

El Dorado County
Retail Economic Development
Projects

Prepared For:

El Dorado County Board of Supervisors

March 4, 2008

Submitted by Arado Ventures
at Board Hearing of 3/4/08
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Today's Presentation

- General Project Information
- Overview Project Location
- Specific Retail & Roadway Projects
- General Funding Approach

Economic Development Opportunities

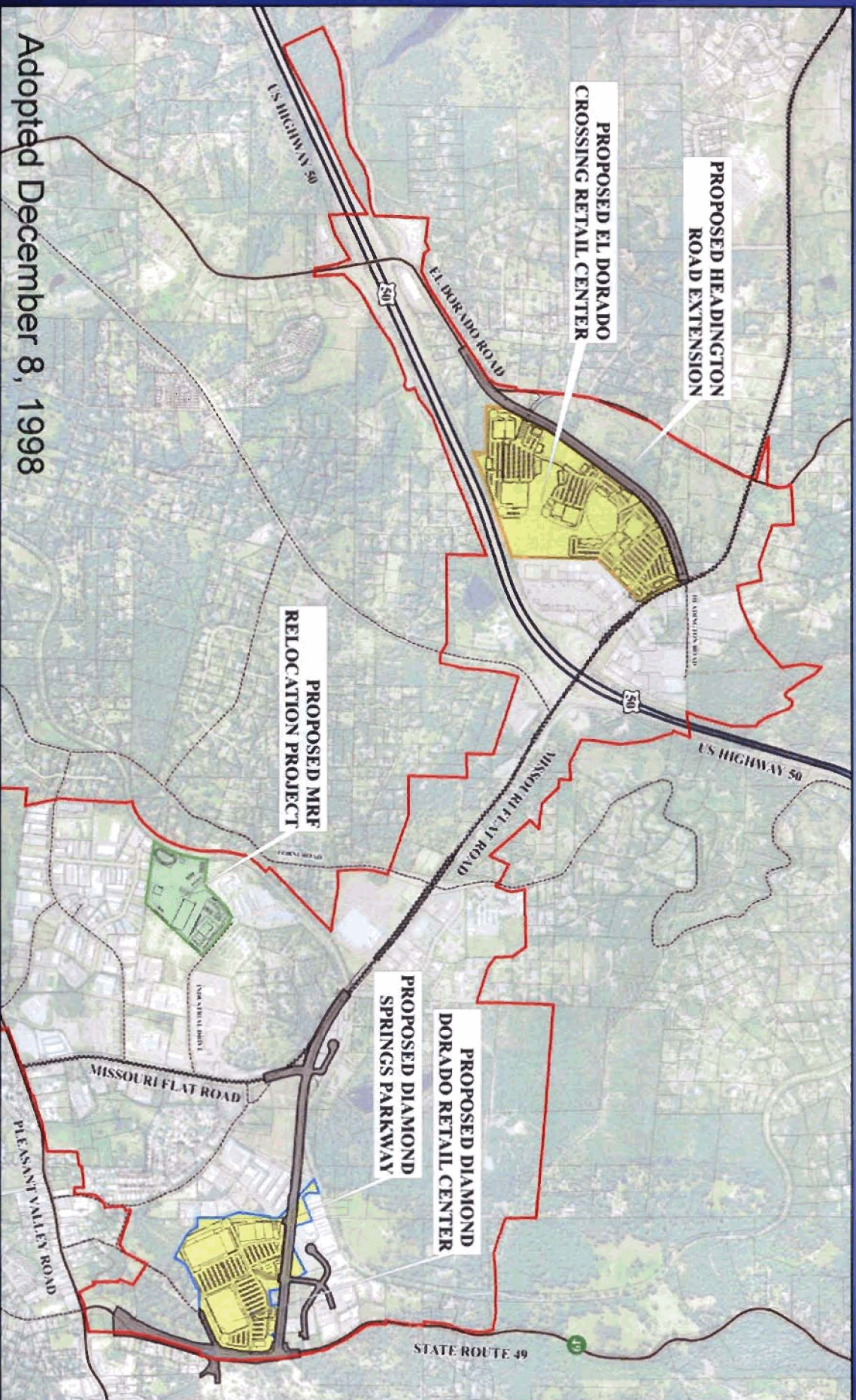
- Retain Portion of \$229 million/yr Retail Sales Leakage (\$627,000/day)¹
- Retain Portion of 32,410 Workers Commuting Out of County²
- Improve Traffic Circulation/LOS on Adjacent Roadways

Source:

1. Missouri Flat Retail Market Absorption Study, Final Report, July 16, 2007

2. State of California Employment Development Department, December, 2007

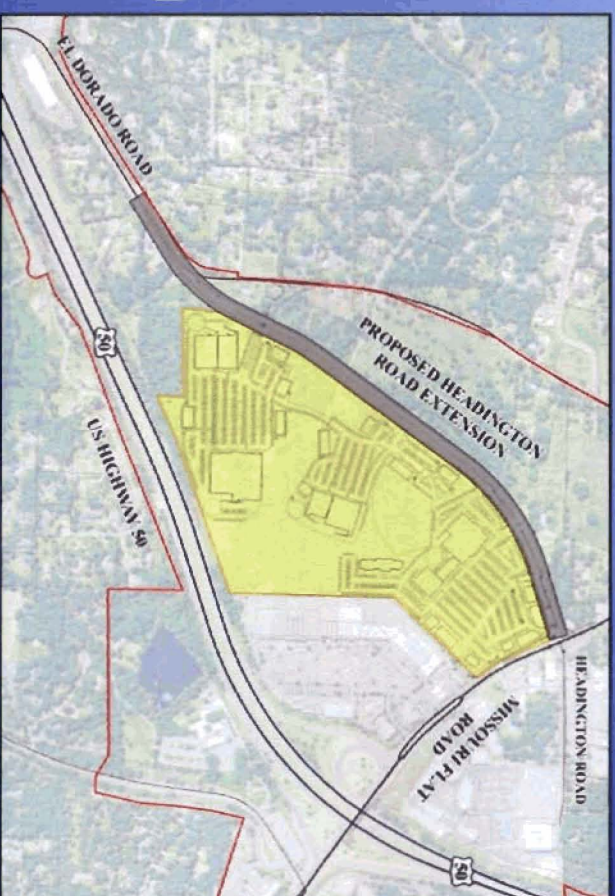
MC & FP Project Area



Adopted December 8, 1998

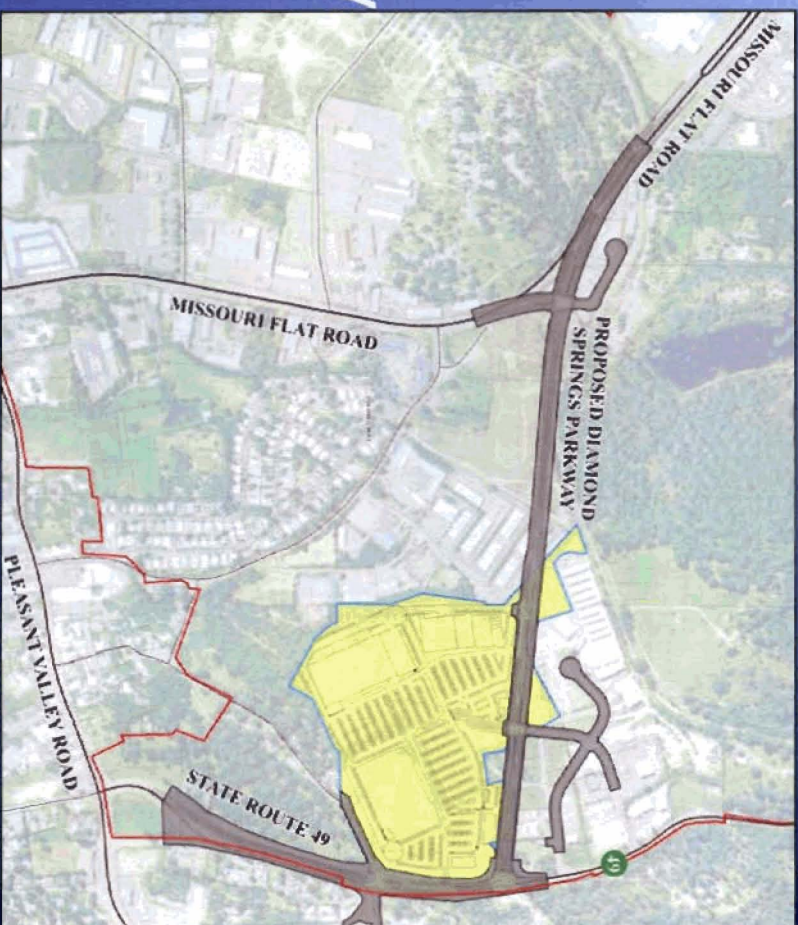
El Dorado Crossing Retail Center

- 446,200+ SF
- National & Regional Retailers
- Headington Road Extension
- SEIR in Preparation
- Opening Date: Phase I – January, 2010 – 172,000 SF
Phase IIA – October, 2010 – 131,200 SF
Phase IIB – June, 2011 – 143,000 SF



Diamond Dorado Retail Center

- 450,000± SF
- National & Regional Retailers
- Diamond Springs Parkway & State Route 49
- EIR in Preparation
- Opening Date: July, 2011

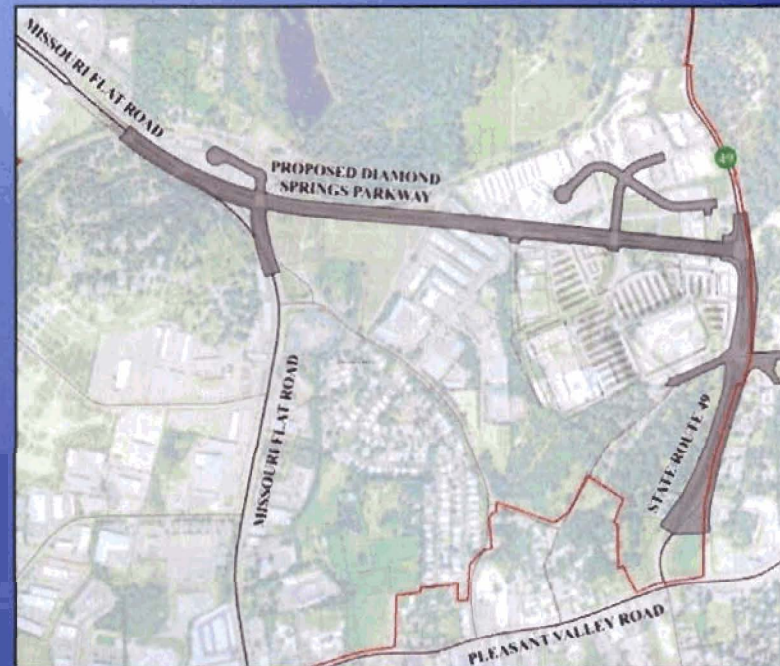


Diamond Springs Parkway

- Missouri Flat Road-SR 49 Connection
- Planned Circulation Improvement

Major Circulation GP Arterial

- 4 Lane Divided Road
- Relieve Traffic Congestion
- Facilitates MC & FP Objectives



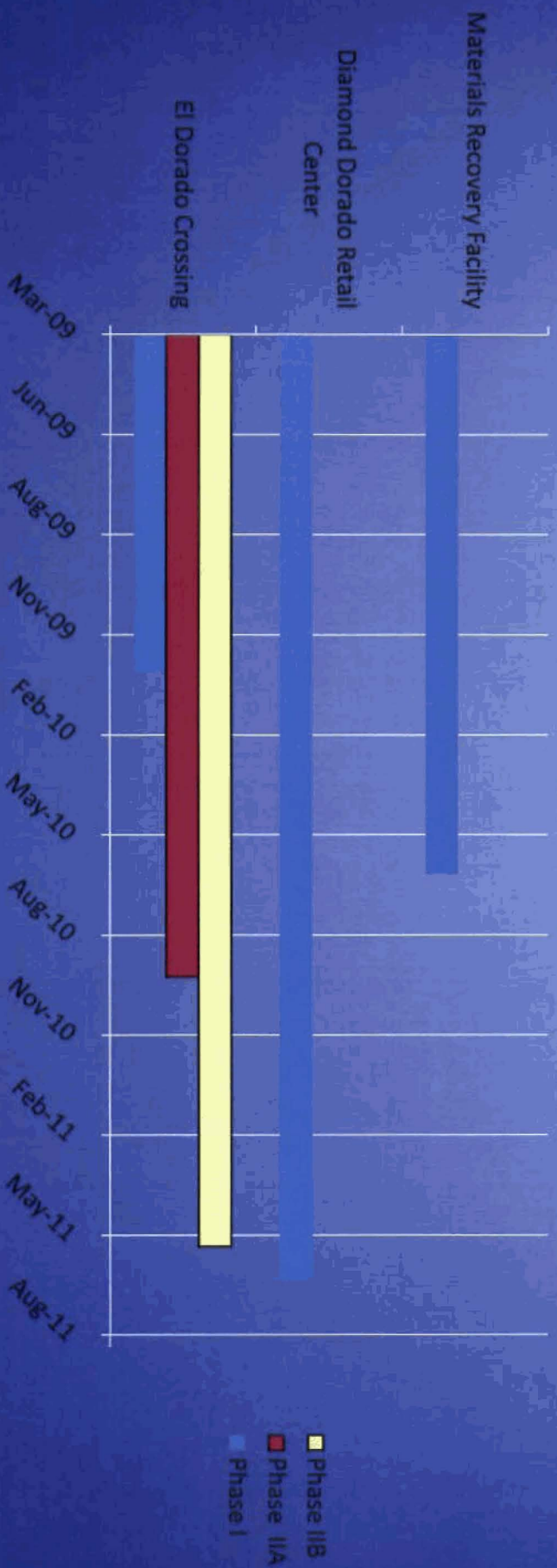
Material Recovery Facility (MRF)

- Relocate to Industrial Drive
- State-of-the-Art Facility
- Centralized Location
- EIR in Preparation
- Opening Date: June, 2010



Project Timelines

Estimated Project Completion



Costs & Funding

- Initial Estimates Indicate Significant Cost Reductions from prior CIP Estimates
- Funding Sources Currently Under Review by Staff (Consultant To Assist)
- MC & FP Funding Opportunities
- Funding of Soft Costs
- Periodic Board Updates

MISSOURI FLAT AREA MC & FP RETAIL CORRIDOR

