


TRANSMITTAL LETTER

To: Gina Hamilton
El Dorado County
Planning Department
2850 Fairlane Court, Bldg. C
Placerville, CA 95667

From: Kevin Wipf 

Date: November 23, 2022

Project No.: 10-026-004

Subject: Generations at Green Valley – GPA22-001, Z22-001, & TM22-001

Via Courier

RECEIVED

NOV 30 2022

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

REMARKS: The items listed below are being provided in response to your February 19, 2022 "Determination of Application Incompleteness" correspondence:

- Response to application incompleteness correspondence
- Letter of authorization and landowner signatory pages
- Assessor Parcel Maps with the applicable parcels outlined in red.
- Vicinity Map
- Facility Improvement Letter
- Offsite Sewer and Water Improvements Report dated November 2022 prepared by CTA Engineering & Surveying
- Septic Feasibility Study dated July 12, 2022 prepared by Youngdahl Consulting Group.
- Biological Resources Assessment dated November 2022 prepared by Madrone Ecological Consulting.
- Executed Agreement for Payment of Processing Fees dated December 22, 2021.
- Recorded Record of Survey (Bk. 8, Page 72)
- Arborist Report dated November 22, 2022
- Oak Resources Technical Report Checklist
- Oak Resource Code Compliance Certificate
- Design Waivers
- Tentative Map (3 sheets) – 10 copies
- Preliminary Grading and Drainage Plan (2 sheets) – 4 copies
- Zoning & General Plan Land Use (1 sheet) – 4 copies
- Slope Map (1 sheet) – 4 copies
- Aerial Map (1 sheet) – 4 copies
- Onsite Sewer and Water Exhibit (1 sheet) – 4 copies
- Preliminary Oak Tree Preservation Plan (1 sheet) – 4 copies
- Project Narrative

In addition, the following documents have been updated and are included with this submittal:

- Storm Drainage Evaluation dated November 22, 2022 prepared by Domenichelli & Associates
- Transportation Impact Study (TIS) dated April 5, 2022 prepared by Kimley Horn.
- TIS comment responses and red-lined excerpts
- El Dorado County Planning Services Environmental Questionnaire

Lastly, a flash drive containing the electronic files for all items listed above have been provided with this submittal. Should you have any questions, please do not hesitate to contact me at 916-638-0919.

GPA22-0001, Z22-0001, TM22-0001

RECEIVED

NOV 30 2022

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

November 29, 2022

Ms. Gina Hamilton
El Dorado County
Planning Department
2850 Fairlane Court, Bldg. C
Placerville, CA 95667

Re: Determination of Application Incompleteness
Project File Name: Generations at Green Valley
Project Application Nos.: General Plan Amendment GPA22-0001, Rezone Z22-0001,
Tentative Subdivision Map TM22-0001
APNs: 126-020-001 to -004, and 126-150-023

Dear Gina:

Below are responses to comments provided in your Determination of Application Incompleteness correspondence dated February 19, 2022. The applicant would like to schedule a meeting with Planning Services shortly after this submittal to answer any initial questions about the application and to discuss preparation of the CEQA document as you suggested.

General Plan Amendment/ Rezone Application

1. Letter of authorization and landowner signatory pages signed by all property owners. Note that Robert N. Pena's signature is missing from both of these items, as submitted. *GPA/Rezone Application Checklist Item No. 2*
RESPONSE: Attached is the letter of authorization dated December 16, 2021 with all landowner signatures.
2. A copy of the official Assessor's map, showing the project parcels outlined in red. *GPA/Rezone Application Checklist Item No. 4*
RESPONSE: Attached are the outlined in red assessor parcel maps for the applicable parcels.
3. A stand-alone 8½ x 11 vicinity map showing the location of the project site in relation to the distance to major roads, intersections, and town sites. *GPA/Rezone Application Checklist Item No. 5*
RESPONSE: Attached is the vicinity map with the subject property indicated.
4. A Facilities Improvement Letter (FIL) from El Dorado Irrigation District. *GPA/Rezone Application Checklist Item No. 8*
RESPONSE: FIL dated February 9, 2022 has been provided.
5. Maps and reports, as appropriate, regarding any off-site sewer or water facilities proposed to serve the project, if applicable, as described in *GPA/Rezone Application Checklist Item No. 9*
RESPONSE: Please see the attached "Offsite Sewer & Water Improvements".
6. Maps and reports, as appropriate, regarding any septic system facilities proposed to serve the project, if applicable, as described in *GPA/Rezone Application Checklist Item No. 10*
RESPONSE: Please see the attached "Septic Feasibility Study".

7. A biological resources report. *Relative to GPA/Rezone Application Checklist Items Nos. 11 and 15, as applicable, and for CEQA document preparation.*

RESPONSE: Please see the attached "Biological Resources Assessment" (BRA).

8. An acoustical analysis in the course of preparing the environmental impact analysis for the project. Please let us know if you expect to submit this analysis directly. *Relative to GPA/Rezone Application Checklist Items No. 14, as applicable, and for CEQA document preparation.*

RESPONSE: The acoustical analysis will be prepared as part of the CEQA process.

Tentative Subdivision Map Application

9. A completed signed Agreement for Payment of Processing Fees (attached). *TSM Application Checklist Item No. 2.*

RESPONSE: Attached is the completed & signed Agreement for Payment of Processing Fees dated December 21, 2021.

10. If groundwater is proposed to be used for *any* domestic water uses on the site, provide proof of a safe reliable water source as described in the adopted Design and Improvement Standards Manual. *TSM Application Checklist Item No. 9.*

RESPONSE: There are three existing water wells on the site, but only one currently serves an occupied home (Lot 1). Two wells will be destroyed and one will remain in service for Lot 1. The Project is not proposing any new water wells.

11. A site-specific wetland investigation shall be required on projects with wetlands as determined by the biological study. *TSM Application Checklist Item No. 15.*

RESPONSE: Please see the attached BRA (Attachment E).

12. A discussion of passive solar opportunities for proposed lots having 20,000 square feet or less (DISM Volume I, Section 5, B.). One hard copy plus an electronic PDF copy (CD-ROM or other medium) shall be submitted. *TSM Application Checklist Item No. 20.*

RESPONSE: Passive solar discussion will be developed as part of the CEQA process.

13. Copy of previous parcel map, subdivision map, or record of survey, if applicable. *TSM Application Checklist Item No. 21.*

RESPONSE: Record of Survey 8-72 is provided.

14. A Fire Safe Plan approved by the applicable fire district and Cal Fire. *TSM Application Checklist Item No. 27.*

RESPONSE: The draft Fire Safe Plan has been prepared and will be processed through the El Dorado Hills Fire Department and Cal Fire for approval. Once approved, the document will be submitted to the Planning Department.

15. A description of all proposed deviations or waivers to County design standards. The four findings required for approval of the deviation(s) or waiver(s) listed in County Code Section 120.40.010.A.2.a through d must be addressed by the applicant to justify granting the request(s). One hard copy plus an electronic PDF copy (CD-ROM or other medium) shall be submitted. *TSM Application Checklist Item No. 28.*

RESPONSE: Please see the attached Design Waiver request (hard copies and flash drive)

16. Oak Tree/Oak Woodland Removal TSM Application Checklist Items No. 29-33. Oak Resources Code Compliance Certificate and Oak Resources Technical Report Checklist attached. Note: While not required for submittal *at this time*, a security deposit for on-site oak tree/oak woodland retention and/or replacement planting may be required upon analysis of oak resource impacts. *Oak Tree/Oak Woodland Removal TSM Application Checklist Items No. 29-33.*

RESPONSE: Please see the attached Arborist's Report, Compliance Certificate, and report checklist related to TSM Checklist Items 29-33.

17. TPM plan sheet including all information listed as Required Information on Tentative Map section. *TPM application, starting on page 10.*

RESPONSE: Please see the attached Tentative Map and supporting exhibits with the "required information" shown.

In addition, please provide a project narrative.

RESPONSE: Please see the attached Project Narrative.

Note that this list of required information may not be exhaustive.

- Staff recommends that the applicant schedule a meeting with County staff to discuss preparation of the CEQA document for the project.

RESPONSE: The applicant intends to schedule a meeting shortly after the date of this submittal.

- Planning staff also recommends reviewing El Dorado County General Plan Policy 10.2.1.5 under Objective 10.2.1, Public and Civic Facilities Investment, in regard to the potential requirement for a Public Facilities Financing Plan for residential projects that are located in a Community Region that exceed 50 units. This policy can be found in the County's Economic Development Element here: https://www.edcgov.us/Government/Planning/pages/Adopted_General_Plan.aspx

RESPONSE: The applicant is aware that a Public Facilities and Services Financing Plan may be required. This can be discussed at the meeting about the CEQA document.

- Additionally, staff also recommends reviewing El Dorado County's Fiscal Impact Analysis and Public Facilities Financing Plan Process Manual and Guidelines (attached).

RESPONSE: Please see prior response.

Should you have any questions regarding the above mentioned subject, please do not hesitate to contact me at 916-638-0919.

Sincerely,

CTA Engineering & Surveying



Brian M. Allen, PE
Vice President

BMA:KW/csp

RECEIVED

NOV 30 2022

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

December 16, 2021

El Dorado County
Planning Department
2850 Fairlane Court, Bldg. C
Placerville, CA 95667

RE: GENERATIONS AT GREEN VALLEY

Dear Sir:

This letter shall serve as authorization for CTA Engineering and Surveying to act as my agent for the above mentioned subject. Should you have any questions, please do not hesitate to contact Green Valley Road Benefits, LLC at 510-227-0030.

Sincerely,

Green Valley Road Benefits, LLC

Aidan Barry, authorized agent


Aidan Barry (Dec 16, 2021 10:51 PST)

Jenny Louie Helm


Jenny Louie-Helm (Dec 20, 2021 10:04 PST)

Wayland H. Louie


Wayland Louie (Dec 20, 2021 09:15 PST)

Jen Lynn Louie


Jen Lynn Louie (Dec 20, 2021 15:43 PST)

Kimberly Dixon

Amanda R. Pena

Robert N. Pena

GPA22-0001, Z22-0001, TM22-0001

December 16, 2021

El Dorado County
Planning Department
2850 Fairlane Court, Bldg. C
Placerville, CA 95667

RE: GENERATIONS AT GREEN VALLEY

Dear Sir:

This letter shall serve as authorization for CTA Engineering and Surveying to act as my agent for the above mentioned subject. Should you have any questions, please do not hesitate to contact Green Valley Road Benefits, LLC at 510-227-0030.

Sincerely,

Green Valley Road Benefits, LLC

Jenny Louie Helm

Wayland H. Louie

Jen Lynn Louie

Kimberly Dixon



Amanda R. Pena



Robert N. Pena

December 16, 2021

El Dorado County
Planning Department
2850 Fairlane Court, Bldg. C
Placerville, CA 95667

RE: GENERATIONS AT GREEN VALLEY

Dear Sir:

This letter shall serve as authorization for CTA Engineering and Surveying to act as my agent for the above mentioned subject. Should you have any questions, please do not hesitate to contact Green Valley Road Benefits, LLC at 510-227-0030.

Sincerely,

Green Valley Road Benefits, LLC

Jenny Louie Helm

Wayland H. Louie

Jen Lynn Louie

Kimberly Dixon

Amanda R. Pena

Robert N. Pena



RECEIVED

NOV 30 2022

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

POR. SECS. 14 & 24, T.10N., R.8E., M.D.M.

126:02



1" equals 400'

First American Title
Page 12 of 20

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for administrative purposes only. Field measurements and computations are not guaranteed. Users should rely on their own measurements and surveys.

Acreages Are Estimates

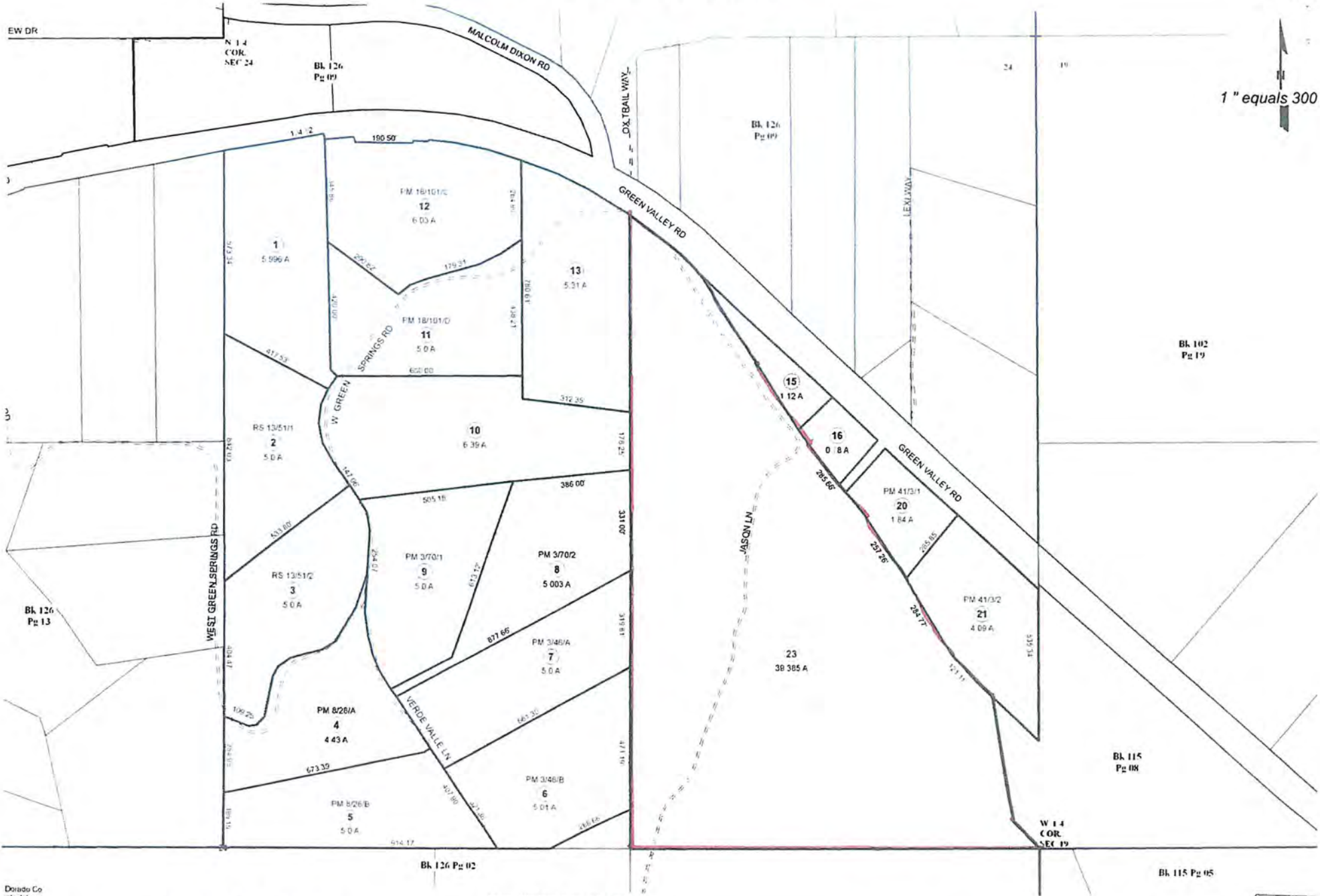
Adjacent Map Pages Shown in Grey Just to Assist in Parcel Number Search & Clarify

Rev. Sept. 30, 2006 Assessor's Map Bk. 126, Pg. 02
County of El Dorado, CA

Order Number: 0131-624891a1a
Page Number: 12

POR. NE 1/4 SEC. 24, T.10N., R.8E., M.D.M.

126:15



Dorado Co calculations verify acres

Acres are Estimates

Adjacent Map Pages Shown in Grey Text Assessor's Block Numbers Shown in Blue Text Assessor's Parcel Numbers Shown in Black

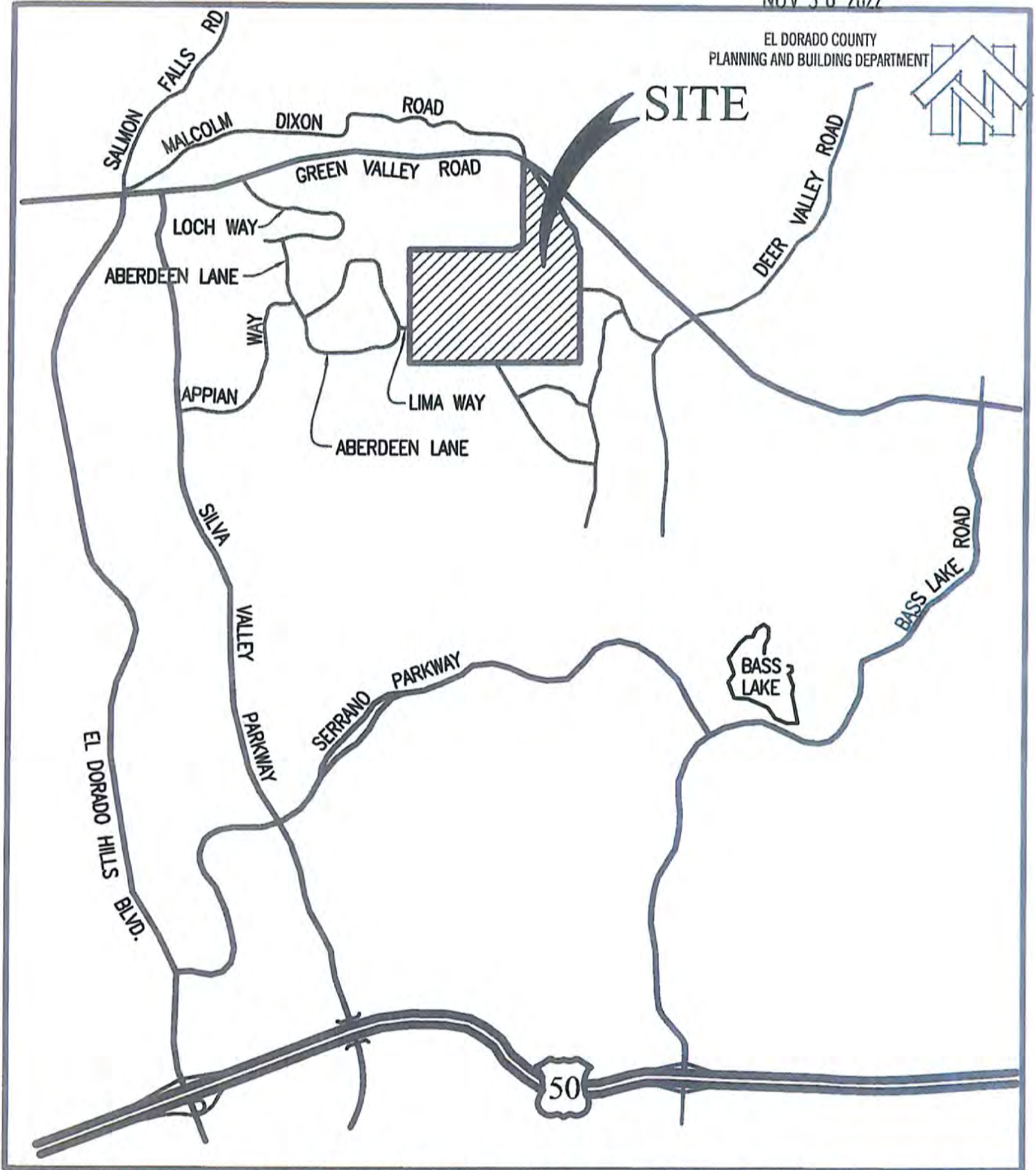
Rev. Dec 31, 2006

Assessor's Map Bk 126 Pg 15 County of El Dorado CA

RECEIVED

NOV 30 2022

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT



VICINITY MAP

NOT TO SCALE

GPA22-0001, Z22-0001, TM22-0001



El Dorado Irrigation District

RECEIVED

NOV 30 2022

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Letter No.: DS0222-047

February 9, 2022

VIA EMAIL

Aidan Barry
Green Valley Benefits, LLC
1350 17th Street, Suite 350
Denver, CO 80202
Email: abarry@thetrulifecompanies.com

Subject: Facility Improvement Letter (FIL) 3608FIL, Generations at Green Valley -**Annexation**
Assessor's Parcel No. 126-020-001, 002, 003, 004 & 126-150-023 (Outside)

Dear Mr. Barry:

This letter is in response to your request dated November 29, 2021 and is valid for a period of three years. If a Facility Plan Report (FPR) for your project has not been submitted to El Dorado Irrigation District (EID or District) within three years of the date of this letter, a new FIL will be required.

Design drawings for your project must be in conformance with the District's *Water, Sewer and Recycled Water Design and Construction Standards*.

This proposed project is a 380-lot residential subdivision on 280.7 acres. Water service, sewer service, and fire hydrants are requested. The property is **not** within the District boundary and will require annexation before service can be obtained. This letter is not a commitment to serve, but does address the location and approximate capacity of existing facilities that may be available to serve your project.

Water Supply

As of January 1, 2021, there were approximately 18,968 equivalent dwelling units (EDUs) of water supply available in the El Dorado Hills Water Supply Region. Your project as proposed on this date would require 387 EDUs of water supply.

Water Facilities

This project will need to be served by a combination of the 12-inch water line located northeast of the project in Green Valley Road and connections to the Bass Lake Tanks service area to the south. The existing water lines located in the adjacent Highland View Subdivision to the west do not have adequate pressure or capacity to serve your proposed development. The El Dorado Hills Fire Department has determined that the minimum fire flow for this project is 1,875 GPM for a

one-hour duration while maintaining a 20-psi residual pressure. According to the District's hydraulic model, the existing system can deliver the required fire flow utilizing the potential points of connection outlined below.

In order to provide this fire flow and receive service, you must construct a looped water line extension connecting to the 12-inch water line located in Green Valley Road (near the Summerbrook subdivision that is under construction) and also to the 10-inch water line located at the intersection of Clarksville Road and Greenview Drive to the south. This project will also be required to connect to the 8-inch water line located near the western project boundary. It is likely that multiple pressure reducing stations will be required in order to serve the proposed development.

The Facility Plan Report (FPR) should analyze the future need for storage in this region based on potential future developments and the timing of your project. At this time additional storage is not required in the Bass Lake Tank service area to meet current demand and fire flow requirements. The hydraulic grade line for the existing 12-inch water line located in Green Valley Road is 1,503 feet above mean sea level at static conditions and 1,450 feet above mean sea level during fire flow and maximum day demands. The hydraulic grade line for the existing 10-inch water line located in Greenview Drive is 1,462 feet above mean sea level at static conditions and 1,380 feet above mean sea level during fire flow and maximum day demands.

The flow predicted above was developed using a computer model and is not an actual field flow test.

Sewer Facilities

There are no sewer facilities in the immediate vicinity of this project that have adequate capacity to serve the anticipated flows from the proposed development. There is an 8-inch gravity sewer line located near the western property line. This gravity line conveys wastewater to the Highland Hills Lift Station (HHLS), which does not have available capacity to serve this project. HHLS would need to be upgraded in order to serve this project. Additionally your project would be required to upsize approximately 1,800 feet of 8-inch and 10-inch gravity sewer main located immediately upstream of HHLS.

The Timberline Lift Station is located downstream of HHLS and shares a 12-inch force main connection with the New York Creek Lift Station that discharges to the St. Andrews Lift Station. These lift stations and the 12-inch force main that is shared between these two lift stations do not have capacity available and would need to be upsized for any additional flows beyond the current capacity of the existing lift stations. One option may be to construct approximately 7,600 of new 10-inch force main that would convey the flows from HHLS to the St. Andrews Lift Station, thus bypassing the Timberline Lift Station.

The Silva Valley Trunk Gravity Sewer (various sizes) conveys wastewater from several sources, including the discharge of the St. Andrews Lift Station, to the El Dorado Hills Wastewater Treatment Plant. There are sections of the Silva Valley Trunk Sewer, located along Silva Valley Parkway, that do not have adequate capacity to serve the proposed development. That section of sewer is being evaluated by the District, but at this time none of the required system upgrades are included in the District's current 5-year Capital Improvement Plan.

Your project as proposed on this date would require 386 EDUs of sewer service.

Facility Plan Report

An FPR will be required for this project. The FPR shall address the expansion of the water and sewer facilities and the specific fire flow requirements for all phases of the project. A meeting to discuss the content of the report will be required. Please contact this office to arrange the meeting. A preliminary utility plan, prepared by your engineer, must be brought to the meeting.

Two copies of the FPR will be required along with a \$3,000.00 deposit. You will be billed for actual time spent in review and processing of your FPR. Please submit the FPR and fee to our Development Services Department. Enclosed is the FPR description and transmittal form for your use. The items listed under content in the description and the completed transmittal form must be bound in each copy of the FPR.

Easement Requirements

Proposed water lines, sewer lines and related facilities must be located within an easement accessible by conventional maintenance vehicles. When the water lines or waste water lines are within streets, they shall be located within the paved section of the roadway. No structures will be permitted within the easements of any existing or proposed facilities. The District must have unobstructed access to these easements at all times, and does not generally allow water or waste water facilities along lot lines.

Easements for any new District facilities constructed by this project must be granted to the District prior to District approval of water and/or waste water improvement plans, whether on-site or off-site. In addition, due to either nonexistent or prescriptive easements for some older facilities, any existing on-site District facilities that will remain in place after the development of this property must also have an easement granted to the District.

Environmental

The County is the lead agency for environmental review of this project per Section 15051 of the California Environmental Quality Act Guidelines (CEQA). The County's environmental document should include a review of both off-site and on-site water and sewer facilities that may be constructed by this project. You may be requested to submit a copy of the County's

environmental document to the District if your project involves significant off-site facilities. If the County's environmental document does not address all water and waste water facilities and they are not exempt from environmental review, a supplemental environmental document will be required. This document would be prepared by a consultant. It could require several months to prepare and you would be responsible for its cost.

Annexation

The applicant is charged for all costs associated with the annexation proposal. A preliminary cost benefit analysis has been completed. This project as currently defined **will not** have a negative financial impact on the District. Please contact Development Services regarding the annexation process.

Summary

Service to this proposed development is contingent upon the following:

- Annexation approval from the District's Board of Directors and El Dorado County Local Agency Formation Commission;
- Payment of District Annexation Impact Fee (Contact Development Services for fee calculation);
- Inclusion of lands into the District's service area from the United States Department of the Interior Bureau of Reclamation (Contact Development Services for more information)
- The availability of uncommitted water supplies at the time service is requested;
- Approval of the County's environmental document by the District (if requested);
- Approval of a Facility Plan Report by the District;
- Approval of an extension of facilities application by the District;
- Approval of facility improvement plans by the District;
- Construction by the developer of all on-site and off-site proposed water and sewer facilities;
- Acceptance of these facilities by the District; and
- Payment of all District connection costs.

Services shall be provided in accordance with El Dorado Irrigation District Board Policies and Administrative Regulations, as amended from time-to-time. As they relate to conditions of and fees for extension of service, District Administrative Regulations will apply as of the date of a fully executed Extension of Facilities Agreement.

If you have any questions, please contact Marc Mackay at (530) 642-4135.

Letter No.: DS0222-047
To: Aidan Barry



February 9, 2022
Page 5 of 5

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael J. Brink', is written over a light blue horizontal line.

Michael J. Brink, P.E.
Supervising Civil Engineer

MB/MM:kh

Enclosures: System Map
FPR guidelines and transmittal

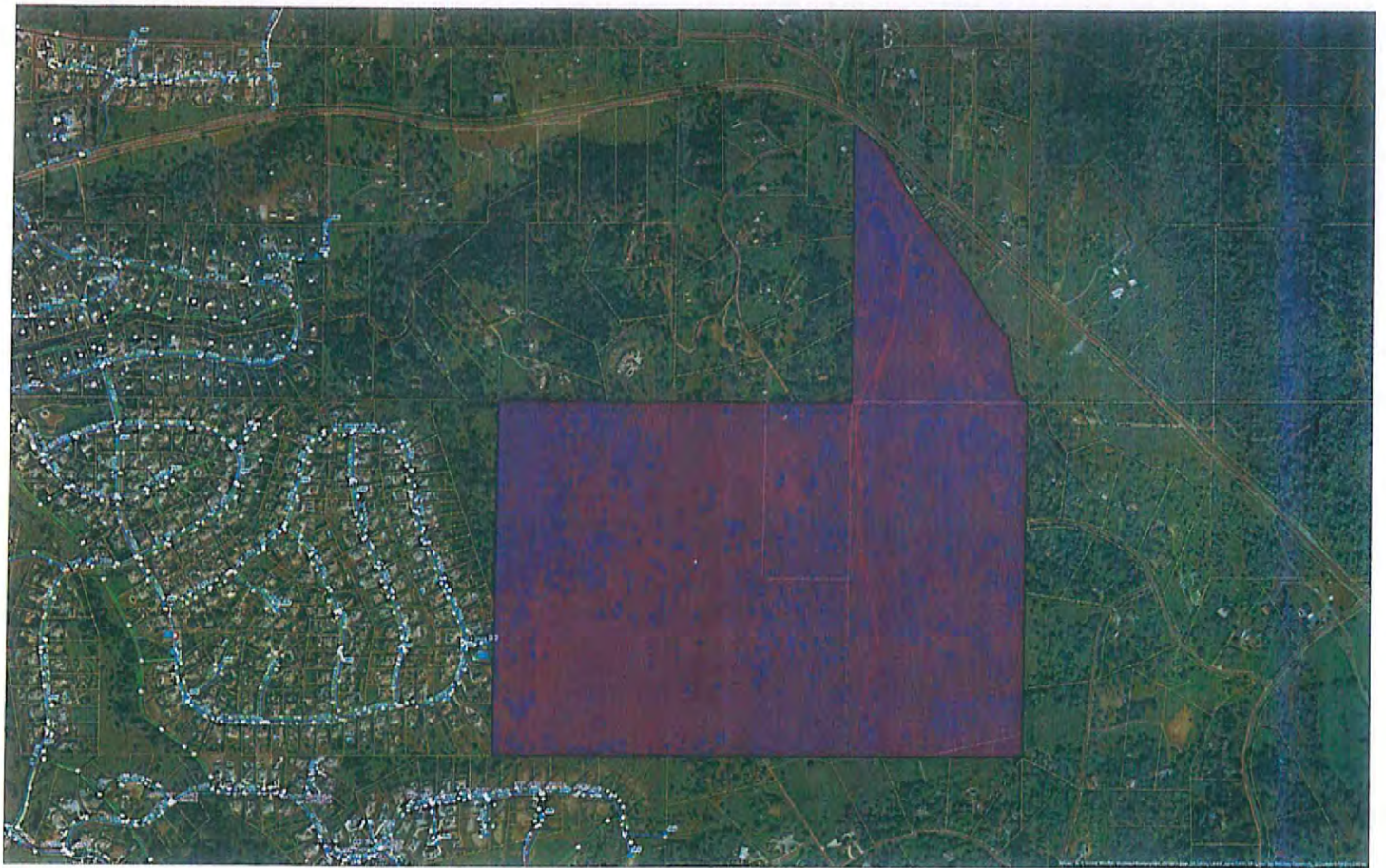
cc w/ System Map:

Gina Hamilton - Senior Planner
El Dorado County Development Services Department
Via email - gina.hamilton@edcgov.us

Erica Sanchez - Assistant Executive Officer
El Dorado County LAFCO
Via email - esanchez@edlafco.us

Ronald A. Phillips - Project Management Specialist
El Dorado Hills Fire Department
Via email - firemarshal@edhfire.com

Connie Peach
CTA Engineering & Surveying
Via email - cpeach@ctaes.net



PLANNING

Dear February 8, 2025
Transit: Connectivity of Green Valley
APP# 126-020-001-002-003-004 + 125-150-03



NOV 30 1980

EL DORADO COUNTY

RECORD OF SURVEY

THE S. E. 1/4 OF SECTION 24, T.10N., R.8E., M.10M.

COUNTY OF EL DORADO, STATE OF CALIFORNIA
MAY, 1980 SCALE 1"=400'
EL DORADO LAND SURVEY CO.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT AT THE REQUEST OF MAUDE DIXON IN MAY, 1980.

Wayne C. Swart
WAYNE C. SWART L.S. 4130



COUNTY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED FOR CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT THIS 16th DAY OF June 1980.

Fred G. DeBerry L.S. 2403
COUNTY SURVEYOR
COUNTY OF EL DORADO



RECORDER'S CERTIFICATE

FILED THIS 16th DAY OF June 1980 AT 2:26 P.M. IN BOOK 2 OF RECORD OF SURVEYS AT PAGE 72, AT THE REQUEST OF MAUDE DIXON

DOCUMENT NO. 23287

Deborah Carr
DEBORAH CARR
COUNTY RECORDER
COUNTY OF EL DORADO

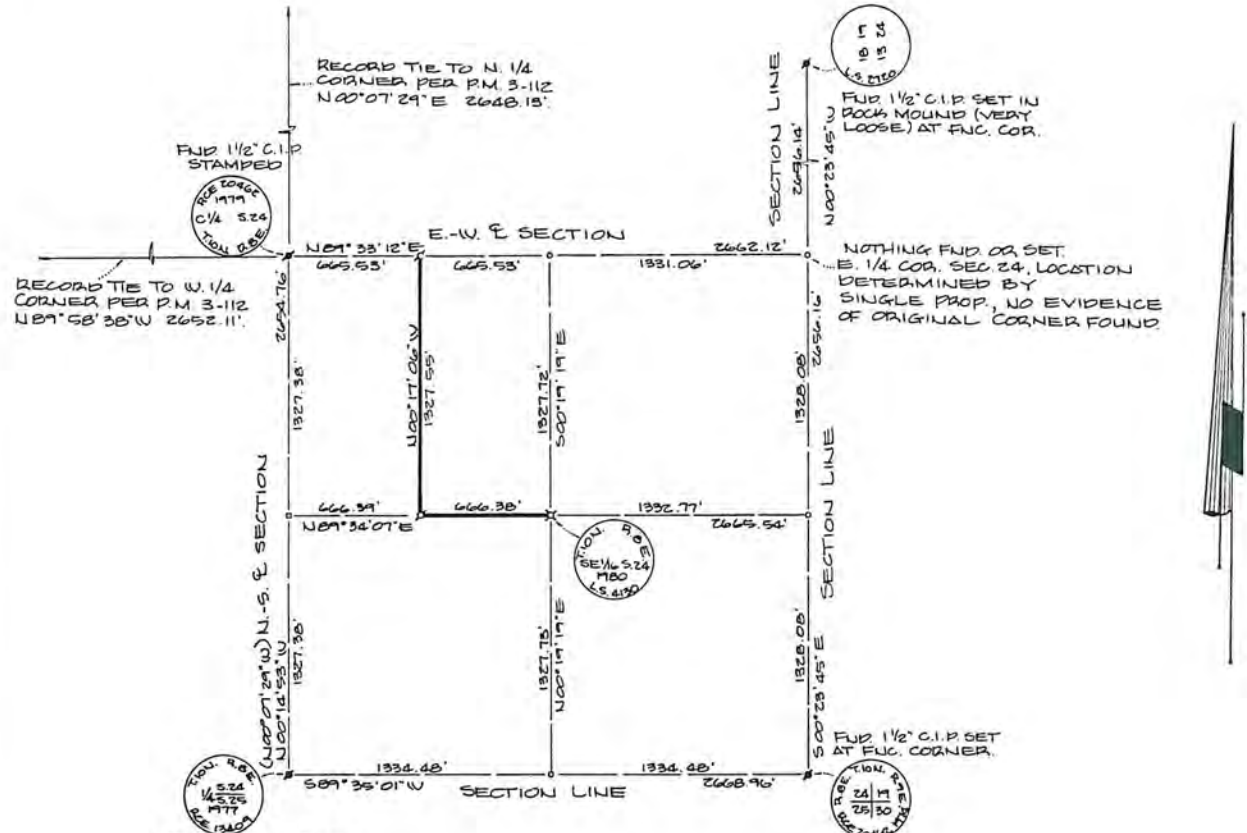
BY: Marvyn Land
DEPUTY

76.9

76.9

8-72

8-72



NOTE
THE PURPOSE OF THIS SURVEY IS TO DEFINE THE SOUTHERLY & WESTERLY LINES OF THE E. 1/2 OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 24, BOOK 807 PAGE 437.

LEGEND

- SET 3/4\" C.I.P STAMPED L.S. 4130
• SET 1 1/2\" C.I.P STAMPED AS SHOWN
• FUND MONUMENT AS SHOWN
• COMPUTED POINT, NOTHING FUND. OR SET.

REFERENCE

- P.M. 16-20
P.M. 26-49
P.M. 7-168
P.M. 9-140
D.S. 2-186
D.S. 2-147
D.S. 2-44
P.M. 5-112

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF R.S. 2-44 WHICH IS TRUE NORTH AS DETERMINED BY FOUND MONUMENTS AS HEREON

EXISTING ASSESSOR'S PARCEL NO. 6T-050-18

NOV 30 2022

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT



**COMMUNITY DEVELOPMENT SERVICES
PLANNING AND BUILDING DEPARTMENT**

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

OAK RESOURCES TECHNICAL REPORT CHECKLIST

The following information is required for all Oak Resources Technical Reports consistent with Section 2.5 (Oak Resources Technical Reports) of the Oak Resources Management Plan (ORMP):

FORMS AND MAPS REQUIRED

Place a check (✓) on the "Applicant" lines for those items completed. The planner receiving the application will check (✓) the "County" line.

- | | | |
|-------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check
(✓) | | |
| <u>Applicant</u> | <u>County</u> | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1) <u>Identify, locate, and quantify all oak resources on the property, as applicable:</u> |
| | | a) Oak woodlands shall be mapped and assessed in accordance with the CDFG 2009 <i>Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities</i> and subsequent updates, and the <i>List of Vegetation Alliances and Associations</i> (CDFG 2010) and subsequent updates; |
| | | b) Data collected for individual native oak trees and Heritage Trees shall include: location, species, trunk diameter (dbh), height, canopy radius, and general health and structural condition. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2) Identify and quantify project-related impacts to oak resources |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3) Measures identifying how specific trees and woodlands (or retained portions thereof) shall be protected during development and related work |

Check
(√)

Applicant County

- | | | |
|-------------------------------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4) <u>Proposed actions to mitigate impacts to oak resources, consistent with the requirements included in the ORMP:</u> <ul style="list-style-type: none">a) For replacement planting, the report shall provide detail regarding the quantity, location, planting density, replacement tree size(s), and acorn/seedling source consistent with the definition of Replacement Planting included in the ORMP;b) For conservation easement placement/acquisition and/or land acquisition in fee title, the report shall provide documentation of easement placement on-site and/or documentation of easement or land acquisition off-site to the satisfaction of the County;c) For in-lieu fee payment, the report shall document the quantity of impacts (acreage of oak woodlands and/or total diameter inches of individual native oak trees/Heritage Trees) and the total in-lieu fee payment necessary (presented separately for oak woodlands, individual native oak trees, and Heritage Trees, where applicable). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5) Identification of responsible parties Applicant |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6) Identification of maintenance, monitoring, and reporting requirements |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7) Analysis of non-PCA conservation easement areas, where applicable N/A |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8) Site map(s) depicting: <ul style="list-style-type: none">a) location of all oak woodlands, individual native oak trees, and Heritage Trees;b) location of all proposed project-related improvements (including, but not limited to, the limits of grading, fuel modification/defensible space areas, and above- and below-ground infrastructure);c) Site map(s) shall also clearly identify impacted oak resources. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 9) Planning and Building Department Summary Data Sheet of Oak Resources Impacts for Oak Tree/Oak Woodland Removal Permits. |

SUPPLEMENTAL DATA FOR INDIVIDUAL NATIVE OAK TREES WITHIN OAK WOODLANDS:

The ORMP and Oak Resources Conservation Ordinance (No. 5061) was adopted on October 24, 2017 and the Board of Supervisors will review implementation within 12 months after adoption. The Board requested the following supplemental information:

- | | | |
|-------------------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10) Provide an inventory (species and size) of impacted Individual Native Oak Trees greater than 24 inches and less than 36 inches (dbh) in oak woodlands. |
|-------------------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667

Phone: (530) 621-5355 www.edcgov.us/Planning/

Summary Data Sheet of Oak Resources Impacts for Oak Tree/Oak Woodland Removal Permits

Description	Blue (<i>Quercus douglasii</i>)	California Black (<i>Quercus kelloggii</i>)	Canyon Live (<i>Quercus chrysolepis</i>)	Interior Live (<i>Quercus wislizeni</i>)	Oregon White (<i>Quercus garryana</i>)	Valley (<i>Quercus laobata</i>)	Oracle (hybrid) (<i>Quercus x morehus</i>)
Individual Native Oak Trees							
Quantity (number of trees) of individual native oak trees to be removed, by species	24	0	0	1	0	0	0
Quantity (number of trees) of individual native oak trees to be removed, greater than 24 inches and less than 36 inches (dbh), by species	15	0	0	0	0	0	0
Total trunk diameter inches (dbh) to be removed*	593						
Heritage Trees							
Quantity (number of trees) of Heritage Trees to be removed, by species	5	0	0	5	0	0	0
Total trunk diameter inches (dbh) to be removed*	447						
Oak Woodlands							
Total Acreage of existing oak woodlands**	108.7						
Acreage of existing oak woodlands to be removed	54.2						
Percentage of existing oak woodlands to be removed*	49.86						

* Information used for purposes of calculating in-lieu mitigation fee payment.

** If Heritage Trees occur within oak woodlands, the area of impacted Heritage Tree(s) should be included in oak woodland acreage calculations.



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

<https://www.edcgov.us/Government/Planning>

2850 Fairlane Court, Placerville, CA 95667

OAK RESOURCES CODE COMPLIANCE CERTIFICATE

This Certification is required by the Oak Resources Conservation Ordinance (El Dorado County Code, Title 130, Chapter 130.39).

Assessment Number(s) (ANs): 126-020-01 through -04 and 126-150-23
[Attach additional pages if needed]

Address: Approx. 1000' SE of intersection of Malcolm Dixon Road and Green Valley Rd.

Permit Number or Description (e.g. building/grading permit, discretionary project, other):
GPA22-0001, Z22-0001, TM22-0001

Under penalty of perjury, I/we certify the following statement(s) (Check all that apply):

- No Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions), have been impacted (i.e., cut down) on the above listed AN(s) for the current project or within two (2) years prior to the date of this certificate.
- Yes, Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions), have been impacted (i.e., cut down) on the above listed AN(s) for the current project or within two (2) years prior to the date of this certificate.
 - Oak Resources Technical Report is attached.
 - Oak tree removal qualifies for exemption(s) under Section 130.39.050 (Exemptions and Mitigation Reductions) as documented in writing by a Qualified Professional.
[Explain on separate attachment]
 - Oak tree removal was previously permitted by the County. [Attach copies of prior permit(s)]
 - No previous oak mitigation was required. [Explain on separate attachment]

Date: 11/18/22

By: 
Aidan Barry (Nov 18, 2022 10:39 PST)
Signature of Property Owner/Authorized Agent

Signature of Property Owner/Authorized Agent

Aidan Barry Authorized Agent
Printed Name of Property Owner/Authorized Agent

Printed Name of Property Owner/Authorized Agent

County Use Only

Consistent with Chapter 130.39 (Oak Resources Conservation):	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Accepted By Staff (Name):	Date:	

NOV 30 2022

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT**GENERATIONS AT GREEN VALLEY
PROPOSED DESIGN WAIVERS****DESIGN WAIVER 1**

**For Typical Road Section IV ('K' Drive through 'S' Drive):
Reduce Right of Way to 40 Feet ROW;
Reduce Roadway Width where greater than 350 ADT to 30 Feet Curb Face to Curb Face;
Reduce Sidewalk Width to 4.5 Feet from Back of Curb to Back of Walk**

Recommendations: This Department recommends approval of the above requested design waiver with the following justification:

Chapter 120.08.020 of the County Land Division Ordinance requires that the following four findings are met in order to justify the approval of the design waiver:

- A. There are special conditions or circumstances peculiar to the property proposed to be subdivided which would justify the waiver.**
Reduced right of way, roadway width, and sidewalk width will better conform to the existing topography and natural features on the site and will assist in facilitating creation of quality open space corridors. This waiver aids in creating a more efficient clustering of housing, better utilizing the portion of the site to be developed. A decreased right of way, road width, and sidewalk width reduces the amount of grading work and increases the ability of the project to preserve existing trees and wetlands and to create quality open spaces while reducing project impervious area.
- B. Strict application of the design or improvement requirements of this subpart would cause extraordinary and unnecessary hardship in developing the property.**
Wider right of way, roadway, and sidewalk would increase the landform disturbance and the potential for tree removal and wetland impacts, decreasing the quality of open spaces and increasing the project impervious area.
- C. The waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience, and welfare of the public.**
The right of way, roadway width, and sidewalk width as proposed are 40 feet ROW, 30 feet curb face to curb face, and 4.5 feet back of curb to back of walk respectively. A network of roads, trails and sidewalks will adequately accommodate pedestrian/bicycle circulation. The proposed roadway width is consistent with County adopted fire regulations where parking is restricted to one-side-only, as proposed. When fully parked, the remaining driveable width for a 30 foot roadway with parking one-side-only would exceed the remaining driveable width for a 36 foot road with parking both sides. Adequate parking is provided.
- D. The waiver would not have the effect of nullifying the objectives of this subpart or any other law or ordinance applicable to the subdivision.**
The project will still provide adequate access, circulation, and parking with implementation of the waiver.

DESIGN WAIVER 2

Reduce Roadway Width for Dead-End Portions of 'M' Drive and 'P' Drive (Dead End Roads in Excess of 500 Feet) To 30 Feet Curb Face to Curb Face.

Recommendations: This Department recommends approval of the above requested design waiver with the following justification:

Chapter 120.08.020 of the County Land Division Ordinance requires that the following four findings are met in order to justify the approval of the design waiver:

- A. There are special conditions or circumstances peculiar to the property proposed to be subdivided which would justify the waiver.**
 Reduced roadway width will better conform to the existing topography and natural features on the site and will assist in facilitating creation of quality open space corridors.
 This waiver aids in creating a more efficient clustering of housing, better utilizing the portion of the site to be developed. A decreased road width reduces the amount of grading work and increases the ability of the project to preserve existing trees and wetlands and to create quality open spaces while reducing project impervious area.
- B. Strict application of the design or improvement requirements of this subpart would cause extraordinary and unnecessary hardship in developing the property.**
 Wider roadways would increase the landform disturbance and the potential for tree removal and wetland impacts, decreasing the quality of open spaces and increasing the project impervious area.
- C. The waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience, and welfare of the public.**
 The roadway width as proposed is 30 feet curb face to curb face. A network of roads, trails and sidewalks will adequately accommodate pedestrian/bicycle circulation. Additional sidewalk, above and beyond where required by County design standards, has been included for the 'M' Drive and 'P' Drive cul de sacs. The proposed roadway width is consistent with County adopted fire regulations where parking is restricted to one-side-only, as proposed. When fully parked, the remaining driveable width for a 30 foot roadway with parking one-side-only would exceed the remaining driveable width for a 36 foot road with parking both sides. Adequate parking is provided.
- D. The waiver would not have the effect of nullifying the objectives of this subpart or any other law or ordinance applicable to the subdivision.**
 The project will still provide adequate access, circulation, and parking with implementation of the waiver.

DESIGN WAIVER 3

**For Typical Road Section VI ('D' Court, 'H' Drive, 'I' Court, 'J' Court, and 'T' Drive):
 Reduce Right of Way and Roadway Width to 30 Feet ROW & 20 Feet Roadway Width (EP/Face of Curb to EP/Face of curb)**

Recommendations: This Department recommends approval of the above requested design waiver with the following justification:

Chapter 120.08.020 of the County Land Division Ordinance requires that the following four findings are met in order to justify the approval of the design waiver:

- A. There are special conditions or circumstances peculiar to the property proposed to be subdivided which would justify the waiver.**
 These roadways will provide access to larger project perimeter lots and, in some cases, emergency vehicle access connection to adjacent development. As proposed, no more than two lots will utilize an affected roadway for residential access.
 Reduced right of way and roadway width will better conform to the existing topography and natural features on the site and will assist in facilitating creation of quality open space.
 This waiver aids in creating a more efficient clustering of housing, better utilizing the portion of the site to be developed. A decreased right of way and road width reduces the amount of grading work and increases the ability of the project to preserve existing trees and wetlands and to create quality open space while reducing project impervious area.
- B. Strict application of the design or improvement requirements of this subpart would cause extraordinary and unnecessary hardship in developing the property.**

Wider right of way and roadway would increase the landform disturbance and the potential for tree removal and wetland impacts, decreasing the quality of open space and increasing the project impervious area.

C. The waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience, and welfare of the public.

The right of way and roadway width as proposed are 30 feet ROW and 20 feet EP (or curb face) to EP (or curb face) respectively. These roadways would provide access to larger project perimeter lots and, in some cases, emergency vehicle access connection to adjacent development. As proposed, no more than two lots will utilize an affected roadway for residential access. The proposed roadway width is consistent with County adopted fire regulations where parking is restricted to no-parking, as proposed. Adequate parking is provided.

D. The waiver would not have the effect of nullifying the objectives of this subpart or any other law or ordinance applicable to the subdivision.

The project will still provide adequate access, circulation, and parking with implementation of the waiver.

Generations at Green Valley Project Narrative

November 17, 2022

The Generations at Green Valley project site encompasses approximately 280.7 acres and is located north of US Highway 50 (US-50) in the unincorporated community of El Dorado Hills in western El Dorado County. Five existing parcels (APN 126-020-01 through -04 and 126-150-23) make up the project site. The project is located south of Green Valley Road, near its intersection with Malcolm Dixon Road.

The project would subdivide the existing five parcels into 379 single-family residential lots, a park lot, a clubhouse lot, and various landscape, roadway, and open space lots. Lot 1 is occupied by an existing residence to remain.

The project proposes a General Plan Amendment and rezone. A General Plan Amendment Initiation Hearing required by Board of Supervisors Policy J-6 took place on October 24 2017.

Public water and sewer would be supplied by El Dorado Irrigation District (District). The project is not within the District's boundary and would require annexation.

Off-site improvements would be required.

Seven residential lots are proposed to utilize septic systems in-lieu of public sewer. Lot 1 would continue to use an existing septic system that is currently in place. Two existing on-site water wells would be destroyed and one existing well would remain in service for Lot 1.

GPA22-0001, Z22-0001, TM22-0001



FILE # _____
DATE FILED **RECEIVED**

EL DORADO COUNTY PLANNING SERVICES ENVIRONMENTAL QUESTIONNAIRE

NOV 30 2022
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Project Title Generations at Green Valley Lead Agency EDC
 Name of Owner See attached Telephone _____
 Address _____
 Name of Applicant Green Valley Road Benefits, LLC Telephone 510-227-0030
 Address c/o TTLC Management, Inc., 110 Blue Ravine, Suite 209, Folsom, CA 95630
 Project Location S of Green Valley Road and eastern Malcolm Dixon Road intersection.
 Assessor's Parcel Number(s) 126-020-001 to 004, & 126-150-23 Acreage 280.7 Zoning see attached

Please answer all of the following questions as completely as possible. Subdivisions and other major projects will require a Technical Supplement to be filed together with this form.

1. Type of project and description:

Residential subdivision with park, clubhouse, open space, landscape, and roadway lots. A portion of the residential units would be age-restricted. One residential unit is existing.

2. What is the number of units/parcels proposed? 379 residential, 1 park, 1 clubhouse, various landscape, open space, and roadway.

GEOLOGY AND SOILS

3. Identify the percentage of land in the following slope categories:
 51.15% 0 to 10% 37.8% 10%-20% 8.58% 20%-30% 2.19% 30%-40% .24% 40%
 4.1% 1-15% 16% 16 to 20% 21% 21 to 29% over 30%

4. Have you observed any building or soil settlement, landslides, rock falls or avalanches on this property or in the nearby surrounding area? refer to geotechnical report

5. Could the project affect any existing agriculture uses or result in the loss of agricultural land?
In recent years, the site has been grazed and strawberry patches have operated in the northwest property corner and offsite on APN15-080-004, but the land is designated LDR in the community

DRAINAGE AND HYDROLOGY region per the El Dorado County General Plan.

6. Is the project located within the flood plain of any stream or river?
 If so, which one? Green Springs Creek flows east to west through the northern portion of the site.

7. What is the distance to the nearest body of water, river, stream or year-round drainage channel?
onsite Name of the water body? onsite ponds and Green Springs Creek flow west through the site.

8. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amount into any lakes, rivers or streams? Yes, see the grading plan

9. Will the project result in the physical alteration of a natural body of water or drainage way?
 If so, in what way? Yes, see the grading plan.

10. Does the project area contain any wet meadows, marshes or other perennially wet areas?
Yes, refer to jurisdictional delineation.

VEGETATION AND WILDLIFE

11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each: See Biological Resource Assessment, Arborist's report, & Tree Preservation Plan
12. How many trees of 6-inch diameter will be removed when this project is implemented?
See Arborist's report & Tree Preservation Plan for information per current County policy requirements.

FIRE PROTECTION

13. In what structural fire protection district (if any) is the project located? EDH Water Co. SOI (99.5%)
Rescue Fire Protection District (.5%)
14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)? proposed hydrants
15. What is the distance to the nearest fire station? Project west connection to Green Valley Road is approx. 2.6 +/- miles to 2180 Francisco Dr., El Dorado Hills, CA
16. Will the project create any dead-end roads greater than 500 feet in length? Yes, see tentative map
17. Will the project involve the burning of any material including brush, trees and construction materials? Unknown, any burning would be required to comply w/County regulations.

NOISE QUALITY

18. Is the project near an industrial area, freeway, major highway or airport? yes
If so, how far? 2.8+/- mi. to US 50 or 5 +/- mi. driving distance, 2.5+/- mi. to Cameron Park Airport
19. What types of noise would be created by the establishment of this land use, both during and after construction? see noise study

AIR QUALITY

20. Would any noticeable amounts of air pollution, such as smoke, dust or odors, be produced by this project? See air quality analysis

WATER QUALITY

21. Is the proposed water source public or private, treated or untreated?
Name the system: EID water will be provided to all new homes. The existing residence may remain on an existing well. Two existing wells on site would be destroyed.
22. What is the water use (residential, agricultural, industrial or commercial)? residential, park, and clubhouse per zoning code allowed uses.

AESTHETICS

23. Will the project obstruct scenic views from existing residential areas, public lands, public bodies of water or roads? no

ARCHAEOLOGY/HISTORY

24. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (e.g., Indian burial grounds, gold mines, etc.) See cultural resources assessment

SEWAGE

25. What is the proposed method of sewage disposal? septic system sanitation district
Name of district: EID, see onsite sewer and water exhibit for location of septic/public sewer. Existing residence will also remain on septic. Park sewer need is undetermined at this time.
26. Would the project require a change in sewage disposal methods from those currently used in the vicinity? no, excepting park sewer, if applicable, is undetermined at this time.

TRANSPORTATION

27. Will the project create any traffic problems or change any existing roads, highways or existing traffic patterns? see traffic study
28. Will the project reduce or restrict access to public lands, parks or any public facilities?
no

GROWTH-INDUCING IMPACTS

29. Will the project result in the introduction of activities not currently found within the community?
no
30. Would the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?

TBD by others, see traffic study, onsite & offsite sewer and water exhibits, dry utility exhibit, and tentative map for information about expanded infrastructure which could be considered during the project review process.

31. Will the project require the extension of existing public utility lines? yes
If so, identify and give distances: See onsite & offsite sewer and water exhibits and dry utility exhibit.

GENERAL

32. Does the project involve lands currently protected under the Williamson Act or an Open Space Agreement? no
33. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material?
To the extent normally used in construction and occupation or operation & maintenance of similar residential uses, parks, landscape areas, utilities, and roadway improvements.
34. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)? To the extent normally expected for similar projects in the area. (ie: rock wall material, rip rap, crushed rock, or firewood repurposing use in t
35. Could the project create new, or aggravate existing health problems (including, but not limited to, flies, mosquitos, rodents and other disease vectors)? unknown compared to existing conditions. local area)
36. Will the project displace any community residents? no

DISCUSS ANY YES ANSWERS TO THE PREVIOUS QUESTIONS

(attach additional sheets if necessary)

Please contact CTA Engineering & Surveying at 916-638-0919 with any questions.

MITIGATION MEASURES (attach additional sheets if necessary)

Proposed mitigation measures for any of the above questions where there will be an adverse impact:

To be determined by others.

Form completed by: CTA Engineering & Surveying
Brian Allen

Date: 11/15/22
(Revised 07/07)

PROPERTY OWNER:

Parcels 1 thru 4:

Jenny Louie Helm, Wayland H. Louie, and Jen Lynn Louie, successor Trustee of the Fay Louie 2001 Living Trust (undivided 50% interest)

Wayland H. Louie as Trustee of the Wayland H. Louie 2002 Living Trust (undivided 16.7% interest)

Jen Lynn Louie as Trustee of the Jen Lynn Louie 2003 Living Trust (undivided 16.6% interest)

Jenny Louie-Helm, successor Trustee of the Louie-Helm Living Trust (undivided 16.7% interest)

Post Office Box 2224

Bakersfield, CA 93303

Parcel 5:

Kimberly Dixon (undivided 50% interest)

Amanda R. and Robert N. Pena (undivided 50% interest)

3200 Verde Valle Lane

El Dorado Hills, CA 95762

EXISTING ZONING:

RE-5

RE-10

RF-L

PROPOSED ZONING:

RE-5

R1

OS

RF-H