

# CEQA Scoping Meeting

## Generations at Green Valley

### Notice of Preparation

Applicant: Green Valley Road Benefits, LLC,  
c/o TTLC Management, Inc.

Project Number: GPA22-0001, Z22-0001, TM22-0001,  
and DA24-0001



MARCH 12<sup>TH</sup> 2024

PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION

# Meeting Agenda

- Introductions
- Meeting Logistics - Listening Session, Not Q&A Format
- Project Review Process & Project Description
- Overview of CEQA and Environmental Review Process
- Identify Issues to be Evaluated in the EIR
- How to Submit Comments
- **Public Input**

# Introductions

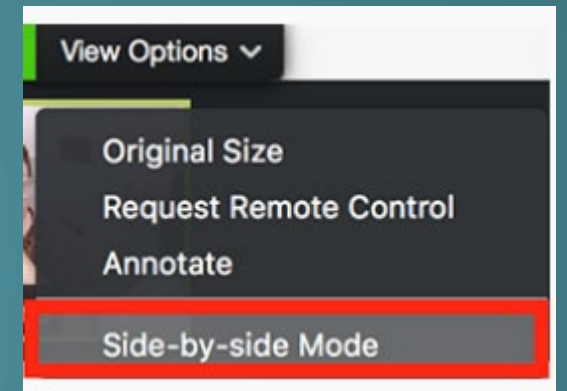
- County Staff
  - Ande Flower, Discretionary Planning Manager
  - Bianca Dinkler, Senior Planner
  - Kevin Valente, Contract Planner
  - Nick Pappani, Contract Environmental Planner
- Environmental Consultant
  - Pat Angell, ASCENT Environmental

# Scoping Meeting

- Hybrid Meeting (Zoom and In-Person) Tuesday, 3/12 5:30pm-7:30pm
- Paper comment cards available
- All written and verbal comments will be considered through the environmental review process
- Email comments here: [generationsatgreenvalley@edcgov.us](mailto:generationsatgreenvalley@edcgov.us)

# Zoom Portion Logistics

- Presentation is being recorded and will be available afterwards
- Video cameras off and microphones muted by default
- You control the layout of the slides and panelists video on your own screen (Side by Side mode recommended)
- There will be an opportunity for verbal public comments at the end of the presentation

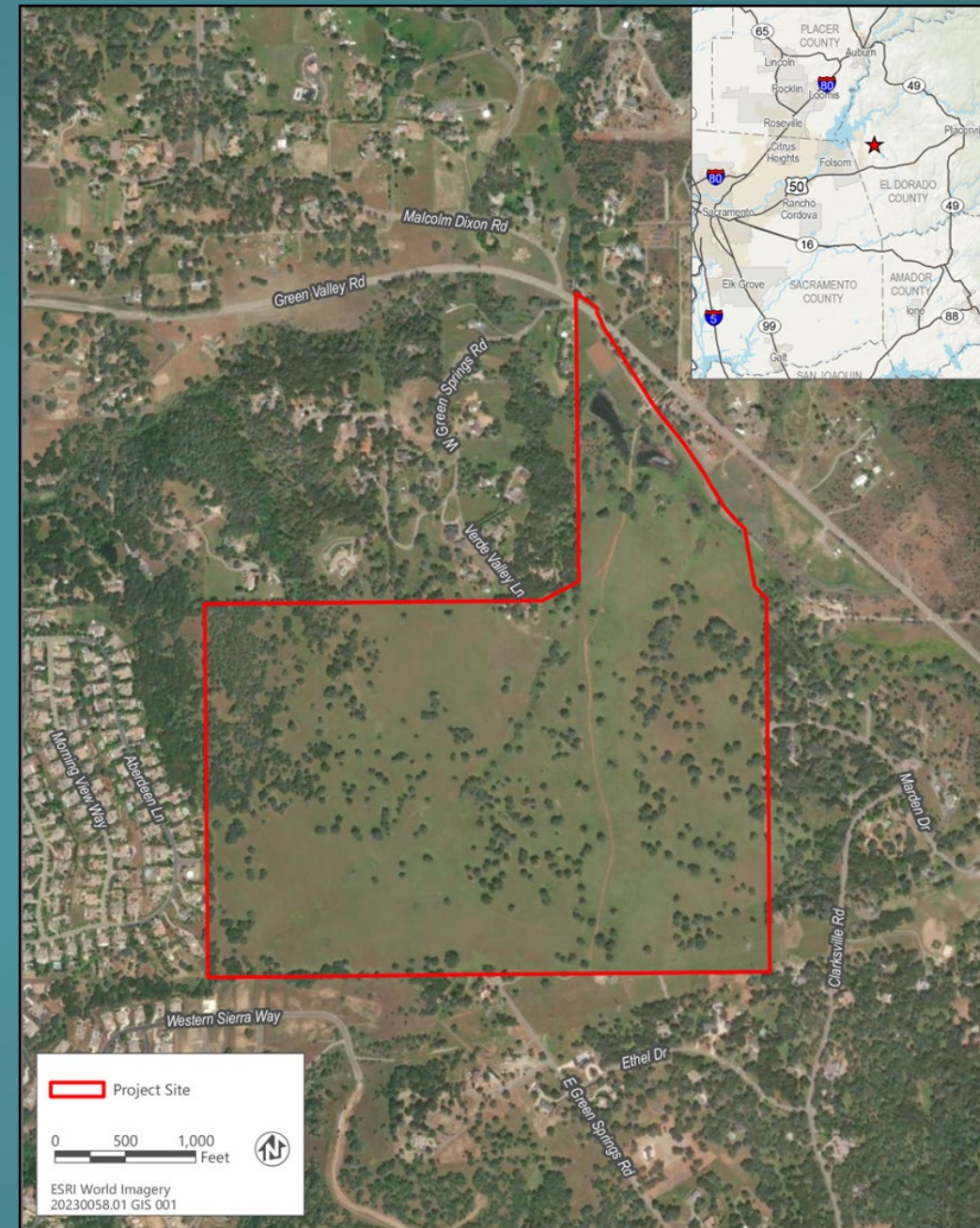


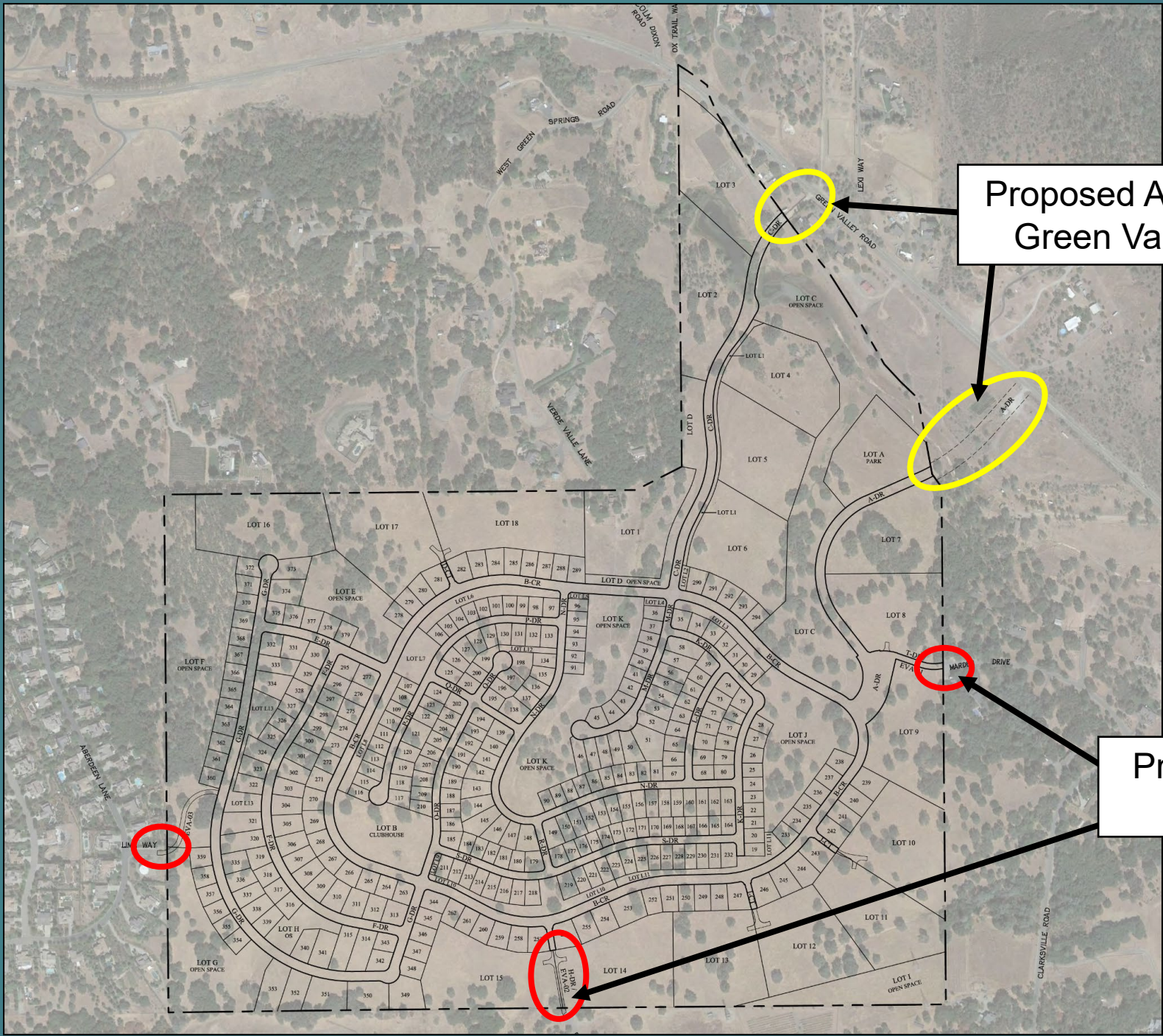
# Project Review Process

1. Project Submitted
2. Reviewed for complete submittal
3. Notice of Preparation (DEIR)– 30-day public review
4. Notice of Availability for Draft EIR– 45-day public review
5. Public Hearing, generally– 10-day public review

# Project Description

- 280 acres located within the El Dorado Hills Community Region
- General Plan Amendment, Rezone, and Tentative Subdivision Map
- High-Density residential and Low-Density residential development
- 379 residential lots (including 214 age-restricted units), 13 landscape lots, clubhouse, park, and open space
- Proposed lot sizes range from 4,724 square-feet to over 5 acres
- Project includes a Development Agreement with the County







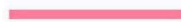





Proposed Access from Green Valley Road

Proposed Emergency Vehicle Access



**LEGEND**

-  PROPOSED GRAVITY SEWER
-  PROPOSED SEWER FORCE MAIN
-  PROPOSED UPSIZE OF EXISTING GRAVITY SEWER
-  PROPOSED DOMESTIC WATER
-  EDH COMMUNITY REGION BOUNDARY
-  PROJECT BOUNDARY
-  SEWER FLOW DIRECTION

0 750 1,500 FEET 

**Upsize 1,600 feet of Existing Sewer Line**

**New 8,500 feet of Sewer Line**

**New Water and Sewer Connections**

**New Water Lines**

HIGHLAND HILLS LIFT STATION  
(TO BE UPGRADED OR EXPANDED AS REQUIRED TO SERVE PROJECT)

HIGHLAND VIEW

CONNECT TO (E) 8" SS

CONNECT TO (E) 8" W

ST. ANDREWS LIFT STATION

CONNECT TO (E) SEWER SYSTEM

CONNECT TO (E) 12" W

CONNECT TO (E) 10" W

# CEQA

- California Environmental Quality Act
- Public participation is essential
- Public disclosure process
- Applies to discretionary decisions by public agencies
- Requires consideration of physical environmental effects and measures to avoid or mitigate environmental impacts
- Certification of EIR does not indicate project approval

# What an EIR Does and Does Not Do

## An EIR Does...

- Disclose potential effects of project on environment
- Identify mitigation measures
- Describe feasible alternatives to proposed project

## An EIR Doesn't...

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

# CEQA Process

- Notice of Preparation (NOP)
  - Comment period open from February 26, 2024 - March 26, 2024
- Scoping Meeting (today)
- Draft EIR
  - Will have 45-day public review period
- Final EIR
  - Will respond to all comments received during Draft EIR review period
- Project Decision



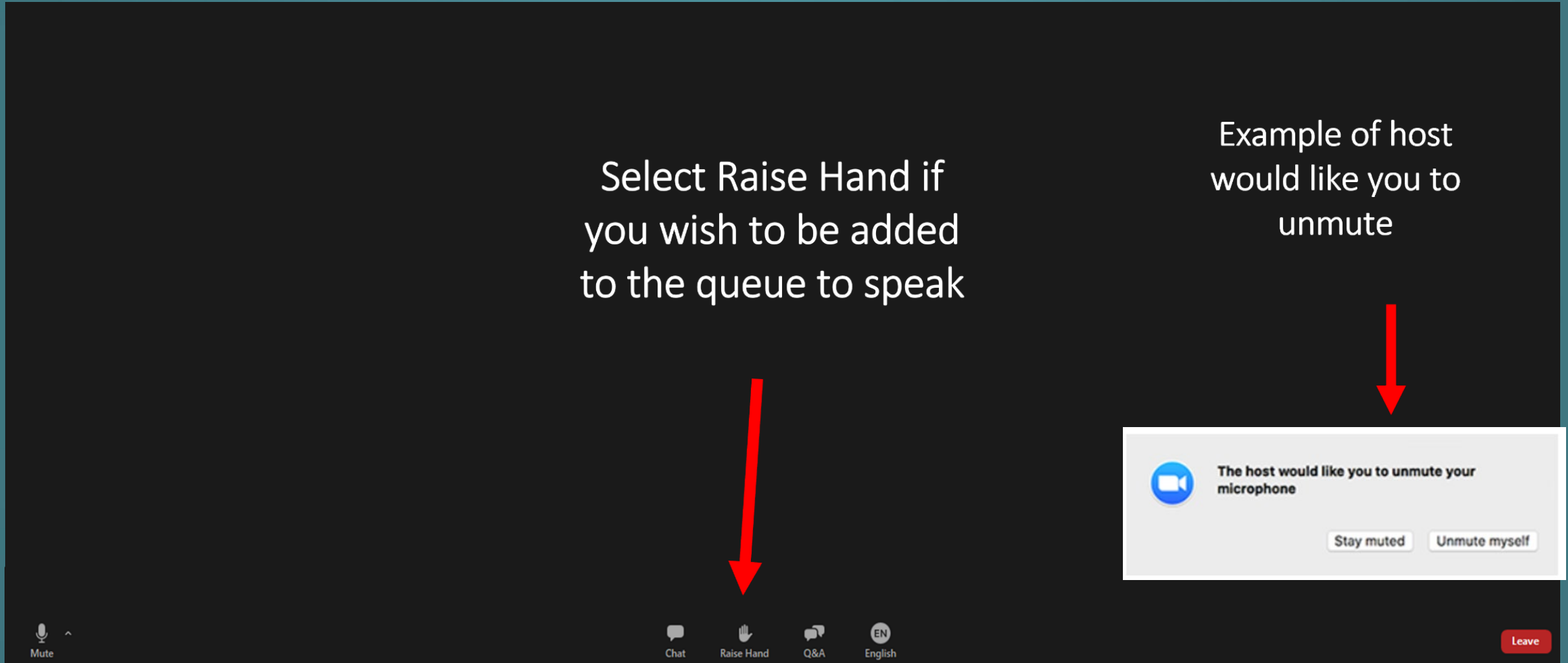
# Issues to be Evaluated in the EIR

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

# How to Provide Comments on Zoom

Select Raise Hand if you wish to be added to the queue to speak

Example of host would like you to unmute



# How to Provide Comments by Phone

- Press Star (\*) 9 to indicate you would like to speak
- Listen for the message: “The host would like you to unmute your microphone. You can press Star (\*) 6 to unmute”
- When you are done with your comment, please press Star (\*) 6 to re-mute

# Public Comments

## RULES:

- Please limit verbal comments to 3 minutes
- The countdown timer indicates how much time you have left to comment
- A reminder will be provided when you have 30 seconds to wrap up your comment
- A beep/chime will sound when 3 minutes is up
- Each attendee may speak only once





# How to Submit Written Comments

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

**Comments must be received by 5:00 p.m. on Tuesday, March 26, 2024**

