LENNAR®

Exhibit E

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.

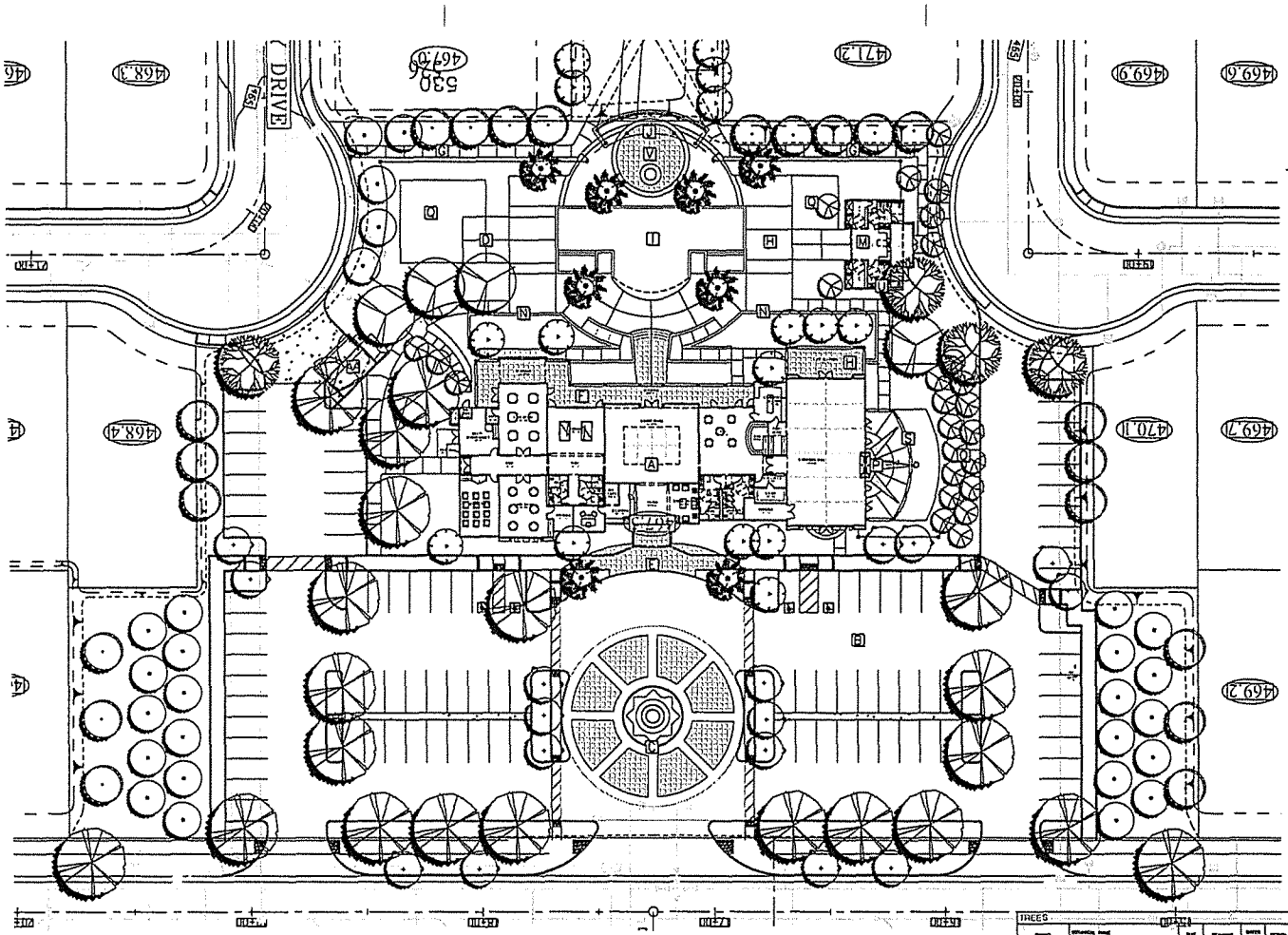
The addition of this new facility to our Active Adult Community will provide our residence with a beautiful space for increased social activities and enjoyment. Construction of The Resort is planned to begin in the Spring of 2018.

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

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE January 25 2018
BY Roger Trout /sc
EXECUTIVE SECRETARY



KEYNOTES LEGEND

A	CLUBHOUSE
B	PARKING - +/- 100 CARS (96+4 HC)
C	ENTRY WATER FEATURE WITH ENHANCED PAVING
D	SHADE STRUCTURE - OUTDOOR BAR AND (2) BUILT IN BBQ'S AND PICNIC TABLES
E	ENTRY
F	COVERED VERANDA
G	WALKING PATH WITH BENCHES
H	PATIO
I	JUNIOR OLYMPIC LENGTH POOL , BEACH ENTRY, ENHANCED DECKING. PLACE 24" BELOW FF OF CLUB
J	ARCHED ARBOR SHADE STRUCTURE WOOD AND STEEL
K	RAISED COMMUNITY GARDEN BEDS
L	GARDEN GAZEBO
M	POOL HOUSE - RESTROOM WITH OUTDOOR SHOWER AND, EQUIPMENT ROOM
N	PLANTER WALLS
O	SCREEN FENCE
P	OUTDOOR FIREPLACE
O	CROQUET AND LAWN GAMES
R	SEAT WALLS WITH SUN DIAL TOWER AND OR SCULPTURE
S	SHADE STRUCTURE OVER PATIO
T	BOCCE COURTS WITH FRUITLESS OLIVE GROVE WITH D.G. GROUND COVER
U	LOUNGE WITH FIRE TABLE
V	OUTDOOR FIRE PIT
W	SHADE SAIL PICNIC SHELTER
X	TRASH ENCLOSURE
Y	LANDSCAPE FEATURES
Y1	PALMS IN POOL AREA
Y2	SCREEN TREES
Y3	STREET TREES
Y4	ACCENT TREES
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	SPACING	WATER USE	DESIGN USE
	ACER RUBRUM 'BOWHALL QUEEN' RED MAPLE	15 G	30'H X 20'W	MED	SHADE
	ARBUTUS UNEDO 'MARINA' STRAWBERRY TREE	15 G	25' X 30'W	LOW	ACCENT SCREEN
	PRUNE NICE 'MICO-LATELL PLUM, PEAR' MICHELE	SEE PLAN	30'H X 20'W	MED	FRUIT
	CERCIDIUM FLORIDUM 'DESERT MUSEUM'	15 G	30'H X 30'W	LOW	NATURALIZED PARK
	QUERCUS SUBER CORK OAK	15 G	110'H X 80'W	MED	SCREEN PATIO
	LAGERSTROEMIA X 'TUSCARORA' CRAPE MYRTLE	15 G	15'H X 20'W	LOW	ACCENT PATIO
	ACER RUBRUM 'FRANKSRED' FRANKSRED MAPLE	15 G	40'H X 15'-0" W	MED	ALLEE ACCENT
	PISTACIA CHINENSIS CHINESE	15 G	30'H X 25'W	MED	SHADE/SHADE FALL COLOR
	ULMUS PARVIFOLIA 'PROFESSOR SARGENT' PROFESSOR SARGENT ELM	15 G	30'H X 30'W	LOW	ACCENT
	PRUNE PISSARDII PISSARDII PLUM	15 G	30'H X 40'W	LOW	ACCENT SCREEN
	QUERCUS SUBLOBATA VALLEY OAK	15 G	30'H X 30'W	LOW	SCREEN NATURALIZED
	TRACHYCARPUS FORTUNEI WINDMILL PALM	30" BOX	30'H X 10'W	LOW	ACCENT
	VITEX LUCENS CHINA VITEX	15 G	15'H X 20'W	LOW	ACCENT

SHRUBS

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	WATER USE	DESIGN USE
	NANDINA DOMESTICA / NANDINA DOMESTICA 'FIRE POWER' LARGE SHRUBS 36" O.C. FOR SCREENING BUILDING WALLS OR FOR SCREENING UNDERWALL UTILITY				
	ARBUTUS UNEDO 'COMPACTA' STRAWBERRY TREE	5 G	--	LOW	SHRUBS
	CERUS PURPUREUS CERUS PURPUREUS	5 G	--	LOW	SHRUBS
	ELEOCARPUS DENTATUS ELEOCARPUS DENTATUS	5 G	--	LOW	SHRUBS
	HEBE 'SCREEN' HEBE 'SCREEN'	5 G	--	LOW	SHRUBS
	HEBE 'TRUE' HEBE 'TRUE'	5 G	--	LOW	SHRUBS ACCENT
	MAHONIA AQUIFOLIUM MAHONIA AQUIFOLIUM	5 G	--	LOW	SHRUBS
	PITTOSPORUM TOBIRA 'WHEELER'S DWARF' PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	5 G	--	LOW	HS
	RHAMNUS CALIFORNICA RHAMNUS CALIFORNICA	5 G	--	LOW	SHRUBS
	CALLISTEMON CITRINUS CALLISTEMON CITRINUS	5 G	--	LOW	SHRUBS
	1 GEAL/FILLER SHRUBS PATTERNED ON BUILDING SHRUBS 36" O.C. FOR SCREENING OF BUILDING EDGES AND FOUNDATION SHRUBS.				
	CERCIS SILIQUASTRUM SWEET MODESTO	5 G	24" O.C.	LOW	FILLER
	ELAEAGNUS UMBELLATA SUTHERLY SILVER	5 G		MED	FILLER
	FLOWER CARPET ICEBERG & 'TRIUMPH' ROSE PLANTED CARPET ROSE W	5 G	24" O.C.	MED	FILLER ACCENT
	GREVILLEA NOELLII GREVILLEA NOELLII	5 G	--	MED	FILLER
	PLANTS DESIGNATED 'TRIUMPH' DWARF POMEGRANATE	5 G	--	LOW	SHRUBS/FILLER
	SALVIA GUARANITICA SALVIA GUARANITICA	5 G	--	LOW	ACCENT
	SALVIA LEUCANTHA SALVIA LEUCANTHA	5 G	--	LOW	FILLER ACCENT
	TRACHELOSPERMUM JASMINOIDES TRACHELOSPERMUM JASMINOIDES	5 G	--	LOW	FILLER
	VERBENA BONARIENSIS 2 PER GREEN/FILLER SHRUBS, PATTERNED BY PERIMETER BUILDING EDGES AND FOUNDATION SHRUBS.				
	ENGLISH IVY (HEDERA HELIX) AND CREEPING FIG (FICUS PUMILA) ARE TO BE PLANTED ALONG ALL BUILDING EDGES AND WALLS TO SOFTEN ARCHITECTURAL ELEMENTS AND CREATE SO SENSUAL GARDEN ROOMS. ENGLISH IVY (HEDERA HELIX) AND CREEPING FIG (FICUS PUMILA) ARE TO BE PLANTED ALONG ALL BUILDING EDGES AND WALLS TO SOFTEN ARCHITECTURAL ELEMENTS AND CREATE SO SENSUAL GARDEN ROOMS. ENGLISH IVY (HEDERA HELIX) AND CREEPING FIG (FICUS PUMILA) ARE TO BE PLANTED ALONG ALL BUILDING EDGES AND WALLS TO SOFTEN ARCHITECTURAL ELEMENTS AND CREATE SO SENSUAL GARDEN ROOMS.				
	BULLEIA SINGLE 'SLENDER ASPARAGUS' BULLEIA SINGLE 'SLENDER ASPARAGUS'	1 G	--	LOW	SHRUB
	DUDLEYA FARINOSA DUDLEYA FARINOSA	1 G	MED	PLANTER BOX	WALL
	HUMULOPHRIA SARMENTOSA PINK WALLY PINK DUCK GRASS	1 G	--	LOW	SHRUB
	FICUS PUMILA FICUS PUMILA	1 G	--	MED	ENTRANCE WALL

GROUNDCOVERS

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	WATER USE	DESIGN USE
	GROUNDCOVER MATERIAL - PLANTS BUILT OUT TO PROVIDE TYPICAL PATTERNING BY PERIMETER SHRUBS TO 24" MIN. GRID AS A PLANTS BETWEEN ONE SQUARE EDGES AND FACES SHRUBS.				
	ENCHANTE PALMARE DWARF DATE'S BUSH	1 G	--	LOW	LOW FILLER
	ERIGERONA 'MARIPOSA' CANTT DAISY	1 G	30" O.C.	LOW	SCREEN ACCENT
	FRAGRANS & LUCIDUS 'FRAGRANS' FRAGRANS SPRINGER	1 G	30" O.C.	LOW	SCREEN ACCENT
	HOTTOP SPURGE MEDICIN 'FIRESTOP' SPURGE SPURGE	1 G	30" O.C.	LOW	FILLER SCREEN
	LAMPRANTHUS HELLENS HELLS PINKTRUMPET	1 G	40" O.C.	LOW	FILLER
	TURF - BERMUDA PLUG-TURF TYPE TALL FESCUE SOD				LAWN USE

EXHIBIT E

CARSON CREEK UNIT #2 - SOCIAL CLUB

El Dorado Hills, CA

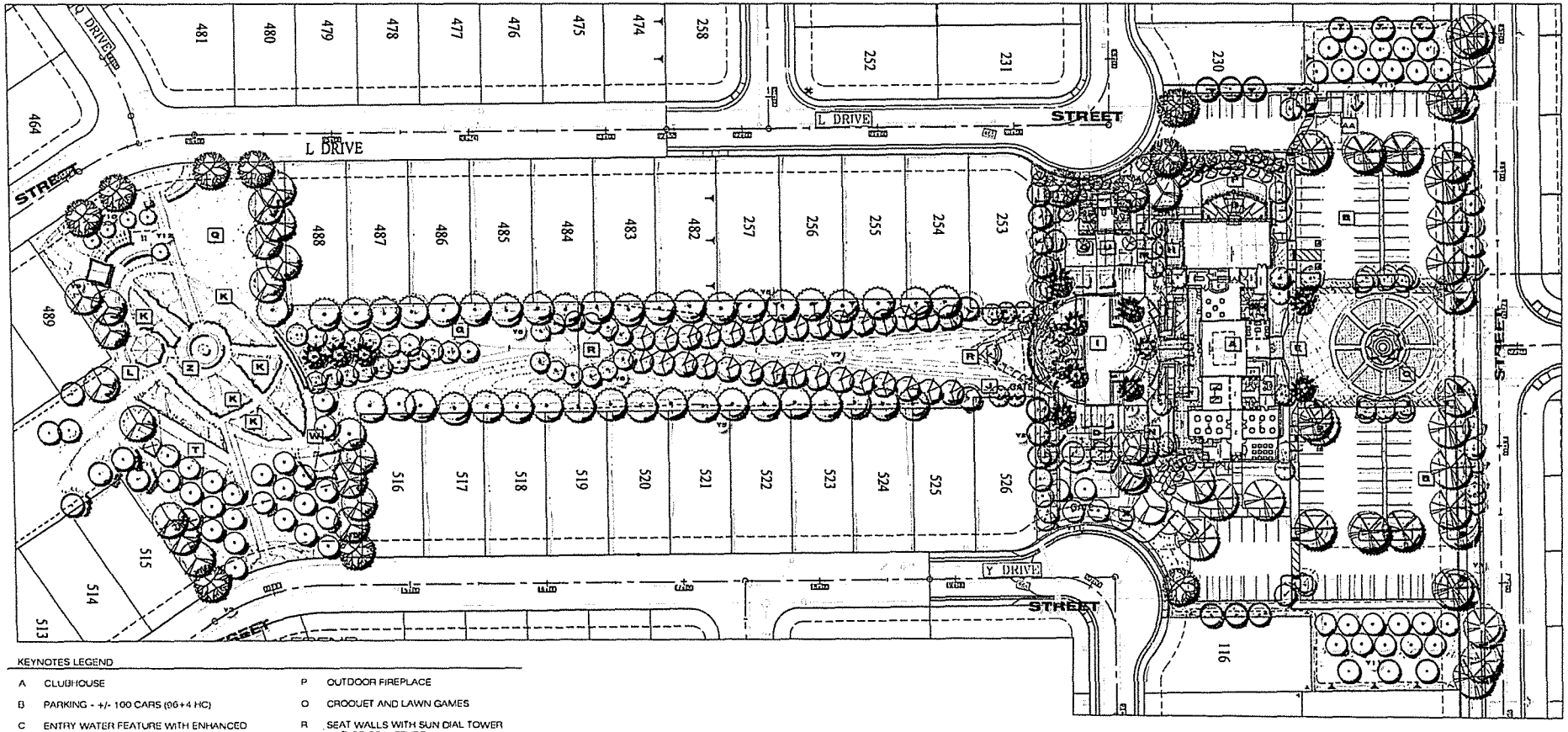
SCHEMATIC LANDSCAPE PLAN

SCALE: 1" = 20'-0"

SHEET PL1

FUHRMAN LEAMY LAND GROUP

DATE: 12/12/17
PROJECT: LCD17023



KEYNOTES LEGEND

- A CLUBHOUSE
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- F COVERED VERANDA
- G WALKING PATH WITH BENCHES
- H PATIO
- I JUNIOR OLYMPIC LENGTH POOL , BEACH ENTRY, ENHANCED DECKING. PLACE 24" BELOW FF OF CLUB
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- Z WATER FEATURE
- AA TRASH ENCLOSURE

TREES

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS	WATER USE	DESIGN USE
	ACER RUBRUM 'COLUMNAR GLORY' RED MAPLE	15 G	30'H x 25'W	MED	SHADE
	ARBUTUS UNEDO 'MARINA' STRAWBERRY TREE	15 G	25' x 30'W	LOW	ACCENT SCREEN
	FRUIT TREE MIXED—APPLE, PLUM, PEAR VARIETY	BARE ROOT	20'H x 20'W	MED	FRUIT
	GEDITSIA GLEDITSIA SHADE TREE	15 G	30'H x 20'W	LOW	NATURALIZED PATIO
	QUERCUS AGRIFOLIA NATIVE WALNUT	15 G	15'H x 20'W	MED	SCREEN PATIO
	LAGERSTROEMIA L. 'TUSCA' CRAPE MYRTLE	15 G	15'H x 20'W	LOW	ACCENT PATIO
	ACER RUBRUM ARMSTRONG ARMSTRONG MAPLE	15 G	40'H x 15' W	MED	ALLEE ACCENT
	MYRTUS TARENTINA MYRTLE	15 G	30'H x 25'W	MED	SUBSTITUTE FALL COLOR
	ULMUS PARVIFOLIA 'DRAKE' CHINESE ELM	15 G	30'H x 20'W	LOW	ACCENT
	PRUNE PINEA PALM STONE PINE	15 G	50'H x 40'W	LOW	ACCENT SCREEN
	QUERCUS WISLIZENI INTERIOR LIVE OAK	15 G	50'H x 30'W	LOW	SCREEN NATURALIZED
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	20' BTF	50'H x 15'W	LOW	ACCENT
	VITEX AGNUS CASTUS 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 8'-10' USED FOR REDUCING BUILDING MASS OR SCREENING UNSIGHTLY VIEWS.				
	ARBUTUS UNEDO COMPACTA STRAWBERRY TREE	5 G	--	LOW	BACKGROUND
	CEDRUS NUMIDICA 'GLAUCA' BLUE ATLAS CEDAR	5 G	--	LOW	BACKGROUND
	FEIJOUA SELLOWIANA FEIJOUA SUNDERT	5 G	--	V. LOW	BACKGROUND
	ILEX VOMITORIA HOLLY	5 G	--	LOW	BACKGROUND
	MYRICA CERIFERA WAX MYRTLE	5 G	--	LOW	ACCENT
	MAHONIA AQUIFOLIUM OREGON GRAPE	5 G	--	LOW	BACKGROUND
	PITTOSPORUM T. 'WINGATE' WINGATE PITTOSPORUM	5 G	--	LOW	HS
	PITTOSPORUM TOBIRA 'VARIEGATA' CALIFORNIA COTTESBARN	5 G	--	LOW	BACKGROUND
	FATSHEDERA SHRUBS EVERGREEN OR DECIDUOUS SHRUBS TO 4'-6', USED FOR "REINFORCING" OF PLANT MATERIAL, SEASONAL COLOR AND softening OF BUILDING EDGES AND FOUNDATION SHRUBS.				
	CERCIS RUNDIX CALIFORNIA REDBUD	1 G	24" O.C.	LOW	FILLER
	QUAKING ASPEN POPULUS TREMULOIDES QUAKING ASPEN	1 G		MED	FILLER
	FLOWER CARPET ROSE & 'SONNY' RED FLOWER CARPET ROSE ™	1 G	30" O.C.	MED	FILLER GROUND
	ROSA CALIFORNICA CALIFORNIA WILD ROSE	1 G	--	MED	FILLER
	PRUNUS SERRULATA 'KWANZAN' ORNAMENTAL CHERRY	1 G	--	LOW	BACKGROUND
	SALIX CLEVELAND CLEVELAND'S SAGE	1 G	--	LOW	ACCENT
	HESPERALOE PARVIFLORA RED YUCCA	1 G	--	LOW	FILLER ACCENT
	RHAPHIOLEPIS U. 'SOUTHERN MOON' SOUTHERN MOON	5 G	--	LOW	FILLER
	SYRINGA, RIBES & AND WHITEFLOWER MATERIAL - EVERGREEN OR DECIDUOUS SHRUBS WITH SEASONAL SPRING FLOWERS FOR "REINFORCING" OF PLANT MATERIAL, SEASONAL COLOR AND SOFTENING OF BUILDING WALLS. USED TO SOFTEN ARCHITECTURAL ELEMENTS AND CREATE SEASONAL INTEREST. SYRINGA VULGARIS LILAC, RIBES SANGUINEUM FLOWERING CURRANT AND HYDRANGEA MACROPHYLLA ARE DECIDUOUS MATERIAL AND LOW WATER USE.				
	SALVIA LEUCANTHA 'BLONDE AMETHYST' BLUE SAGE SHRUB	1 G	--	LOW	SHRUB
	OLEANDER ARBORIUM EVERGREEN OLEANDER	1 G	--	MED	SHRUB HEDGE
	RHAPHIOLEPIS EDICA 'SPRING' PINK BUNNY PINK GEM SHRUB	5 G	--	LOW	SHRUB
	FICUS PUMILA CREEPING FIG	5 G	--	MED	EVERGREEN VINE

GROUNDCOVERS

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	WATER USE	DESIGN USE
	GROUND COVER MATERIAL - SHALL REACH 3'x3' TO PROJECT THE EVERGREEN OR PERENNIAL SHRUBS 10'-21' AND ARE USED AS A FILLER BETWEEN SITE WORK EDGES AND TALLER SHRUBS.				
	BACKWARDS NATIVES DWARF CARPET BUSH	1 G	--	LOW	FILLER
	BOUGAINVILLEA 'MAHATMA CARPET' ROSE VARIETY	1 G	36" O.C.	LOW	SHRUB SCALE
	TRACHELOSPERMUM JASMINOIDES 'PROSTRATUM' PROSTRATE STAR JASMINE	1 G	30" O.C.	LOW	SHRUB SCALE
	ARCTOSTAPHYLOS HOOKERI 'MONTEREY' MONTEREY MANZANITA	1 G	36" O.C.	LOW	FILLER SLOPE
	LONICERA HALLIANA HALLS HONEYSUCKLE	1 G	48" O.C.	LOW	SLOPE
	TURF - BERMUDA PLUS-TURF TYPE TALL FESCUE	SOD			LAWN USE

CARSON CREEK UNIT #2 - SOCIAL CLUB

El Dorado Hills, CA

SCHEMATIC LANDSCAPE PLAN

SCALE: 1" = 30'-0"

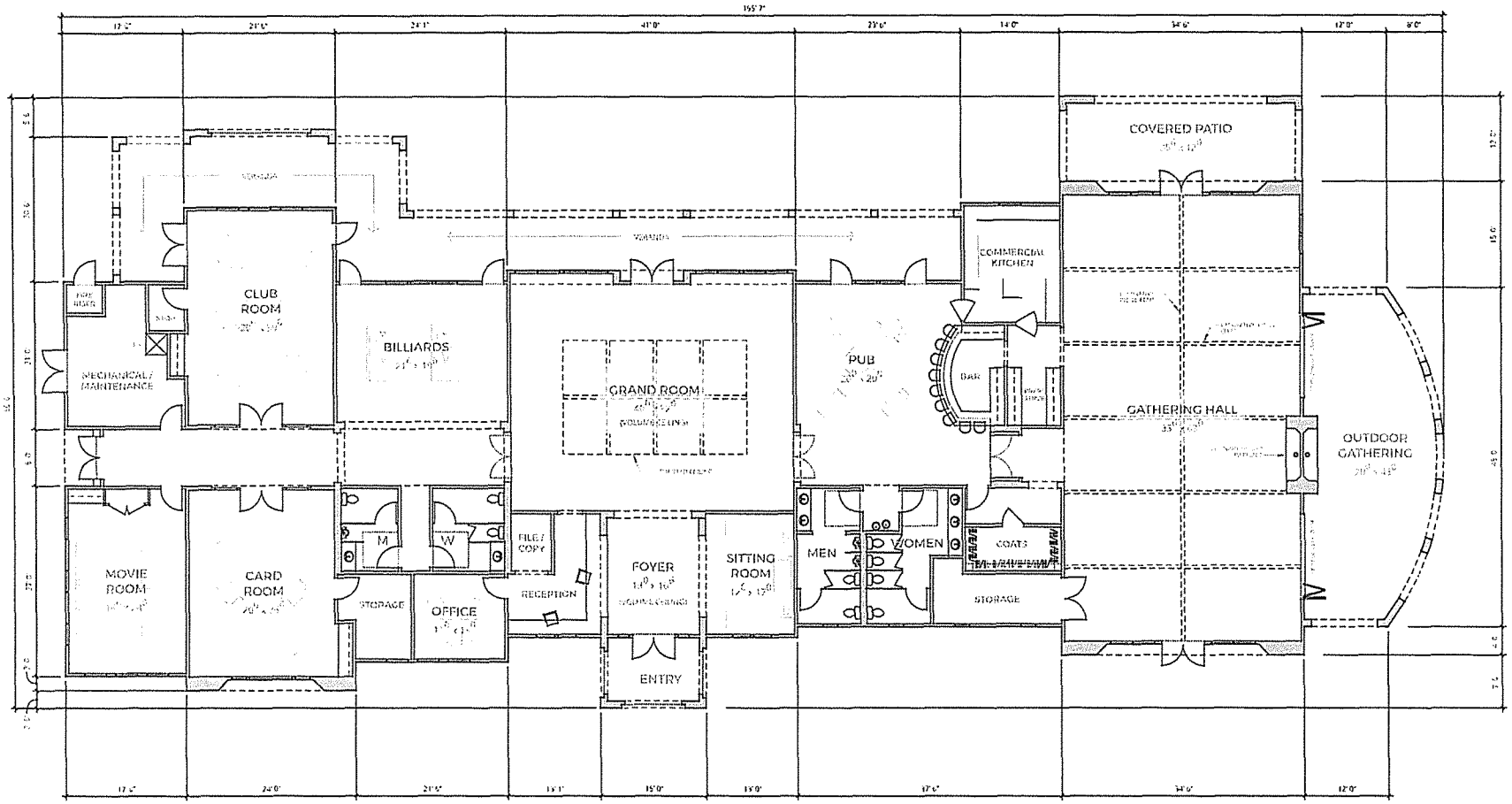
0 30' 60'

SHEET PL1.1

FUHRMAN LEAMY LAND GROUP

DATE 12/22/17

PROJECT LCD17023



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

LENNAR

HERITAGE EL DORADO HILLS | SOCIAL CLUB

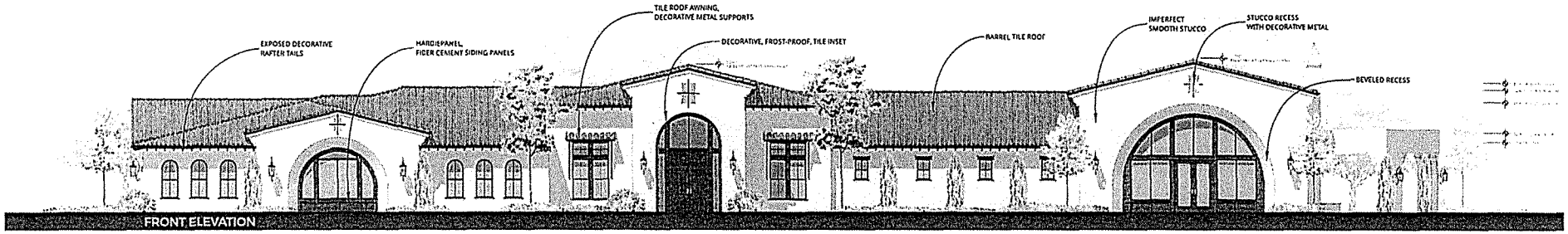
El Dorado County, California

JDA

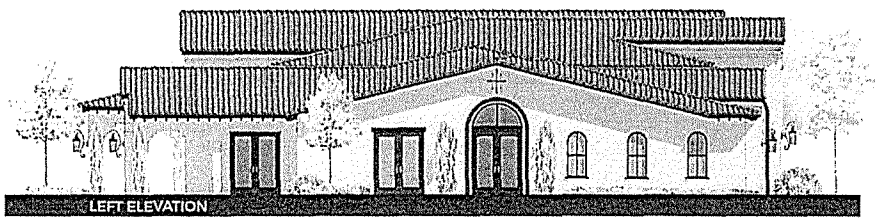
1

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE January 25, 2018
BY Roger Trout/sc
EXECUTIVE SECRETARY

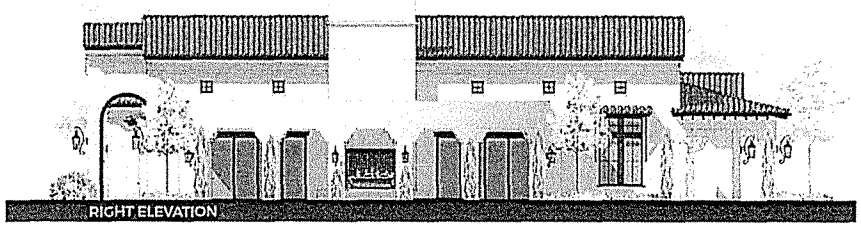
Exhibit f



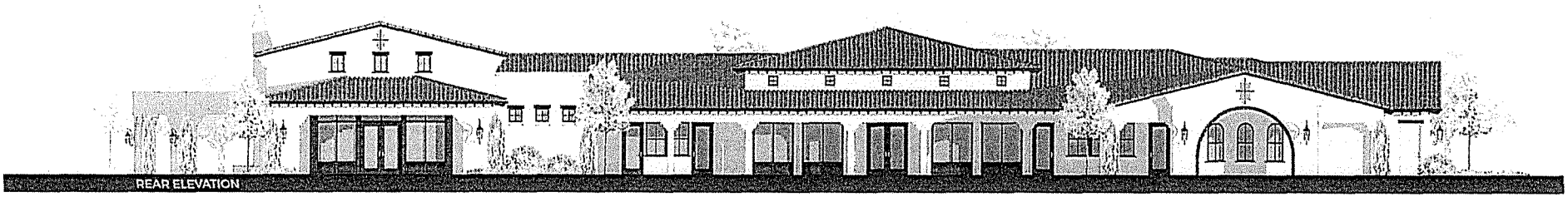
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

STUCCO BODY
IMPERFECT SMOOTH FINISH
SHERWIN WILLIAMS
SW 7566 - WESTHIGHLAND WHITE

TRIM & FACIA
SHERWIN WILLIAMS
SW 7027 - WELL-DRED BROWN

PANELING
HARDIEPANEL
PRIMED CEDARMILL VERTICAL FIBER CEMENT
SIDING PANELS
SW 7027 - WELL-DRED BROWN

ACCENT TILE
GLAZED TILE INSET
TERRA ARTESANA
TALAVERA FROST-PROOF TILES
'SALINA'

TILE ROOF
CONCRETE TILE
BORAL 'S' PROFILE
BARCELONA 900 SERIES
CALIFORNIA MISSION BLEND

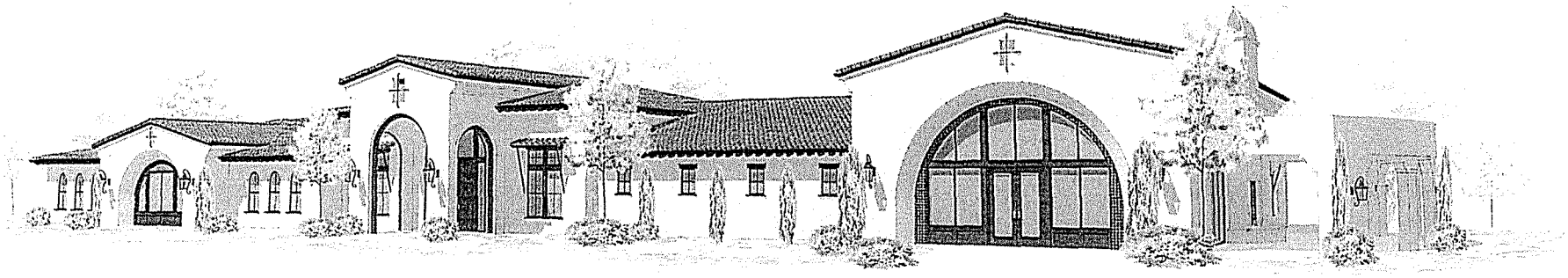
SCHEMATIC ELEVATIONS

LENNAR

HERITAGE EL DORADO HILLS | SOCIAL CLUB
El Dorado County, California

JDA

3



FRONT PERSPECTIVE VIEW

REAR PERSPECTIVE VIEW

PERSPECTIVE RENDERINGS

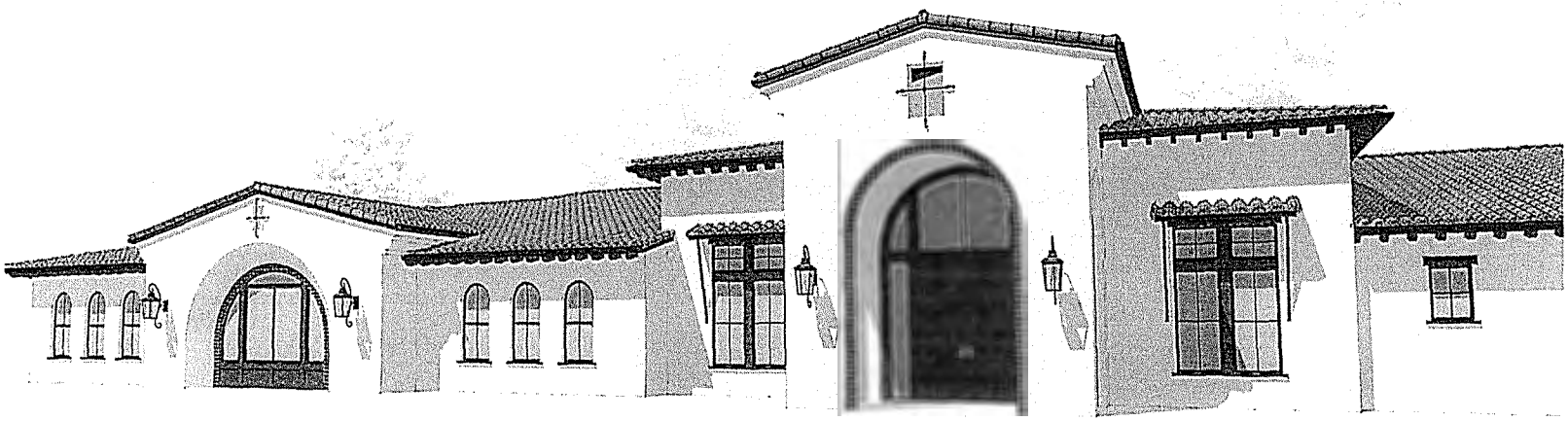
LENNAR

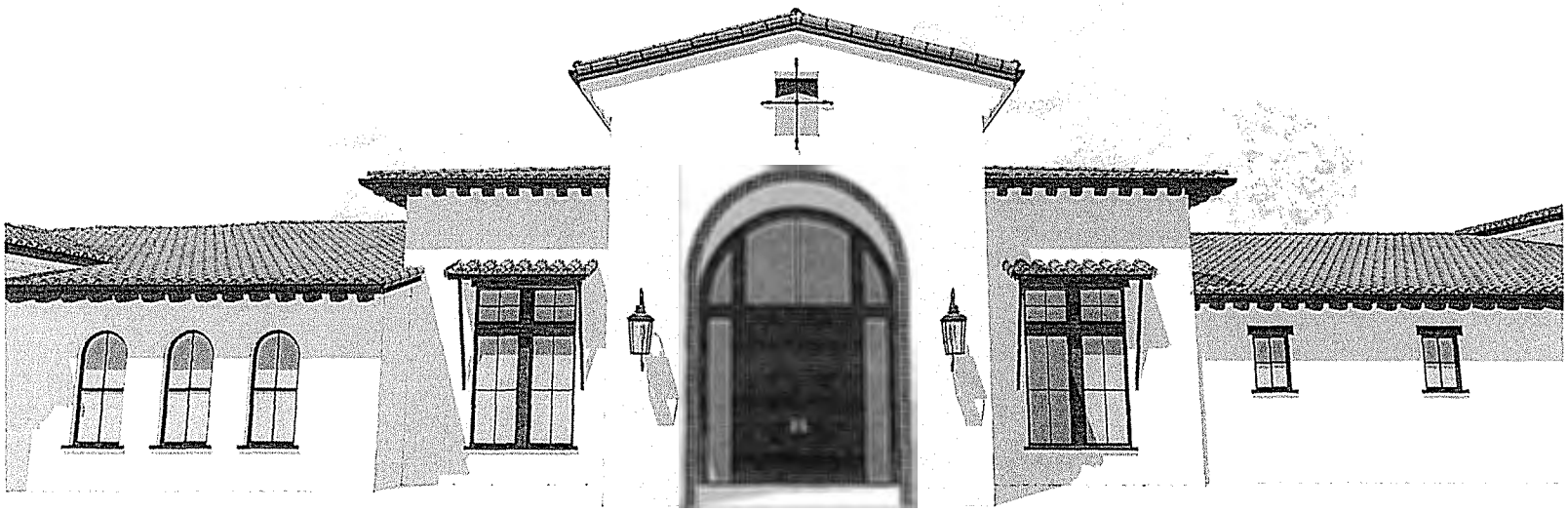
HERITAGE EL DORADO HILLS | SOCIAL CLUB

El Dorado County, California

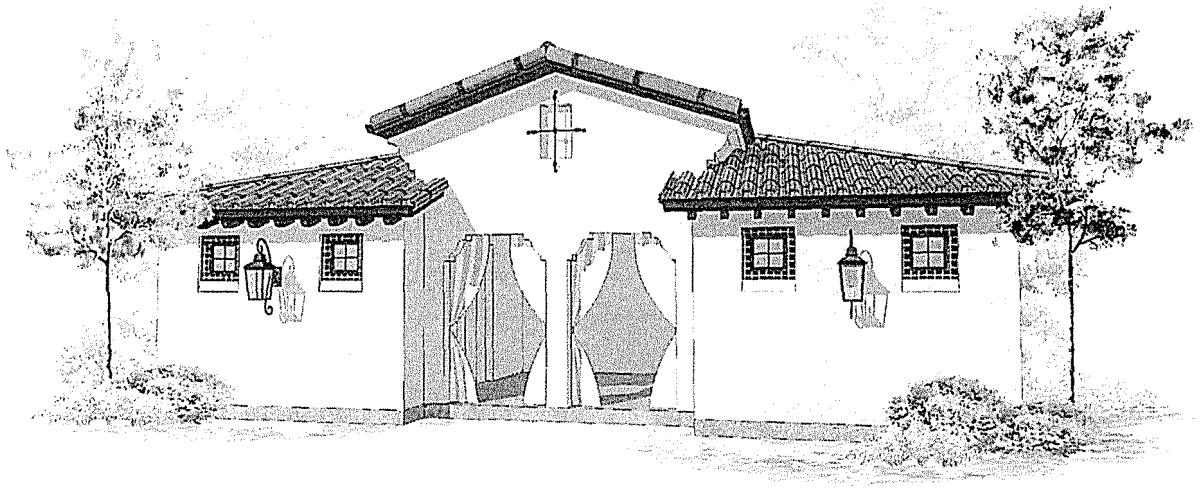
JDHA

4

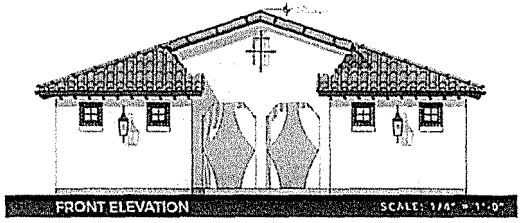




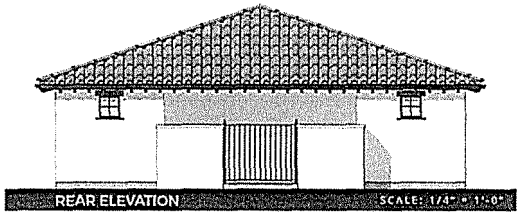
PERSPECTIVES | FRONT ENTRY



FRONT PERSPECTIVE VIEW



FRONT ELEVATION SCALE: 1/4" = 1'-0"



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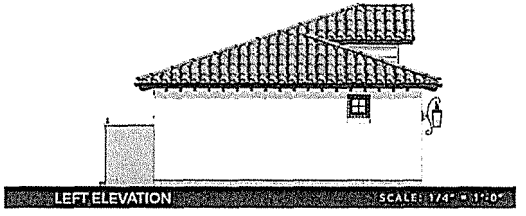

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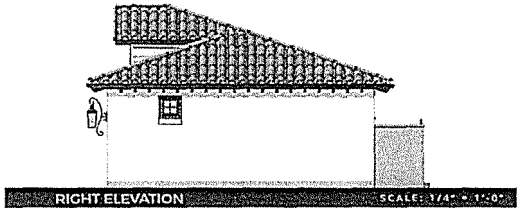
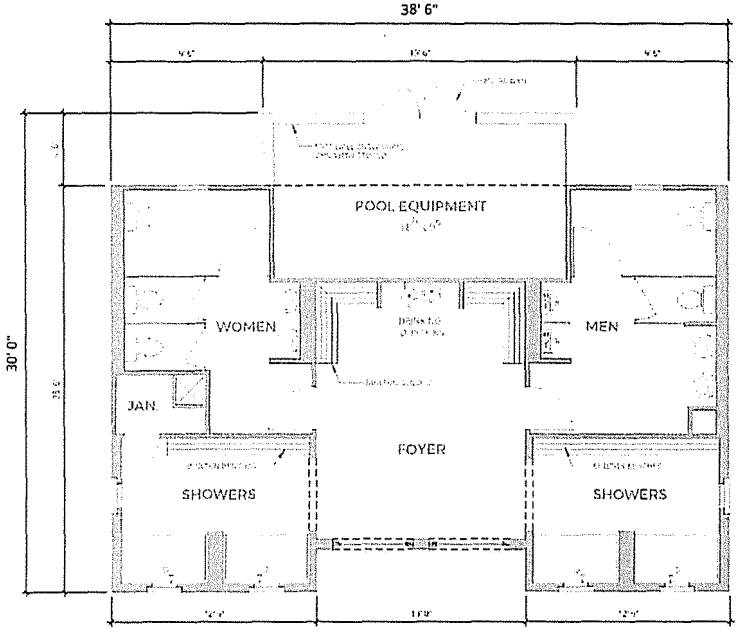


RIGHT ELEVATION SCALE: 1/4" = 1'-0"



FLOOR PLAN

SCALE: 3/8" = 1'-0"

POOL BUILDING | +/- 840 SF TOTAL