2017 AUG 16 AM 10:41

RECEIVED
PLANNING DEPARTMENT

FILE # PA 17-0002

EL DORADO COUNTY PLANNING SERVICES

PRE-APPLICATION AND CONCEPTUAL REVIEW PROCESS

ASSESSOR'S PARCEL NUMBER(S) 126·020·01 to 04 + 126·150·23

PROJECT NAME/REQUEST (Describe proposed use and use separate sheet if necessary):

Generations at Green Valley/requesting a General Plan Amendment Initiation hearing before Board of Supervisors.

IF SUBDIVISION/PARCEL MAP: Create 439 residential lots, ranging in size from 6,300SF to 5.1 ac. acre(s)/square feet

IF ZONE CHANGE: From RE-5, RE-10, + RFL to R1, R1A, R3A, RE-5, OS, RFH

IF GENERAL PLAN AMENDMENT: From LDR, OS to HDR, MDR, LDR, OS

APPLICANT/AGENT See attached

Mailing Address _____ P.O. Box or Street _____ City _____ State _____ ZIP

Phone _____ FAX _____

PROPERTY OWNER See attached

Mailing Address _____ P.O. Box or Street _____ City _____ State _____ ZIP

Phone _____ FAX _____

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT See attached

Mailing Address _____ P.O. Box or Street _____ City _____ State _____ ZIP

Phone _____ FAX _____

LOCATION: The property is located on the S (N/E/W/S) side of Green Valley Road (Street or Road)

100+- (feet/~~miles~~) SE (N/E/W/S) of the intersection with Malcolm Dixon Road (Major Street or Road)

in the El Dorado Hills area. PROPERTY SIZE 280.27 (Acre(s)/~~Square Feet~~)

X ✓ _____ Signature of property owner or authorized agent Date 8/16/17

FOR OFFICE USE ONLY

Date 8-16-17 Fee $4560 Receipt # 30501 Rec'd by RPT Census _____

Zoning RE5/RE10 GPD LDR/OS Supervisor District 1 Sec 24 Twn T10 Rng R8

Pre-application completed by: _____ Date completed: _____

PROPERTY OWNERS:
126-020-01

Kimberly S. Dixon
Amanda R. Pena
Robert N. Pena
3200 Verde Valle Lane
El Dorado Hills, CA 95762
Contact: Kim Dixon
916-752-4986

2017 AUG 16 AM 10: 41
RECEIVED
PLANNING DEPARTMENT

126-020-02
126-020-03
126-020-04
126-150-23

Fay Louie 2001 Living Trust, etal.
Post Office Box 14485
Fremont, CA 94539
505-510-1660

APPLICANT/AGENT:
The True Life Companies
110 Blue Ravine Road, Suite 209
Folsom, CA 95630
Contact: Aidan Barry
916-945-9719

ENGINEER:
CTA Engineering & Surveying
3233 Monier Circle
Rancho Cordova, CA 95742
Contact: Brian Allen
916-638-0919

Generations at Green Valley

Project Summary
August 2017

2017 AUG 16 AM 10: 42
RECEIVED
PLANNING DEPARTMENT

Overview

Generations at Green Valley is a transitional, smart-growth residential community that will serve El Dorado County's increasing need for a variety of housing types without disrupting the wonderful quality of life we are accustomed to. When approved, the surrounding community will enjoy a wealth of benefits including critical safety and traffic improvements for Green Valley Road, enhanced fire safety, new park and trail amenities and increased revenue from fees, while ensuring fiscal neutrality for on-going civic services.

The True Life Companies is a local development team committed to smart and appropriate sized growth for the property. The El Dorado Hills community will fully participate in the process from start to finish to ensure that the project will be a beautiful addition to the neighborhood, improving the quality of life for neighbors and minimizing impacts. This land will undoubtedly be developed, but today we have the opportunity to proceed with a sensible plan that adheres to the community's standards. To further illustrate our investment in the El Dorado Hills community, we are proposing to focus the funds generated by this development on critical local needs that existed before our project was proposed. Specifically, we propose that project funds should be committed to improve ongoing concerns relating to traffic and safety along Green Valley Road.

Generations is already immersed in the outreach process, and our innovative design is being thoughtfully guided by valuable input from neighbors, residents and civic leaders. At an overall density of 1.6 homes per acre, the community of 439 homes will feature 63 acres, or 22% of the property, dedicated to open space, landscape corridors, parks and walking trails. In addition, the plan calls for 3-acre and 4-acre lots to be developed along the perimeter of the property which abuts the rural region to create an expansive buffer on our property from the neighboring communities. Towards the core of the development, we plan to build a combination of beautiful hillside residences for families of all ages as well as a specified area for an age restricted product. In the center – the heart of *Generations* – we'll create a vibrant community center and clubhouse for all residents to enjoy.

The *Generations* development will feature an emerging and essential technique called Livable Design. The concept is to create homes that incorporate inclusive design standards for all stages of life. Design elements include a stepless entry on every home, structural enhancements to allow for the future addition of elevators or lifts. In addition to first floor bedrooms and full bathrooms the homes will include expansive hallways and doorways to accommodate assistive devices, strollers and other large items with ease. Reinforced walls in bathrooms will allow for the future addition of support bars, and the flexible kitchen design will accommodate every life stage. Livable Design ensures that all people, regardless of age or mobility, can live in a home that is beautiful, adaptable and flexible.

For residents already approaching their golden years, *Generations* offers an active adult community with special amenities and a 10% affordable housing component for moderate income earners. This integrated affordable housing offering is the first of its kind in El Dorado Hills and all associated costs will be absorbed by the developer. It will meet a critical need for affordable senior housing in our county, where this age group makes up the largest and fastest growing segment of the population as 33% are 55 and above.

Project Details

Generations is a gated housing community that will span 280 acres just south of Green Valley Road. The development will feature 439 units that are categorized into three design plans and lot sizes, in addition to one 5-acre lot for an existing residence:

(1) 222 single family homes on an average lot size of 15,000 s.f.
(2) 200 active adult homes on an average lot size of 7,900 s.f.
(3) 16 estates on 3-4 acre lots, forming an expansive buffer around the perimeter transitioning to the neighboring 5-acre lots

Multi-generational living, an appealing concept for many residents, is at the heart of this community and inspired the development of special amenities. These will include opportunities for outdoor exploration such as meandering trails for walking and riding, a community garden, public and private parks along with sports fields and courts for basketball, tennis, pickle ball, bocce ball, soccer and softball. For social opportunities, the *Generations* clubhouse will feature a wide range of activities along with BBQ gatherings and game nights.

The clubhouse, which will be centrally located to feature the best views will also include a business center with computers, printers and Wi-Fi, along with amenities such as pools, tennis courts, pickle ball courts and fitness facilities.

Generations will also mitigate traffic and environmental impacts by offering shuttle services to city centers, health providers and El Dorado County retail and dining establishments along with Dial-A-Ride service for seniors. To further enhance and help simplify life for our residents, we will offer hospitality services and a concierge connecting them with local resources and vetted service provider listings for housekeepers, gardeners, electricians, financial advisors and legal consultants.

The security and safety of our residents is our top priority, and Generations will feature gated access to the community and a roving security service to address this objective. For emergency vehicle access, we developed a plan and pathway after careful consideration and consultation with local emergency personnel, providing essential additional emergency access to the existing neighborhoods on the east, south and west.

Summary

To meet the growing demand for housing and a critical need for affordable options for older adults, *Generations* provides a smart-growth approach in a transitional setting that engages the local community to ensure critical priorities are met. We are presenting a development that carefully considers and values the input of neighbors, residents and community leaders, and we look forward to continuing that dialogue as this proposal is considered.

Generations at Green Valley

General Plan Amendment Initiation Policy J-6 Summary

August 2017

2017 AUG 16 AM 10: 4
RECEIVED
PLANNING DEPARTME

Project Description

Generations at Green Valley would subdivide approximately 280 acres, creating 439 residential lots. A total of 200 of these units would be age-restricted to older adults. Ten percent of the age-restricted units (20 units) would be affordable to moderate income households and these units would be uniformly spread throughout the age-restricted area of the project. The project includes approximately 63 acres of open space, including native open spaces, parks, walking trails, and landscape corridors as well as the *Generations* clubhouse. The project includes on-site and off-site infrastructure to serve the development. Required project approvals would include: a General Plan Amendment; Zone Change; Tentative Map; Development Agreement; annexation into the El Dorado Irrigation District; annexation into the El Dorado Hills Community Services District; annexation into the El Dorado Hills County Water District (El Dorado Hills Fire Department).

General Plan Amendment and Zoning Changes

The General Plan depicts the project site as being entirely within the established urban limit line of the El Dorado Hills Community Region, which demarcates where urban and suburban land use development will occur. However, the current General Plan land use designations for the project site are Low Density Residential (LDR) and Open Space (OS) only. The project would amend the General Plan land use for the project site to include High Density Residential (HDR) and Medium Density Residential (MDR) with the LDR and OS designations.

The existing zoning of the project site includes Residential Estate-Five (RE-5) Residential Estate-Ten (RE-10), and Recreational Facilities, Low Intensity (RFL). The project would rezone to the following base zones:

Single-unit Residential (R1)
One-acre Residential (R1A)
Three-acre Residential (R3A)

Residential Estate–Five (RE-5)
Recreational Facilities, High Intensity (RFH)
Open Space (OS)

Figure 1 shows the proposed change in General Plan land use designation and the acreage associated with each designation. Figure 2 shows the proposed change in zoning and the acreage associated with each zone.

Reasons for General Plan Amendment

The existing LDR land use designation applies to areas within Community Regions where higher density-serving infrastructure is not yet available. Within Community Regions, the LDR designation remains in effect until a specific project is proposed that applies the appropriate level of analysis and planning and the necessary expansion of infrastructure.

Generations is a specific project intended to implement the General Plan by: directing urban/suburban type development to the area within the Community Region designated to receive such growth while respecting appropriate land use transitions at the Community Region/Rural Region boundary interface; providing for a range of housing types; providing housing affordable to moderate income households; and protecting the highest quality natural features and resources of the site.

The project would also improve emergency vehicle access and circulation in the vicinity of the site.

Policy J-6 Criteria Compliance

Board of Supervisors Policy J-6, adopted 12/10/13 states *"applications shall be evaluated to determine whether it complies with the following criteria:"*

Criteria #1: *"The proposed Application is consistent with the goals and objectives of the General Plan"*

> The *Generations* project with appropriate mitigation measures, yet to be determined during CEQA review, would be consistent with the goals and objectives of the General Plan. Although not required, *Generations* will also demonstrate a commitment to addressing existing traffic issues.

Criteria #2: *"Public Infrastructure, facilities and services are available or can be feasibly provided to serve the proposed project without adverse impact to existing or approved development"*

The applicant believes this to be a true statement with regard to the *Generations* project.

Criteria #3: *"The Application meets one or more of the following goals and objectives:"*

A. *"Increases employment opportunities within El Dorado County."*

While the project would create temporary jobs during initial construction and a limited number of permanent jobs related to ongoing project maintenance and service needs, and clubhouse facility operation, the project is not expected to be a significant contributor to long term permanent job growth in the County.

B. *"Promotes the development of housing affordable to moderate income households."*

Ten percent of the age-restricted units (20 units) would be affordable to moderate income households and these units would be uniformly spread throughout the age-restricted area of the project.

C. *"Provides additional opportunities to retain retail sales and sales tax revenues within El Dorado County."*

Though the project itself does not contain a commercial retail component, the project is located in an area of El Dorado Hills which is more conducive to retention of local retail sales when compared to many other areas of the El Dorado Hills community. Available retail exists to the west, east, and south of the project at locations within the County that are closer to the project than similar opportunities located within Sacramento County.

D. *"Protects and enhances the agricultural and natural resource industries."*

The project site is not designated by the General Plan as "choice agricultural land". The project site is not designated by the Farmland

Mapping and Monitoring Program (FMMP) as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The project implements the General Plan by providing urban/suburban type development within lands designated as Community Region in order to ensure the preservation of large expanses of open space and agricultural lands within the County. While the project does not necessarily create an increase to either the agricultural and natural resource industries, it does help to protect agricultural and natural resource lands elsewhere in the County in accordance with the General Plan.

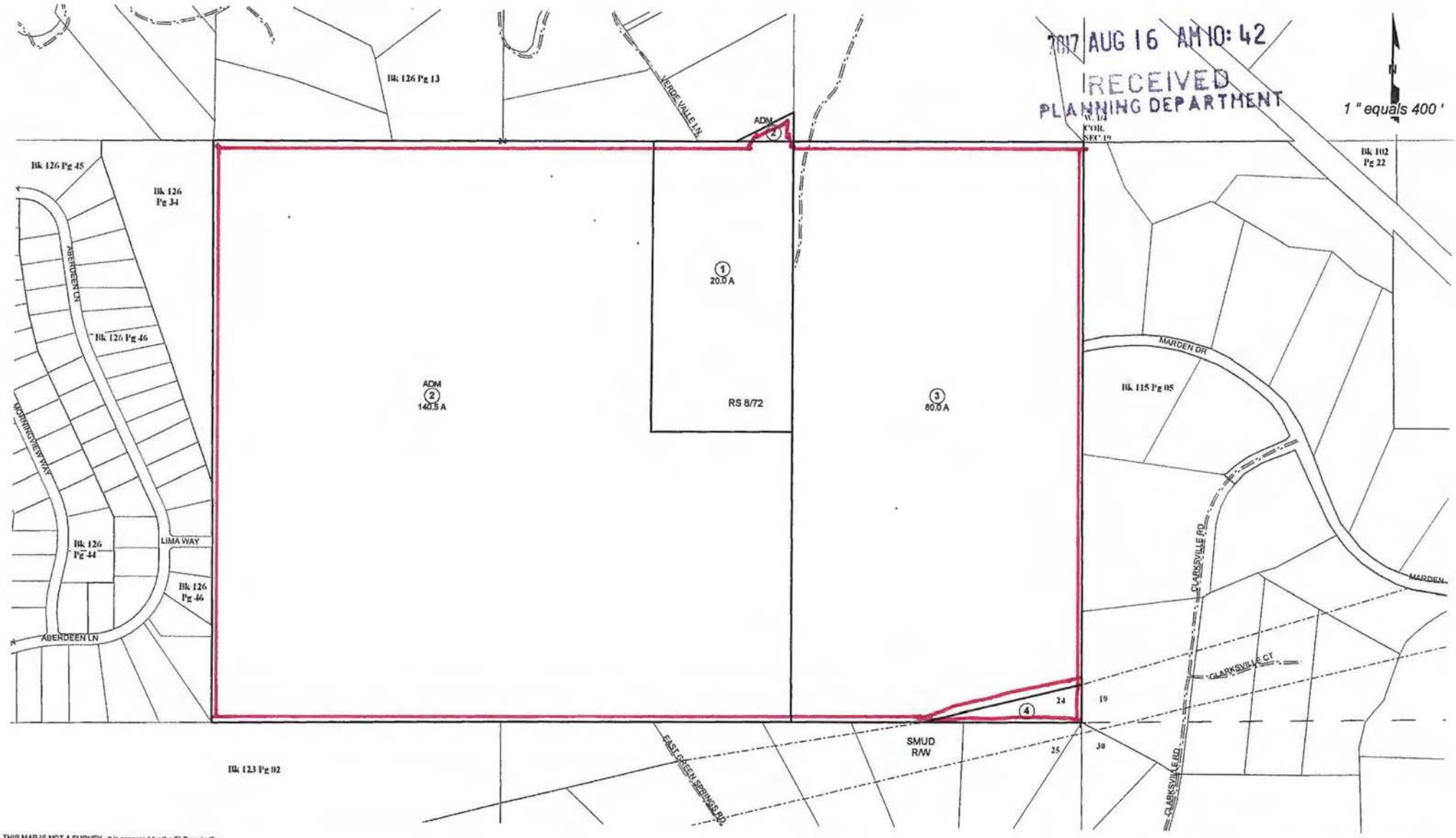
E. *"Is necessary to comply with changes in state or federal law"*

State law encourages smart growth concepts and higher density developments. The project is located in an area where existing surrounding land uses and transitional land use considerations limit the extent to which such densities can be achieved while still maintaining a project which fits into the existing neighborhood. *Generations* strikes an appropriate balance between these competing interests in conformance with the General Plan.

Criteria #4: *"The application is consistent with any applicable Board adopted community vision and implementation plan."*
Not applicable.

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

126:02



THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

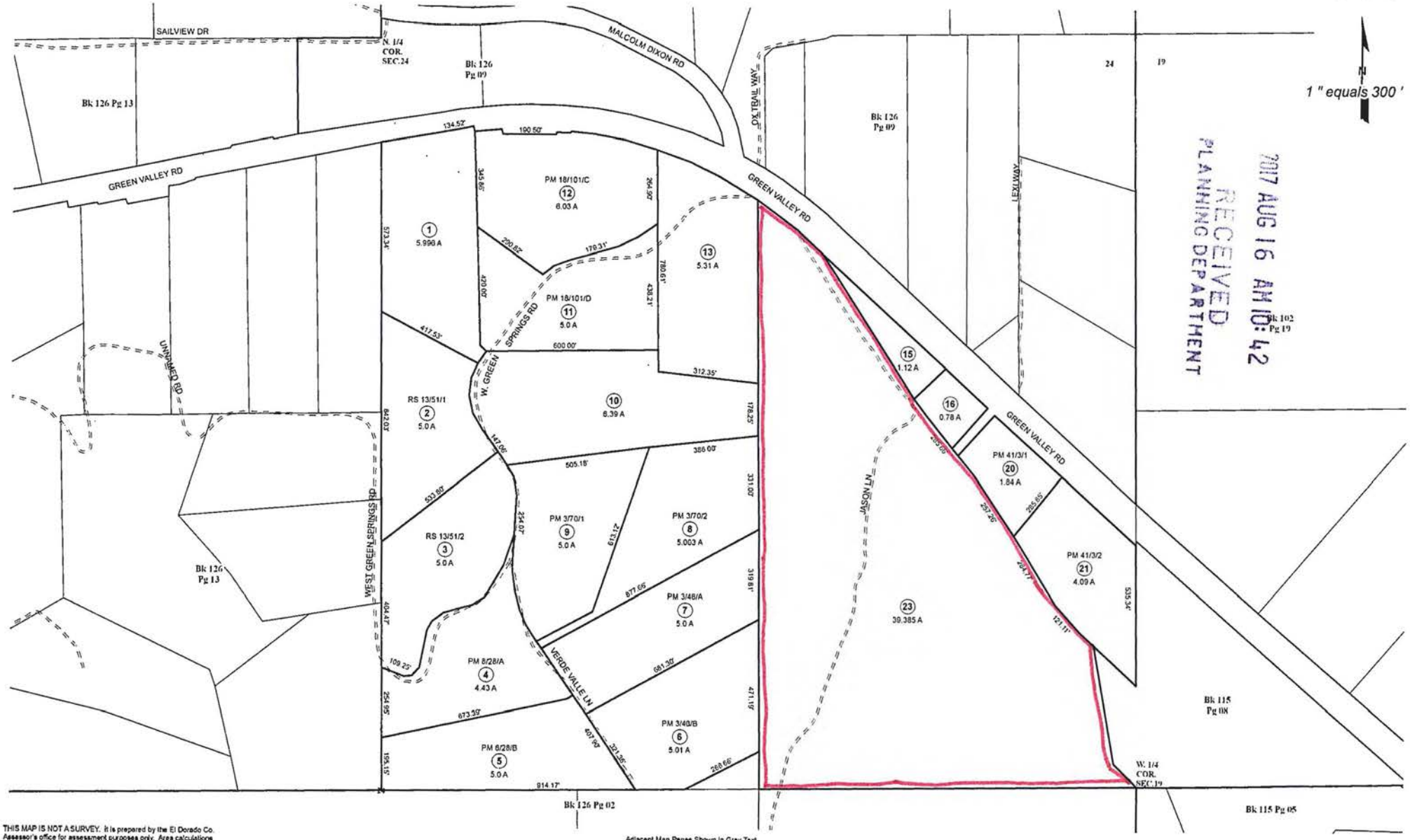
Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Parcel Numbers Shown in Circles

Rev. Sept. 30, 2006

Assessor's Map Bk.126, Pg. 02
County of El Dorado, CA

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



THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. Dec 31, 2006

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

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

2017 AUG 16 AM 10: 42
RECEIVED
PLANNING DEPARTMENT

f, it is prepared by the El Dorado Co.
ent purposes only. Area calculations
aranteed. Users should verify items
age.

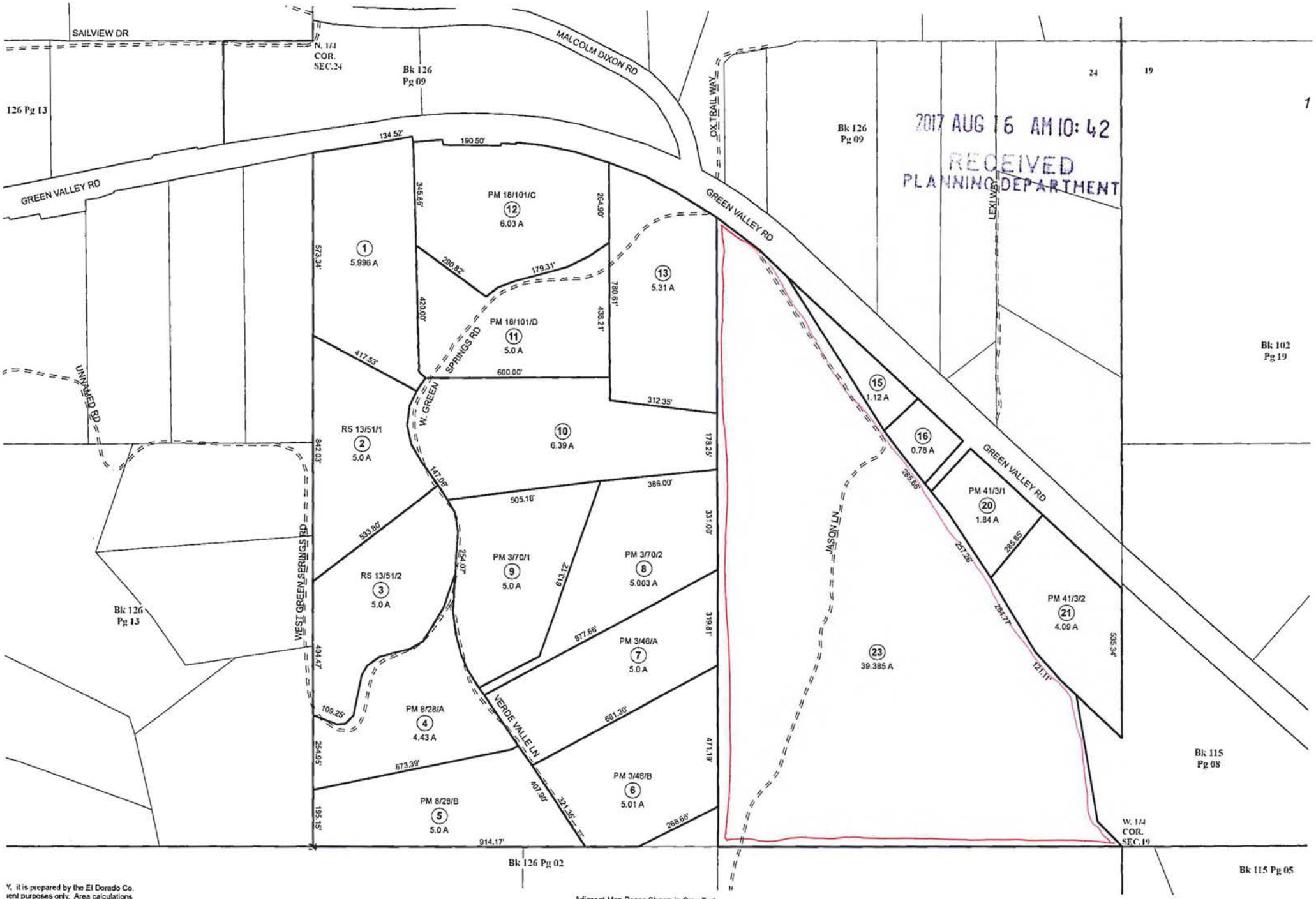
Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Parcel Numbers Shown in Circles

Rev. Sept. 30, 2006

Assessor's Map
County of El

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



Y, it is prepared by the El Dorado Co.
ient purposes only. Area calculations
iaranteed. Users should verify items
age.

Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. Dec 31, 2006

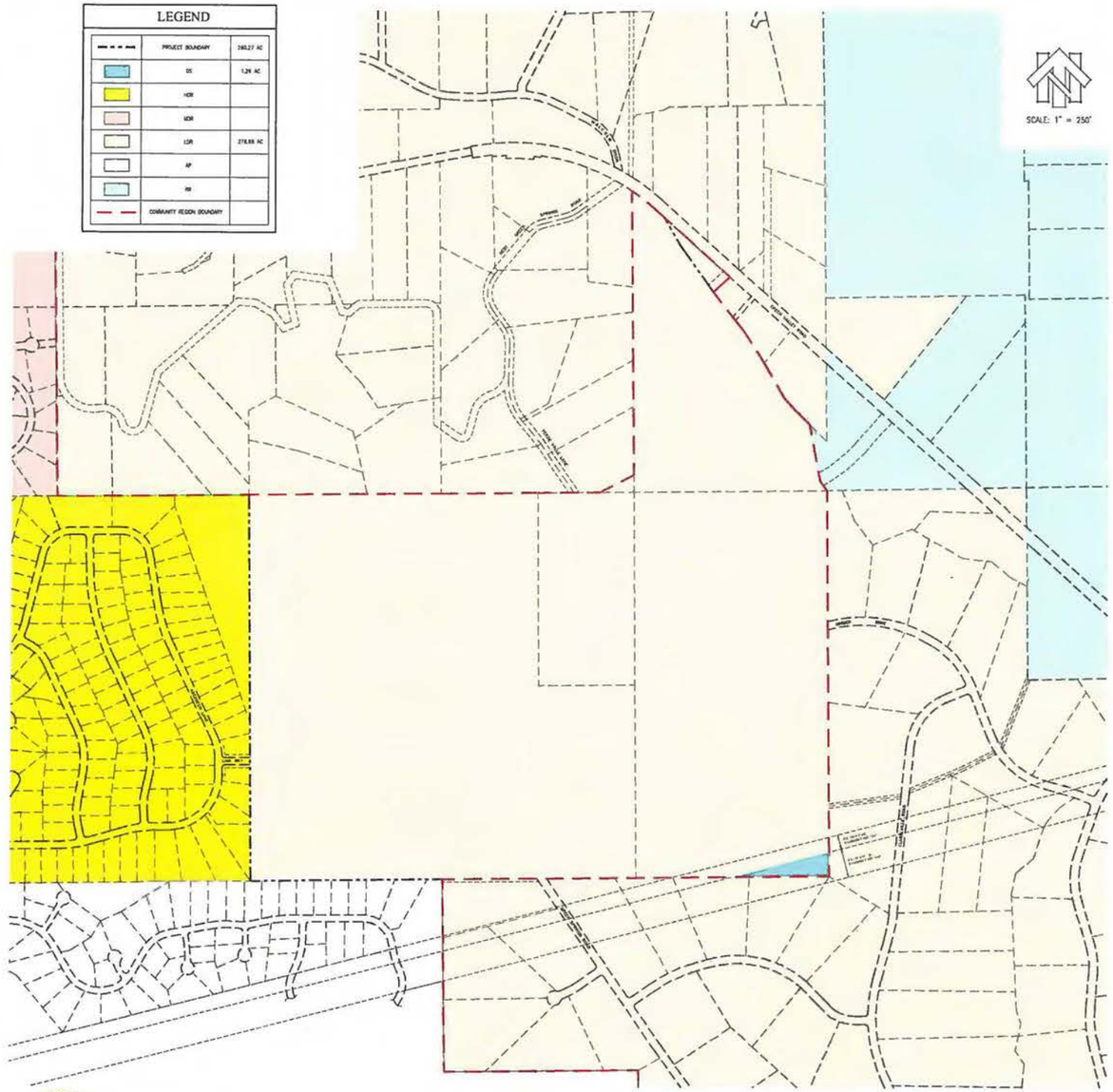
Assessor's Map
County of El

2017 AUG 16 AM 10: 46
RECEIVED
PLANNING DEPARTMENT

EXISTING LAND USE

GENERATIONS AT GREEN VALLEY

COUNTY OF EL DORADO AUGUST, 2017 STATE OF CALIFORNIA



cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning

PROPOSED LAND USE

GENERATIONS AT GREEN VALLEY

COUNTY OF EL DORADO AUGUST, 2017 STATE OF CALIFORNIA

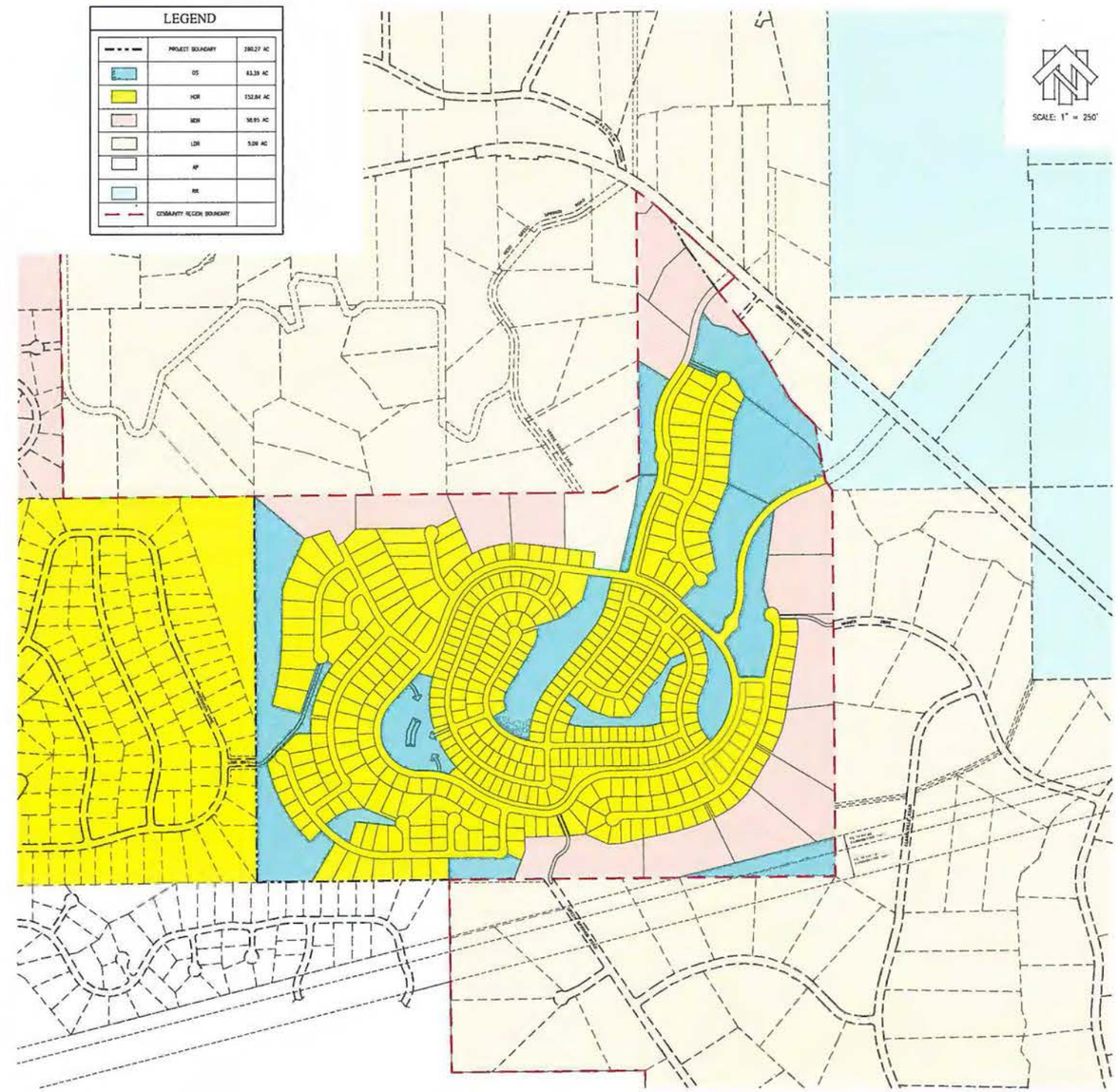


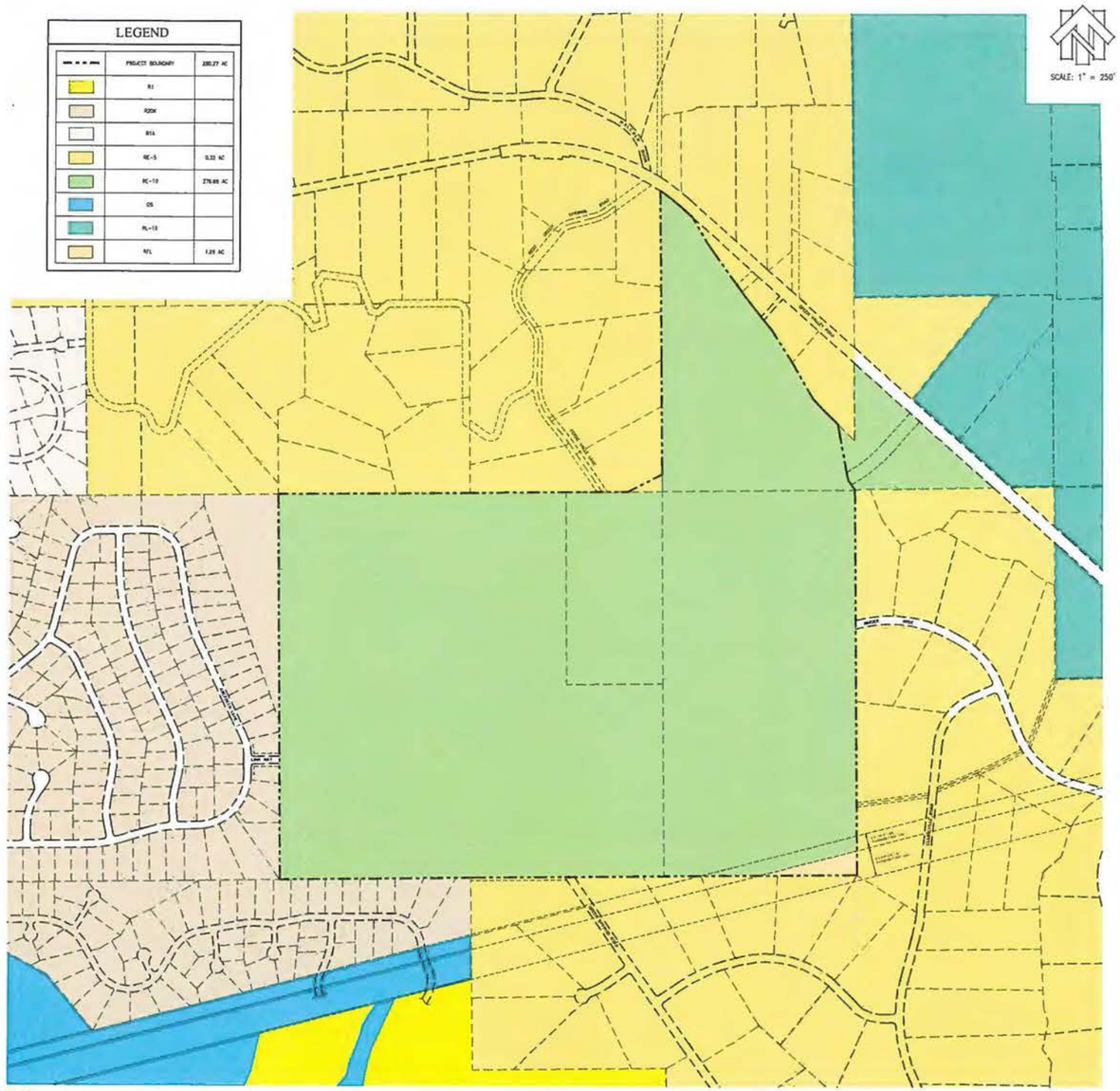
FIGURE 1

2017 AUG 16 AM 10:47
RECEIVED
PLANNING DEPARTMENT

EXISTING ZONING

GENERATIONS AT GREEN VALLEY

COUNTY OF EL DORADO AUGUST, 2017 STATE OF CALIFORNIA



cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning

PROPOSED ZONING

GENERATIONS AT GREEN VALLEY

COUNTY OF EL DORADO AUGUST, 2017 STATE OF CALIFORNIA

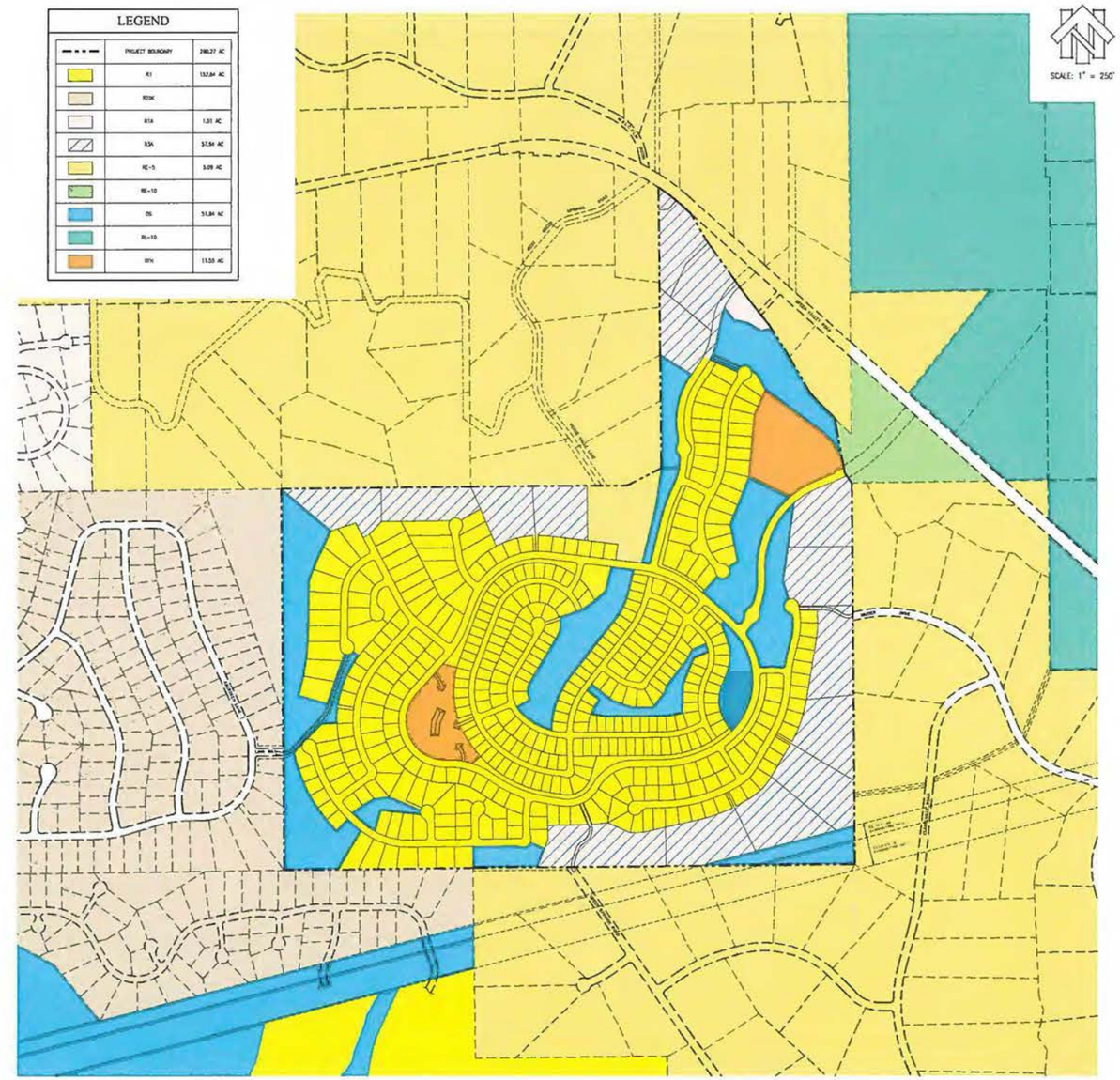


FIGURE 2