

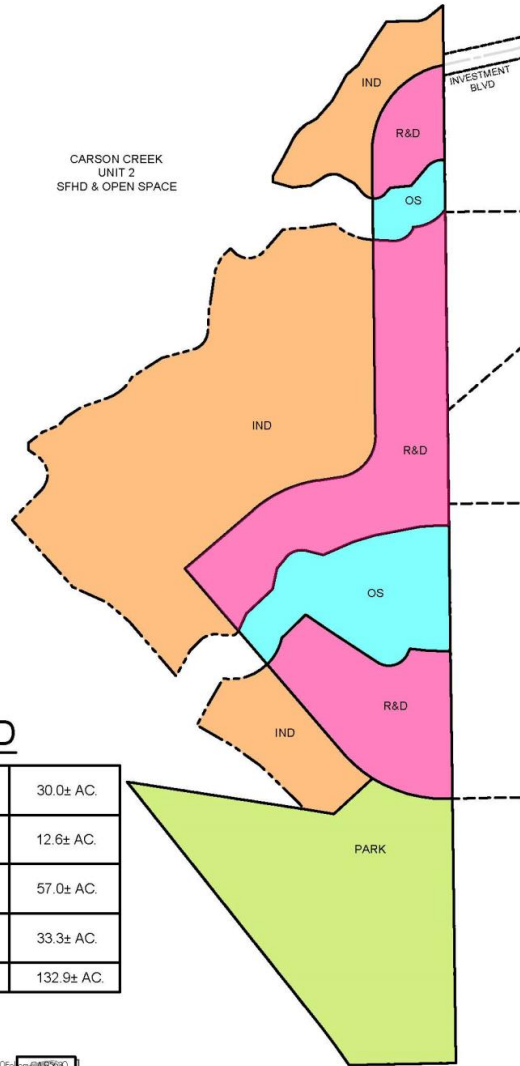
Heritage Carson Creek Village 11

AN AGE-RESTRICTED COMMUNITY BY
LENNAR HOMES







Application Background

- ▶ Board of Supervisors unanimously found conceptual review for project consistent with General Plan policy J6
- ▶ Proposed application includes:
 - ▶ Tentative map for 409 age-restricted residential homes and 3.1-acre private clubhouse site
 - ▶ Specific Plan amendment to amend project land use categories from Industrial and R&D to Residential and add 1.7-acres of Local Convenience Commercial
 - ▶ Increase Specific Plan unit cap from 1,700 to 1,925 units
 - ▶ Community Benefit and Development Agreement



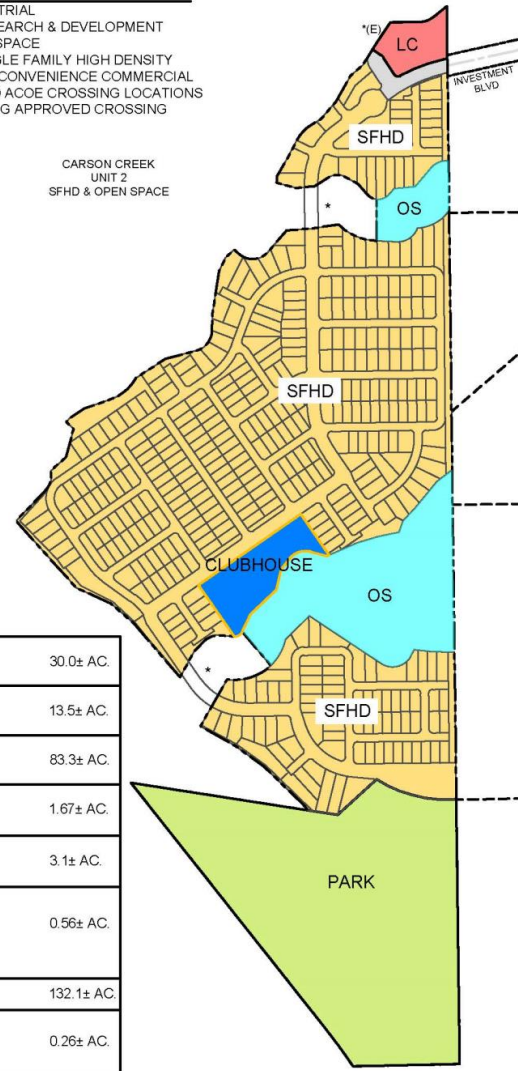
LEGEND

	PARK	30.0± AC.
	O.S.	12.6± AC.
	IND.	57.0± AC.
	R&D	33.3± AC.
	TOTAL	132.9± AC.








EXISTING SPECIFIC PLAN LAND USE CATEGORIES

LEGEND

- IND - INDUSTRIAL
- R & D - RESEARCH & DEVELOPMENT
- OS - OPEN SPACE
- SFHD - SINGLE FAMILY HIGH DENSITY
- LC - LOCAL CONVENIENCE COMMERCIAL
- *APPROVED ACOE CROSSING LOCATIONS
- *(E) EXISTING APPROVED CROSSING



LEGEND

	PARK	30.0± AC.
	O.S.	13.5± AC.
	RESIDENTIAL VILLAGE 11	83.3± AC.
	LOCAL COMMERCIAL	1.67± AC.
	COMMUNITY CENTER	3.1± AC.
	EXISTING INVESTMENT BLVD CONSTRUCTED WITH CARSON UNIT 2A (VILLAGE 10)	0.56± AC.
	TOTAL	132.1± AC.
	EXISTING ROADWAY CARSON UNIT 2A (VILLAGE 10)	0.26± AC.
	TOTAL	132.4± AC.

PROPOSED SPECIFIC PLAN LAND USE CATEGORIES

Project Benefits

1. Contributes to addressing growing need to house aging baby boomers in a location well-suited for active adult housing
2. Generates more than \$2,000,000 in Community Benefit and Development Agreement fees
3. Compared to existing approved land use categories
 - ▶ Eliminates fiscal impacts to County
 - ▶ Dramatically reduces traffic impacts
4. Extends public trail system



Addressing Housing Needs

Project contributes to addressing growing need to house aging baby boomers:

- ▶ Harvard Study projects significant population growth in 65-74 year old age range:
 - ▶ 2010 – 21.7 million
 - ▶ 2020 – 32.8 million
 - ▶ 2030 – 38.6 million
- ▶ Age-restricted dwelling units currently comprise only 13% of the total number of dwelling units in the TIF fee program
- ▶ Project site has flat topography and is well-suited for an active adult community
- ▶ Situated adjacent to existing active adult community and proposed memory care facility
- ▶ Small school district with approximately 150 students

Addressing Housing Needs

- ▶ Retirees are attracted to El Dorado County lifestyle and amenities
- ▶ El Dorado County home prices offer significant discounts to comparable communities throughout region and state
- ▶ Retirement savings combined with lower cost of living creates disposable income and allows for increased spending on housing, health care, consumer goods, and services



Extension of Public Trail System

Private Clubhouse

3.1-acre private clubhouse site features anticipated to include:

- ▶ Pool and spa
- ▶ BBQ and fire pits
- ▶ Fitness equipment
- ▶ Social gathering room
- ▶ Hub for clubs and committee meetings
- ▶ *Photos from The Retreat at Heritage El Dorado Hills



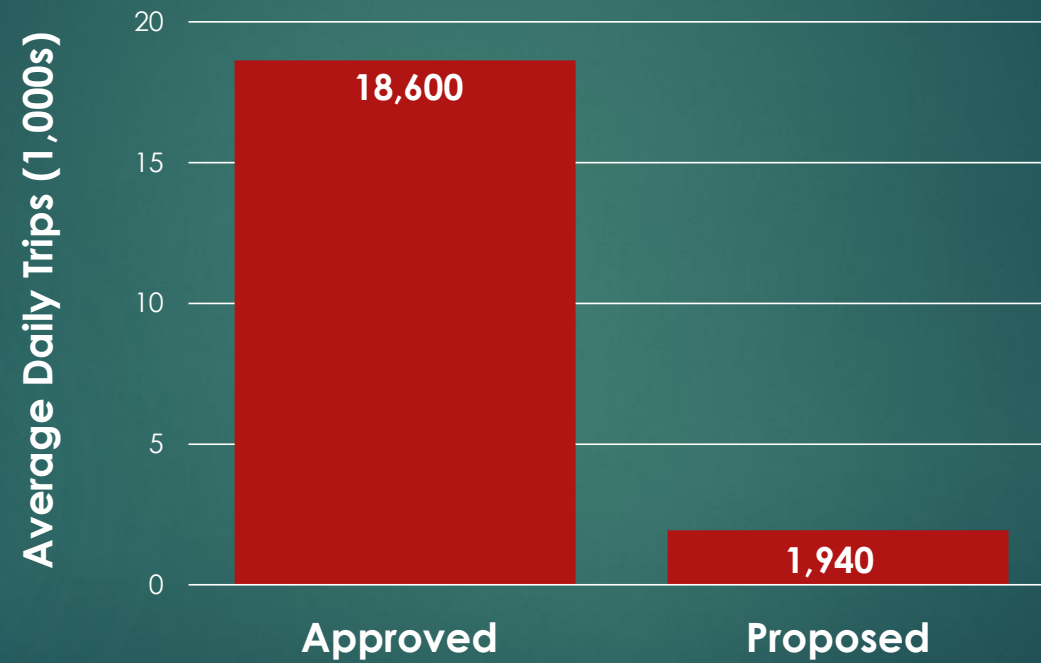
Fiscal Benefits

- ▶ Creates \$240 million in assessed value
- ▶ Reduces required General Fund expenditures compared to existing land use categories due to reduced service population
- ▶ \$286/unit supplemental tax makes project revenue neutral compared to \$689,000 General Fund deficit with existing land use categories
- ▶ Above and beyond the supplemental tax:
 - ▶ Generates more than \$2,000,000 in Community Benefit and Development Agreement fees
 - ▶ \$50/unit supplemental ambulance services tax will provide enhanced public safety services

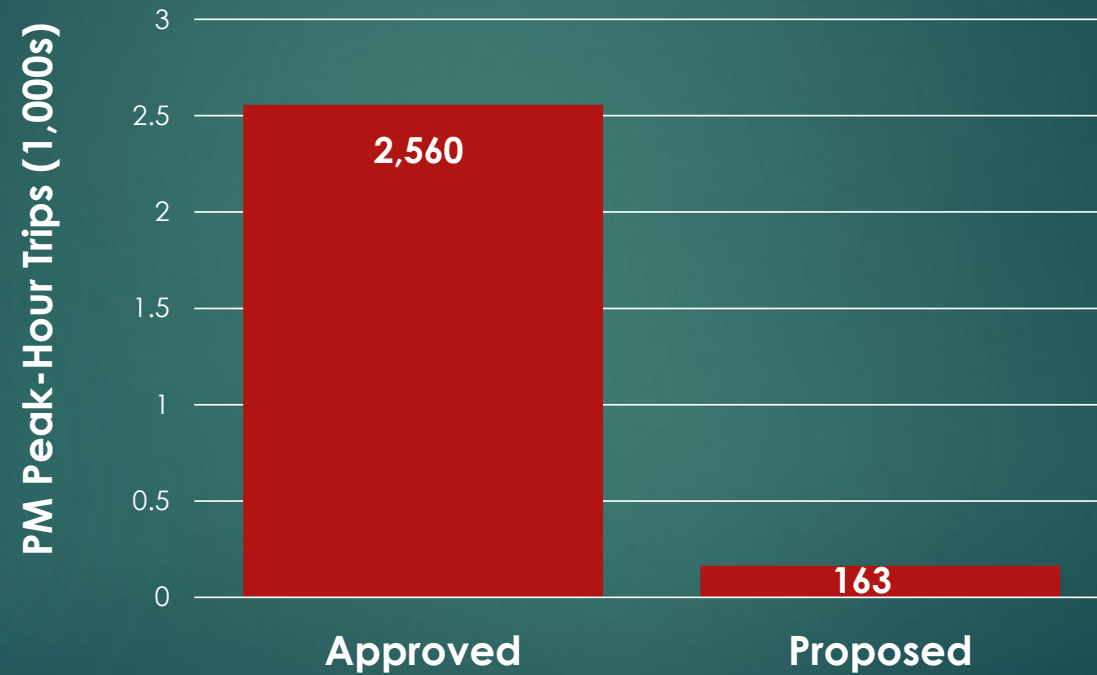
Transportation Benefits

- ▶ Dramatically reduces cumulative and PM peak hour trip generation
 - ▶ 10% of average daily trips compared to approved land use categories
 - ▶ 6% of PM peak-hour trips compared to approved land use categories
- ▶ Generates TIF fees totaling approximately \$3.3 million
- ▶ Does not trigger planned CIP improvements under existing or near-term conditions
- ▶ Vast majority of trips are counter-commute

Average Daily Trips Comparison



PM Peak-Hour Trips Comparison



Off-Site Intersection Improvements

Before 1st building permit

- ▶ El Dorado Hills Blvd/Saratoga Way: restripe lanes and adjust traffic signal
- ▶ Latrobe Road/Golden Foothill Pkwy: adjust traffic signal
- ▶ Robert J Mathews Pkwy/Golden Foothill Pkwy: add receiving lane to WB Golden Foothill Pkwy for NB left turns

Before 333rd building permit

- ▶ Latrobe Road/Royal Oaks Drive intersection: signalize and connect to project



Questions?

Emergency Vehicle Access

In addition to the primary access via Investment Blvd, one of two options for interim emergency vehicle access (EVA) will be constructed prior to the 30th age-restricted dwelling unit:

- ▶ An EVA route connecting the project to Wetzel-Oviatt Rd (west of Latrobe Road), or
- ▶ An EVA route connecting the project to the Latrobe Road/Royal Oaks Drive intersection.

Prior to the 333rd age-restricted dwelling unit, the interim EVA will be replaced by a second EVA connecting the project to the Latrobe Road/Royal Oaks Drive intersection.

Water Supply

El Dorado Irrigation District (EID) Facility Improvement Letter confirms as follows:

- ▶ Project is within EID service boundaries
- ▶ Adequate water supply is available to serve project
 - ▶ Approximately 20,000 EDUs of water supply available
 - ▶ Project requires only 456 EDUs
- ▶ Lennar will be required to construct a looped water line extension