

# GENERATIONS

## **Multi-Generational Housing in El Dorado County**

Green Valley Road Benefits, LLC has planned the Generations project as a result of years of effort.

Generations seeks to meet the region's ever-rising need for housing to provide a home for our grandparents, parents and grandchildren.

Generations will mitigate the project impacts through CEQA Analysis and the Community Benefit Fee Negotiation



# PROJECT HISTORY

Dixon Ranch to Generations





# SEPTEMBER 2013

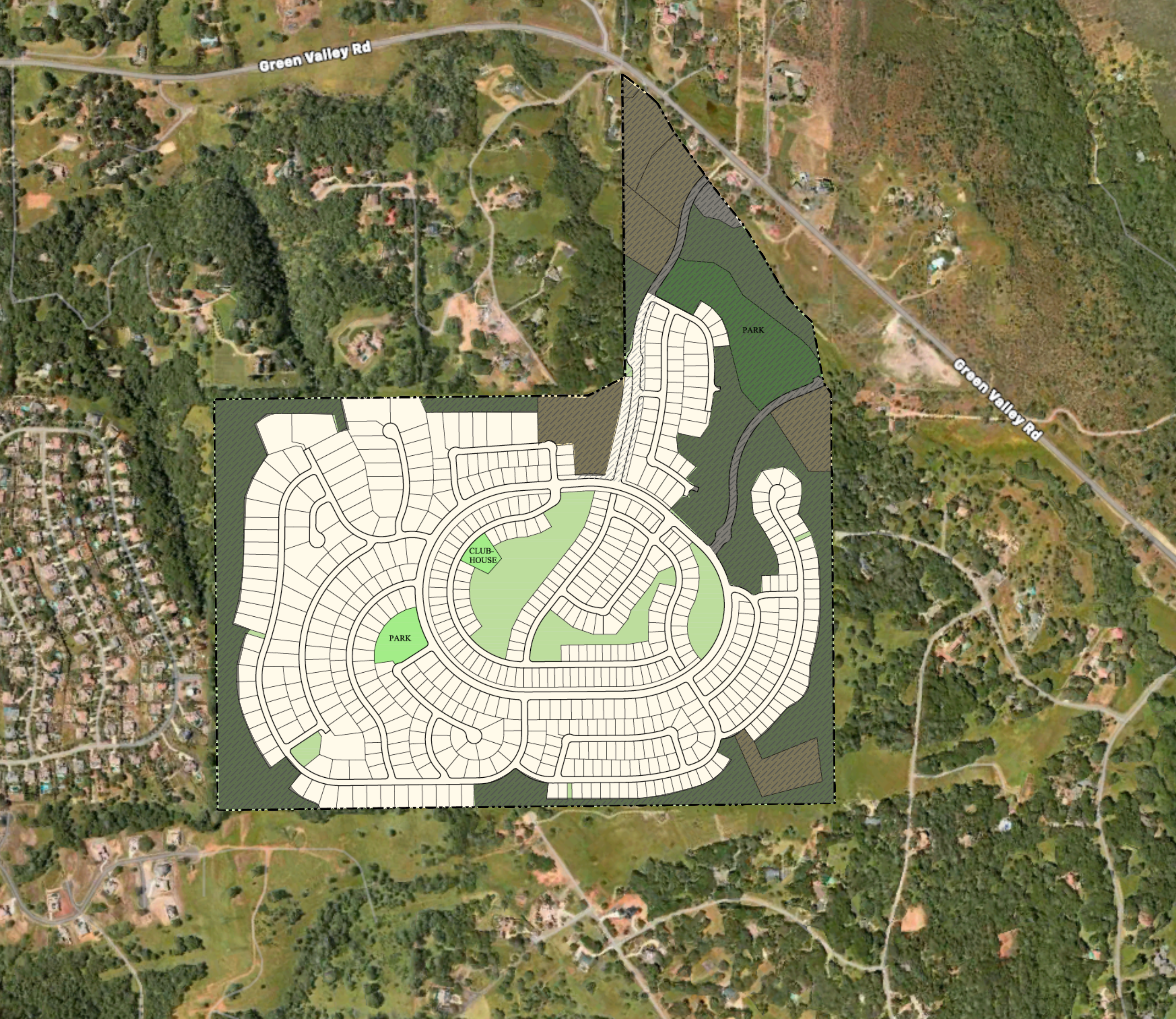
Dixon Ranch

HOME TYPE	AVERAGE LOT SIZE	NUMBER OF UNITS
Single Family Homes	10,750 sf	439
Age Restricted Homes	6,700 sf	160
Estate Homes (≥ 3 ac)	3 acres	5
Existing Residence	5 acres	1

<b>TOTAL PROPOSED NUMBER OF HOMES</b>	<b>605</b>
<b>PROJECT DENSITY</b>	<b>2.2 DU/acre</b>

<b>PARK SITE(S)</b>	11.1 acres	2 Park Sites
<b>OPEN SPACE LOTS</b>	67.6 acres	
<b>LANDSCAPE LOTS</b>	6.3 acres	
<b>CLUBHOUSE</b>	0.9 acres	

 Buffer Zone From Existing Residential





# OCTOBER 2017

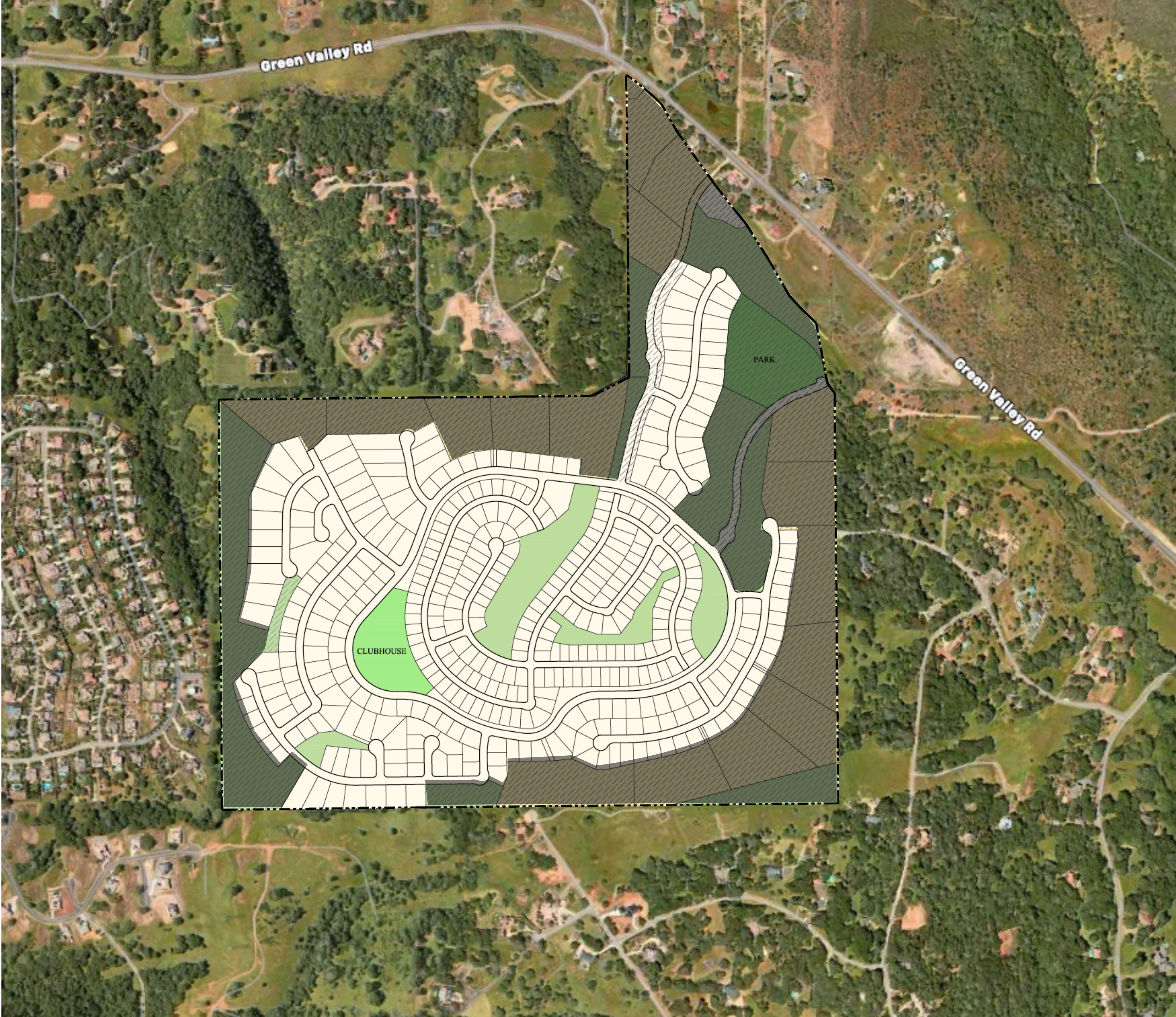
J6 Hearing

HOME TYPE	AVERAGE LOT SIZE	NUMBER OF UNITS
Single Family Homes	15,000 sf	222
Age Restricted Homes	7,900 sf	200
Estate Homes (≥ 3 ac)	3-4 acres	15
Existing Residence	5 acres	1

**TOTAL PROPOSED NUMBER OF HOMES 438**  
**PROJECT DENSITY 1.6 DU/acre**

<b>PARK SITE(S)</b>	6.7 acres	1 Park Site
<b>OPEN SPACE LOTS</b>	51.8 acres	
<b>LANDSCAPE LOTS</b>	6.5 acres	
<b>CLUBHOUSE</b>	4.9 acres	

 Buffer Zone From Existing Residential





# DEC 2021

## Generations Current Application

HOME TYPE	AVERAGE LOT SIZE	NUMBER OF UNITS
Single Family Homes	13,300 sf	147
Age Restricted Homes	8,500 sf	214
Estate Homes (≥ 5 ac)	5 acres	17
Existing Residence	5 acres	1

**TOTAL PROPOSED NUMBER OF HOMES 379**

**PROJECT DENSITY 1.4 DU/acre**

<b>PARK SITE(S)</b>	4 acres	1 Park Site
<b>OPEN SPACE LOTS</b>	54.5 acres	
<b>LANDSCAPE LOTS</b>	8 acres	
<b>CLUBHOUSE</b>	3.3 acres	

 Buffer Zone From Existing Residential





# PROJECT HISTORY

## Recap

### SEPTEMBER 2013

#### TYPES OF HOMES

▶ Single Family Homes	439
▶ Age Restricted Homes	160
▶ Estate Homes (≥ 3 ac)	5
▶ Existing Residence	1

**TOTAL 605**

#### DENSITY

▶ Project Density	2.2 DU/acre
-------------------	-------------

#### OPEN SPACE

▶ Open Space	67.6 acres
--------------	------------



### OCTOBER 2017

#### TYPES OF HOMES

▶ Single Family Homes	222
▶ Age Restricted Homes	200
▶ Estate Homes (≥ 3 ac)	15
▶ Existing Residence	1

**TOTAL 438**

#### DENSITY

▶ Project Density	1.6 DU/acre
-------------------	-------------

#### OPEN SPACE

▶ Open Space	51.8 acres
--------------	------------



### DEC 2021

#### TYPES OF HOMES

▶ Single Family Homes	147
▶ Age Restricted Homes	214
▶ Estate Homes (≥ 5 ac)	17
▶ Existing Residence	1

**TOTAL 379**

#### DENSITY

▶ Project Density	1.4 DU/acre
-------------------	-------------

#### OPEN SPACE

▶ Open Space	54.5 acres
--------------	------------



 Buffer Zone From Existing Residential







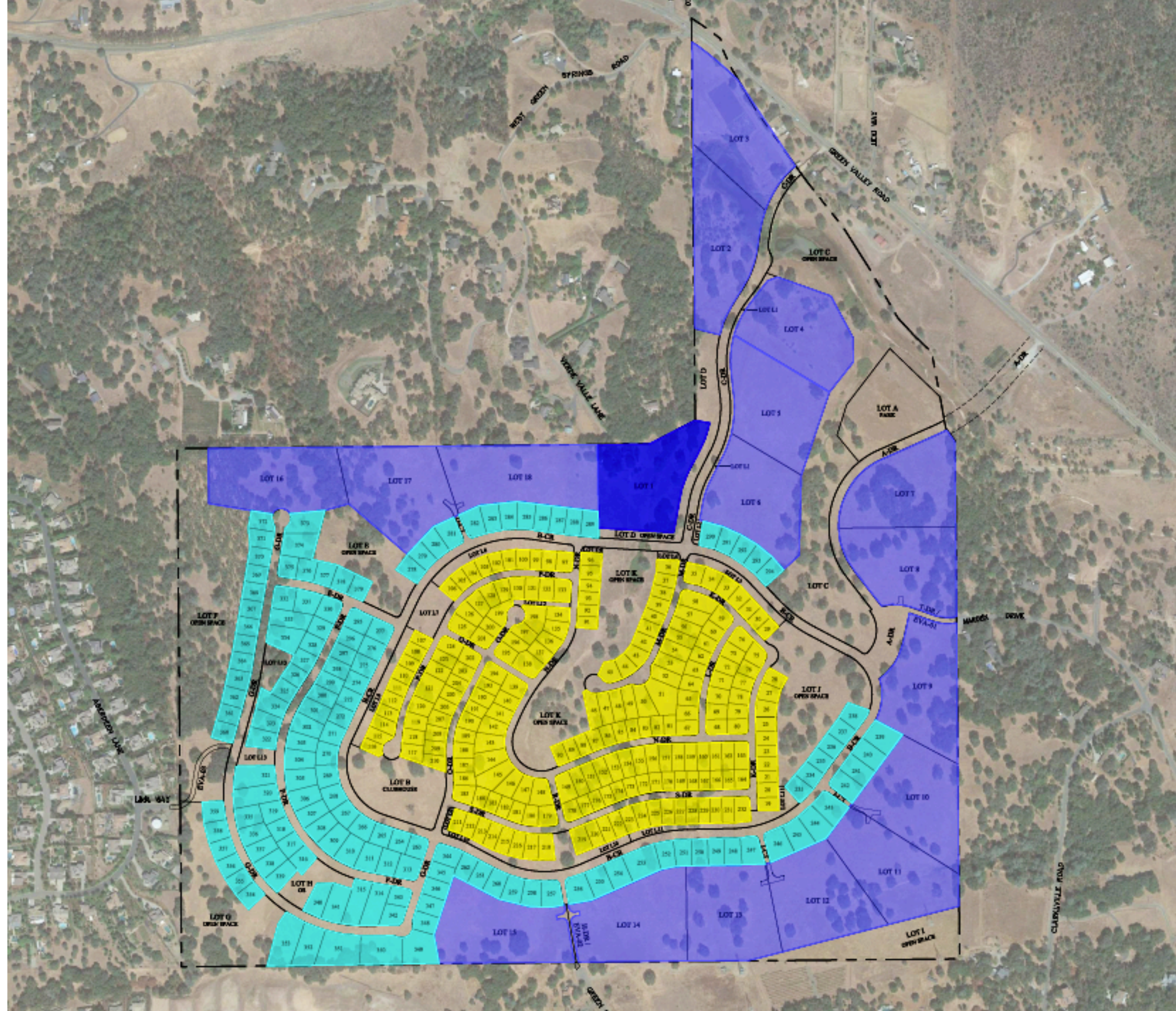




# GENERATIONS

## Proposed Residential Lot Types





	EXISTING RESIDENCE	1
	5-ACRE BUFFER LOTS	17
	SINGLE FAMILY LOTS	147
	AGE-RESTRICTED LOTS	214
<b>TOTAL PROPOSED LOTS</b>		<b>379</b>

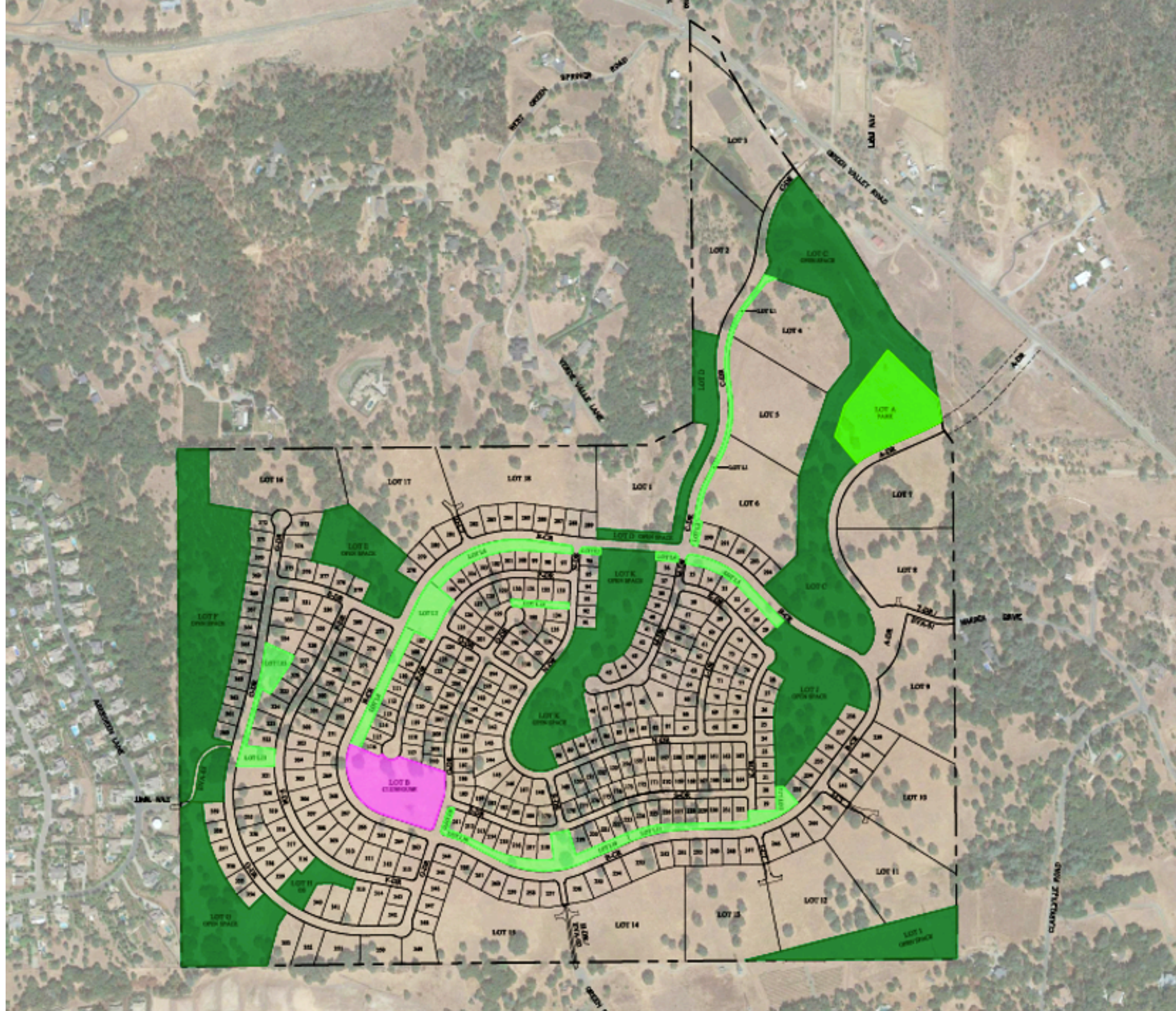




# GENERATIONS

Proposed Parks, Open Space and Amenities

	OPEN SPACE LOTS	54.5 ACRES
	PARK	4.0 ACRES
	LANDSCAPED LOTS	8.0 ACRES
	CLUB HOUSE	3.3 ACRES





# COMMUNITY BENEFITS

What Generations Will Offer to the Community?

## HOMEOWNERSHIP

Will add 378 units of housing in El Dorado Hills, realizing the County's General Plan for additional residential opportunities

## MULTI-GENERATIONAL COMMUNITIES

Will offer mixed composition of both single-family and age-restricted homes, with a shared community Clubhouse. This ensures housing for a range of El Dorado County residents, while building diverse communities

## OPEN SPACE

Will preserve 58 acres of open green space, including the addition of a new 4-acre park and new hiking trails that offers outstanding views of Folsom Lake and El Dorado Hills

## COMMUNITY IDENTITY

Will feature seventeen 5-acre estate homes, that along with planned open space, will serve as a transitional buffer between the new enclave and the neighboring estates, residential communities and open spaces

## TRAFFIC IMPROVEMENTS

The project proposes two access roadways onto Green Valley Road. The northwest access will be side-street stop control (SSCC) Right-in, Right-out (RIRO). The northeast access will be signalized full access with relevant pockets for turning movements at the intersection. Additional Green Valley Road corridor improvements benefitting County residents will be facilitated by the project's contributions to community benefits funding to be outlined in the project's Development Agreement with the County.



# PROJECT MILESTONES

## Schedule Outline

Dec 2021	Application Submittal
Dec 2022	Deemed Complete
Feb - Mar 2024	NOP Public Review Period
Mar 2024	County TAC Meeting
May 16, 2024	1st Community Meeting   General Project Overview
Jun 12, 2024	2nd Community Meeting   Detailed Traffic Discussion
Jun - Aug 2024	60-Day Public Review Period of Draft EIR
Aug 14, 2024	EDH Area Planning Advisory Committee (APAC) Meeting
Aug 15, 2024	3rd Community Meeting   Technical Q&A Stations
Sep 2024	Final EIR to County for Review
Oct - Nov 2024	Planning Commission Hearings
Nov 2024	Board of Supervisor Hearing



An aerial photograph of a city, showing a dense network of streets and buildings. The image is overlaid with a semi-transparent green filter. The text "QUESTIONS?" is centered in the middle of the image.

**QUESTIONS?**