

SERRANO

El Dorado Hills | California

Award-Winning Upscale Community in Sacramento Area

Thirty minutes east of downtown Sacramento on the route to Lake Tahoe is the Catellus development of Serrano, a gated, upscale golf course community. Catellus, in the role of master developer, and Parker Development worked with prestigious builders such as Centex Homes, Pulte Homes, Greenbrier Homes, Shea Homes and Toll Brothers to create the community that set the stage for high-end, residential developments in the Sacramento area.

Project Summary

- 3,500-acre, master-planned residential golf course community
- Entitled for up to 4,000 single-family and custom homes
- Neighborhood retail center
- Major infrastructure improvements for the project included schools, commercial space, open space and roads
- Robert Trent Jones Championship golf course, home to the Gold Rush Classic Tournament on the Senior PGA Tour for many years
- Use of reclaimed water throughout the development created a sustainable water source for the community



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Project Highlights

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 posed an on-going issue. A reclaimed water system introduced to homeowners for landscaping that 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. 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.

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 nearly 30 years of 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.

For more information, contact Catellus at 510.267.3400 or visit Catellus.com

