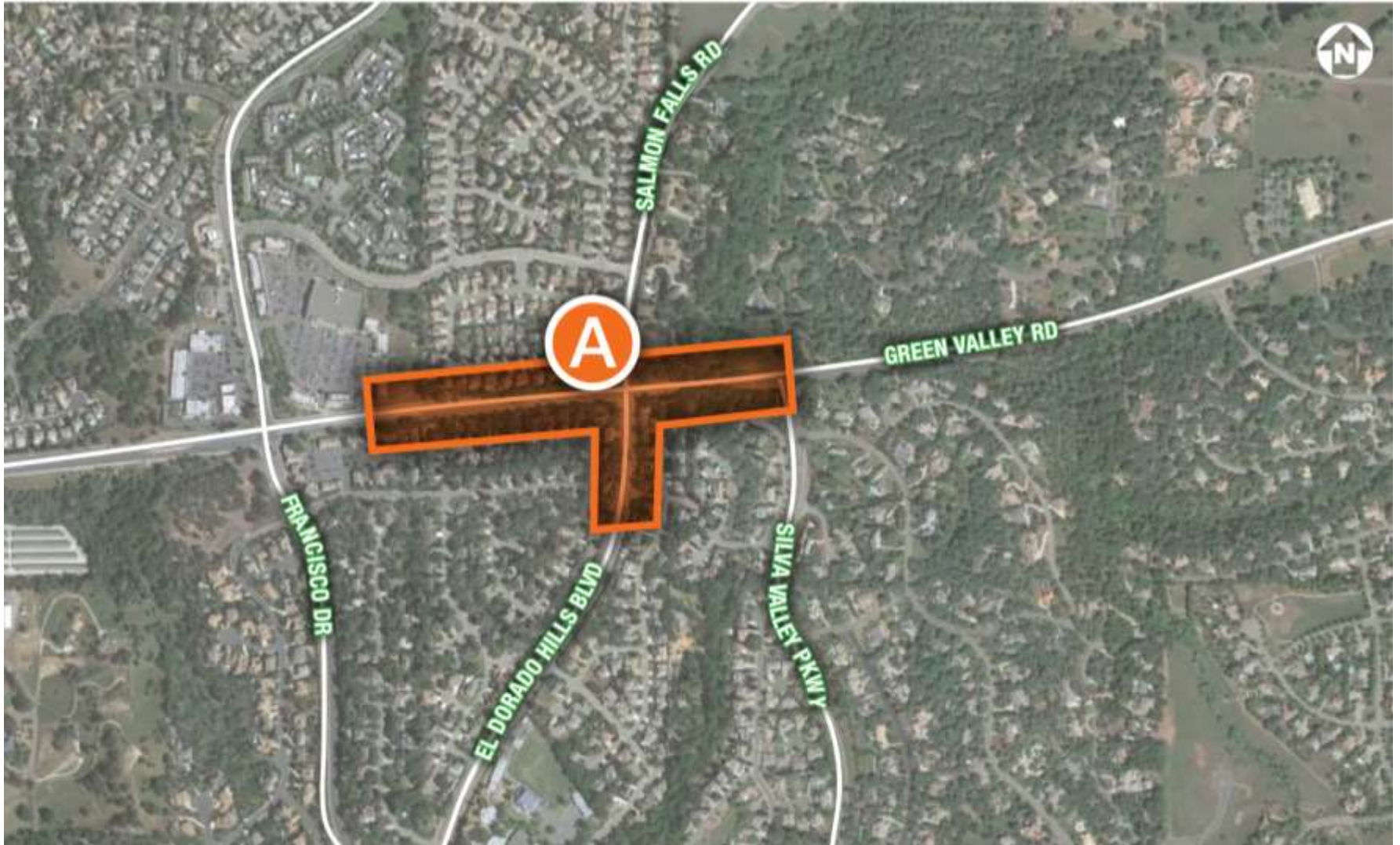


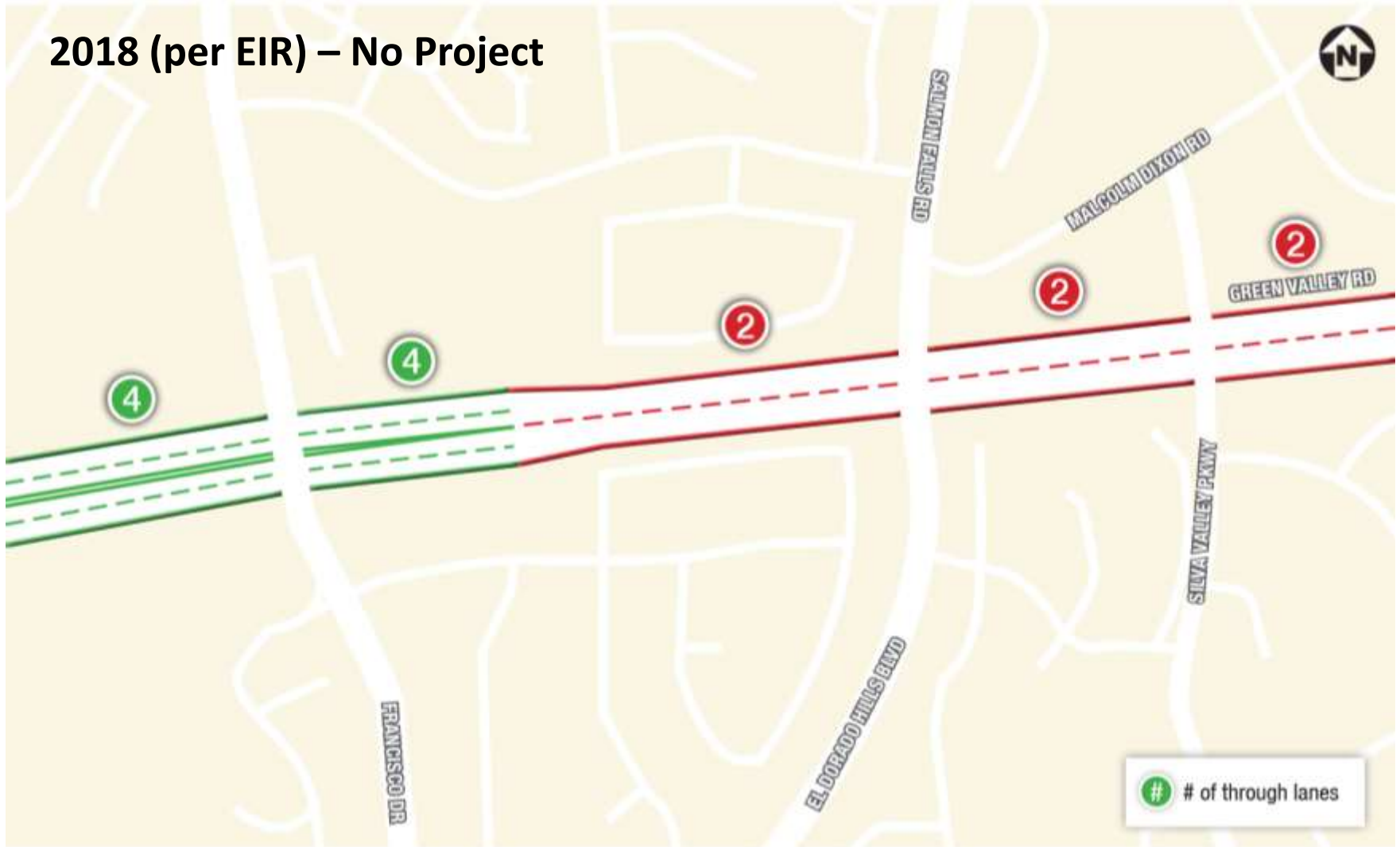
# CEQA Traffic Analysis

- **Thorough Evaluation of Project Impacts & Mitigations**
  - Mitigations identified to achieve acceptable LOS
  - Timings specific to maintaining acceptable LOS
- **Three (3) Project Traffic Study Iterations**
  - Year 2025 Forecasts
    - **(1) Initiated in Fall 2011**
    - **(2) Initiated in Fall 2012** (final dated June 2013, documented in DEIR and used for project impact/mitigation determination)
  - Year 2035 Forecasts (“75/25 Land Use”)
    - **(3) Mid-2015** (dated May 2015, Supplemental Transportation Analysis)
    - Resulted in 2 fewer impacts, however not used for project impact/mitigation determination

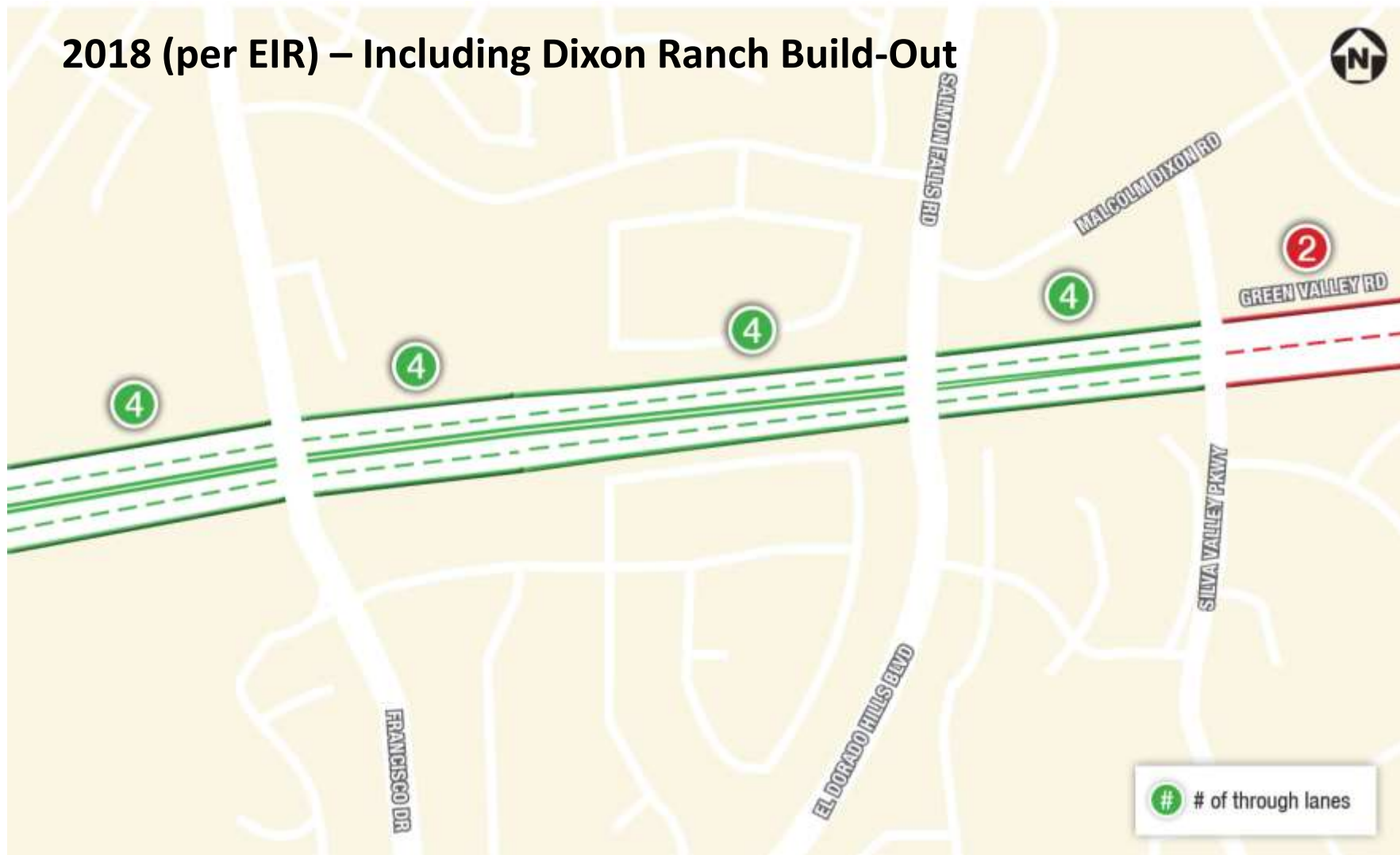




# 2018 (per EIR) – No Project



# 2018 (per EIR) – Including Dixon Ranch Build-Out





Final Corridor Analysis Report  
**GREEN VALLEY ROAD**

El Dorado County, California

October 2014

Prepared for:

**County of El Dorado**  
Community Development Agency  
Department of Transportation  
2850 Fairlane Court  
Placerville, CA 95667  
(530) 821-5775  
[www.edcgov.us](http://www.edcgov.us)

Prepared by:

**Kittelson & Associates, Inc.**  
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Sacramento, CA 95814  
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# Green Valley Road Corridor Study

- **11-Mile Corridor (County Line to Lotus Road), through project area**
- **Important conclusions:**
  - (P. 3) “All study segments meet the County’s operational standard...”
  - (P. 111) “The County has a threshold of 1.7 crashes per Million Vehicle Miles (MVM) for the segment to be considered for further evaluation and possible treatments...none of the roadway segments exceeded that threshold during the study period.”
- **Identified “...potential short-term improvements that may be implemented to improve operating and safety conditions for all users and modes of travel along the corridor.”**







# DIXON RANCH

A PLACE FOR ALL GENERATIONS

14-1617 Presentation from Applicant  
Rcvd 2-14-17



The Cannery, Davis

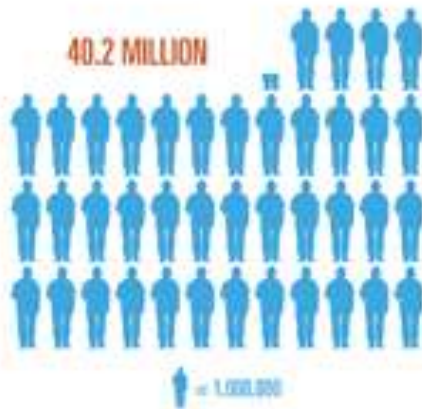


The Mill at Broadway, Sacramento



14-1617 Presentation from Applicant  
Sutter Park Neighborhood, Sacramento  
Rev 02-14-17

# Living at Home



**40.2 MILLION**  
U.S. population aged  
65 and over in 2010



**80 MILLION**  
Projected 65 and over  
population in 2040



**90%**  
Of AARP members want  
to live in their home and  
community for as long as  
possible

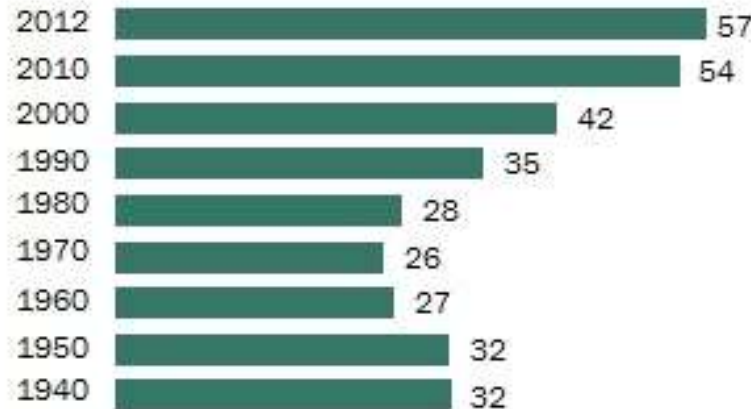
# Multi-generational Households

## Population Living in Multi-generational Households Has Doubled Since 1980

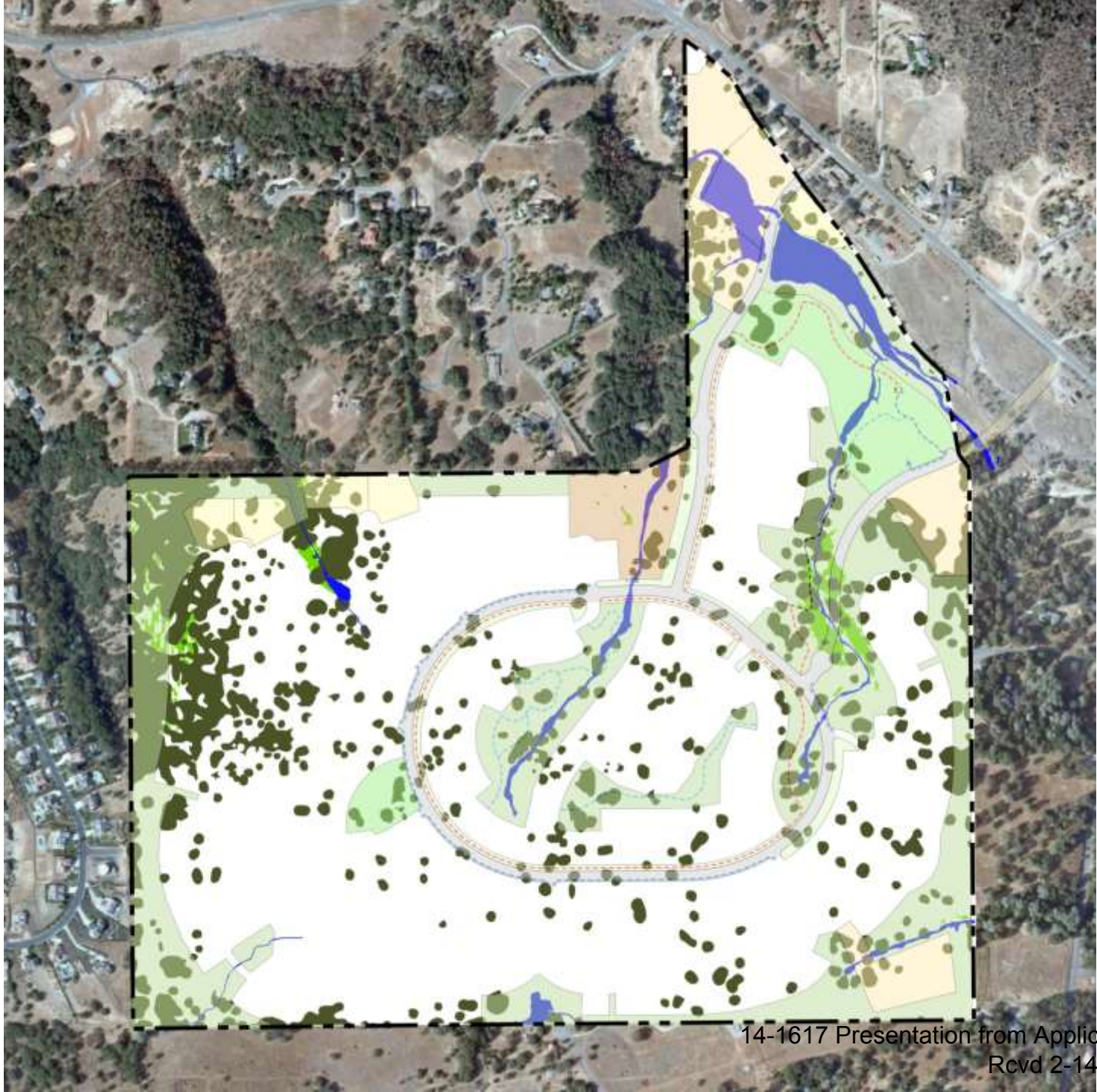
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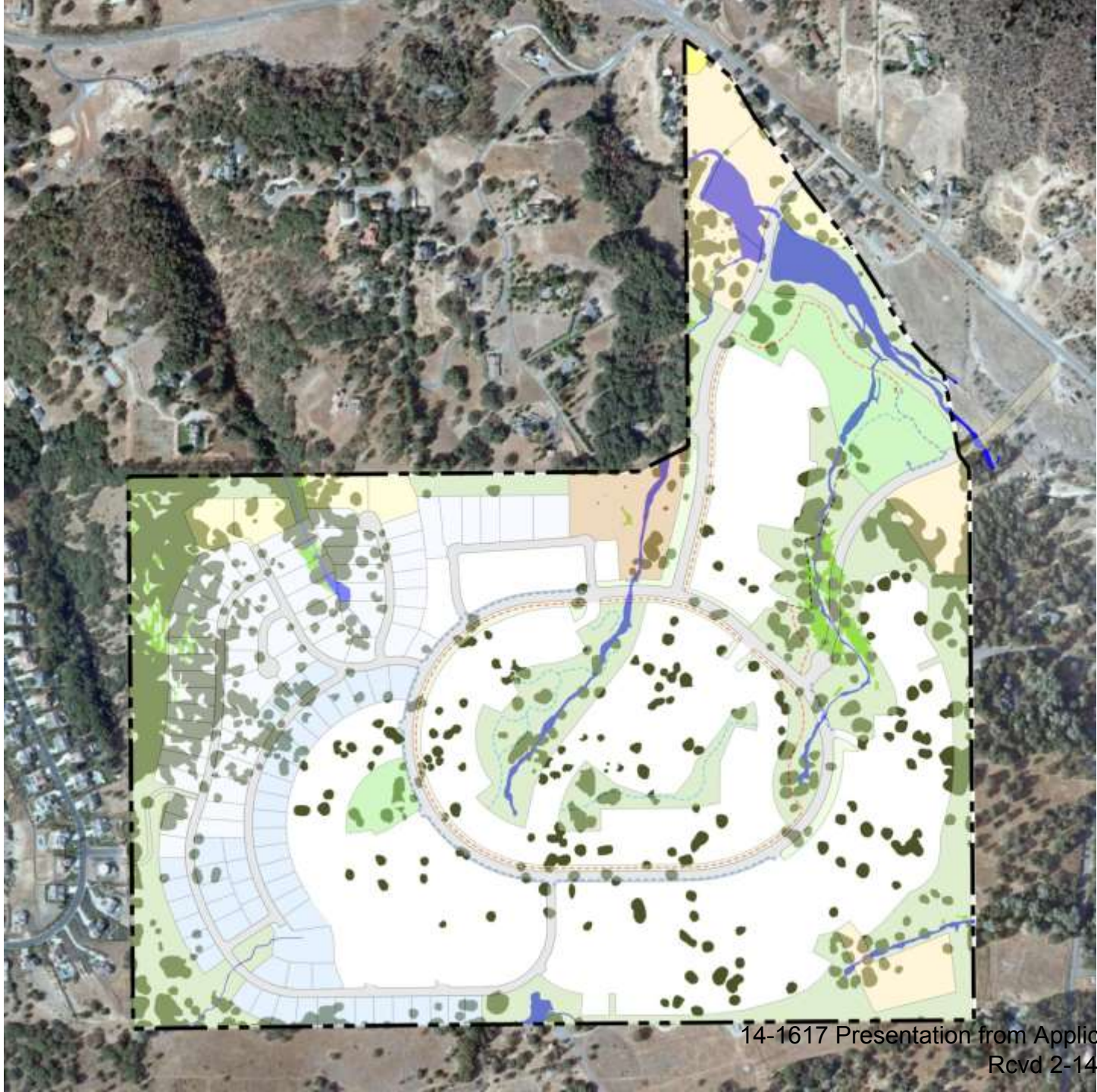
### Population Living in Multi-generational Households Has Doubled Since 1980

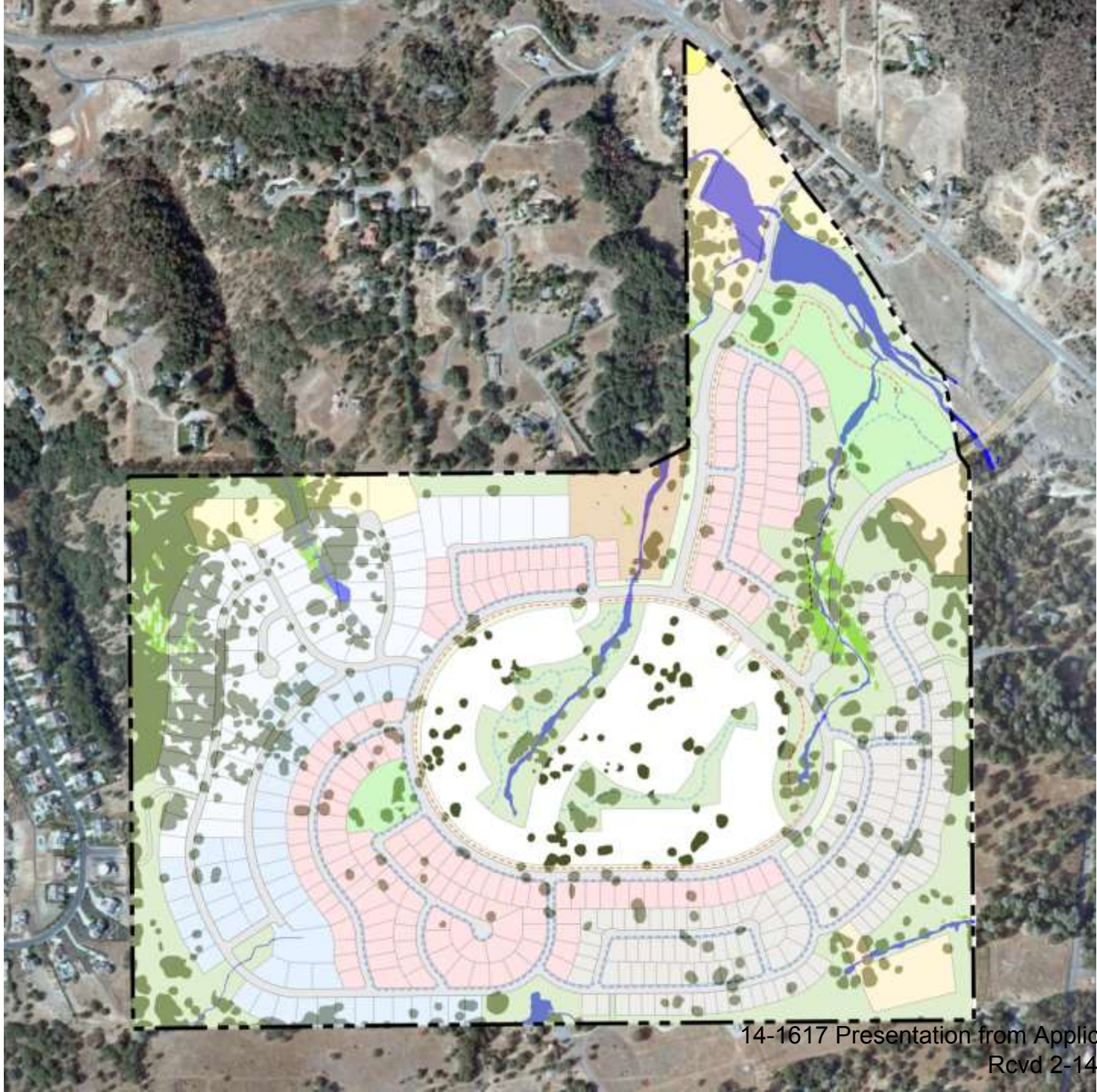
*In millions*



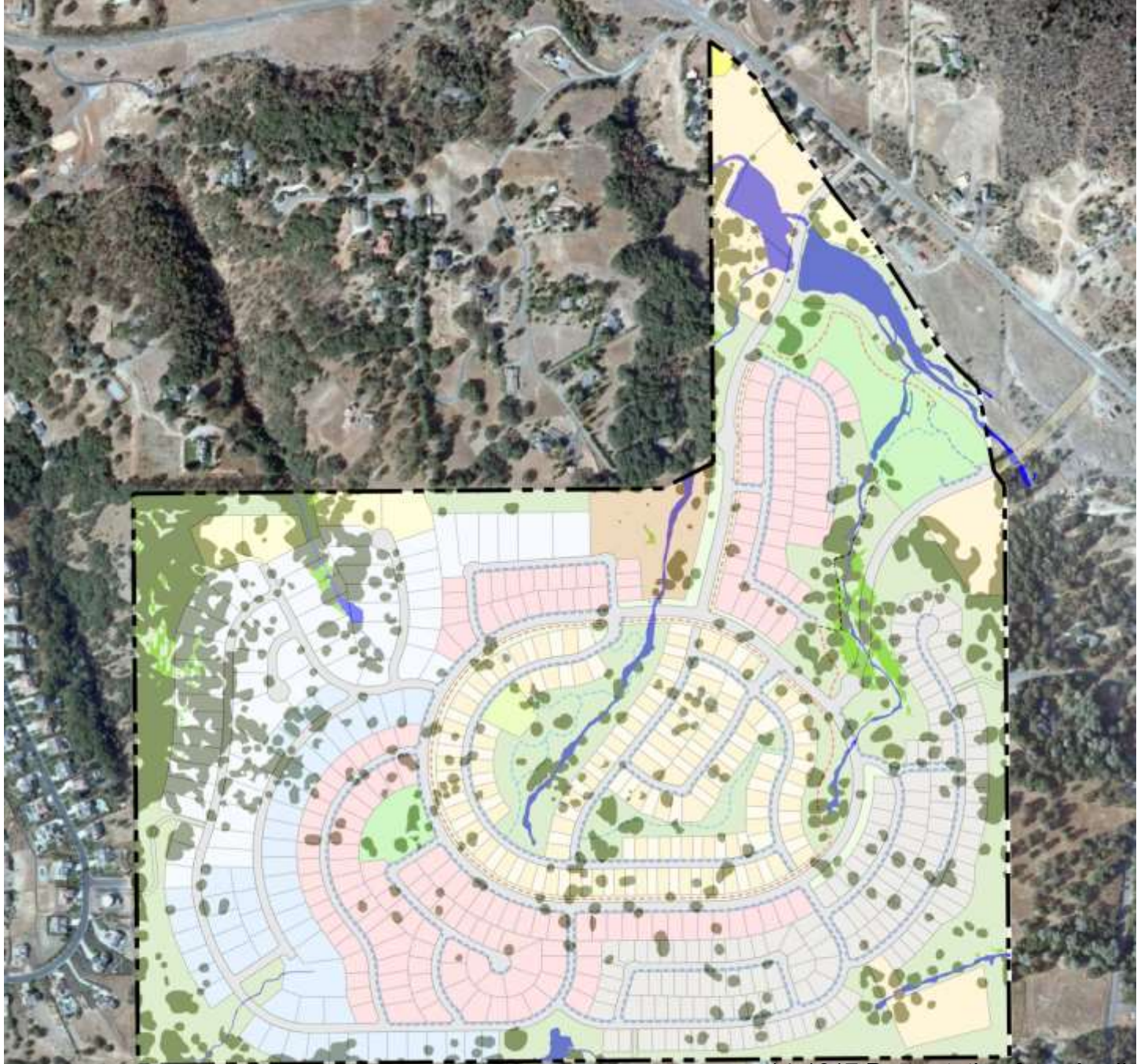
PewResearch















**KEYNOTES**

- GENERAL KEYNOTES**
- 1. DOTTED RED LINE TO SHOW
  - 2. DOTTED YELLOW TO SHOW WITH BEST SERVICE
  - 3. DOTTED GREEN TO SHOW WITH BEST SERVICE
  - 4. DOTTED BLUE TO SHOW
  - 5. DOTTED PURPLE TO SHOW
- KEYNOTES**
- A. PROVIDE WALL AND TOP AND BOTTOM OF BASKETBALL COURT AT 2' DIA.
  - B. PROVIDE SHOWER BOX
  - C. PROVIDE ONE ENTRY GAZEBO (20' DIA) SPACE
  - D. PROVIDE TWO ACCESS THROUGH AREA - 12' DIA
  - E. PROVIDE SEPARATE TRAIL
  - F. PROVIDE PLAZA AREA
  - G. PROVIDE THREE SEAT STRUCTURES WITH TABLE AND BENCH TO ACCOMMODATE
  - H. PROVIDE TWO BENCHES (20' LENGTH) BENCHES
  - I. PROVIDE ENTRANCE GATE
  - J. PROVIDE BASKETBALL COURT
  - K. PROVIDE SET OF 40' DIA BENCH TABLE
  - L. PROVIDE HAZARD FREE AREA
  - M. PROVIDE ONE ENTRY GAZEBO
  - N. PROVIDE SEAT STRUCTURE WITH TABLE AND BENCH TO ACCOMMODATE
  - O. PROVIDE ONE ENTRY GAZEBO (20' DIA) SPACE
  - P. PROVIDE SEAT STRUCTURE
  - Q. PROVIDE BASKETBALL COURT
  - R. PROVIDE ENTRANCE GATE, AND 12' DIA AREA WITH 40' DIA BENCH TABLE
  - S. PROVIDE 20' DIA BENCH TABLE
  - T. PROVIDE TWO ACCESS ON WALL TO BENCH TABLE OR BENCH TABLE IN ALL THREE DIRECTIONS
  - U. PROVIDE SEPARATE TRAIL
  - V. PROVIDE SEPARATE TRAIL
  - W. PROVIDE SEPARATE TRAIL
  - X. PROVIDE 2' BASKETBALL COURT WITH BENCH TABLE AND BENCH TABLE
  - Y. PROVIDE ACCESS TO TRAIL AREA
  - Z. SEE PLAN



SD1

**DIXON RANCH - LOT A VILLAGE PARK**  
EL DORADO COUNTY, CA

Proposed Schematic Site Plan NTP







# DIXON RANCH

DESIGN GUIDELINES

14-1617 Presentation from Applicant  
Rcvd 2-14-17



*California Prairie*



*Modern Craftsman*



*Traditional Bungalow*

## THE ARTISAN COLLECTION

14-1617 Presentation from Applicant  
Rcvd 2-14-17



*Victorian Farmhouse*



*Modern Farmhouse*



*Farmhouse Revival*

# THE AGRARIAN COLLECTION



*Traditional Coastal Cottage*



*Modern Coastal*



*Coastal*

## THE COASTAL COLLECTION

14-1617 Presentation from Applicant  
Rcvd 2-14-17





*Classic Monterey*



*Traditional Santa Barbara*



*Modern Spanish*

# THE CALIFORNIA COLLECTION

14-1617 Presentation from Applicant  
Rcvd 2-14-17



*Tudor*



*English Cottage*



*Modern Victorian*

# THE PICTURESQUE COLLECTION

14-1617 Presentation from Applicant  
Rcvd 2-14-17



*Mid-Century Modern*



*International Style*



*International Style*

**THE NOUVEAU  
COLLECTION**



INCLUSIVE  
FLEXIBLE  
BEAUTIFUL

# A HOME BUILT

For Everything You Expect In Life ...  
*And Everything You Don't.*



# WHAT IS LIVABLE DESIGN?



INCLUSIVE



FLEXIBLE



BEAUTIFUL

# Remodel Costs

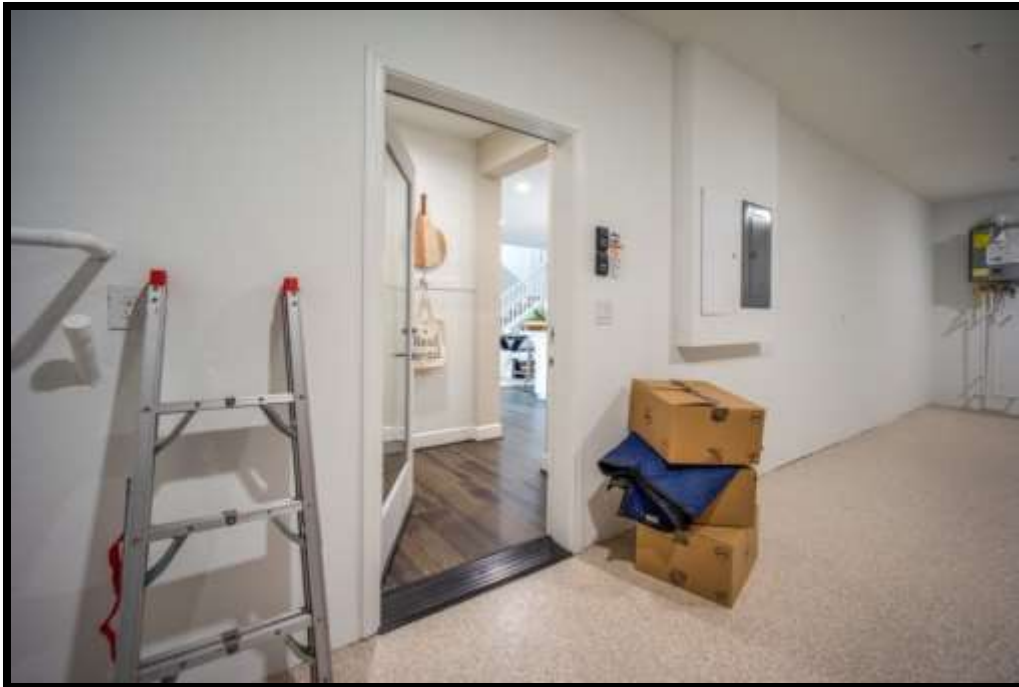


## **Remodel Cost Estimates for midrange projects:**

- Bathroom remodel: \$15,782
- Minor kitchen remodel: \$18,527
- Major kitchen remodel: \$53,931

# Examples of Livable Design Features

- **Stepless Entry:** Whether at the front door or at the garage, a home with at least one stepless entry makes it easier to enter the home when moving furniture, pushing a stroller or rolling luggage.



# Examples of Livable Design Features

- **Wider Doorways:** When moving large furniture or carrying laundry or groceries, wider doors make life a lot easier.



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Rcvd 2-14-17



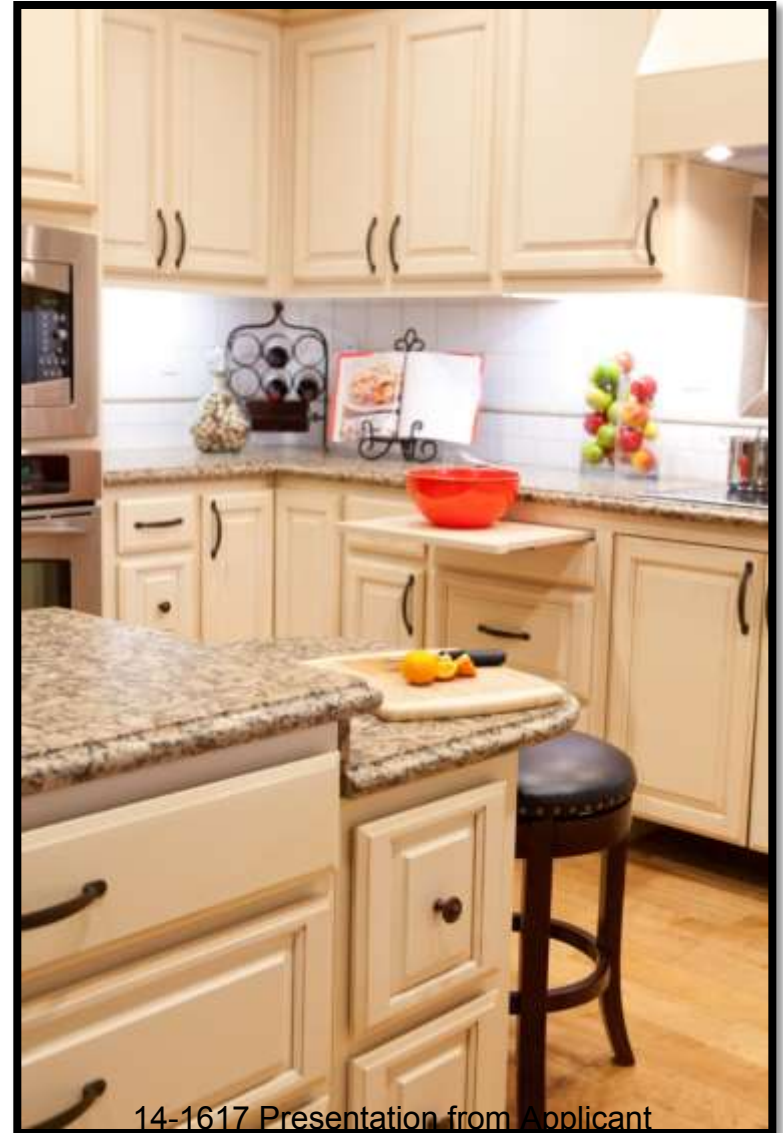
# Examples of Livable Design Features

- **Clearances and Circulation:** Wider hallways and stairways give a grand feeling of spaciousness while providing wiggle room for full, busy households.



# Examples of Livable Design Features

- **Multi-height Work Surfaces:**  
Having a variety of work surface heights makes it easier for everyone to participate in food prep.



# Examples of Livable Design Features

- **Curbless Shower:** Beautiful and luxurious, a shower without a curb will minimize trip hazards and make cleaning a breeze.



14-1617 Presentation from Applicant

Rcvd 2-14-17

# Examples of Livable Design Features

- ***Bedroom and Bathroom on Ground Floor:*** Convenient for guests, provides added privacy and a great place to recuperate from a sports injury or surgery.



# It's Time To Think Differently

Just as the aging living experience is unique for everyone, so too are the creative solutions to help assure that life is as independent and purposeful as possible.

"How old would you be if you didn't know how old you are?"

- Satchel Paige



# Concierge Services at Eskaton Today

- Services included in the Eskaton-managed HOA
- Concierge is accessible via phone or in-person
- Top requests include access to screened home services, coordination of homeowner events, fitness, and exterior maintenance

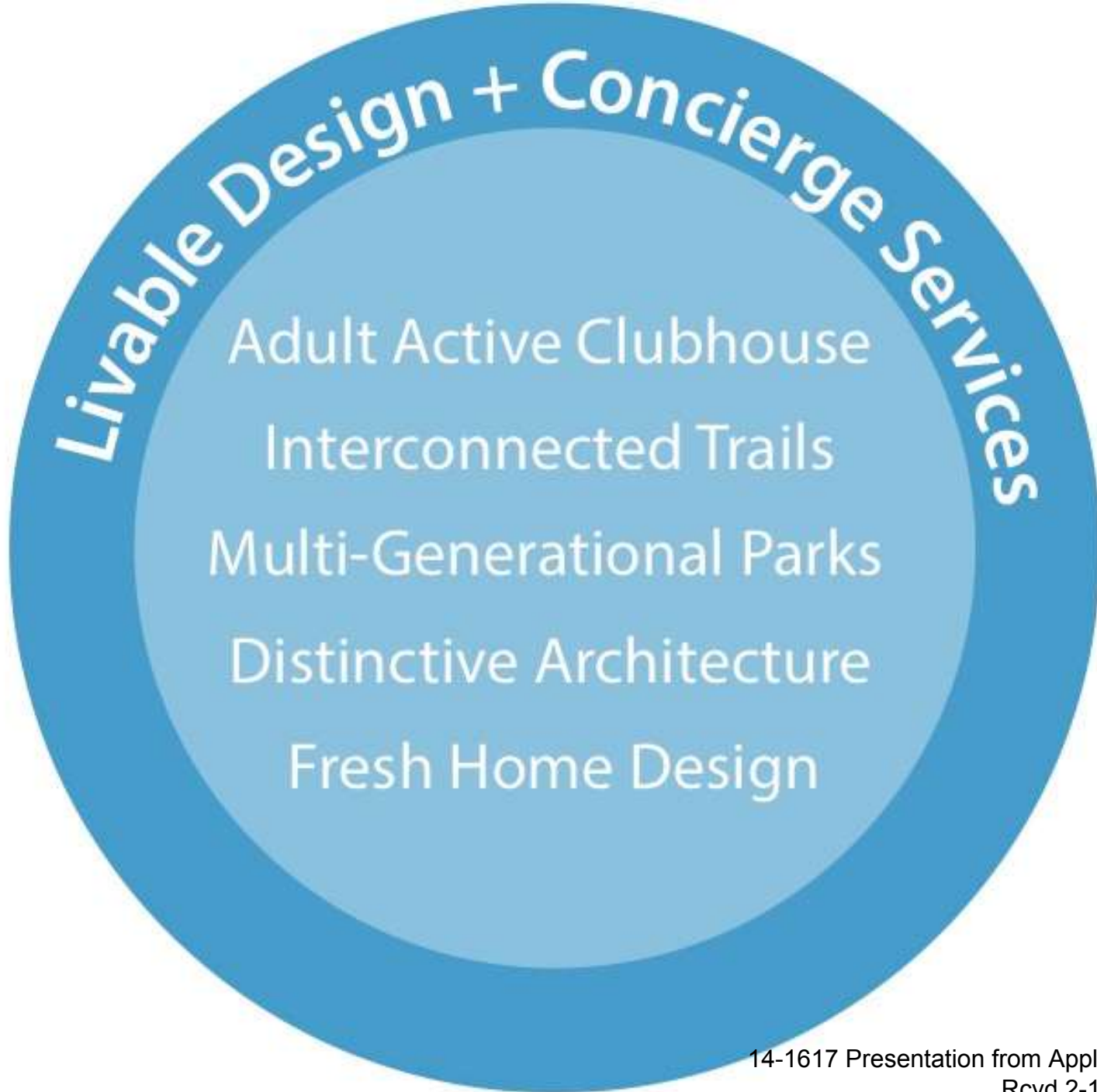


# Concierge Services of the Future

- ✓ Residents provide insight to service needs and desires
- ✓ Access to screened service providers
- ✓ Meal Delivery
- ✓ Personal Services
- ✓ Event and Program Coordination for ALL ages
- ✓ Transportation
- ✓ IDEA:

Uberization of services—Mobile Concierge





**Livable Design + Concierge Services**

- Adult Active Clubhouse
- Interconnected Trails
- Multi-Generational Parks
- Distinctive Architecture
- Fresh Home Design

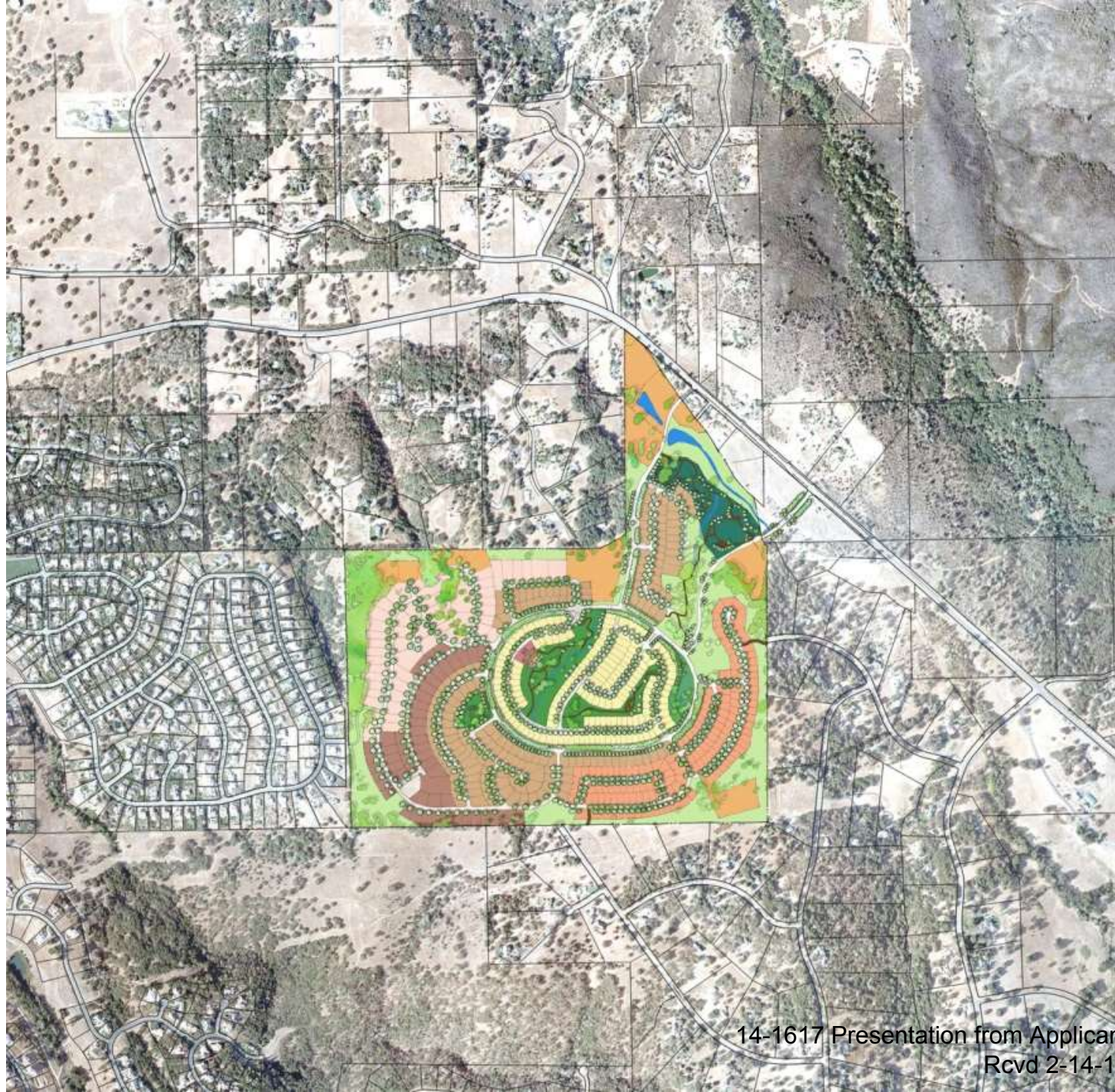


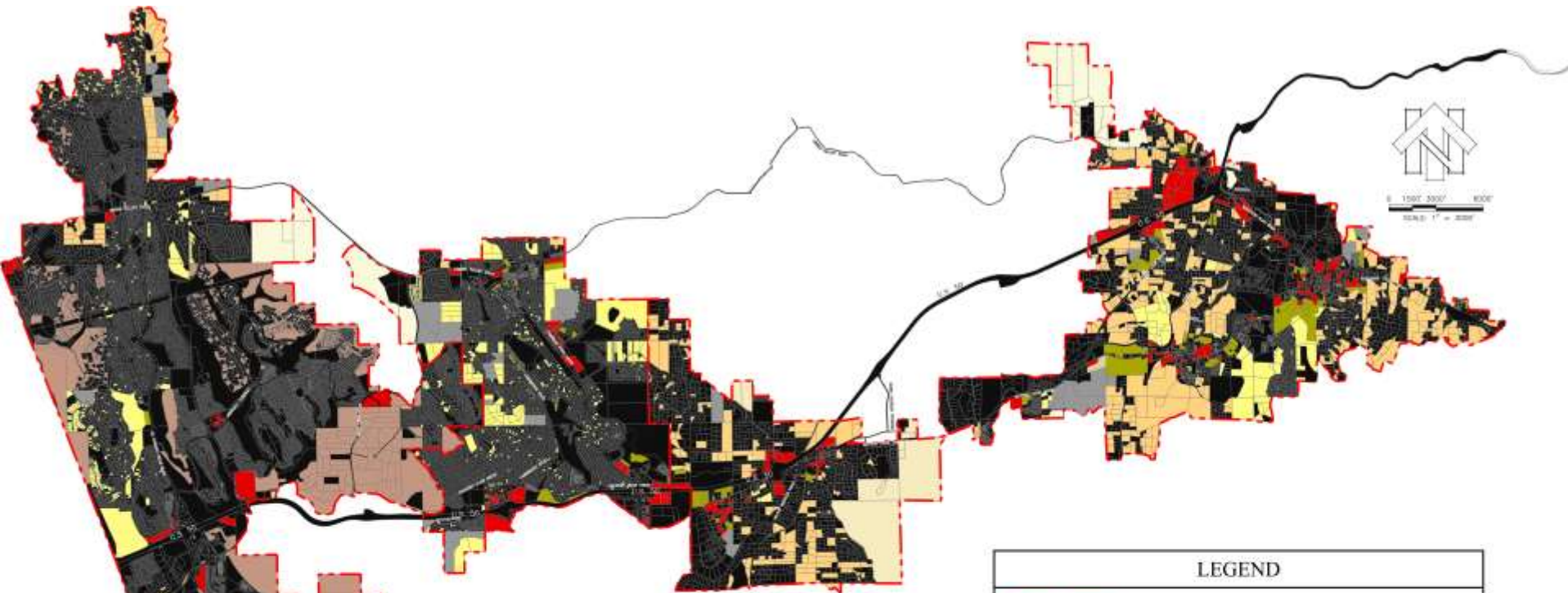
# Thank you



The first innovative Livable Design, multi-generational, service-enriched community in the nation.







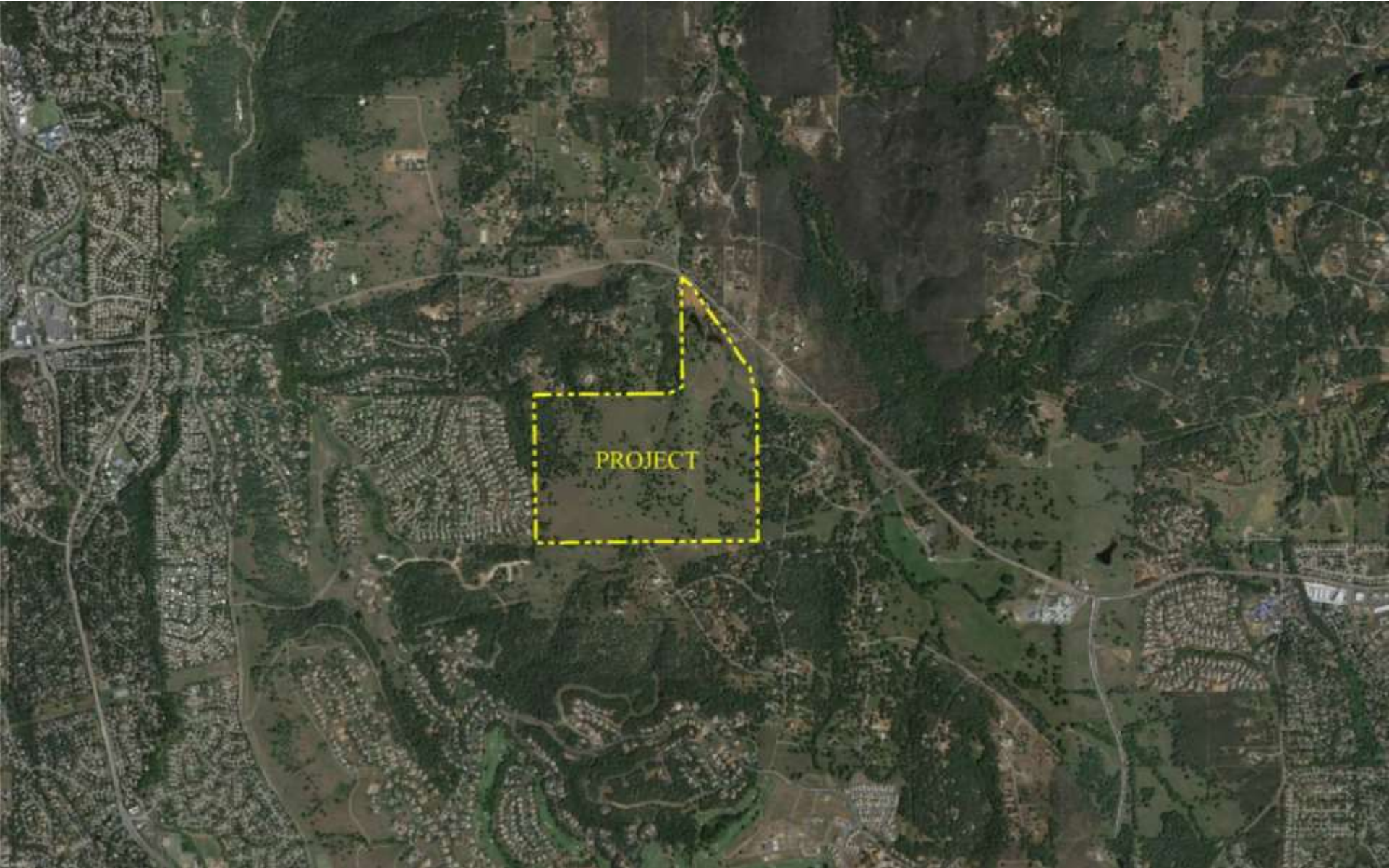
**EXCLUSIONS**

	ROADS & IGA
	GOVERNMENT & UTILITY
	DEVELOPED
	POND & LAKE
	PV LAND USE
	ON LAND USE
	RD LAND USE
	F LAND USE

**LEGEND**

COMMUNITY REGION LINE					
LAND USE	CR1	CP	SS	ED08	TOTAL
	80 UNITS	40 UNITS	10 UNITS	175 UNITS	305 UNITS
	272 AC 362 UNITS	680 AC 24 UNITS	0 AC	452 AC 14 UNITS	1,384 AC 58 UNITS
	34 AC	0 AC	99 AC 45 UNITS	40 UNITS	1,574 AC 189 UNITS
	28 AC	19 AC	74 AC	48 AC	1,654 AC
	132 AC	15 AC	10 AC	28 AC	185 AC
	6 AC	0 AC	54 AC	33 AC	93 AC
	5,024 UNITS				5,024 UNITS
<b>TOTAL UNITS:</b>	<b>5,511 UNITS</b>	<b>70 UNITS</b>	<b>170 UNITS</b>	<b>213 UNITS</b>	<b>6,464 UNITS</b>
<b>TOTAL ACREAGE:</b>	<b>1,054 AC</b>	<b>1,89 AC</b>	<b>134 AC</b>	<b>342 AC</b>	<b>3,384 AC</b>

\*APPROVED - APPROVED EXCLUSIONS MAPS



14-1617 Presentation from Applicant  
Rcvd 2-14-17



# TREE PRESERVATION MAP DIXON RANCH

COUNTY OF EL DORADO

MARCH, 2013  
REVISED: MARCH, 2014

STATE OF CALIFORNIA

LEGEND	
	PROJECT AREA LINED BY CALCULATION - (2,366,347 SF OR 54.14 AC)
	EXISTING OAK CANOPY - VALLEY, BLUE, & BLACK OAKS (1,753,659 SF OR 39.81 AC)
	EXISTING OAK CANOPY - INTERMEDIATE OAK (19,294 SF OR 0.44 AC)
	DEAD OR DISEASED AND OTHER OAK TREES TO BE REMOVED AS NECESSARY: (INCLUDED FROM CALCULATIONS)
	NON-OAK ORNATE TREES - ORNATE TREES
TOTAL EXISTING OAK CANOPY - (1,946,953 SF OR 44.42 AC) EXISTING OAK CANOPY COVERAGE - 81.9%	
	OAK CANOPY TO BE REMOVED VALLEY, BLUE, & BLACK OAKS (56,300 SF OR 1.26 AC)
	OAK CANOPY TO BE REMOVED INTERMEDIATE OAK (13,648 SF OR 0.31 AC)
TOTAL PROPOSED OAK REMOVAL - (69,948 SF OR 1.57 AC) - 44.7%	
	AVAILABLE AREA FOR ORNATE MITIGATION - (1,317,154 SF OR 30.14 AC)



# TREE PRESERVATION MAP DIXON RANCH - PHASE 1

COUNTY OF EL DORADO

APRIL 2014

STATE OF CALIFORNIA

LEGEND	
	PROJECT AREA BOUNDARY (CALIFORNIA - 32,366,347 SQ FEET (AC))
	PHASE LINE
	EXISTING OAK CANOPY - VALLEY, BLUE, & BLACK OAK (7,723,609 SQ FT (182,26 AC))
	EXISTING OAK CANOPY - INTERIOR LIVE OAK (9,224 SQ FT (0.21 AC))
	DEAD OR DISEASED AND OTHER OAK TREES (TO BE REMOVED AS NECESSARY; EXCLUDED FROM CALCULATIONS)
	NON-OAK ORNAMENT TREES - ORNAMENT TREES
	TOTAL EXISTING OAK CANOPY - (8,647,833 SQ FT (198 AC)) EXISTING OAK CANOPY COVERAGE - 15.9%
	OAK CANOPY TO BE REMOVED VALLEY, BLUE, & BLACK OAK (5,300 SQ FT (0.12 AC))
	OAK CANOPY TO BE REMOVED INTERIOR LIVE OAK (14,729 SQ FT (0.34 AC))
	TOTAL PROPOSED OAK REMOVAL - (20,029 SQ FT (0.46 AC))
	AVAILABLE AREA FOR ORNAMENT MITIGATION - (1,841,000 SQ FT (42,090 AC))

• FINAL TREE OAKS TO BE REMOVED TO REMAIN PER TREE



# ONSITE SEWER & WATER EXHIBIT DIXON RANCH

COUNTY OF EL DORADO

MARCH, 2013

STATE OF CALIFORNIA





# OFFSITE SEWER & WATER EXHIBIT DIXON RANCH

COUNTY OF EL DORADO

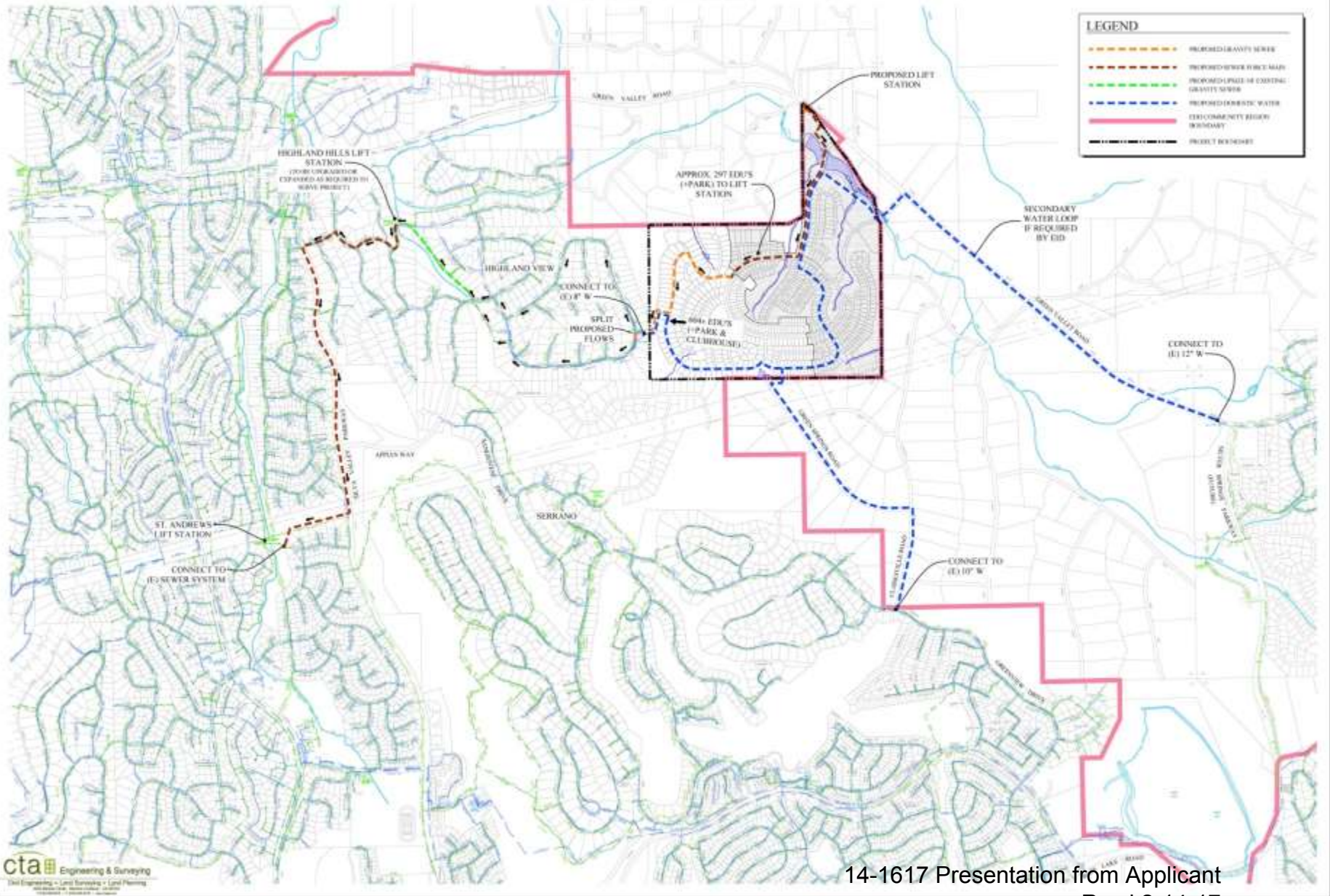
AUGUST, 2013

STATE OF CALIFORNIA

ALTERNATIVE 1 - PREFERRED



SCALE: 1" = 50'



LEGEND	
	PROPOSED GRAVITY SEWER
	PROPOSED SEWER FORCE MAIN
	PROPOSED LIFT OF EXISTING GRAVITY SEWER
	PROPOSED DOMESTIC WATER
	SECONDARY WATER LOOP IF REQUIRED BY EID
	EID COMMUNITY REGION BOUNDARY
	PROJECT BOUNDARY

# ZONING & GENERAL PLAN LAND USE DIXON RANCH

COUNTY OF EL DORADO

SEPTEMBER, 2013

STATE OF CALIFORNIA



**COMMUNITY REGION**  
SIS

**LEGEND**

Color	ZONING	LAND USE
Light Green	RES-10	RES
Yellow	RES-15	RES
Orange	RES-20	RES
Light Blue	RES-25	RES
Dark Green	RES-30	RES
Dark Blue	RES-35	RES

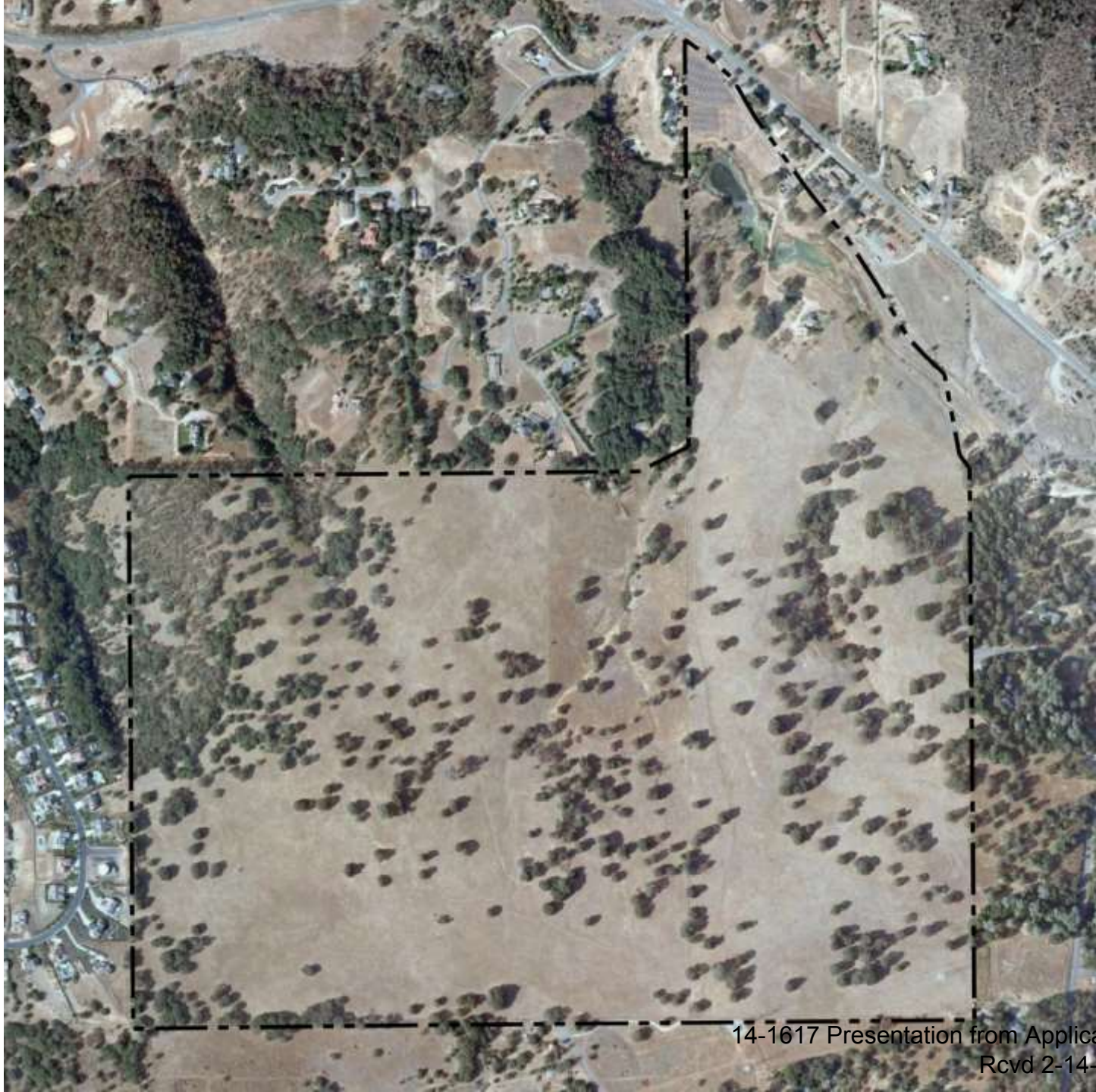


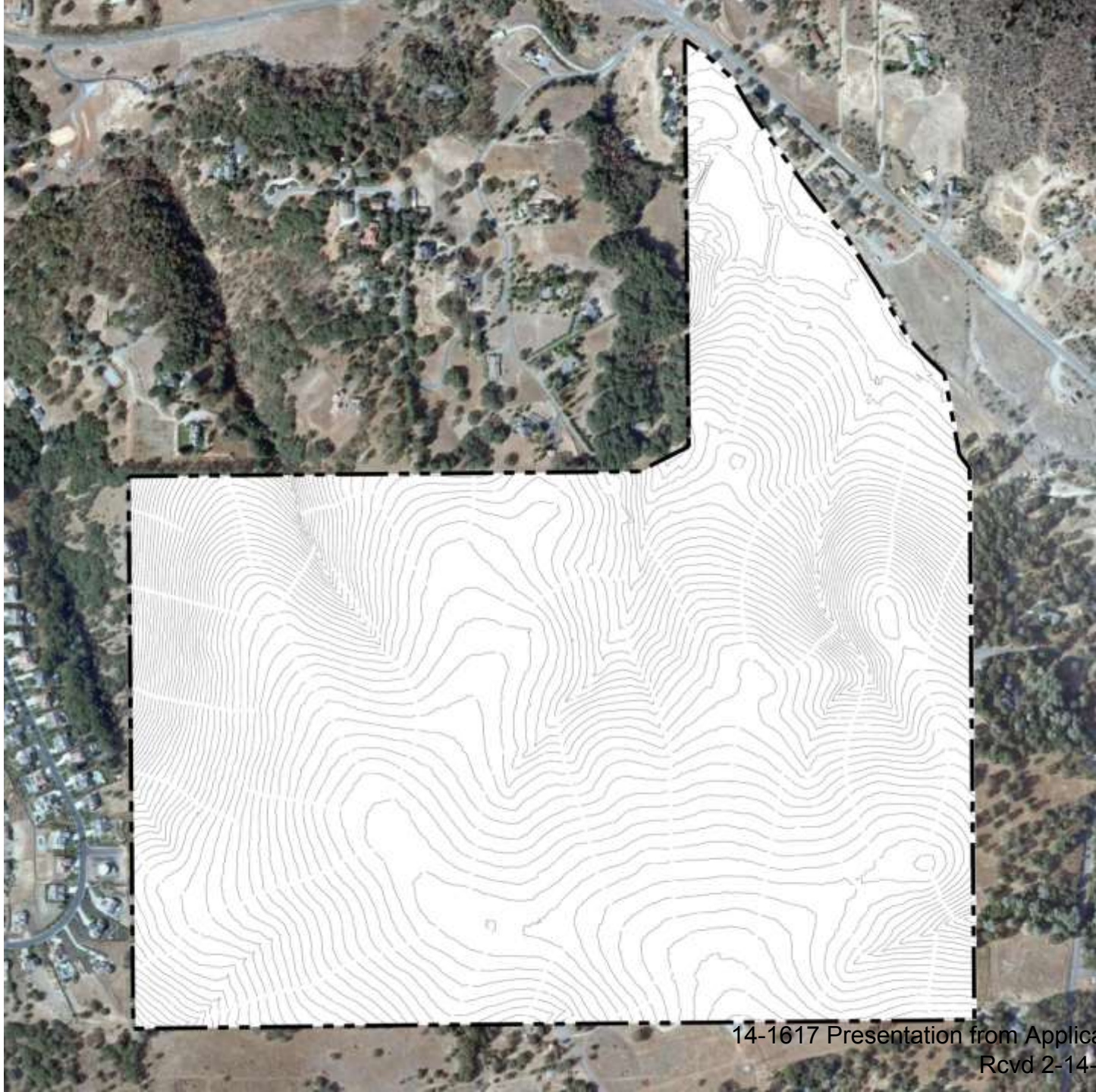
**EXISTING ZONING & LAND USE**  
SCALE: 1" = 100'

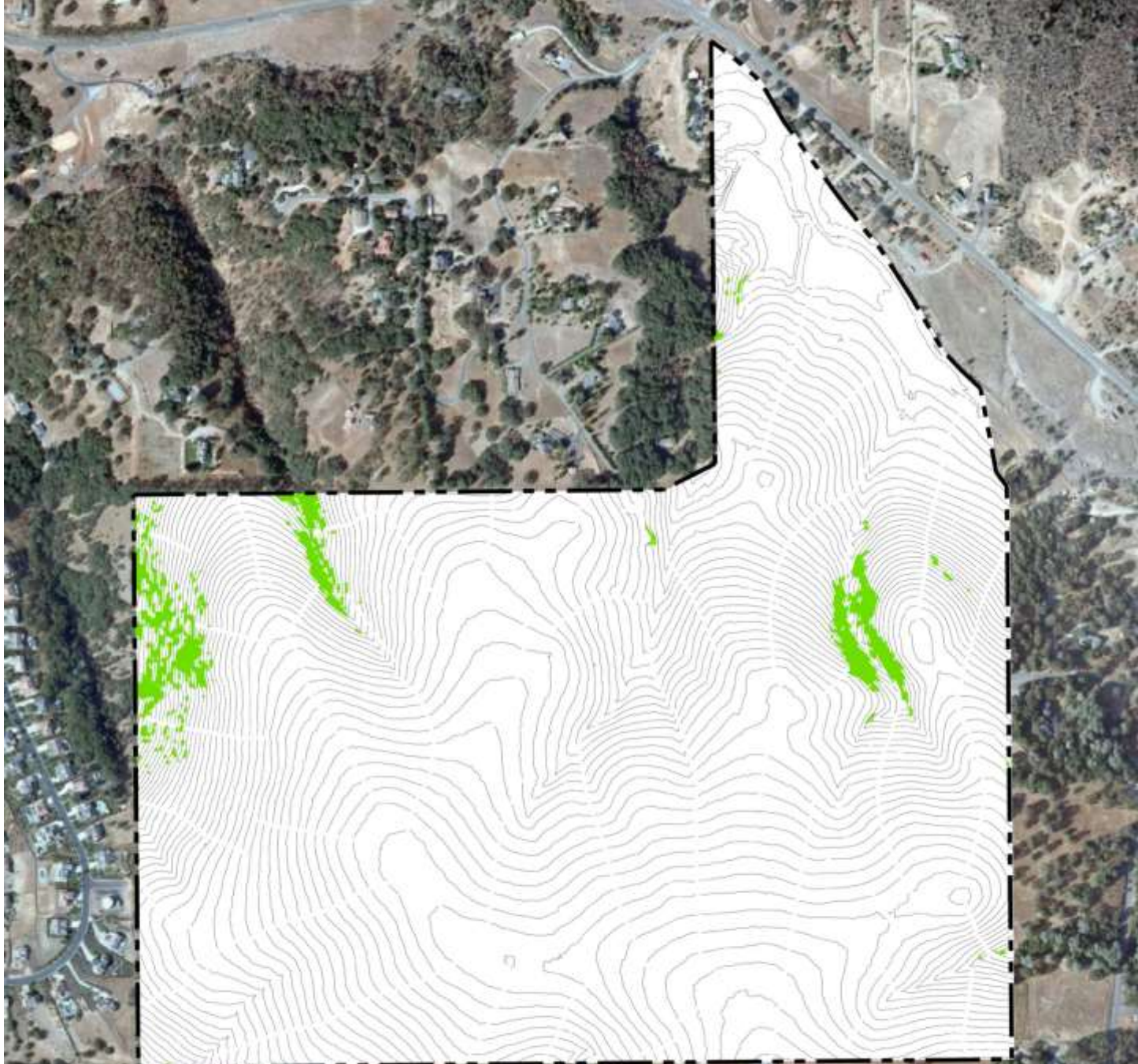


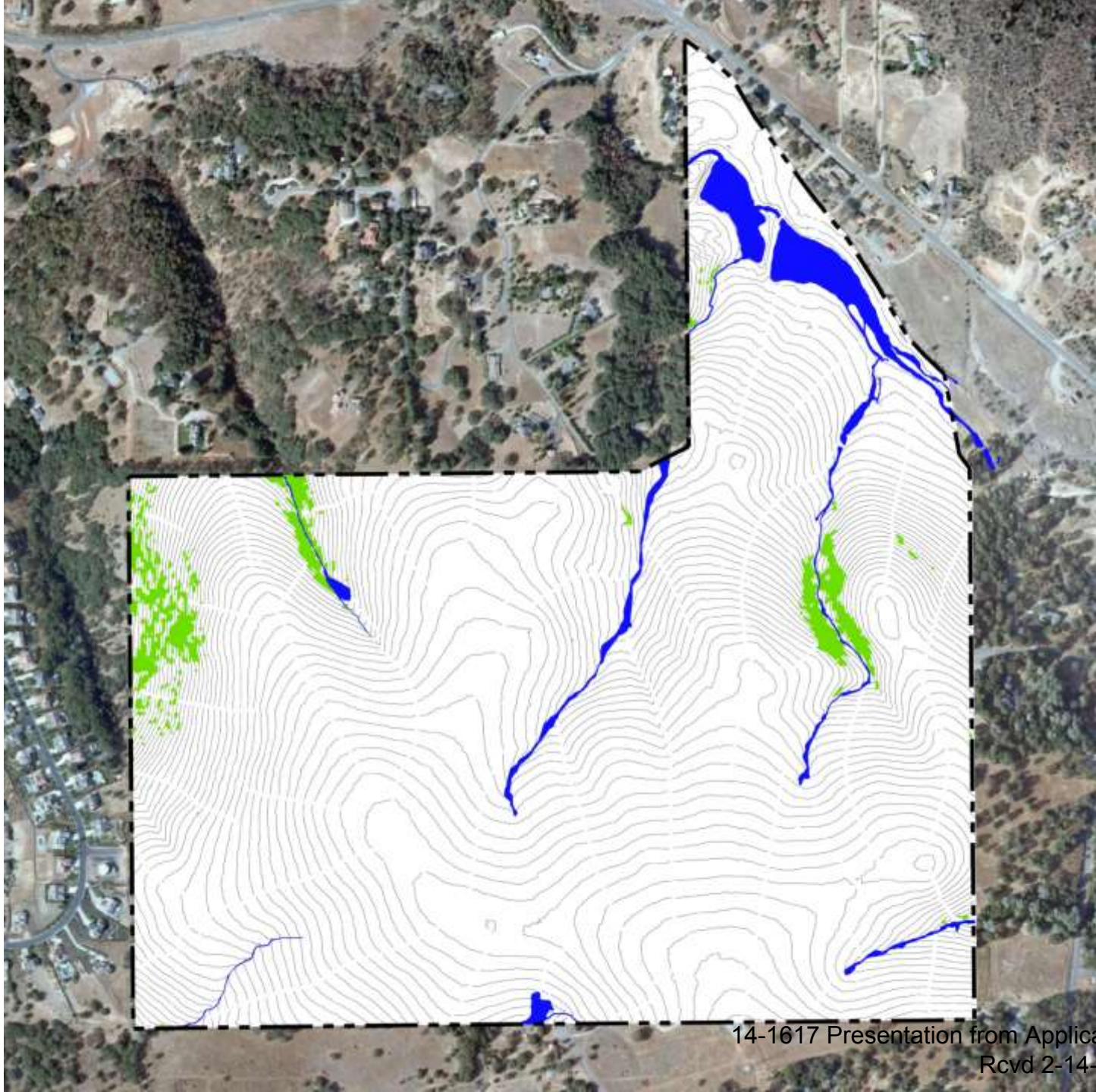
**PROPOSED ZONING & LAND USE**  
SCALE: 1" = 200'

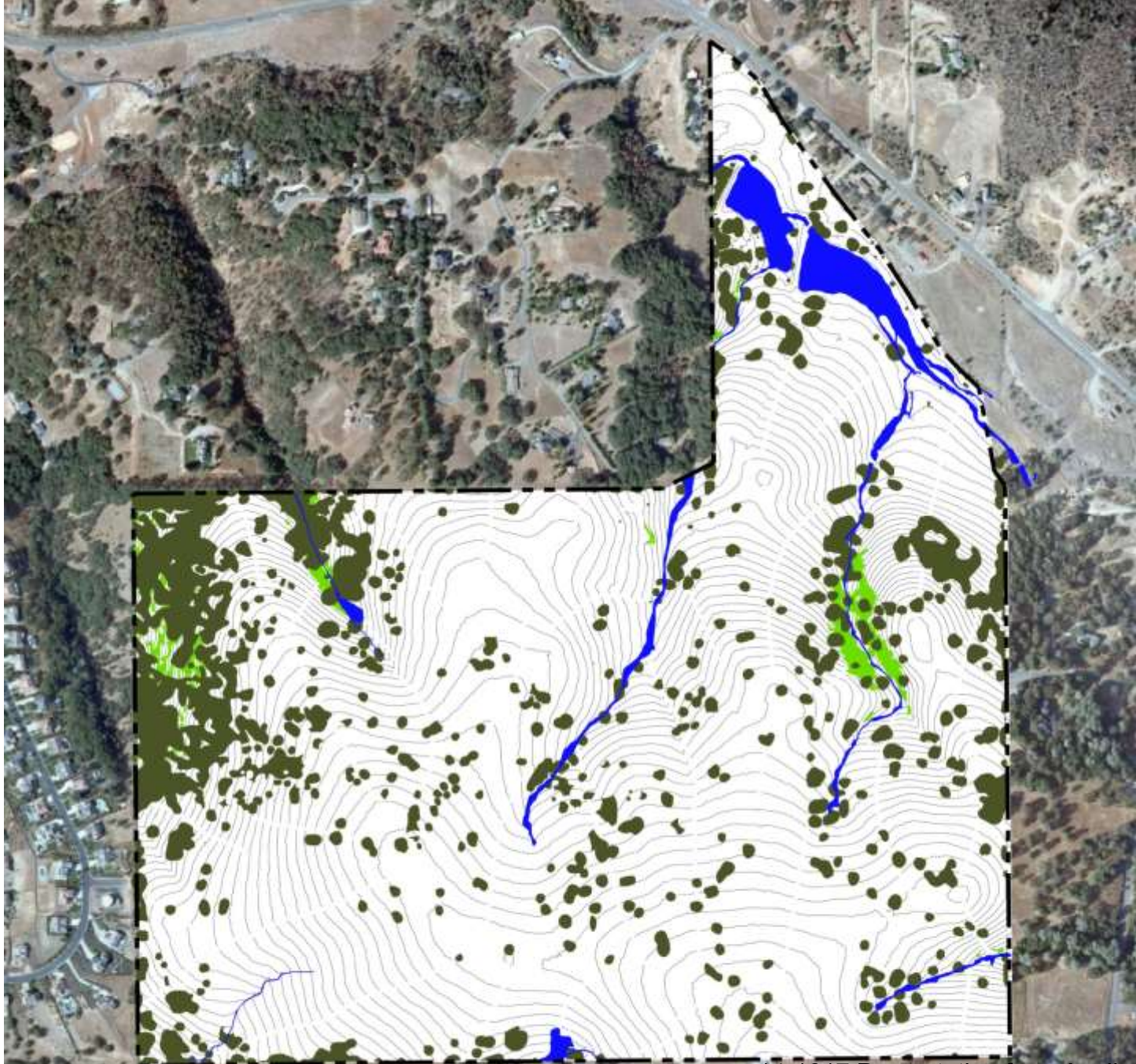












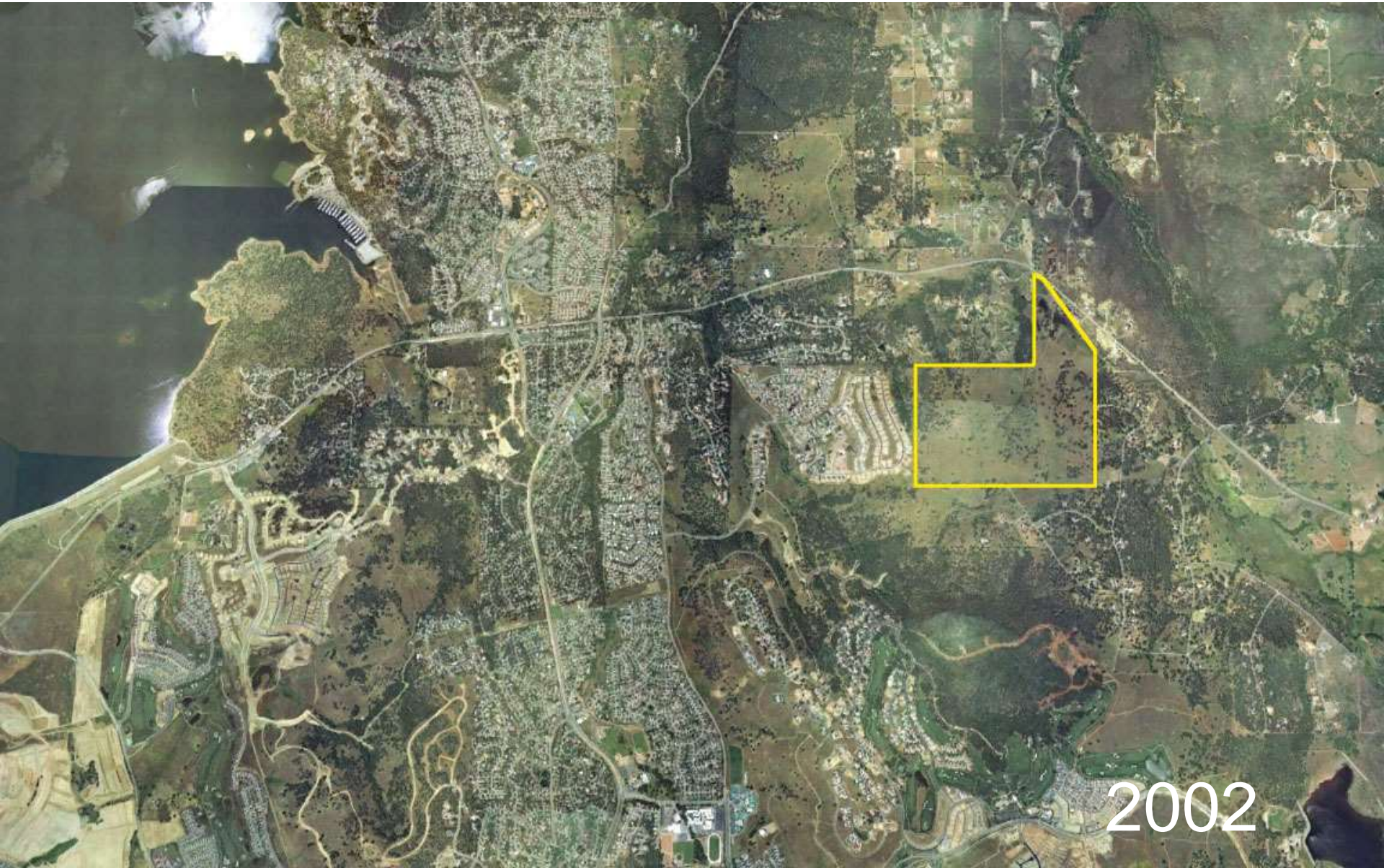




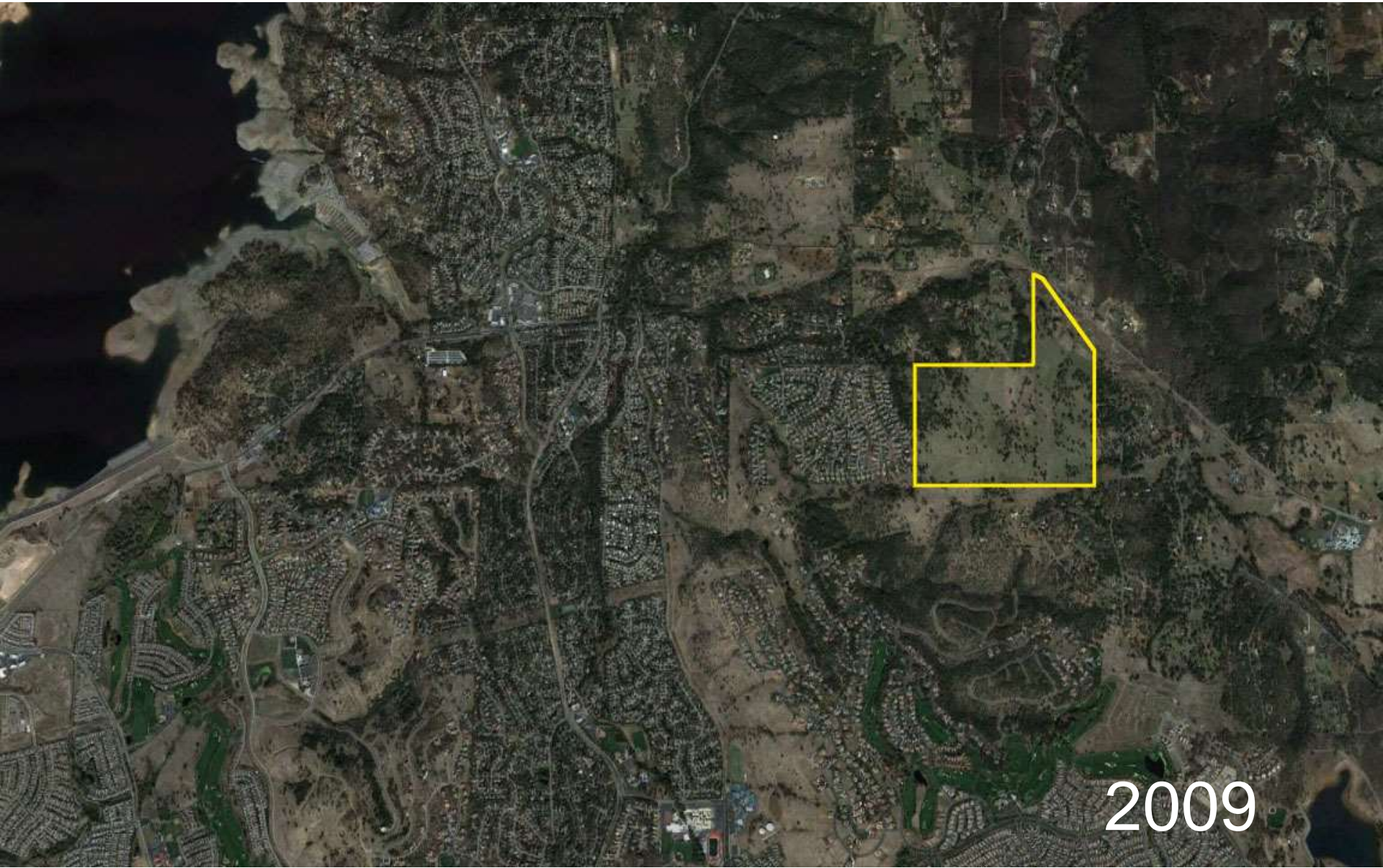
1993



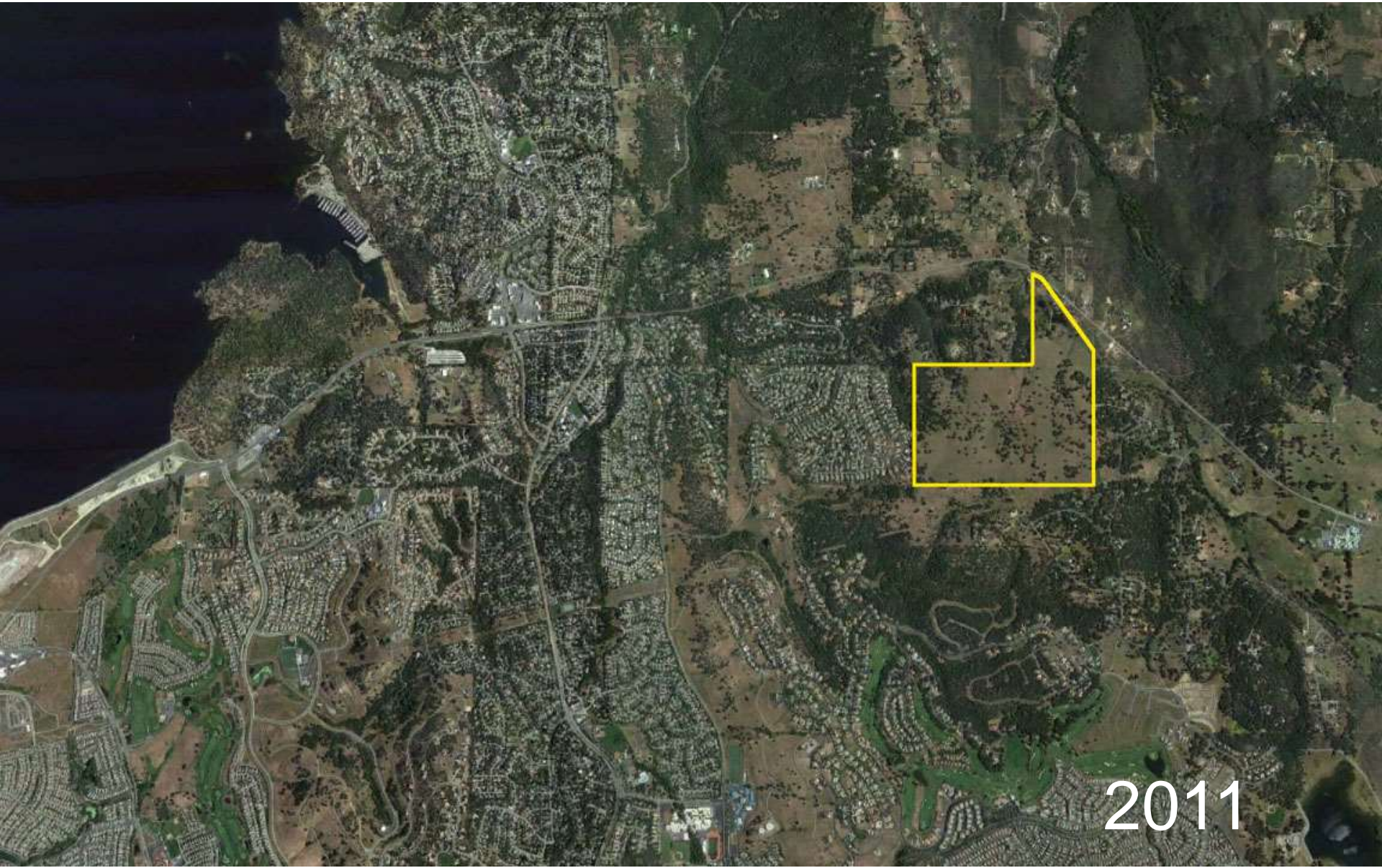
1998



2002



2009



2011



2013



2015