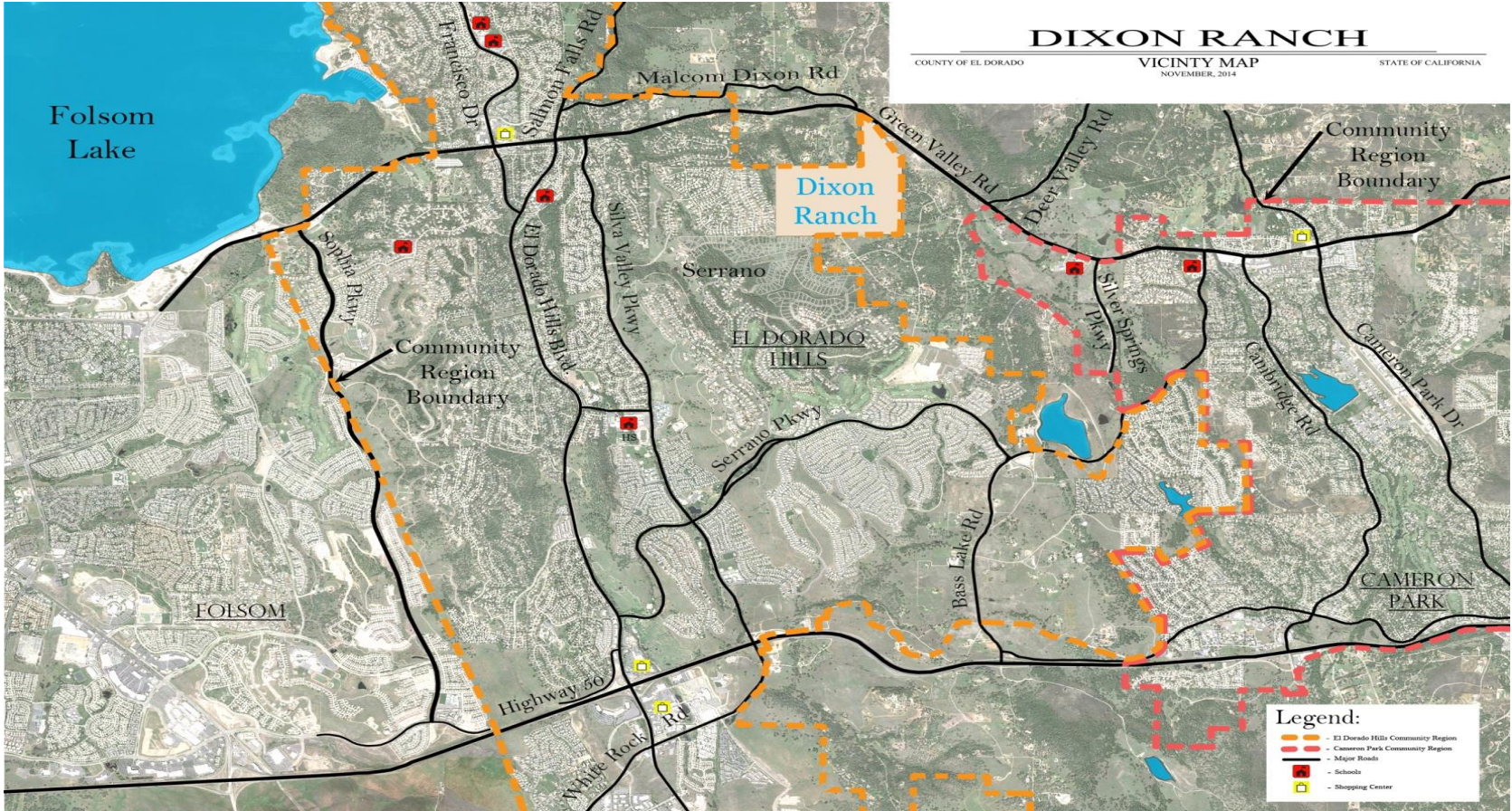


- Legend**
- Applicant Responsible Mitigations
 - Fair Share Mitigations (TIM fees)
 - Project Site



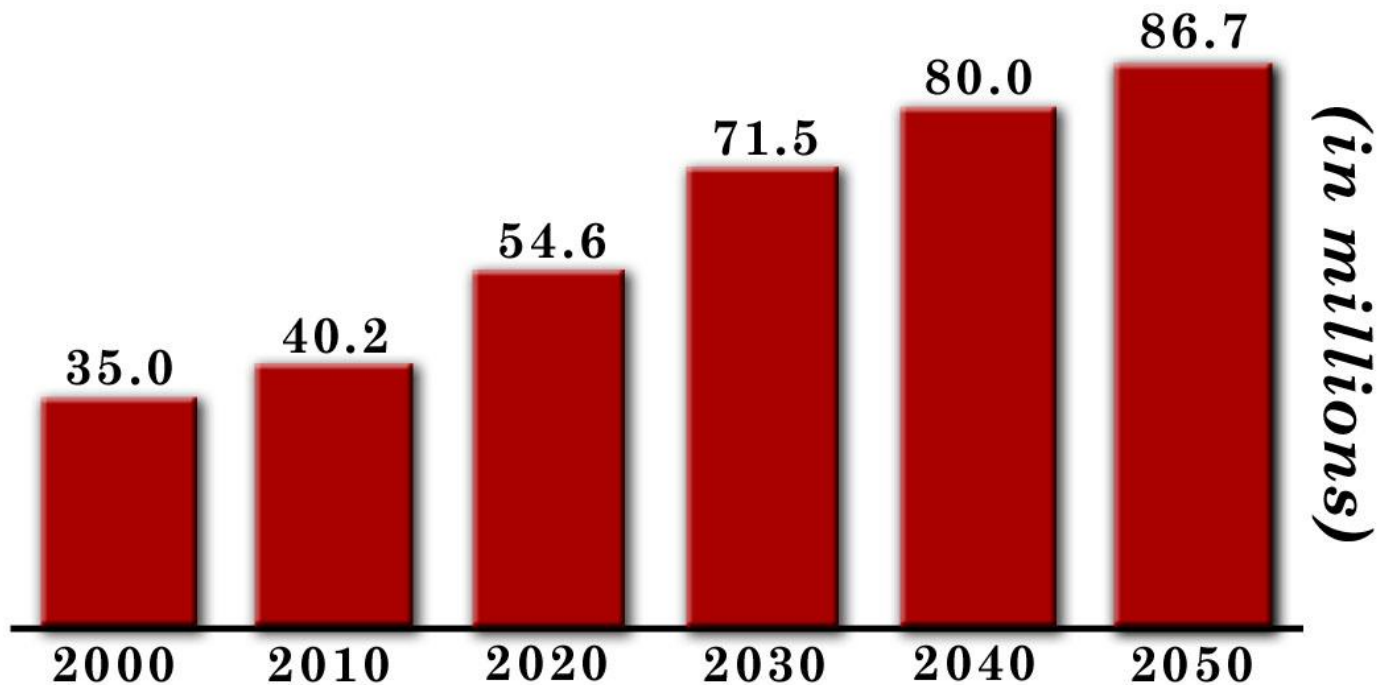
DIXON RANCH

A PLACE FOR ALL GENERATIONS



**Ninety percent of
AARP members want to
live in their own home
and community for as
long as possible.**

POPULATION AGED 65 & OVER 2000 *to* 2050



Note: The reference population for these data is the resident population.

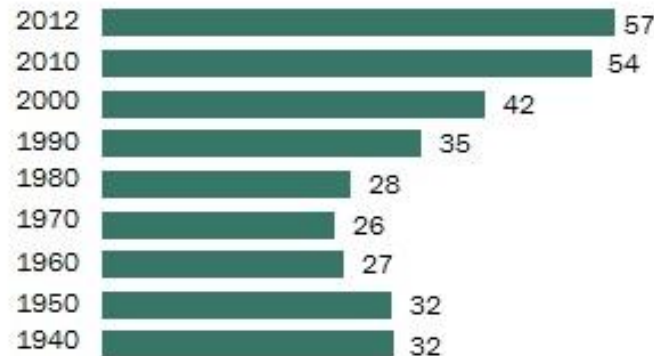
Sources: 2000, U.S. Census Bureau, 2001. Table PCT12; 2010 to 2050, U.S. Census Bureau, 2004.

Multi-generational Households

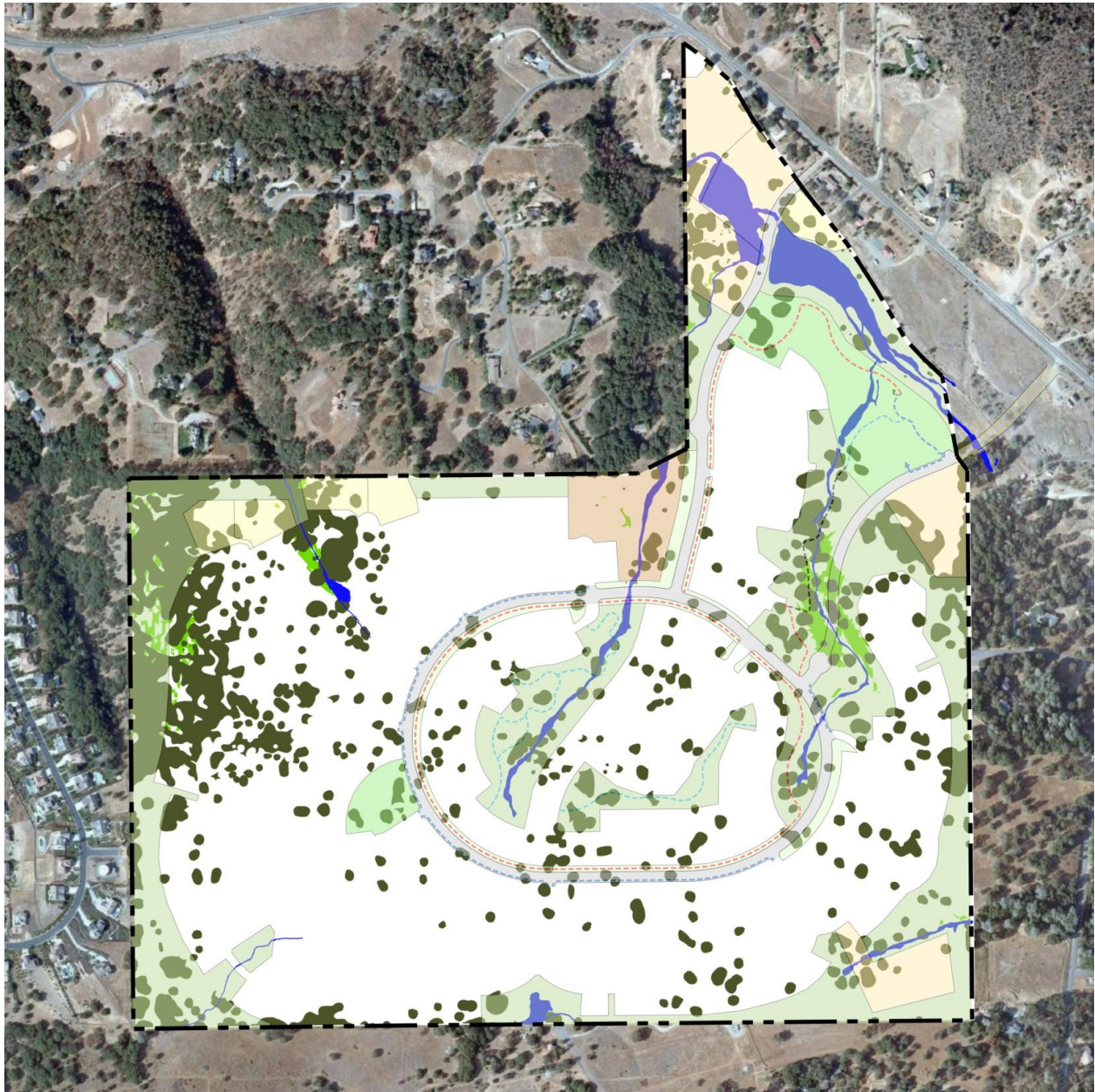
Population Living in Multi-generational Households Has Doubled Since 1980

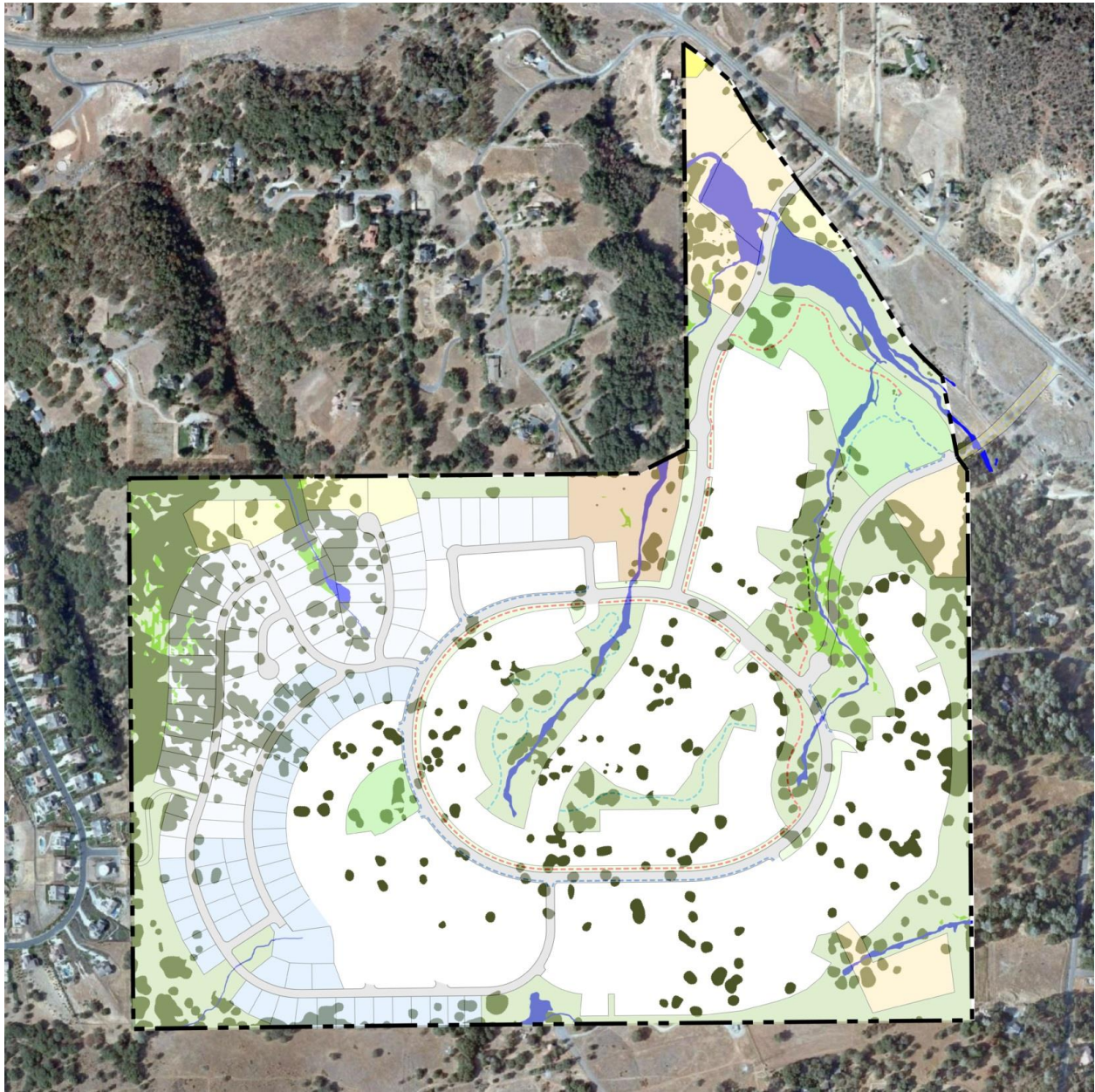
Population Living in Multi-generational Households Has Doubled Since 1980

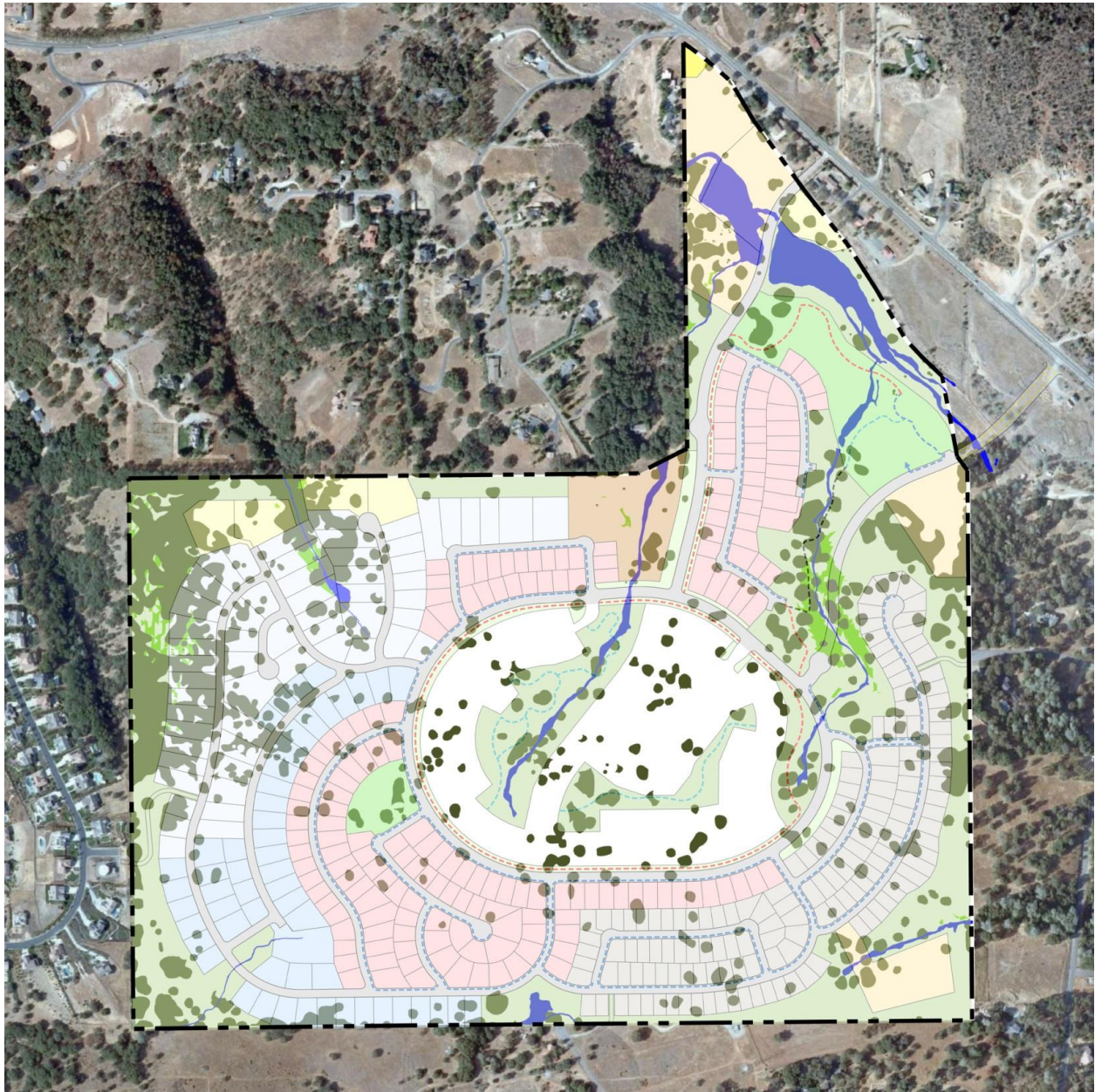
In millions

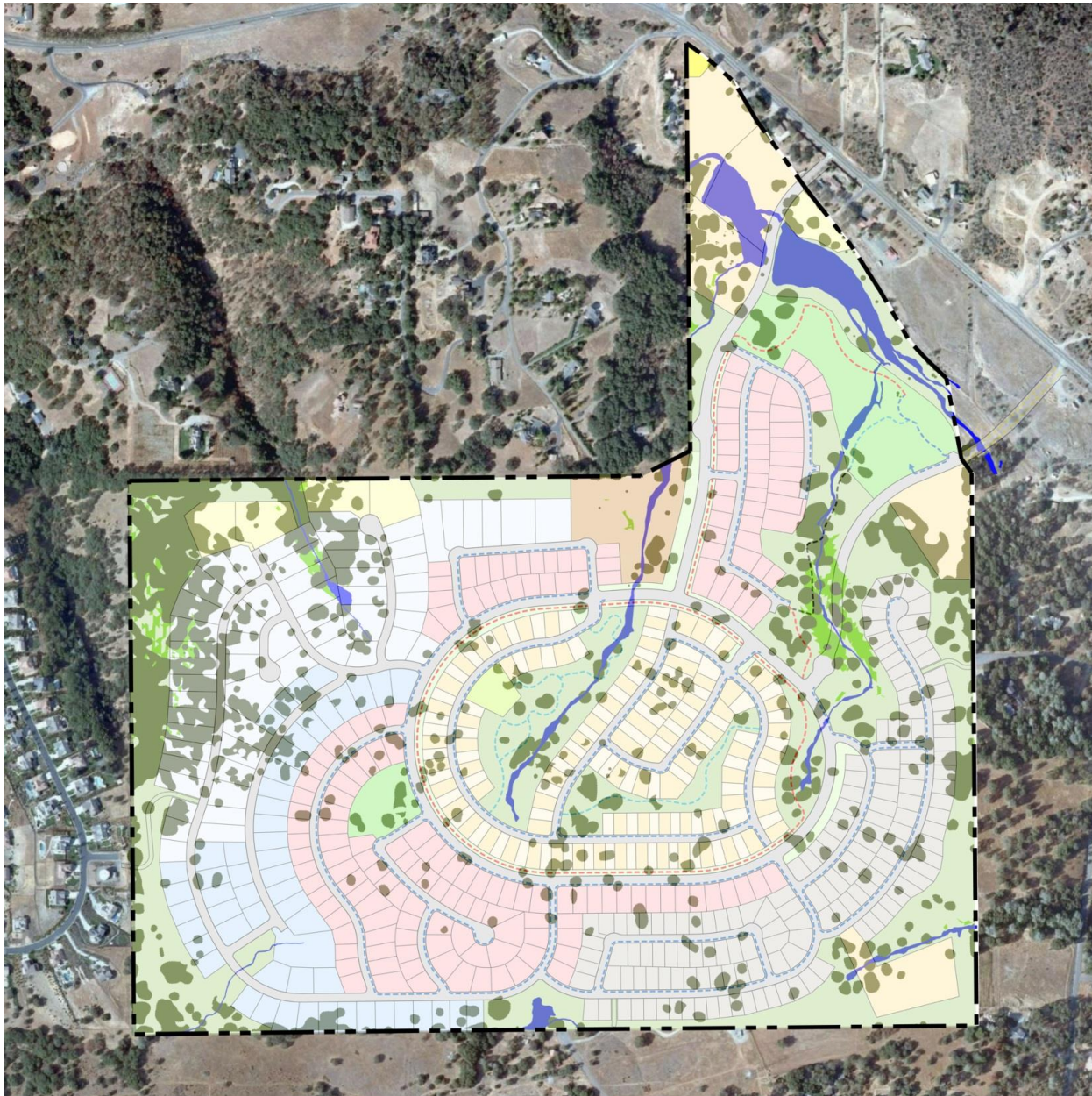


PewResearch















LEGEND

	OPEN SPACE.....	67.6 ACRES
	PARKS.....	11.1 ACRES
	LANDSCAPE.....	6.3 ACRES
	MULTI-USE TRAILS.....	7,900 LF
	PEDESTRIAN PATHWAYS.....	6,200 LF
	OPEN SPACE TRAIL.....	880 LF





KEYNOTES

- GENERAL KEY NOTES**
- 1 EXISTING WETLANDS TO REMAIN
 - 2 EXISTING POND TO REMAIN WITH ADEQUATE VEGETATION
 - 3 EXISTING GLENNBERRY TO REMAIN AND PROTECTED DURING CONSTRUCTION
 - 4 EXISTING TREES TO REMAIN
 - 5 PROPOSED ISLAND ENTRY GATE
- SITE KEY NOTES**
- A PROPOSED MULTI-USE TURF AREA (OPTIONAL 60' BASEL/FOURTH SIEGELER 137' X 200')
 - B PROPOSED MONUMENT SIGN
 - C PROPOSED OFF-STREET PARKING LOT (450 SPACES)
 - D PROPOSED TRAIL ACCESS THROUGH PARK - CLASS 1
 - E PROPOSED RECREATION TRAIL
 - F PROPOSED HILLSIDE SLIDE
 - G PROPOSED PINE SHADE STRUCTURES WITH TABLES AND BENCHES, VIC ACCESSIBLE
 - H PROPOSED PRE-PAVED CAT RESTROOM/STORAGE BUILDING
 - I PROPOSED INFORMATION KIOSK
 - J PROPOSED FUTUREBALL (2) COURTS
 - K PROPOSED TEE LOT WITH SHADE WALL
 - L PROPOSED FUTURE TURF AREA
 - M PROPOSED ON-STREET PARKING
 - N PROPOSED TRAIL ENCLOSURE WITH FIRE HYDRANT LOCATED NEARBY
 - O PROPOSED OPEN SPACE OVERLOOK AND TRAIL STAGING
 - P PROPOSED SHADE STRUCTURE
 - Q PROPOSED RETAINING WALLS
 - R PROPOSED IRREGULAR BRIDGE, MIN. 18" CLEAR WITH 40' RADIUS TURNAROUND
 - S PROPOSED 2 COURT BASKETBALL COURT
 - T PROPOSED TRAIL ACCESS TO BALL TO BRIDGE, PROVIDE VIC ACCESS PATH TO ALL POND AREAS
 - U PROPOSED FUTURE TRAIL BRIDGE ACCESS INCLUDING
 - V PROPOSED BOUCE COURT (2 COURTS)
 - W PROPOSED BENCHES ALONG TRAIL
 - X PROPOSED 4 RESTROOM TRAIL (2x2) WITH EXERCISE PATH COURSE STAGING ALONG ENTRANCE OPEN SPACE CORRIDOR
 - Y BRANDED ACCESS TO POND AREA
 - Z BIKE RACKS
- NOTES**
- ALL AREAS PROPOSED WITH RESTRICTIONS FROM RECREATION DEVELOPMENT. UNDEVELOPED AREAS TO BE MAINTAINED AND STAFFED WITH CONCRETE SIGN BRANDED WITH PARK LOGO AND REGULATIONS FOR VISITED DEVELOPMENT.



REG. 11005
SD1

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

Proposed Schematic Site Plan





DIXON RANCH

DESIGN GUIDELINES

Enhanced Lots

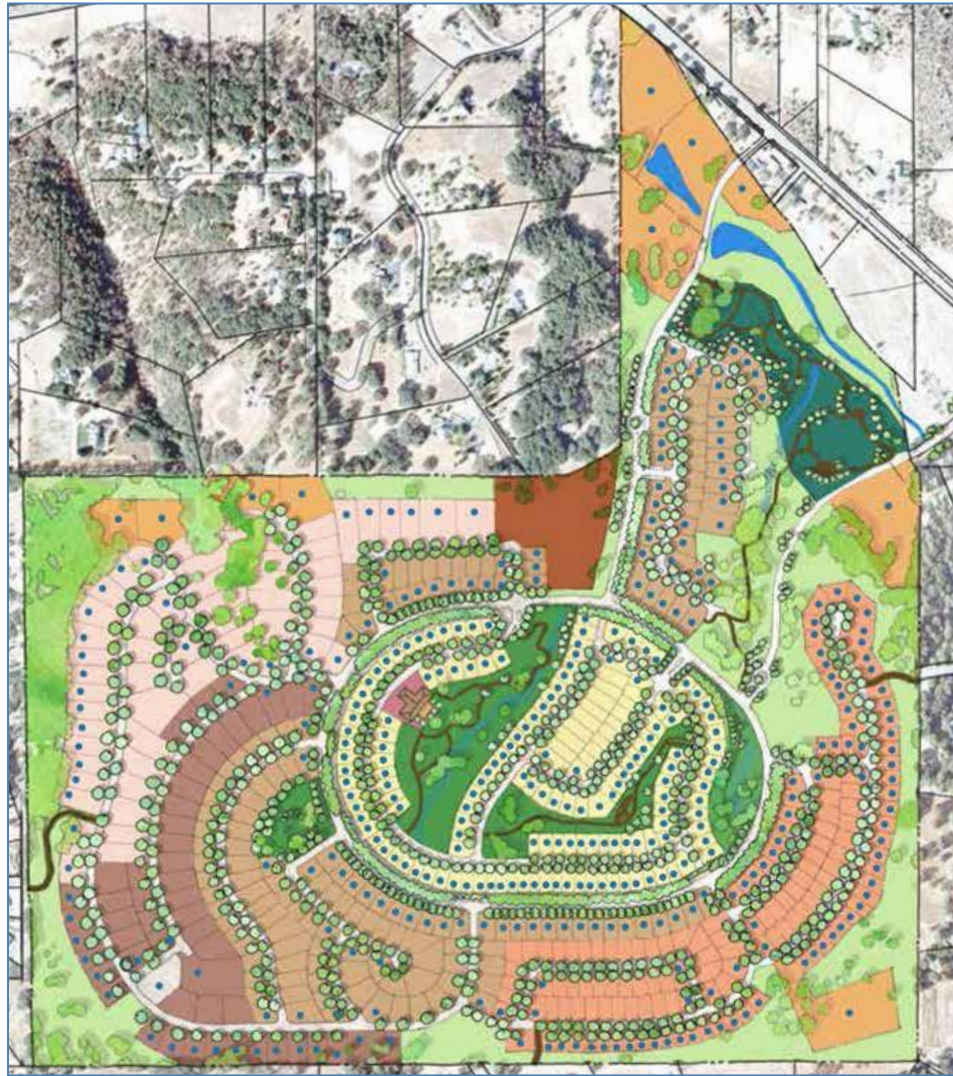


Figure 2.2 – Enhanced Lots Exhibit

The Artisan Collection



California Prairie



Modern Craftsman



Traditional Bungalow

The Agrarian Collection



Victorian Farmhouse



Modern Farmhouse



Farmhouse Revival

The Coastal Collection



Traditional Coastal Cottage



Modern Coastal



Coastal

The California Collection



Classic Monterey



Traditional Santa Barbara



Modern Spanish

The Picturesque Collection



Tudor



English Cottage



Modern Victorian

The Nouveau Collection



Mid-Century Modern



International Style



International Style



A HOME BUILT

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



www.livabledesign.com

WHAT IS LIVABLE DESIGN?

Mission:

- To transform the design of living spaces to be flexible, functional and convenient for all generations

Vision:

- Livable Design homes become the new standard in home building



WHAT IS LIVABLE DESIGN?



INCLUSIVE



FLEXIBLE



BEAUTIFUL

Remodel Costs



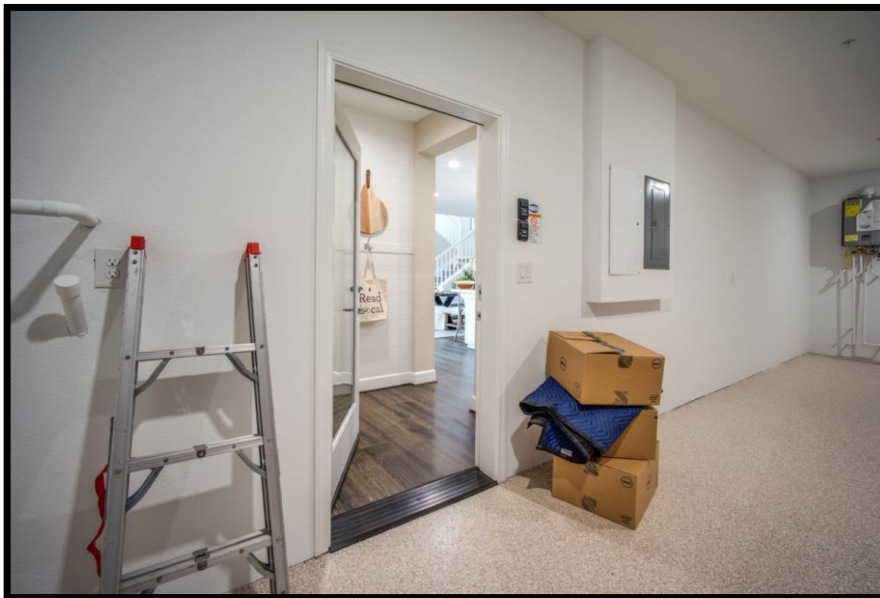
Remodel Cost Estimates for midrange projects:

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

Source: Remodeling Cost vs. Value Report 2013

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.



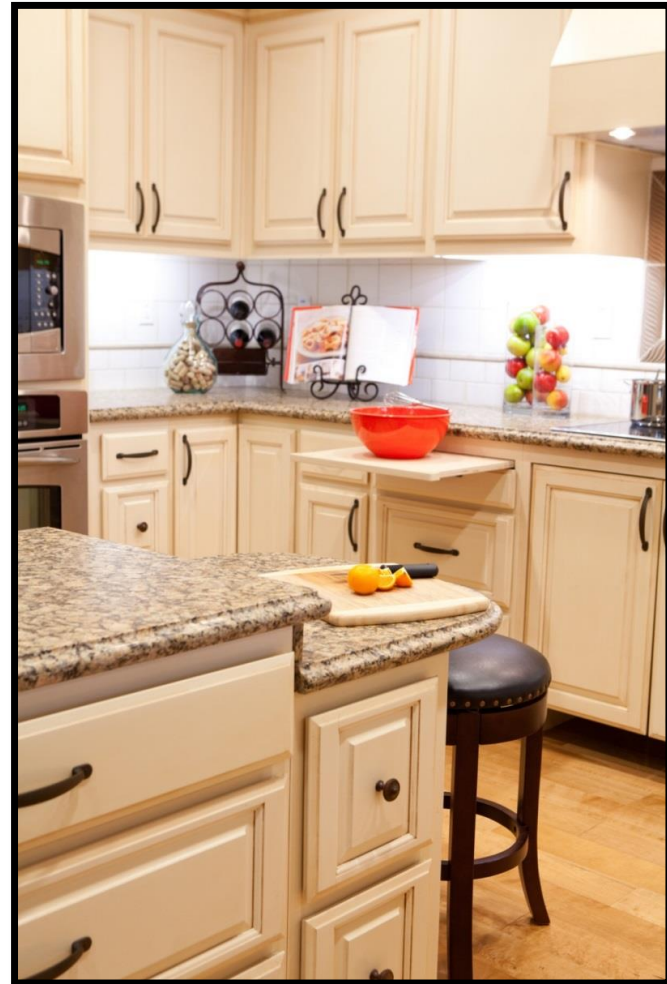
Examples of Livable Design Features

- ***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

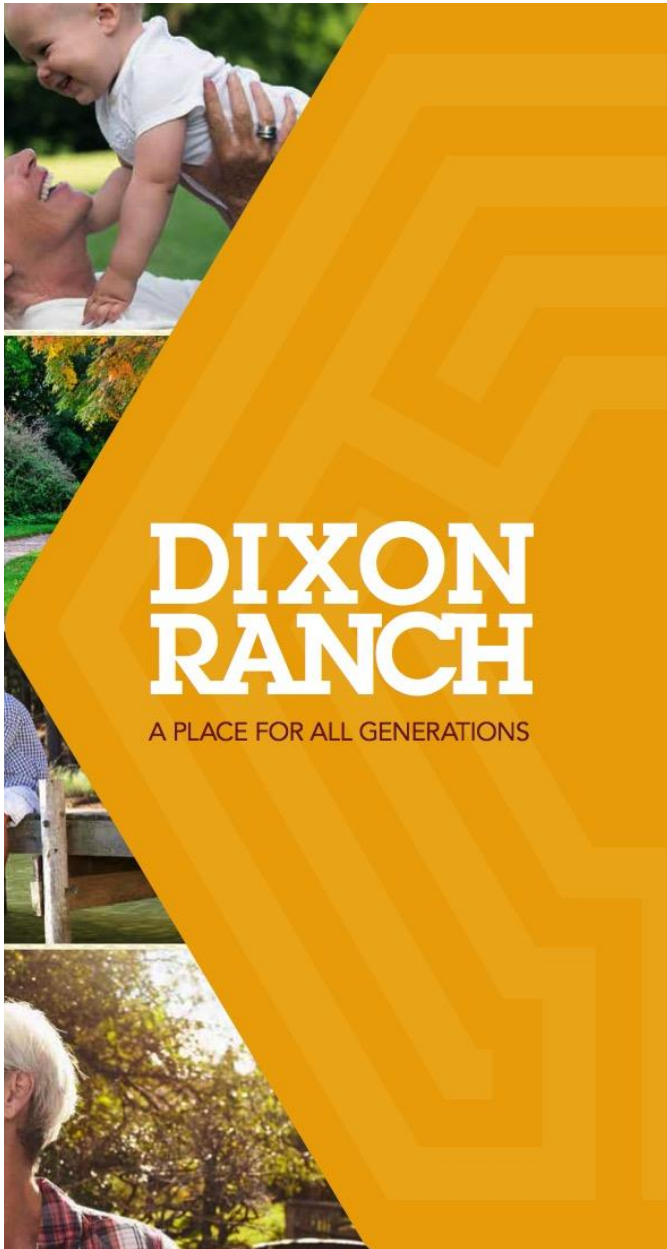
- ***Curbless Shower:*** Beautiful and luxurious, a shower without a curb will minimize trip hazards and make cleaning a breeze.



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.





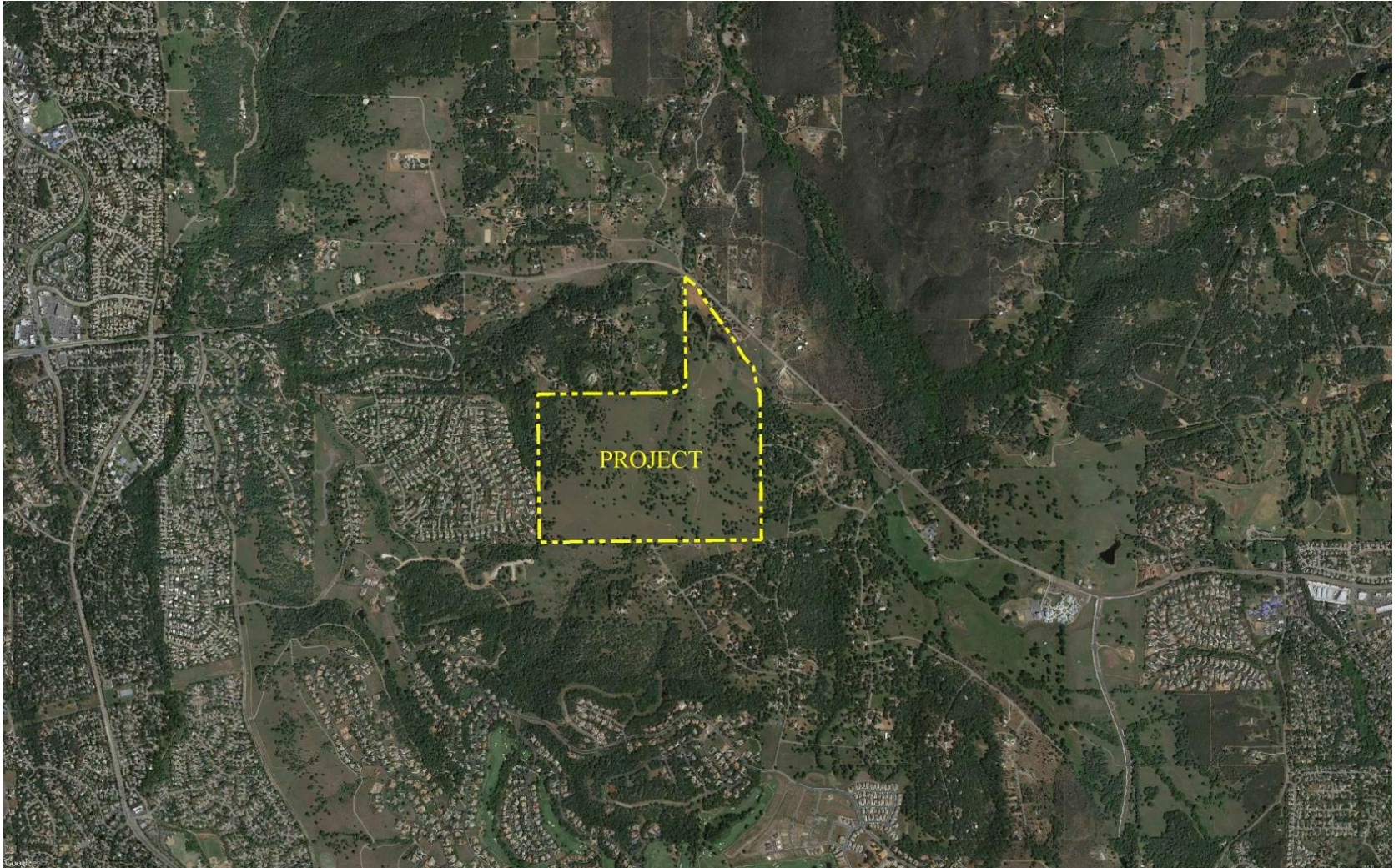
DIXON RANCH

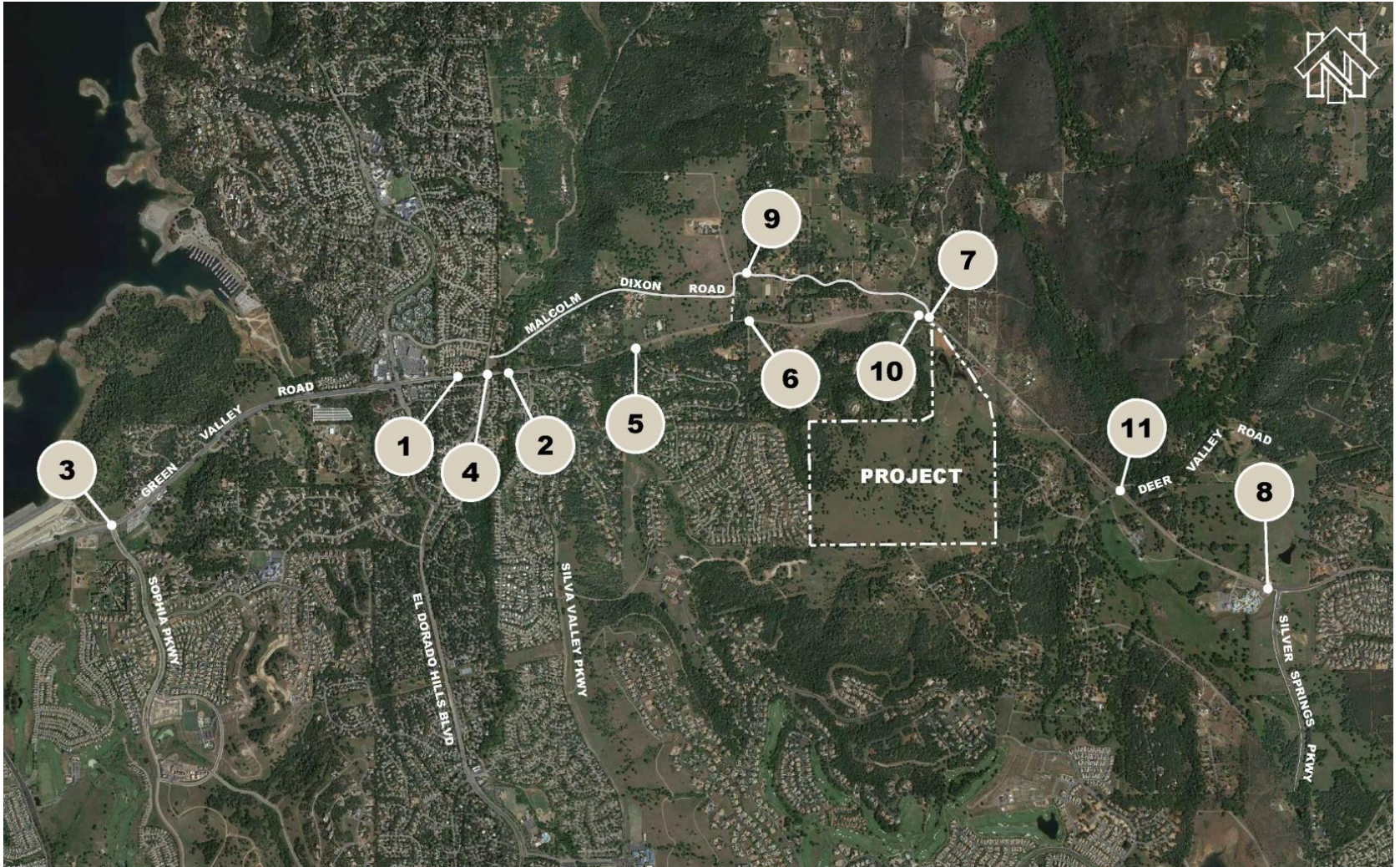
A PLACE FOR ALL GENERATIONS

For more information...

www.livabledesign.com

www.dixon-ranch.com





TREE PRESERVATION MAP DIXON RANCH

COUNTY OF EL DORADO

MARCH, 2013
REVISED: MARCH, 2014

STATE OF CALIFORNIA

LEGEND	
	PROJECT AREA USED IN CALCULATION - 12,396,347 SF (282.51 AC)
	EXISTING OAK CANOPY - VALLEY, BLUE, & BLACK OAKS 1,753,636 SF (40.26 AC)
	EXISTING OAK CANOPY - INTERIOR LIVE OAK 499,299 SF (11.37 AC)
	DEAD OR DISEASED AND DYING OAK TREES (TO BE REMOVED AS NECESSARY / EXCLUDED FROM CALCULATIONS)
	NON-OAK ONSITE TREES / OFFSITE TREES
TOTAL EXISTING OAK CANOPY - 1,952,935 SF (44.83 AC) EXISTING OAK CANOPY COVERAGE - 15.9%	
	OAK CANOPY TO BE REMOVED VALLEY, BLUE, & BLACK OAKS 74,506 SF (1.70 AC)
	OAK CANOPY TO BE REMOVED INTERIOR LIVE OAK 116,439 SF (2.67 AC)
TOTAL PROPOSED ONSITE REMOVAL - 186,930 SF (4.26 AC) - 44.1%	
	AVAILABLE AREA FOR ONSITE MITIGATION - 1,317,124 SF (30.24 AC)



SCALE: 1" = 200'



TREE PRESERVATION MAP DIXON RANCH - PHASE 1

COUNTY OF EL DORADO

APRIL, 2014

STATE OF CALIFORNIA

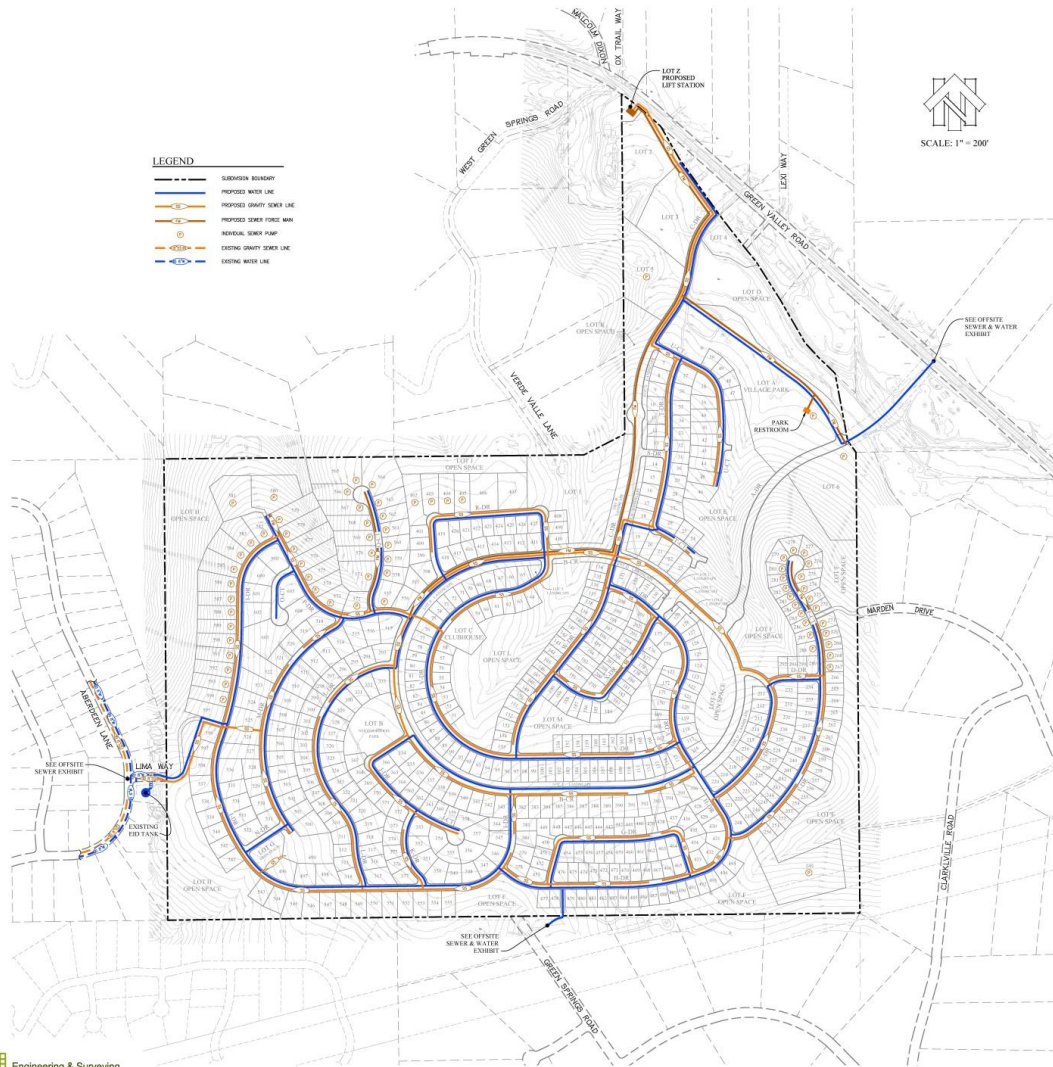
LEGEND	
	PROJECT AREA USED IN CALCULATION - 12,206,347 SF (282.51 AC)
PHASE LINE	
	EXISTING OAK CANOPY - VALLEY, BLUE, & BLACK OAKS 1,753,836 SF (40.26 AC)
	EXISTING OAK CANOPY - INTERIOR LIVE OAK 496,299 SF (11.37 AC)
	DEAD OR DISEASED AND DYING OAK TREES (TO BE REMOVED AS NECESSARY / EXCLUDED FROM CALCULATIONS)
	NON-OAK ONSITE TREES / OFFSITE TREES
TOTAL EXISTING OAK CANOPY - 1,852,953 SF (42.63 AC) EXISTING OAK CANOPY COVERAGE - 15.9%	
	OAK CANOPY TO BE REMOVED VALLEY, BLUE, & BLACK OAKS 176,900 SF (4.00 AC)
	OAK CANOPY TO BE REMOVED INTERIOR LIVE OAK 14,739 SF (0.34 AC)
TOTAL PROPOSED ONSITE REMOVAL - 191,642 SF (4.45 AC) - 9.9%	
	AVAILABLE AREA FOR ONSITE MITIGATION - 1,041,004 SF (23.90 AC)

* FINAL PARK DESIGN TO BE REVISED TO RETAIN OAK TREES!



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

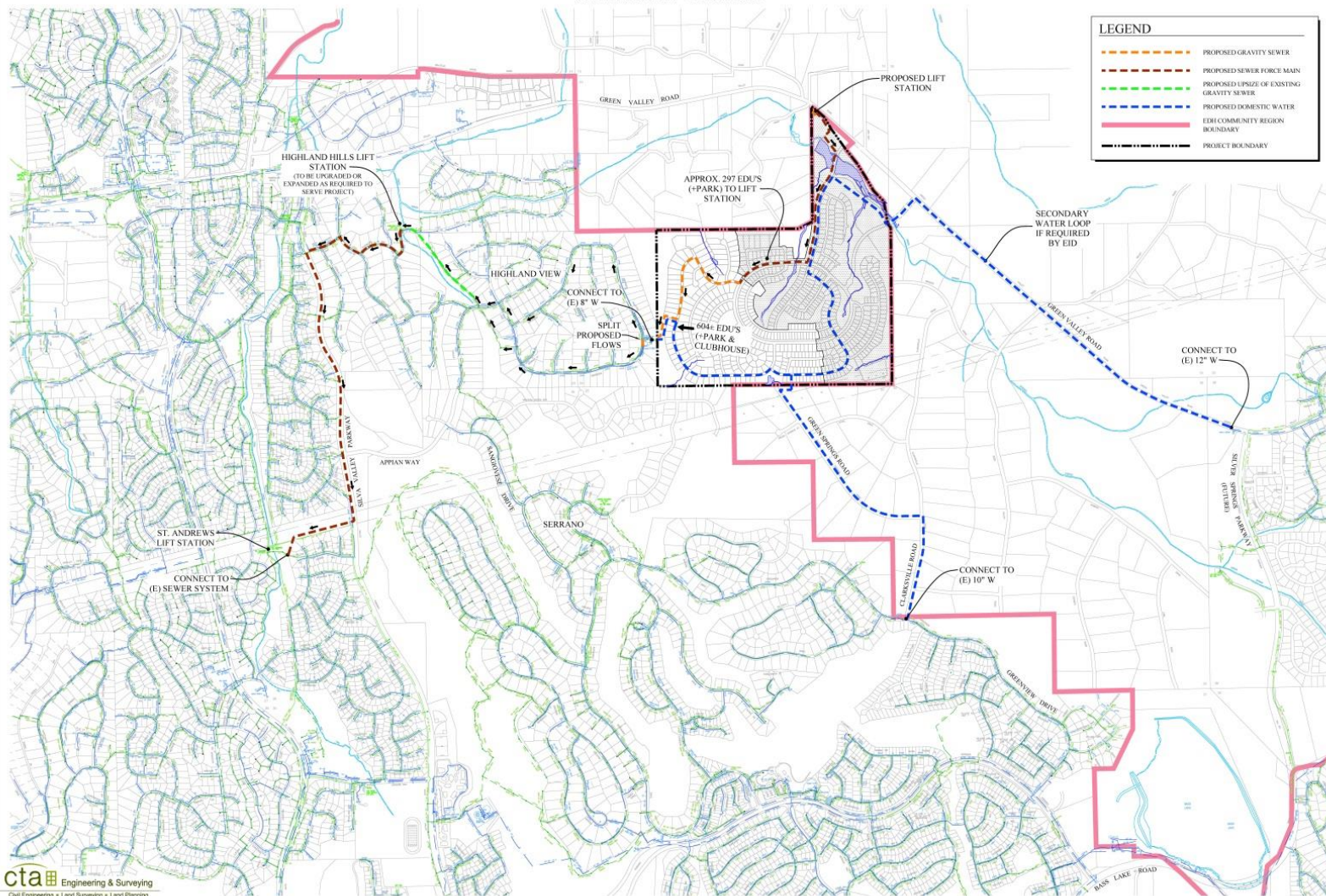
STATE OF CALIFORNIA

ALTERNATIVE 1 - PREFERRED



SCALE: 1" = 500'

LEGEND	
	PROPOSED GRAVITY SEWER
	PROPOSED SEWER FORCE MAIN
	PROPOSED UPSIZE OF EXISTING GRAVITY SEWER
	PROPOSED DOMESTIC WATER
	EID COMMUNITY REGION BOUNDARY
	PROJECT BOUNDARY

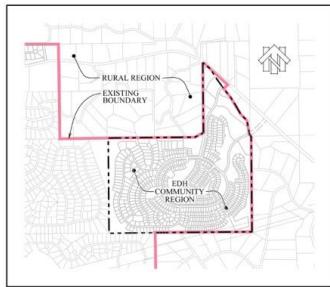


ZONING & GENERAL PLAN LAND USE DIXON RANCH

COUNTY OF EL DORADO

SEPTEMBER, 2013

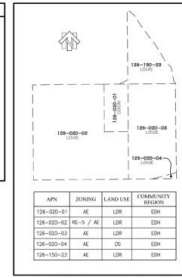
STATE OF CALIFORNIA



COMMUNITY REGION
N/S



COLOR	ZONING	LAND USE
Yellow	R1-HS	HR
Orange	R2-HS	HR
Brown	R3-HS	HR
Light Green	R4-HS	HR
Dark Green	R5-HS	LR
Blue	OS-HS	OS
Dashed line		PROJECT BOUNDARY



EXISTING ZONING & LAND USE
SCALE: 1" = 1000'

APN	ZONING	LAND USE	COMMUNITY PRECINCT
108-100-01	AE	LR	EDH
108-100-02	HR	R / AC	EDH
108-100-03	AE	LR	EDH
108-100-04	AE	OS	EDH
108-100-23	AE	LR	EDH

PROPOSED ZONING & LAND USE

SCALE: 1" = 200'

LAND USE EXHIBIT DIXON RANCH - PHASE 1

COUNTY OF EL DORADO

APRIL, 2014

STATE OF CALIFORNIA

LEGEND				
	PROJECT BOUNDARY	PS CODE NUMBER	MINIMUM LOT AREA PER PLAN	AVERAGE LOT AREA PER PLAN
	PHASE LINE			
	AGE RESTRICTED SMALL LOT 50 UNITS	4,725 SF	4,725 SF	8,080 SF 6,195A SF
	AGE RESTRICTED LARGE LOT 50 UNITS	9,775 SF	9,775 SF	10,880 SF 5,989A SF
	WALKING SMALL LOT 85 UNITS	9,775 SF	6,913 SF	11,761 SF 7,340A SF
	WALKING LARGE LOT 124 UNITS	8,823 SF	8,823 SF	16,017 SF 8,242A SF
	HILLSIDE 24 UNITS	10,880 SF	10,877 SF	17,022 SF 12,289A SF
	HILLSIDE CUSTOM 8 UNITS	10,880 SF	13,328 SF	30,562 SF 24,524A SF
	ESTATE RESIDENTIAL 1 UNIT	1.00 AC	1.00 AC	1.00 AC
	SECOND RESIDENTIAL LARGE LOT 4 UNITS	3.50 AC	3.53 AC	3.32 AC 3.14 AC
	ESTATE RESIDENTIAL 1 UNIT	5.00 AC	5.07 AC	5.41 AC 5.01 AC
TOTAL RESIDENTIAL UNITS = 411				
	CLUBHOUSE			
	LIFT STATION			
	OPEN SPACE			
	PARKS			
	LANDSCAPE UNITS			
	PROPOSED LAKE			
G PEDESTRIAN CIRCULATION				
	BIKEWAY			
	PEDESTRIAN PATHWAY			
	OPEN SPACE TRAIL			
	MULTI-USE TRAIL			
	CLASS 2 BIKING LANE			



