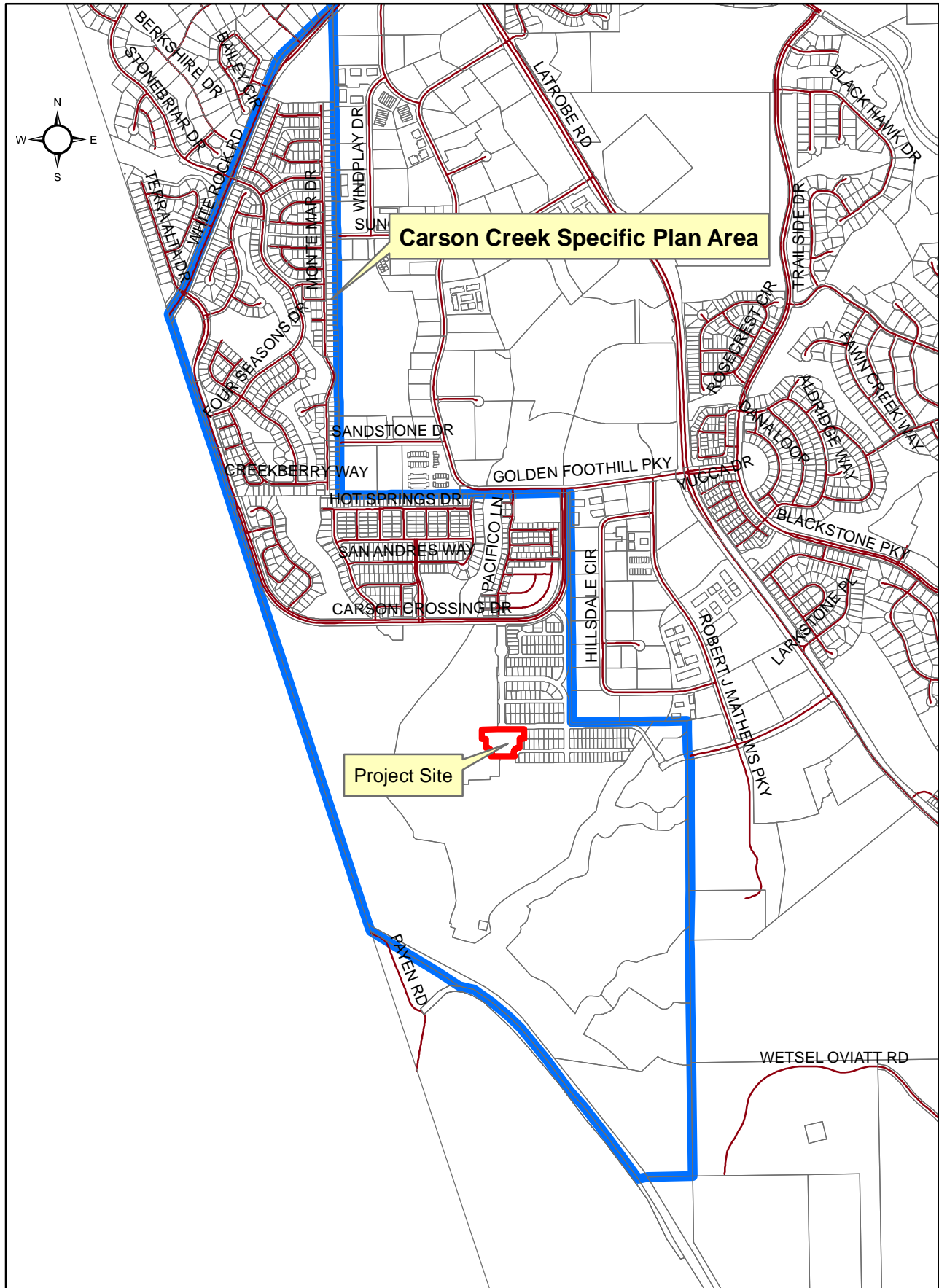


The Retreat Clubhouse at Heritage Carson Creek

File No. S17-0009



0 0.075 0.15 0.3 Miles

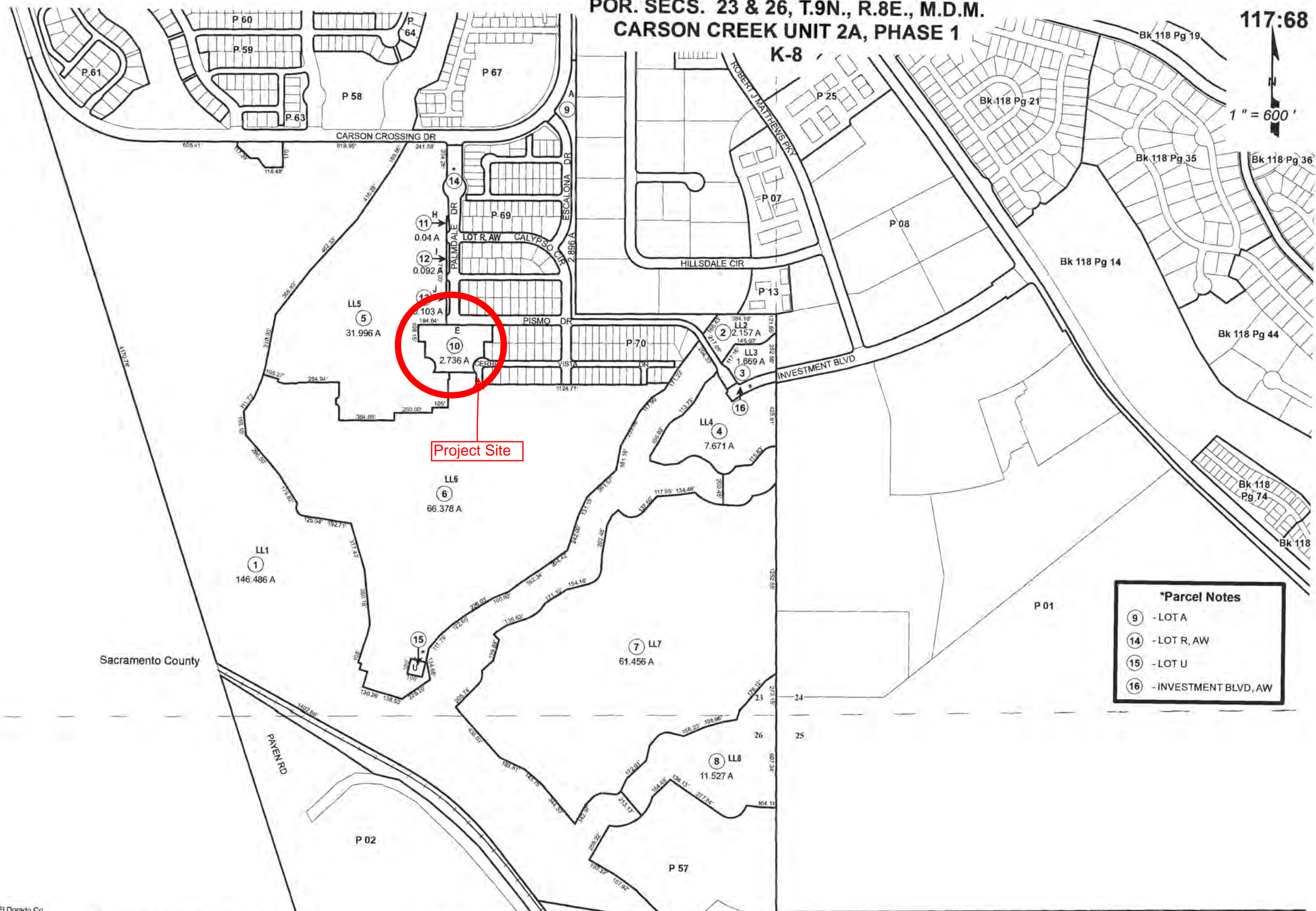
Exhibit A: Location Map

POR. SECS. 23 & 26, T.9N., R.8E., M.D.M.
CARSON CREEK UNIT 2A, PHASE 1

K-8

117:68

1" = 600'



Project Site

*Parcel Notes	
9	- LOT A
14	- LOT R, AW
15	- LOT U
16	- INVESTMENT BLVD, AW

Acreages Are Estimates

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

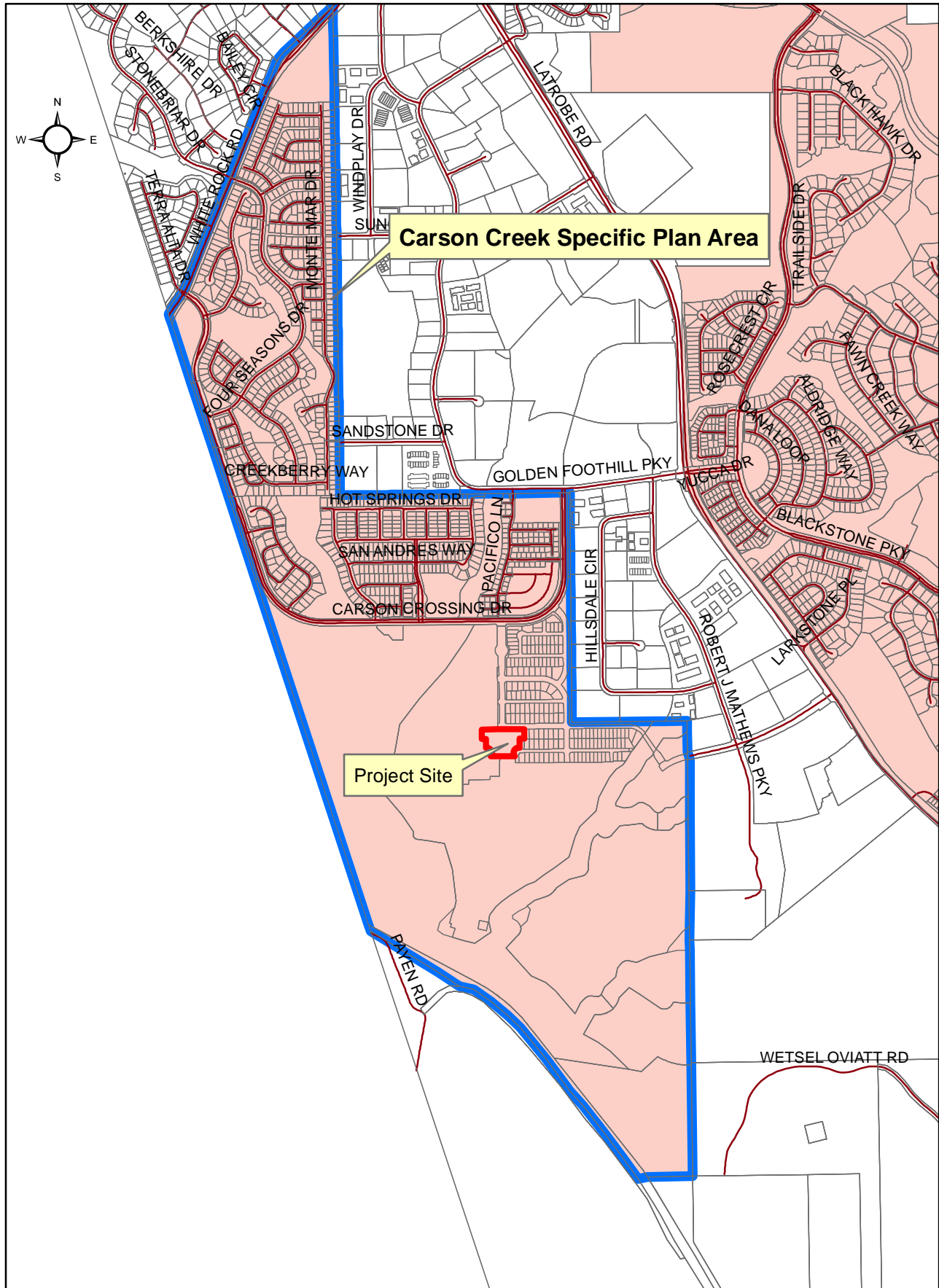
EXHIBIT B

Rev. OCT 26, 2017

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.

The Retreat Clubhouse at Heritage Carson Creek

File No. S17-0009



0 0.075 0.15 0.3 Miles

Exhibit C: General Plan Land Use Map

ZONING MAP
CARSON CREEK, UNIT 2A-2B

COUNTY OF EL DORADO
AUGUST, 2017

STATE OF CALIFORNIA
SCALE: 1"=300'

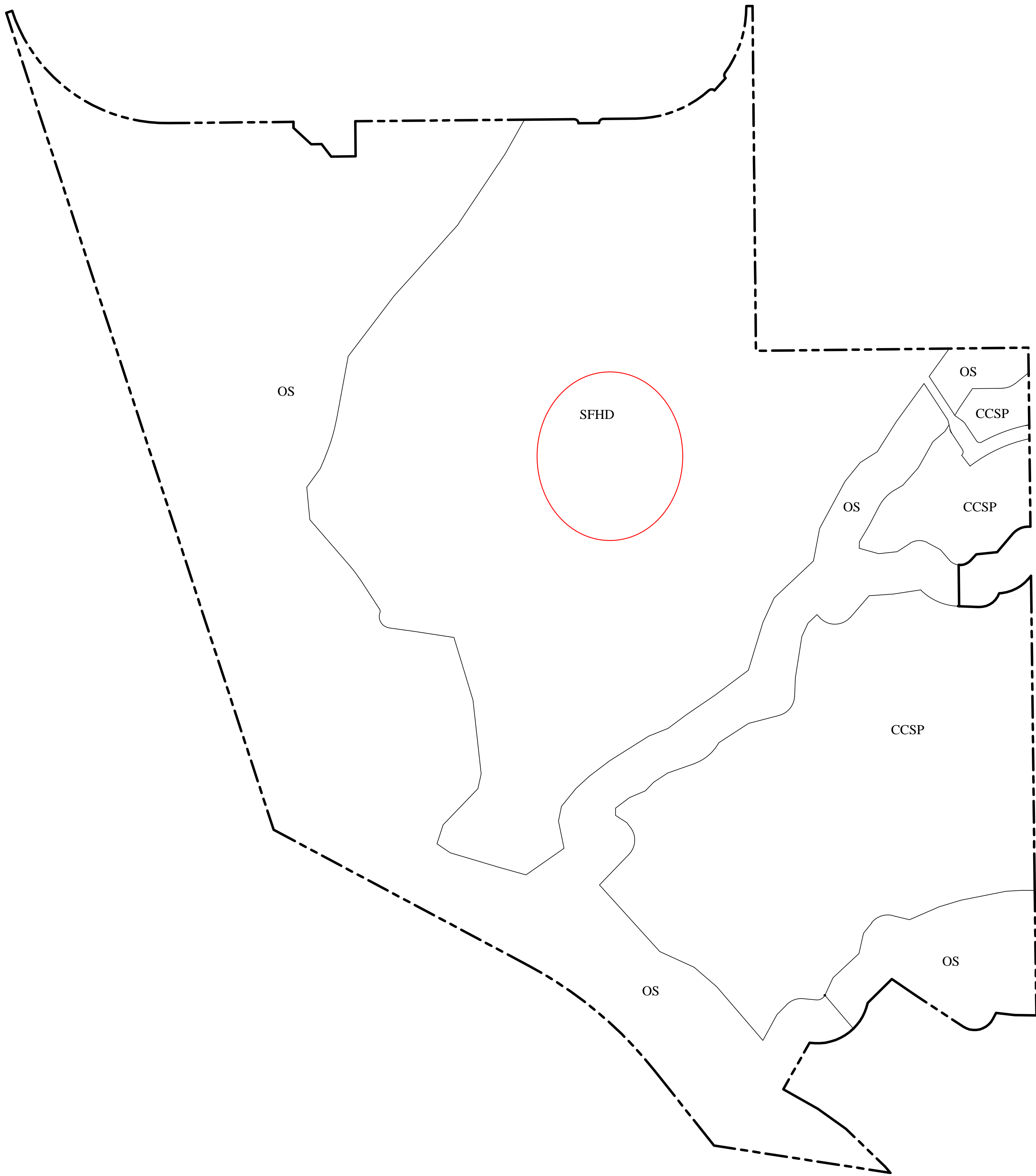
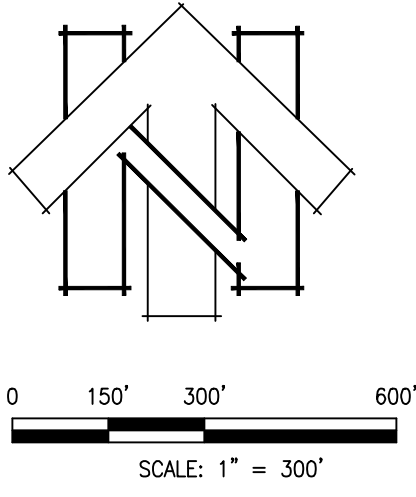


EXHIBIT D

Statement of Intent and Justification

Heritage El Dorado Hills – The Resort Clubhouse (Carson Creek Unit 2)

Heritage El Dorado Active Adult Community presented Lennar Homes open in 2015 and has been very well received as demonstrated by the robust sales activity. The overall development plan is for approximately 1100 single family homes, gated streets, open space, walking trails, and two amenity centers, the first of which was approved by the El Dorado County Planning Commission in 2014.

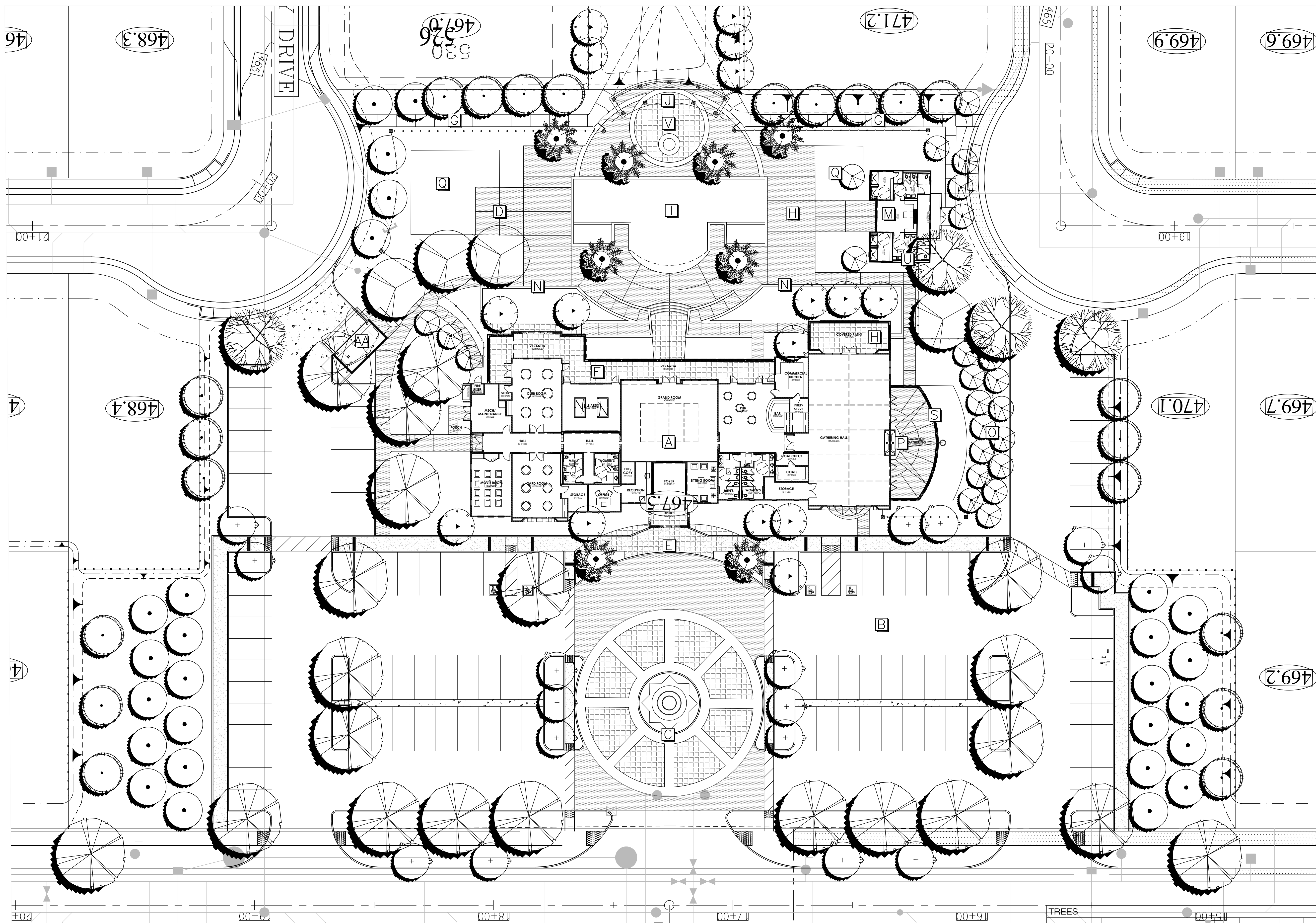
Lennar is now please to present for review and approval the second amenity center, The Resort Clubhouse. The Resort will be located on 2.7 acres in Carson Creek Unit 2, south of Carson Crossing Drive. The site will include a 9,998 SF main building featuring: private rooms intended for leisure, games and movies, a commercial grade kitchen, covered veranda, and a 2000 SF multipurpose space that transitions to outdoor patios. A 840 SF ancillary pool building will house shower rooms and an equipment room for the planned Junior Olympic length swimming pool. Additional site amenities include onsite parking, community garden, walking paths, and a shaded BBQ and picnic area. The site will be further enhanced by the landscaped promenade as depicted on site plan, which will be constructed with a future phase of Carson Creek Unit 2.

The addition of this new facility to our Active Adult Community will provide our residence with a beautiful space for increased social activities and enjoyment. Construction of The Resort is planned to begin in the Spring of 2018.

I am happy to address any questions or provided additional information as needed.

Kind Regards,

Sean MacDiarmid
Project Manager
sean.macdiarmid@lennar.com / 916-746-8520



KEYNOTES LEGEND

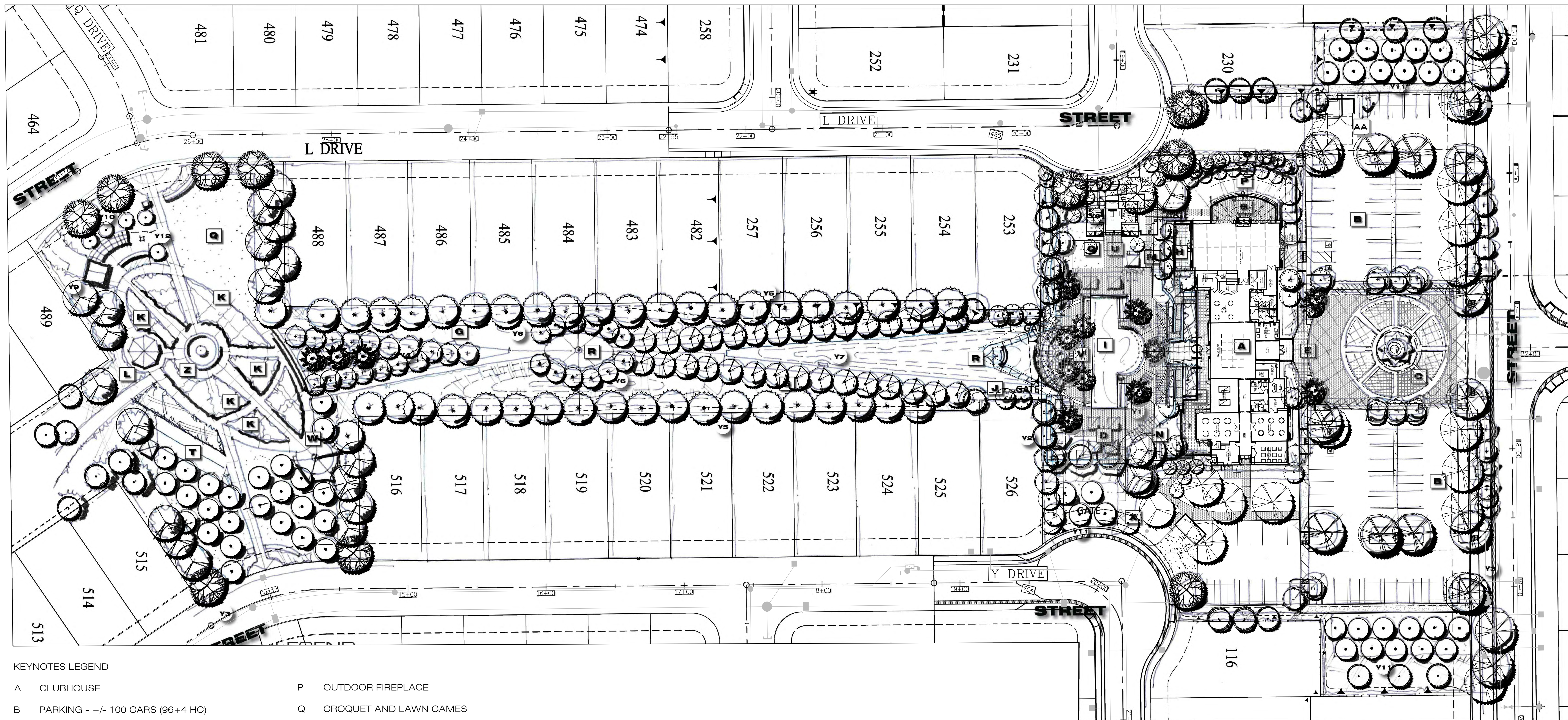
- | | |
|--|---|
| A CLUBHOUSE | P OUTDOOR FIREPLACE |
| B PARKING - +/- 100 CARS (96+4 HC) | Q CROQUET AND LAWN GAMES |
| C ENTRY WATER FEATURE WITH ENHANCED PAVING | R SEAT WALLS WITH SUN DIAL TOWER AND OR SCULPTURE |
| D SHADE STRUCTURE - OUTDOOR BAR AND (2) BUILT IN BBQ'S AND PICNIC TABLES | S SHADE STRUCTURE OVER PATIO |
| E ENTRY | T BOCCIE COURTS WITH FRUITLESS OLIVE GROVE WITH D.G. GROUND COVER |
| F COVERED VERANDA | U LOUNGE WITH FIRE TABLE |
| G WALKING PATH WITH BENCHES | V OUTDOOR FIRE PIT |
| H PATIO | W SHADE SAIL PICNIC SHELTER |
| I JUNIOR OLYMPIC LENGTH POOL , BEACH ENTRY, ENHANCED DECKING. PLACE 24" BELOW FF OF CLUB | X TRASH ENCLOSURE |
| J ARCHED ARBOR SHADE STRUCTURE WOOD AND STEEL | Y LANDSCAPE FEATURES |
| K RAISED COMMUNITY GARDEN BEDS | Y1 PALMS IN POOL AREA |
| L GARDEN GAZEBO | Y2 SCREEN TREES |
| M POOL HOUSE - RESTROOM WITH OUTDOOR SHOWER AND, EQUIPMENT ROOM | Y3 STREET TREES |
| N PLANTER WALLS | Y4 ACCENT TREES |
| O SCREEN FENCE | Y5 CONIFER ROW |
| | Y6 VERTICAL ACCENT |
| | Y7 MOUNDED GROUND COVER |
| | Y8 CABANAS, LOUNGERS AND TABLE TENNIS |
| | Y9 STORAGE SHED |
| | Y10 DWARF FRUIT TREE |
| | Y11 FRUITLESS OLIVE GROVE ON D.G. |
| | Y12 DRINKING FOUNTAIN |
| | Z WATER FEATURE |
| | AA TRASH ENCLOSURE |

TREES					
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	REMARKS	WATER USE	DESIGN USE
	ACER RUBRUM 'OCTOBER GLORY' RED MAPLE	15 G	30'H X 20'W	MOD	SHADE
	ARBUTUS UNEDO 'MARINA' STRAWBERRY TREE	15 G	25' X 30'W	LOW	ACCENT SCREEN
	FRUIT TREE MIXED-APPLE, PLUM, PEAR VARIETIES	BARE ROOT	20'H X 20'W	MOD	FRUIT
	COTINUS COCGRATIA SMOKE TREE	15 G	20'H X 20'W	LOW	NATURALIZED PATIO
	SELIERA PARVIFLORA AUSTRALIAN WILLOW	15 G	15'H X 20'W	MOD	SCREEN PATIO
	LAGERSTROEMIA L. TONTO GRAPE MYRTLE	15 G	15'H X 20'W	LOW	ACCENT PATIO
	ACER RUBRUM ARMSTRONG ARMSTRONG MAPLE	15 G	40'H X 15' W	MOD	ALLEE ACCENT
	NYSSA SYLVATICA TUPEDO	15 G	50'H X 25'W	MOD	SUBORDINATE FALL COLOR
	OLEA EUROPEA WILSONI FRUITLESS OLIVE	15 G	20'H X 20'W	LOW	ACCENT
	PNUS PINEA ITALIAN STONE PINE	15 G	50'H X 40'W	LOW	ACCENT SCREEN
	QUERCUS WILSONI INTERIOR LIVE OAK	15 G	50'H X 50'W	LOW	SCREEN NATURALIZED
	WASHINGTONIA ROBUSTA MEXICAN PAIR PLUM	20' BFF	50'H X 15'W	LOW	ACCENT
	VITEX UNGUIS CATUS CHAISTE TREE	15 G	15'H X 20'W	LOW	ACCENT

SHRUBS					
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	REMARKS	WATER USE	DESIGN USE
	BACKGROUND / SCREEN SHRUBS - EVERGREEN, LARGE SHRUBS TO 6'-0" USED FOR REDUCING BUILDING MASS OR SCREENING UNDESIRABLE VIEWS.				
	ARBUTUS UNEDO COMPACTA STRAWBERRY TREE	5 G		LOW	BACKGROUND
	COTINUS RUBRIFLORA ORCHID ROCKROSE	5 G		LOW	BACKGROUND
	ELEAGNUS FUNDERS SILVERBERRY	5 G		V. LOW	BACKGROUND
	ICHAKE WEDDERBURNI WEBERS AGAVE	5 G		LOW	BACKGROUND ACCENT
	MARINKIA AQUIFOLIUM OREGON GRAPE	5 G		LOW	BACKGROUND
	XILOSA C. 'COMPACTA' COMPACT AYLSHAM	5 G		LOW	49
	RAMANUS CALIFORNICA CALIFORNIA COFFEEBERRY	5 G		LOW	BACKGROUND
	FACER/FILLER SHRUBS EVERGREEN OR DECIDUOUS SHRUBS TO 4'-0" USED FOR "TERACING" OF PLANT MATERIAL, SEASONAL COLOR AND SOFTENING OF BUILDING EDGES AND FOUNDATION SHRUBS.				
	COTINUS SUNSET SUNSET ROCKROSE	1 G	24" O.C.	LOW	FACER
	GUANA BRENEMER WHIRLING BUTTERFLIES BUTTERFLY GAUZA	1 G		MOD	FACER
	FLOWER CARPET ROSA X 'INGRE' RED FLOWER CARPET ROSE-W.	1 G	36" O.C.	MED	FILLER ACCENT
	ROSA CALIFORNICA CALIFORNIA WILD ROSE	2 G		MOD	FILLER
	PUNICA GRANATUM 'NANA' DWARF POMEGRANATE	1 G		LOW	BACKGROUND
	SALVIA CLEVELANDII CLEVELAND'S SAGE	1 G		LOW	ACCENT
	HESPERALOE PARVIFLORA HEE YUCCA	1 G		LOW	FILLER ACCENT
	RHAPHAELIS U. SOUTHERN MOON YEDDO HAWTHORN	5 G		LOW	FILLER
	SPECIMEN GRASSES AND VINES/ESPALIER MATERIAL - EVERGREEN OR PERENNIAL VINES WITH MANAGEABLE SPREAD, FOR COVERING BLANK WALLS, AND CASCADE OVER OUTDOOR ARBORS AND ACCENT STONE WALLS - USED TO SOFTEN ARCHITECTURAL ELEMENTS AND CREATE SEASONAL INTEREST VERTICALLY. GRASSES USED TPO SEASONAL CHANGES AND ADAPTABLE TO LOCAL INDIGENOUS MATERIAL AND LOW WATER USE.				
	BOUTELLIA GRASSIS 'BLONDE AMBITON' BLUE GRAMA GRASS	1 G		LOW	GRASS
	CLEMATIS ARMANDII EVERGREEN CLEMATIS	1 G	MED	EVERGREEN	VINE
	MULLENBERGIA CAPILLARIS PINK MURLEY PINK DEER GRASS	5 G		LOW	GRASS
	FICUS PUMILA CREEPING FIG	5 G		MOD	EVERGREEN VINE

GROUNDCOVERS					
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	SPACING	WATER USE	DESIGN USE
	GROUND COVER MATERIAL - SMALL SCALE DUE TO PROJECT TYPE, EVERGREEN OR PERENNIAL SHRUBS TO 24" HIGH, USED AS A FILLER BETWEEN SITE WORK EDGES AND FACER SHRUBS.				
	BACCHARIS PILLULARIS DWARF COYOTE BUSH	1 G		LOW	LOW FILLER
	ROSMARINUS 'HUNTINGTON CARPET' ROSEMARY	1 G	36" O.C.	LOW	SMALL SCALE
	TEUFRIDIUM X LUCIDIBRY 'PROSTRATUM' PROSTRATE GERMANDER	1 G	30" O.C.	LOW	SMALL SCALE
	ARTOSTAPHYLOS HOOKERI 'WAYSIDE' WAYSIDE MANGAZITA	5 G	36" O.C.	LOW	FILLER SLOPE
	LONICERA HALLIANA HALLS HONDSUCKLE	1 G	48" O.C.	LOW	SLOPE
	TURF - BOLERO PLUS-TURF TYPE TALL FESCUE	500			LAWN USE

EXHIBIT E



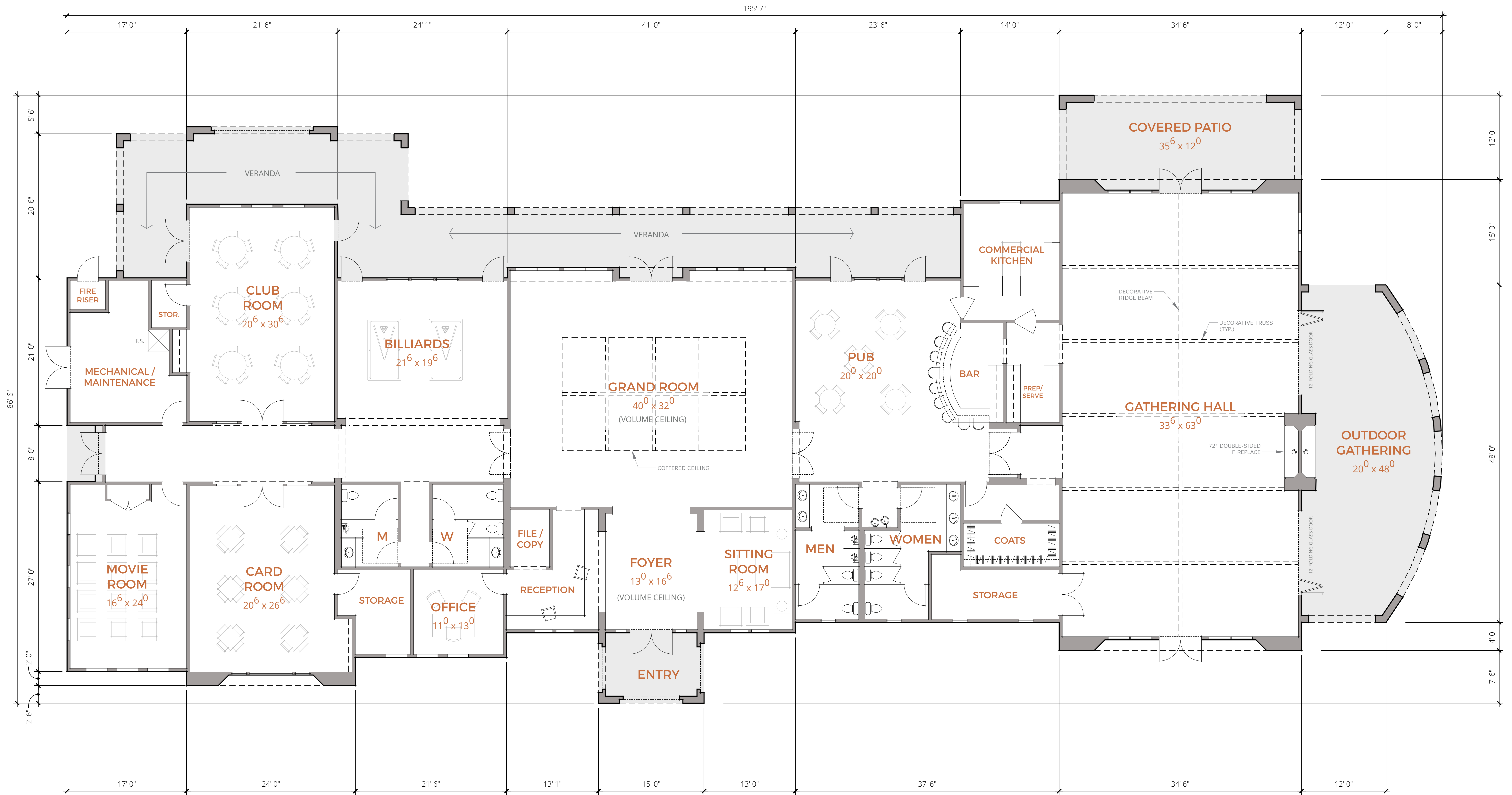
KEYNOTES LEGEND

- | | |
|---|---|
| A CLUBHOUSE | P OUTDOOR FIREPLACE |
| B PARKING - +/- 100 CARS (96+4 HC) | Q CROQUET AND LAWN GAMES |
| C ENTRY WATER FEATURE WITH ENHANCED PAVING | R SEAT WALLS WITH SUN DIAL TOWER AND OR SCULPTURE |
| D SHADE STRUCTURE - OUTDOOR BAR AND (2) BUILT IN BBQ'S AND PICNIC TABLES | S SHADE STRUCTURE OVER PATIO |
| E ENTRY | T BOCCIE COURTS WITH FRUITLESS OLIVE GROVE WITH D.G. GROUND COVER |
| F COVERED VERANDA | U LOUNGE WITH FIRE TABLE |
| G WALKING PATH WITH BENCHES | V OUTDOOR FIRE PIT |
| H PATIO | W SHADE SAIL PICNIC SHELTER |
| I JUNIOR OLYMPIC LENGTH POOL, BEACH ENTRY, ENHANCED DECKING. PLACE 24" BELOW FF OF CLUB | X TRASH ENCLOSURE |
| J ARCHED ARBOR SHADE STRUCTURE WOOD AND STEEL | Y LANDSCAPE FEATURES |
| K RAISED COMMUNITY GARDEN BEDS | Y1 PALMS IN POOL AREA |
| L GARDEN GAZEBO | Y2 SCREEN TREES |
| M POOL HOUSE - RESTROOM WITH OUTDOOR SHOWER AND, EQUIPMENT ROOM | Y3 STREET TREES |
| N PLANTER WALLS | Y4 ACCENT TREES |
| O SCREEN FENCE | Y5 CONIFER ROW |
| | Y6 VERTICAL ACCENT |
| | Y7 MOUNDED GROUND COVER |
| | Y8 CABANAS, LOUNGERS AND TABLE TENNIS |
| | Y9 STORAGE SHED |
| | Y10 DWARF FRUIT TREE |
| | Y11 FRUITLESS OLIVE GROVE ON D.G. |
| | Y12 DRINKING FOUNTAIN |
| Z WATER FEATURE | |
| AA TRASH ENCLOSURE | |

TREES					
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	REMARKS	WATER USE	DESIGN USE
	ACER RUBRUM 'OCTOBER GLORY' RED MAPLE	15 G	30'H X 25'W	MOD	SHADE
	ARBUTUS UNEDO 'MARINA' STRAWBERRY TREE	15 G	25' X 30'W	LOW	ACCENT SCREEN
	FRUIT TREE MIXED-APPLE, PLUM, PEAR VARIETIES	BARE ROOT	20'H X 20'W	MOD	FRUIT
	COTINUS COGGYGRYA SMOKE TREE	15 G	20'H X 20'W	LOW	NATURALIZED PATIO
	GEUM PARVIFLORUM AUSTRALIAN WILLOW	15 G	15'H X 20'W	MOD	SCREEN PATIO
	LAGERSTROEMIA L. TONKO SWEET MIRTLE	15 G	15'H X 20'W	LOW	ACCENT PATIO
	ACER RUBRUM 'ARMSTRONG' ARMSTRONG MAPLE	15 G	40'H X 15' W	MOD	ALLEE ACCENT
	NYSSA SYLVATICA TUPERO	15 G	50'H X 25'W	MOD	SUBORDINATE FALL COLOR
	OLEA EUROPAEA 'WILSONII' FRUITLESS OLIVE	15 G	20'H X 20'W	LOW	ACCENT
	PINUS PINEA ITALIAN STONE PINE	15 G	50'H X 40'W	LOW	ACCENT SCREEN
	QUERCUS WISLIZENII INTERIOR LIVE OAK	15 G	50'H X 50'W	LOW	SCREEN NATURALIZED
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	20' BTF	50'H X 15'W	LOW	ACCENT
	VITEX UNGUIS CATUS CHASTE TREE	15 G	15'H X 20'W	LOW	ACCENT

SHRUBS					
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	REMARKS	WATER USE	DESIGN USE
	BACKGROUND / SCREEN SHRUBS - EVERGREEN, LARGE SHRUBS TO 4'-6" USED FOR REDUCING BUILDING MASS OR SCREENING UNDESIRABLE VIEWS.				
	ARBUTUS UNEDO COMPACTA STRAWBERRY TREE	5 G		LOW	BACKGROUND
	CISTUS PURPUREUS ORCHID ROCKROSE	5 G		LOW	BACKGROUND
	ELEANTHUS PLINGENS SILVERBERRY	5 G		V. LOW	BACKGROUND
	ACACIA WEBERII WEBER'S ACACIA	5 G		LOW	ACCENT
	MANIHOT AQUIFOLIUM OREGON GRAPE	5 G		LOW	BACKGROUND
	XYLOCMA C. 'COMPACTA' COMPACT XYLOCMA	5 G		LOW	49
	RHAMNUS CALIFORNICA CALIFORNIA COFFEEBERRY	5 G		LOW	BACKGROUND
	FILLER / FILLER SHRUBS EVERGREEN OR DECIDUOUS SHRUBS TO 4'-6" USED FOR "TERRACING" OF PLANT MATERIAL. SEASONAL COLOR AND SOFTENING OF BUILDING EDGES AND FOUNDATION SHRUBS.				
	CISTUS SUNSET SUNSET ROCKROSE	1 G	24" O.C.	LOW	FACER
	GUADA LINDHEIMER WHIRLING BUTTERFLIES BUTTERFLY GAUZA	1 G		MOD	FACER
	FLOWER CARPET ROSE X 'MOJAVE' RED FLOWER CARPET ROSE	1 G	36" O.C.	MED	FILLER ACCENT
	ROSA CALIFORNICA CALIFORNIA WILD ROSE	2 G		MOD	FILLER
	PUNICA GRANATUM 'NANA' DWARF POMEGRANATE	1 G		LOW	BACKGROUND
	SALVIA CLEVELANDII CLEVELAND'S SAGE	1 G		LOW	ACCENT
	HESPERALOE PARVIFLORA RED YUCCA	1 G		LOW	FILLER ACCENT
	RHAMNUS L. SOUTHERN MOON TEDDY HAWTHORN	5 G		LOW	FILLER
	SPECIMEN GRASSES AND VINES/ESPALEER MATERIAL. EVERGREEN OR PERENNIAL VINES WITH MANAGEABLE SPREAD FOR COVERING BLANK WALLS, AND CASCADE OVER OUTDOOR ARBORS AND ACCENT STONE WALLS. USED TO SOFTEN ARCHITECTURAL ELEMENTS AND CREATE SEASONAL INTEREST VERTICALLY. GRASSES USED FOR SEASONAL CHANGES AND ADAPTABLE TO LOCAL INDIGENOUS MATERIAL AND LOW WATER USE.				
	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLUE GRAMA GRASS	1 G		LOW	GRASS
	CLEMATIS ARMANDI EVERGREEN CLEMATIS	1 G		MED	EVERGREEN VINE
	MUHLENBERGIA CAPILLARIS PINK MUHLY PINK DEER GRASS	5 G		LOW	GRASS
	FIGUS PUMILA CREEPING FIG	5 G		MOD	EVERGREEN VINE

GROUNDCOVERS					
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	SPACING	WATER USE	DESIGN USE
	GROUND COVER MATERIAL - SMALL SCALE DUE TO PROJECT TYPE. EVERGREEN OR PERENNIAL SHRUBS TO 24" HIGH. USED AS A FILLER BETWEEN SITE WORK EDGES AND FACER SHRUBS.				
	BACCHARIS PILULARIS DWARF COYOTE BUSH	1 G		LOW	LOW FILLER
	ROSMARINUS 'HUNTINGTON CARPET' ROSEMARY	1 G	36" O.C.	LOW	SMALL SCALE
	TEUCRIMUM X LUCIDRYS 'PROSTRATUM' PROSTRATE GERMANIER	1 G	30" O.C.	LOW	SMALL SCALE
	ARCTOSTAPHYLOS UVA-URSI 'WAYSIDE' WAYSIDE MANZANITA	5 G	36" O.C.	LOW	FILLER OR SLOPE
	LONICERA HALLIANA HALL'S HONEYBUCKLE	1 G	48" O.C.	LOW	SLOPE
	TURF - BOLELO PLUS-TURF TYPE TALL FESCUE	SOD			LAWN USE



SCHEMATIC FLOOR PLAN | +/- 9,998 SF TOTAL