Dorado County Library</b> 7455 Silva Valley Parkway El Dorado Hills, CA 95762	<b>Cameron Park Library</b> 2500 Country Club Drive Cameron Park, CA 95682
<b>Planning Division Website</b> <a href="https://www.eldoradocounty.ca.gov/Land-Use/Planning-Services">https://www.eldoradocounty.ca.gov/Land-Use/Planning-Services</a>			

All written public and agency comments must be received by 5:00 p.m. on **August 12, 2024**, and should be directed to: El Dorado County Planning and Building Department-Planning Division, Attention: Bianca Dinkler, 2850 Fairlane Court, Placerville, CA 95667.

Please include the name of the contact person of your agency, if applicable. Comments may also be submitted in person or via email to [generationsatgreenvalley@edcgov.us](mailto:generationsatgreenvalley@edcgov.us). Comments submitted via email must either be included in the body text of the message or as an attachment in Microsoft® Word or Adobe® PDF format.

El Dorado County will hold a meeting to receive comments regarding the content of the DEIR and answer general questions regarding the environmental process. The meeting will be held in-person with a remote option via Zoom on **Thursday, July 11, 2024, from 5:30pm to 7:30pm** at the El Dorado County Planning and Building Department, 2850 Fairlane Ct, Building C, Placerville, CA 95667 in the Planning Commission hearing room. Here is the Zoom link: <https://us06web.zoom.us/j/83691325117>

### **PROJECT INFORMATION**

**PROJECT TITLE/**

**APPLICATION:**

Generations at Green Valley Project/  
GPA22-0001, Z22-0001, TM22-0001, DA24-0001

**PROJECT APPLICANT:**

Green Valley Road Benefits, LLC, c/o TTLC Management, Inc.  
110 Blue Ravine Road, Suite 209  
Folsom, CA 95630

**PROJECT LOCATION:**

The project site is located in an unincorporated area of El Dorado County, in the eastern portion of the El Dorado Hills Community Region. The project site encompasses 280.70-acres and is located on five parcels identified by Assessor's Parcel Numbers (APNs) 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.

**PROJECT DESCRIPTION:**

The proposed project is a request to amend the General Plan land use designations of the project site from Low Density Residential (LDR) and Open Space (OS), to High Density Residential (HDR), LDR, and Public Facilities (PF); a Rezone from Residential Estate, Ten-Acre (RE-10), Residential Estate, Five Acre- (RE-5), and Recreational Facilities, Low Intensity (RF-L), to Residential, Single-Unit (R1), RE-5, OS, and Recreational Facilities, High Intensity (RF-H); and a Tentative Subdivision Map to subdivide the project site into 379 residential lots, a clubhouse lot, a park site, 13 landscape lots, and nine (9) open space lots. 214 of the proposed lots would be age-restricted for residents 55 years or older. 18 of the Residential Estate (RE) zoned lots would be located generally along the northern, eastern, and southern perimeter of the site, as well as along Green Valley Road. The project includes two proposed access roadway connections to Green Valley Road (C-Drive and A-Drive). The project site is within the General Plan designated El Dorado Hills Community Region boundary. The project would require the El Dorado Local Agency Formation Commission (LAFCO) to approve annexations of the site

into the service boundaries of El Dorado Hills Fire Department for fire protection services, El Dorado Hills Community Services District (CSD) for parks, recreation, and other community services, and the El Dorado Irrigation District (EID) for water and wastewater services. Additionally, the proposed project would include improvements to Green Valley Road, as well as other off-site improvements for transportation, water supply, wastewater conveyance, and utilities.

**ENVIRONMENTAL  
REVIEW:**

This DEIR identifies that the proposed project could result in significant environmental impacts to the following CEQA topics: 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; Noise and Vibration; Transportation; Utilities and Service Systems; Tribal Cultural Resources; and Wildfire and Evacuation.

**Hazardous Waste Sites:**

The proposed project is not located on any hazardous waste sites lists enumerated under Section 65962.5 of the Government Code.

El Dorado County Planning and Building Department  
Karen Garner, Director  
Date: June 26, 2024