

Exhibit C

Generations at Green Valley

General Plan Amendment Initiation Policy J-6 Summary

August 2017

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.