

Exhibit A

Generations at Green Valley

Project Summary

August 2017

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.