

Serrano

El Dorado Hills, California



Serrano, El Dorado Hills, California

Award-Winning Upscale Development in Sacramento Area

Just east of Sacramento on a major route between northern California and Lake Tahoe sits the Catellus development of Serrano, a gated, upscale golf course community. Created as a 3,500-acre, master-planned community, Serrano is entitled for 4,000 units, of which more than 3,000 have been developed and sold. Serrano established unprecedented price points for luxury housing in the area.

Major infrastructure improvements for the project included schools, commercial space, open space and roads. Catellus worked with prestigious builders such as Centex, Pulte, Greenbrier Homes, Shea Homes and Toll Brothers to create the community that has set the stage for high-end, residential developments in the Sacramento area. Homes range in price from \$600,000 to well over \$1 million. Serrano offers two golf courses – a Robert Trent Jones Junior Championship golf course and an Executive Course. The Robert Trent Jones Junior Course was home to the Gold Rush Classic Tournament on the Senior PGA Tour for many years.

Project Summary

- 3,500-acre, master-planned residential golf course community
- Neighborhood retail center
- Located off Highway 50, the major thoroughfare between Sacramento and Lake Tahoe
- Primary role as master developer
- Use of reclaimed water throughout the development created a sustainable water source for the community
- Sold finished lots to multiple home builders, which allowed for unique designs throughout development
- Entitled for up to 4,000 single-family and custom homes

Development

Upon acquiring the site, Catellus tackled a few issues to ensure the future success of subsequent phases of development. The most crucial issue was the limited water supply available in the area. Careful analysis and management made it possible to plan for build out of the project without water constraints. Catellus developed a reclaimed water system for the development.

About Catellus

Catellus is a master developer focused on creating some of the most innovative and sustainable mixed-use developments in the nation.

Catellus has 25 years experience transforming former brownfields, military land and airports into developments that include retail, commercial, residential and other public uses. Catellus delivers on all aspects of a project, including site planning, entitlements, public financing and sustainable design.

As a ProLogis company, Catellus is uniquely positioned to deliver on the nation's increasing demand for well-planned, mixed-use developments.



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Turning Vision Into Reality

Serrano

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continued from front

Financial Structure

Catellus Development Corporation and Parker Development created a limited liability company, Serrano Associates, LLC, to manage the development and sale of the lots. Catellus continues to play a role as joint venture partner today.

Environmental Challenges

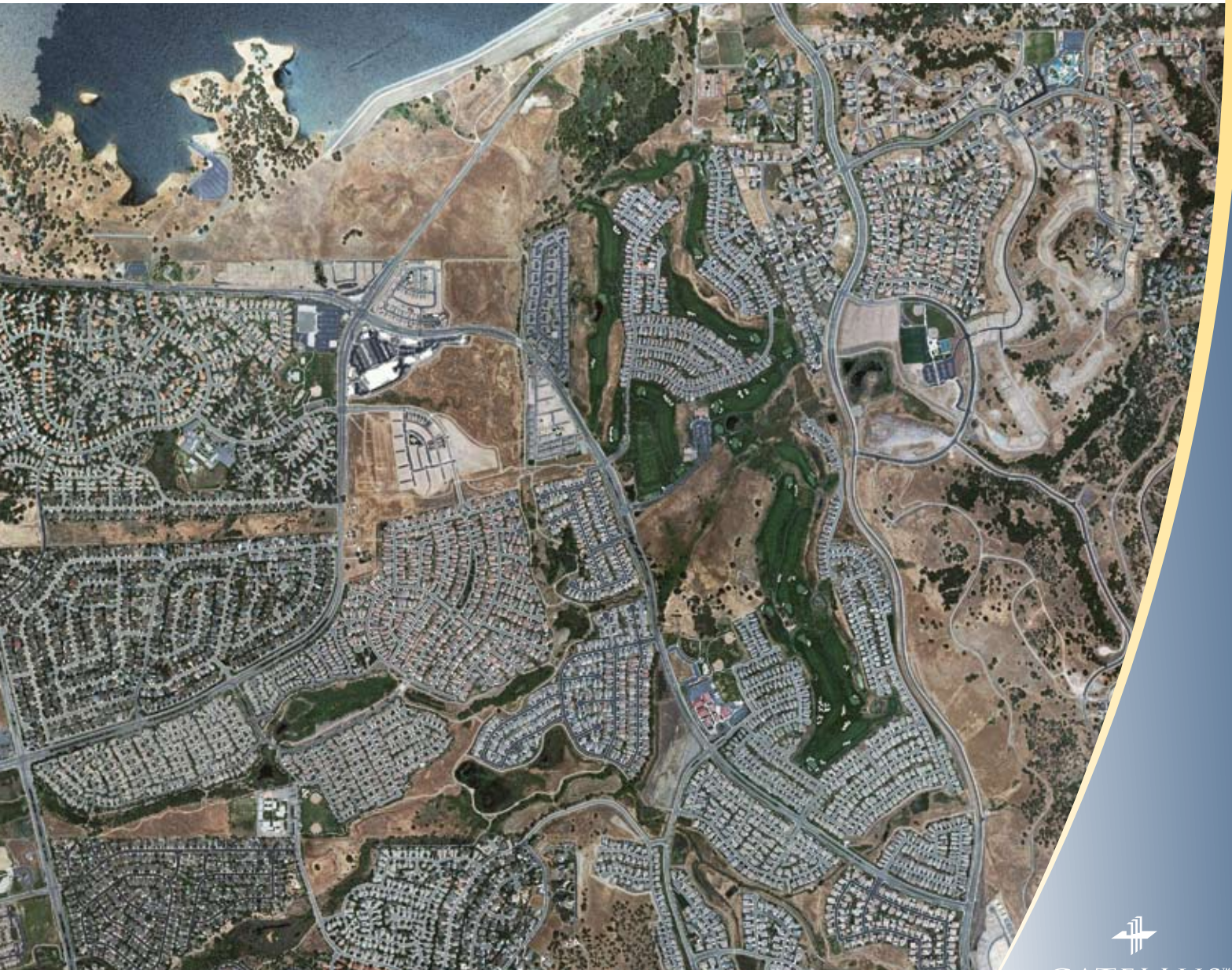
Water supply in the development poses an on-going issue. To manage the current use, a reclaimed water system was introduced to the home owners for landscaping and has successfully doubled the water allotments issued by the local water district.

Awards

Both the National Arbor Day Foundation and the Water Reuse Foundation have honored the Serrano development for its unique features. During development of the site, builders saved a large number of the pristine oaks that dot the property, preserving the natural northern California landscape for homeowners to enjoy. Due to water issues at Serrano, developers devised a system of pumping non-potable water throughout the development for the purpose of irrigating the common spaces, golf courses and landscaping at the front and back of homes built in the development.



Aerial of Serrano, El Dorado Hills, California



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For more information, contact Catellus at 303-567-5700 or www.catellus.com