

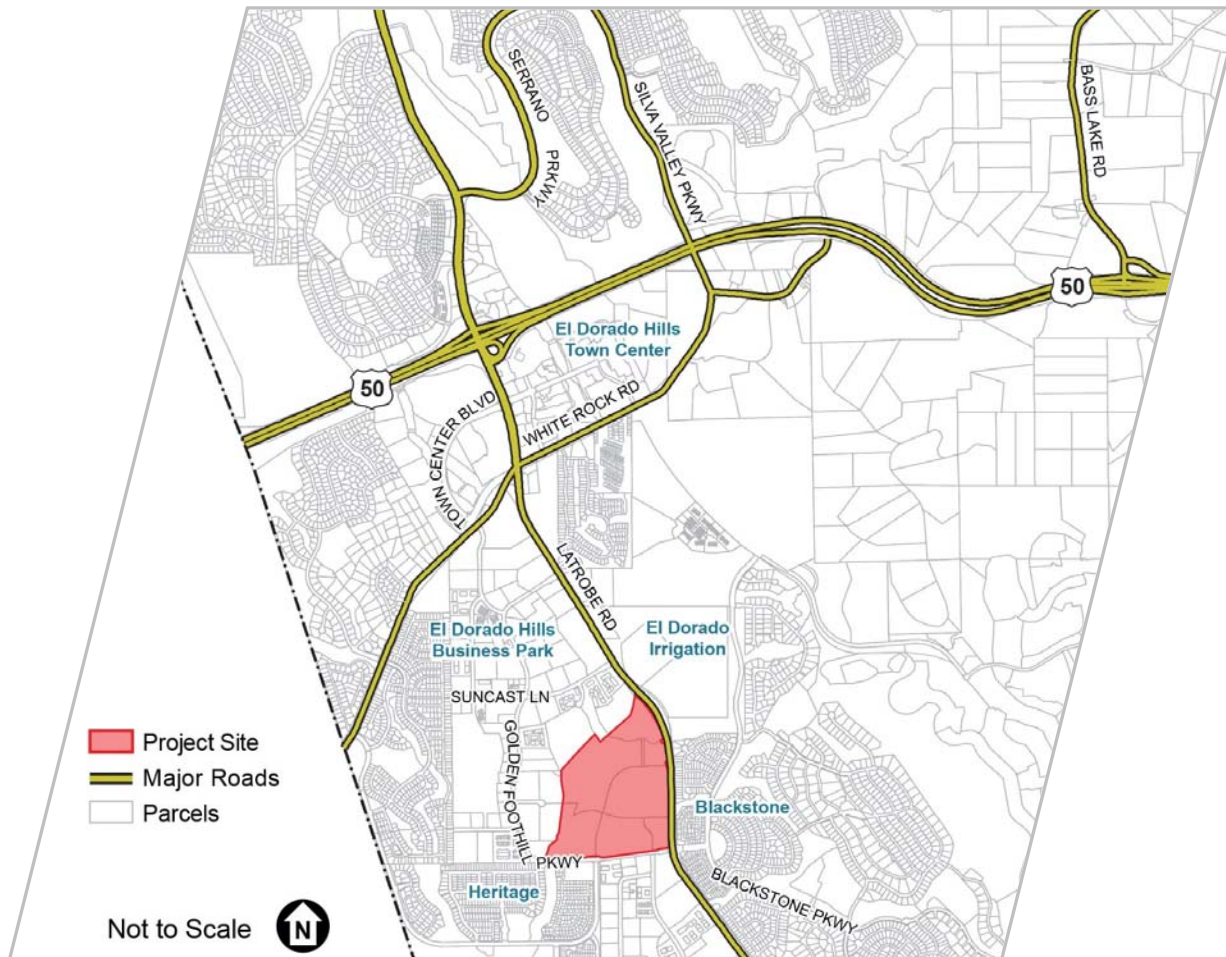


El Dorado County Board of Supervisors
Pre-Application/Conceptual Review
February 23, 2021



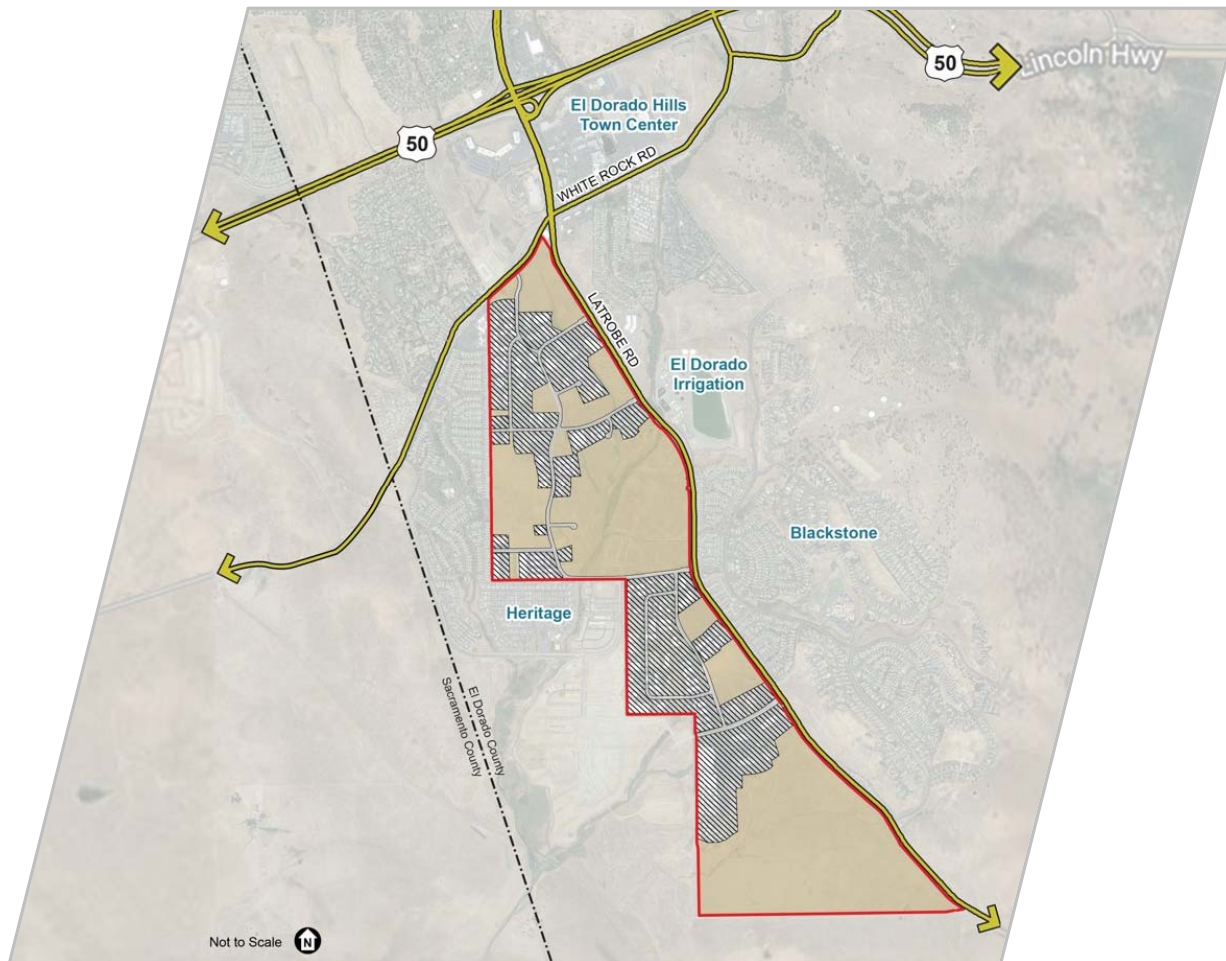
PacTrust

- Property owner for more than 15 years
- 48 years of experience in commercial real estate
- Significant developer of business parks on the West Coast
- Highly engaged and invested in El Dorado Hills



Project Site

- 98 acres
- Central crossroads of the El Dorado Hills Business Park (EDHBP)
- Currently designated for Research and Development



Oversupply of R&D Land

- Slow absorption
- Approximately 60% still undeveloped after 40-years
- A need to enhance competitiveness to attract new businesses and jobs



Business Parks Adapt for Success

Many single-use, auto-oriented business parks are adapting to compete for tenants by creating a mixed-use, walkable, and bikeable environment.

MEDIUM DENSITY



MEDIUM DENSITY



HIGH DENSITY



HIGH DENSITY



Residential Neighborhood

- Medium and high-density housing
- Lower price point than prevailing market
- Near EDHBP jobs



Commercial Services

- Local commercial centers
- Small to medium sized commercial users
- Convenient access to goods and services

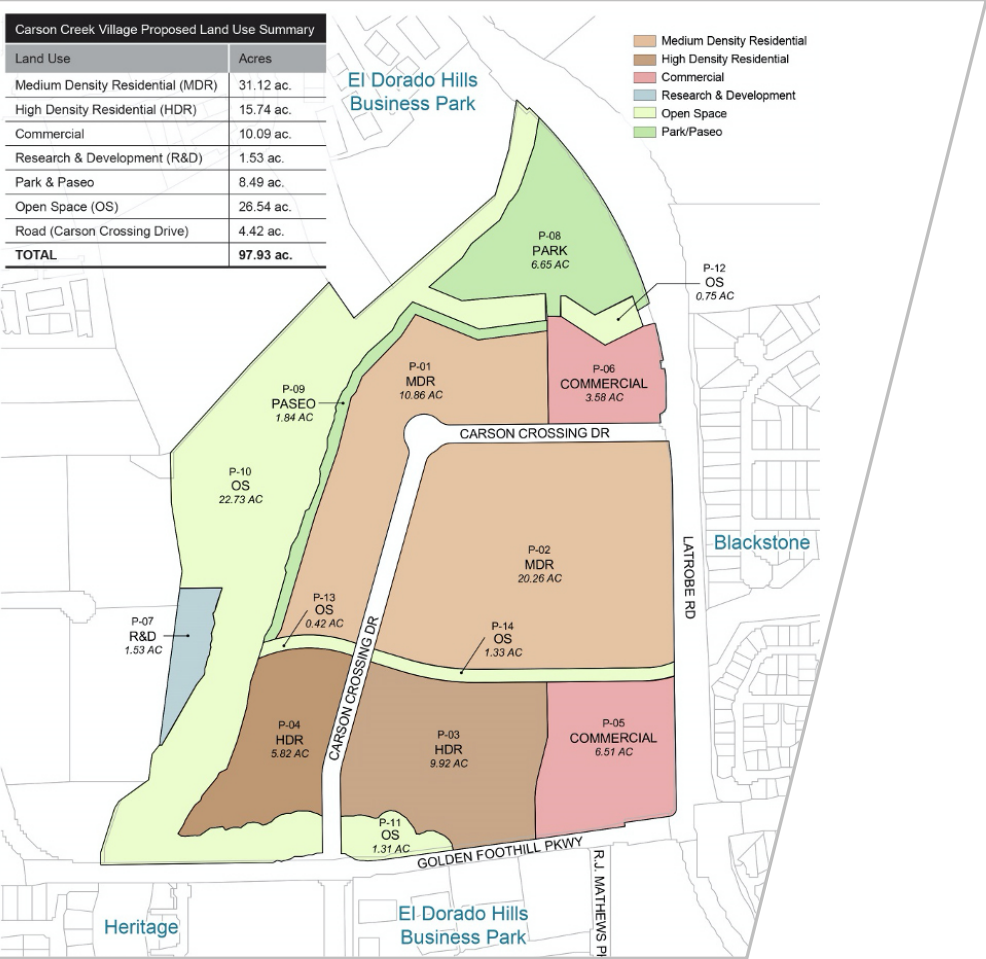


Open Space Options

- Green network of park, paseo, and open spaces
- Recreational opportunities
- Preservation of natural features

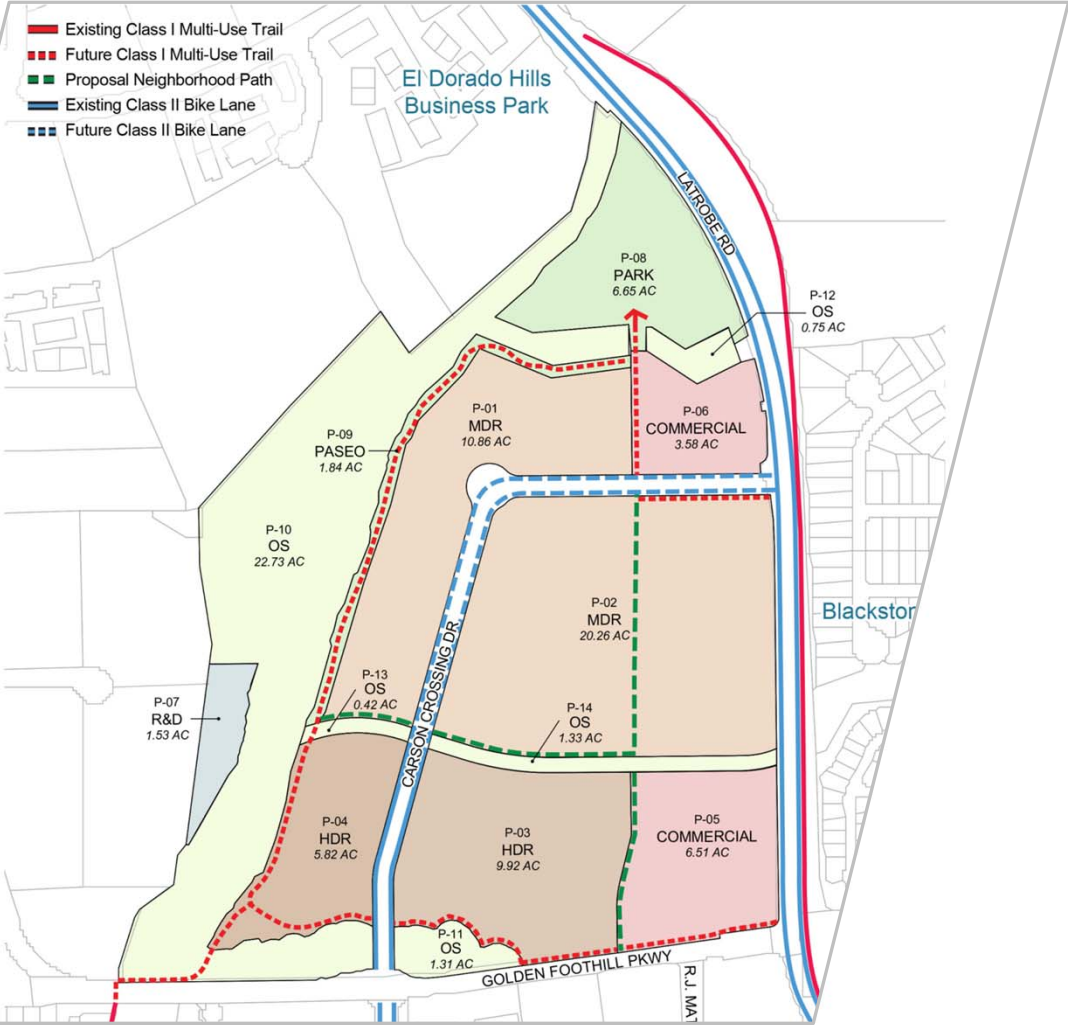


Land Use Concept




- Limited site constraints
- Access to existing infrastructure
- Housing close to jobs, commercial services and recreational amenities

Connectivity Concept



- Interconnected paths, sidewalks, bike lanes and roads
- Maximize connectivity
- Reduce vehicle trips and vehicle miles traveled (VMT)



El Dorado Hills APAC

Blackstone

Heritage

Four Seasons

EDHBP Board

El Dorado Hills Community Foundation

Buckeye Union School District

Latrobe School District

El Dorado Union High School District

El Dorado Hills CSD

El Dorado Fire Department

Next Steps

- Specific Plan and EIR
- Technical studies
- Coordination with County staff
- Coordination with service providers
- Continued outreach to the community

Questions?

- Scott Hodson, PacTrust (property owner)
- Andrea Matarazzo, Pioneer Law Group (project applicant)
- Dan Dameron, ESA (planning & environmental)
- Matt Kowta, BAE Urban Economics (market & economics)
- David Robinson, Fehr & Peers (transportation)
- Anthony Tassano, Warren Consulting Engineers (civil)
- Gladys Cornell, AIM Consulting (community engagement)

For more information visit:

www.carsoncreekvillage.com

Thank You!