

Economics and Education

A Morning of Breakfast Conversations

Hosted by

Placer
Business Alliance



Please enjoy breakfast - Program to begin at 8:30am



Economics and Education

A Morning of Breakfast Conversations

Welcome



Cherri Spriggs

Executive Director

Placer Business Alliance

Placer County Association of REALTORS

Welcome



Karen Asay

President

Placer County Association of REALTORS

Office of Congressman Kevin Kiley

Welcome



Jack Thompson

Senior Field Representative
U.S. Congressman Kevin Kiley



Dr. Carlos Nevarez

Vice President of Research & Innovation
Sacramento State University



Willy Duncan

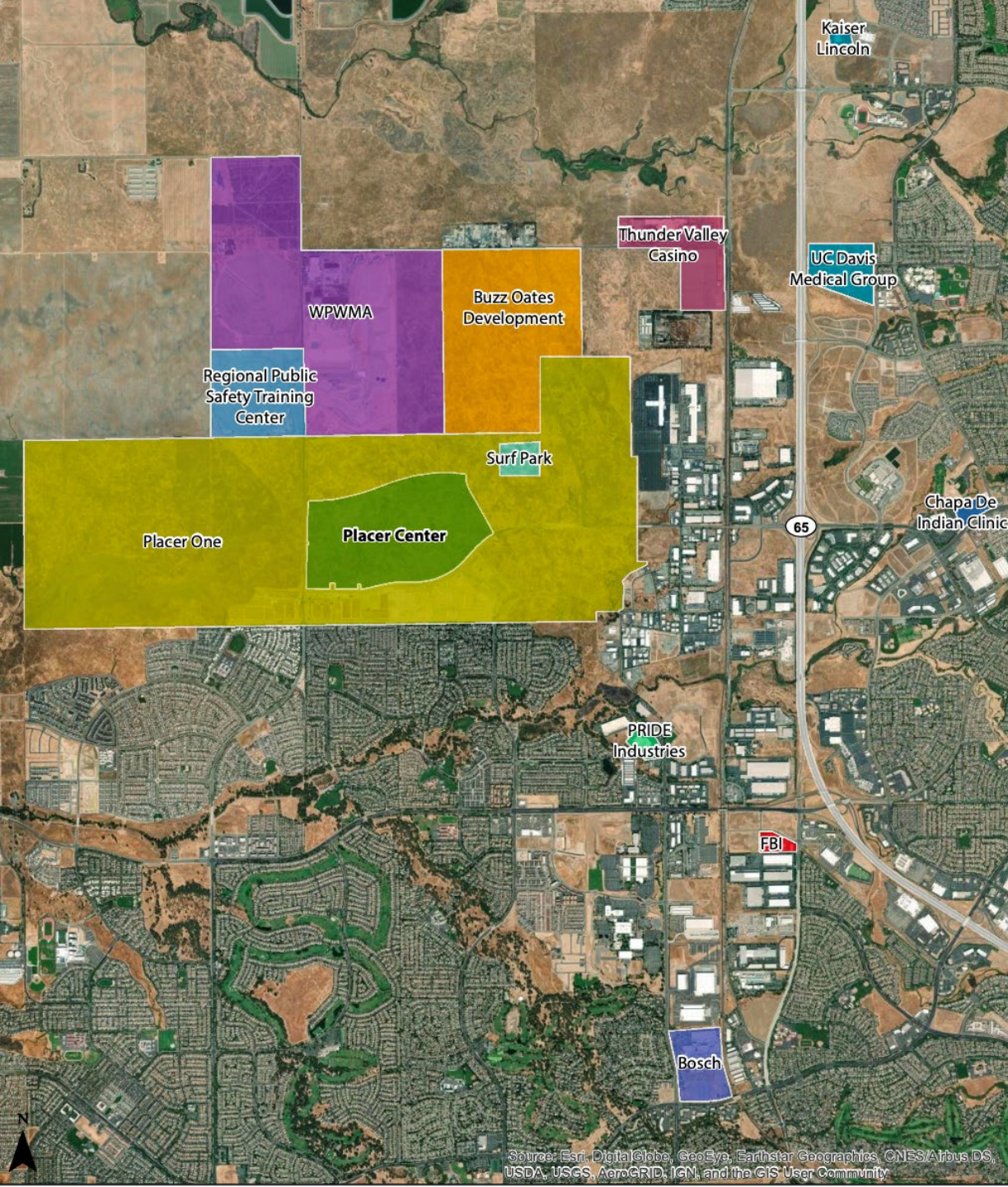
President
Sierra College

Placer Business Alliance: *Education & Economics*

Placer Campus Vision and Planning Updates

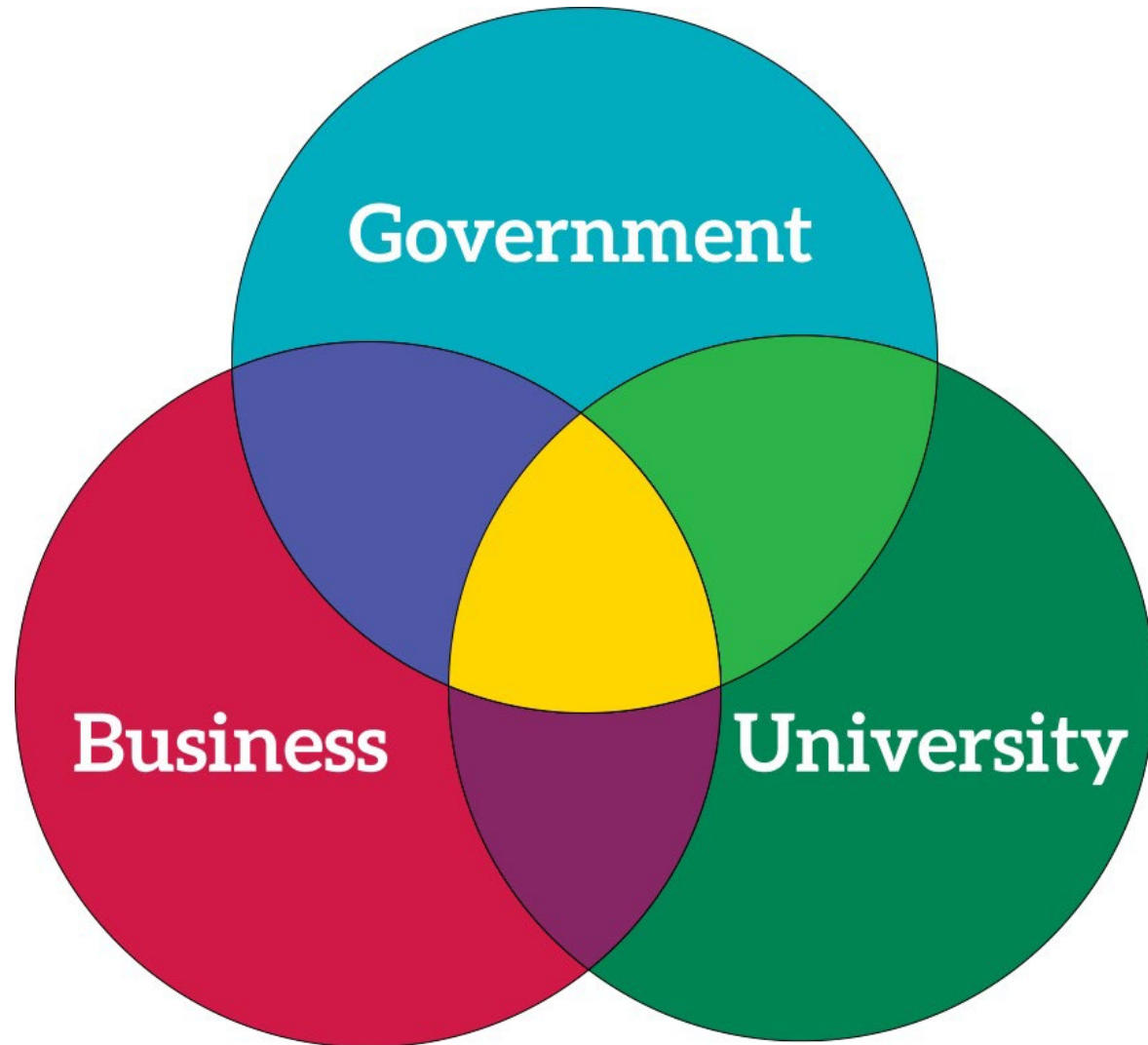
Panel Discussion led by VP Carlos Nevarez, Sacramento State & President Willy Duncan, Sierra College





- Located in unincorporated Placer County
- 301-acre parcel donated to the CSU by Placer Ranch, Inc. in 2021
- Site is within Placer County's Placer Ranch Specific Plan (now Placer One) and Sunset Area Plan

The Placer Campus is an interdisciplinary, hands-on, higher education experience where learning, research, community, and industry unite to build bridges, break barriers, and drive innovation



The Innovation Hub of the Future

Proximal Integration for Innovation

- Education
- Industry
- Business
- Government
- Community

... coming together to develop the intellectual and creative energies that lead to transformative practices, social impact, and global solutions.

Government Partnerships
(Placer County, State Agencies of CA, Federal Support)



Industry Partnerships

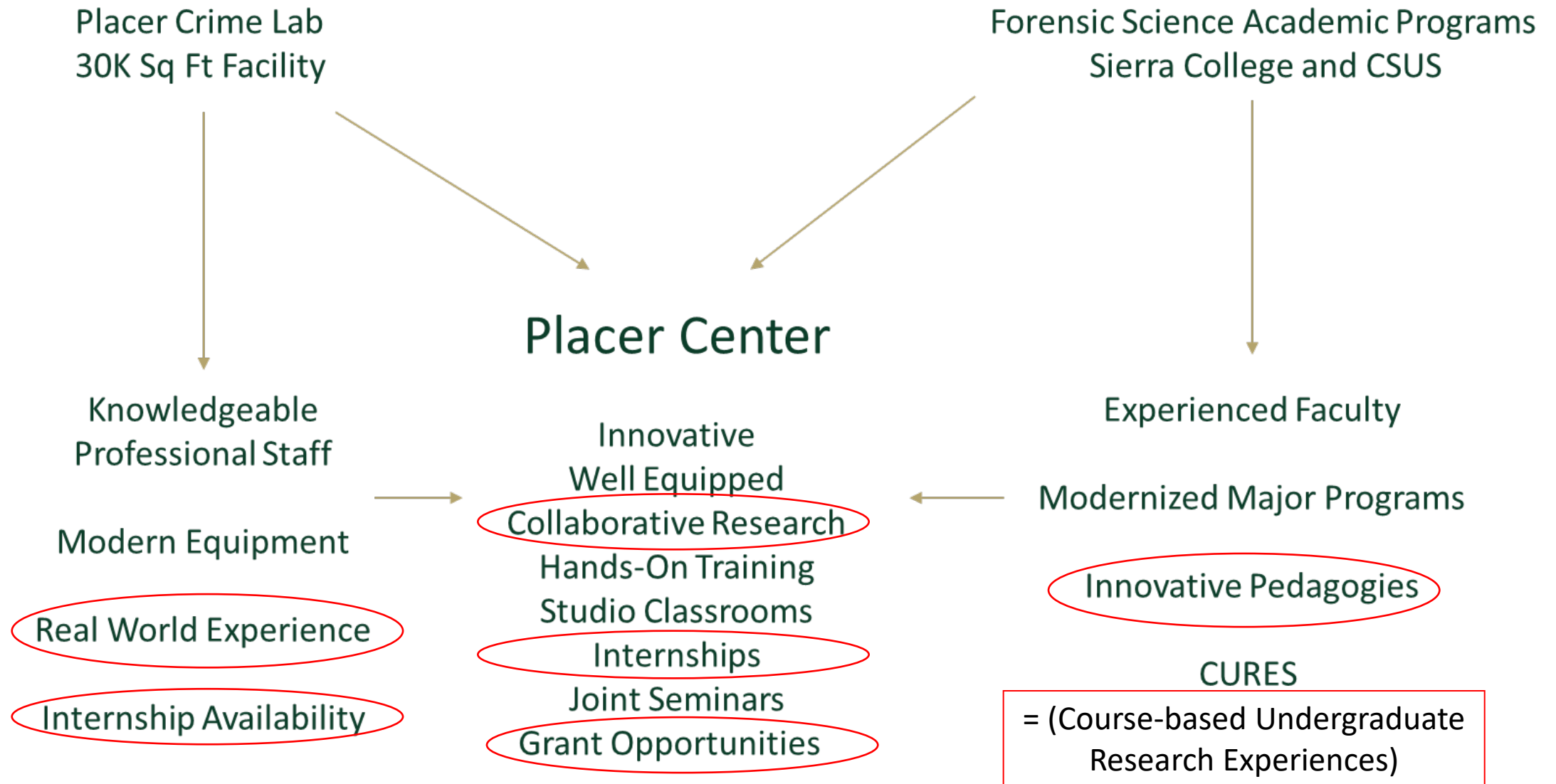
Learning Partnerships
(Sierra College + Sacramento State)

Adopted from Harris, Y., 2021

Interdisciplinary Academic Learning Clusters

- **College of Applied Hospitality:** *Sustainability, Technology, and Experience Management (incl Hospitality, Urban Planning, Real Estate)*
- **College of Sustainable Development:** *Regional Economic Development, Climate Change, Built Environments, Ecosystems, Energy, etc.*
- **College of Interdisciplinary Engineering:** *Mechanical Engineering, Mechatronics, etc.*
- **College of Wellness & Longevity:** *Health Promotion & Wellness, Ergonomics, Disability Studies, HC Technology, Gerontology, etc.*
- **College of Forensic Science & Technology:** *Forensic Chemistry, Biology, Toxicology, Genetics, Computer Forensics, CSI, etc.*

Example of Interdisciplinary Structure – Forensic Lab



Academic Program Planning Next Steps

- Cross-institutional course delivery
- Dual enrollment for Sierra College students
- Pilot Sac State course delivery at Sierra



Anticipated Schedule

- Solicitation of first Design-Build Project: 2025
- Ground-breaking of first building: 2027
- Opening of first building: 2028-2029 Academic Year
- Site infrastructure development and collaboration is ongoing



**TRANSFORMATIVE
PARTNERSHIPS
ARE THE
FOUNDATION**



Our Partners





Regional Public Safety Training Center

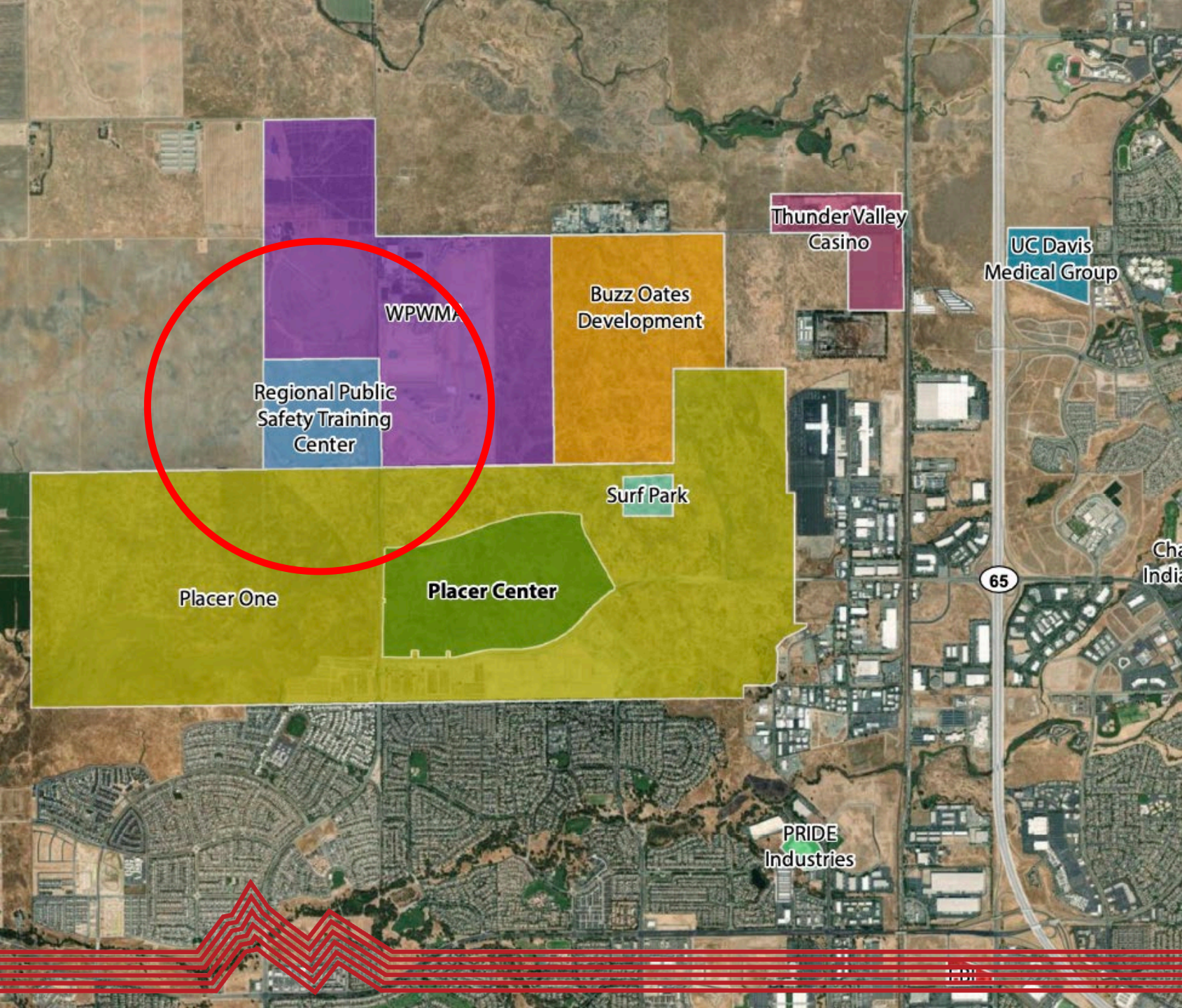




The Case for the RPSTC

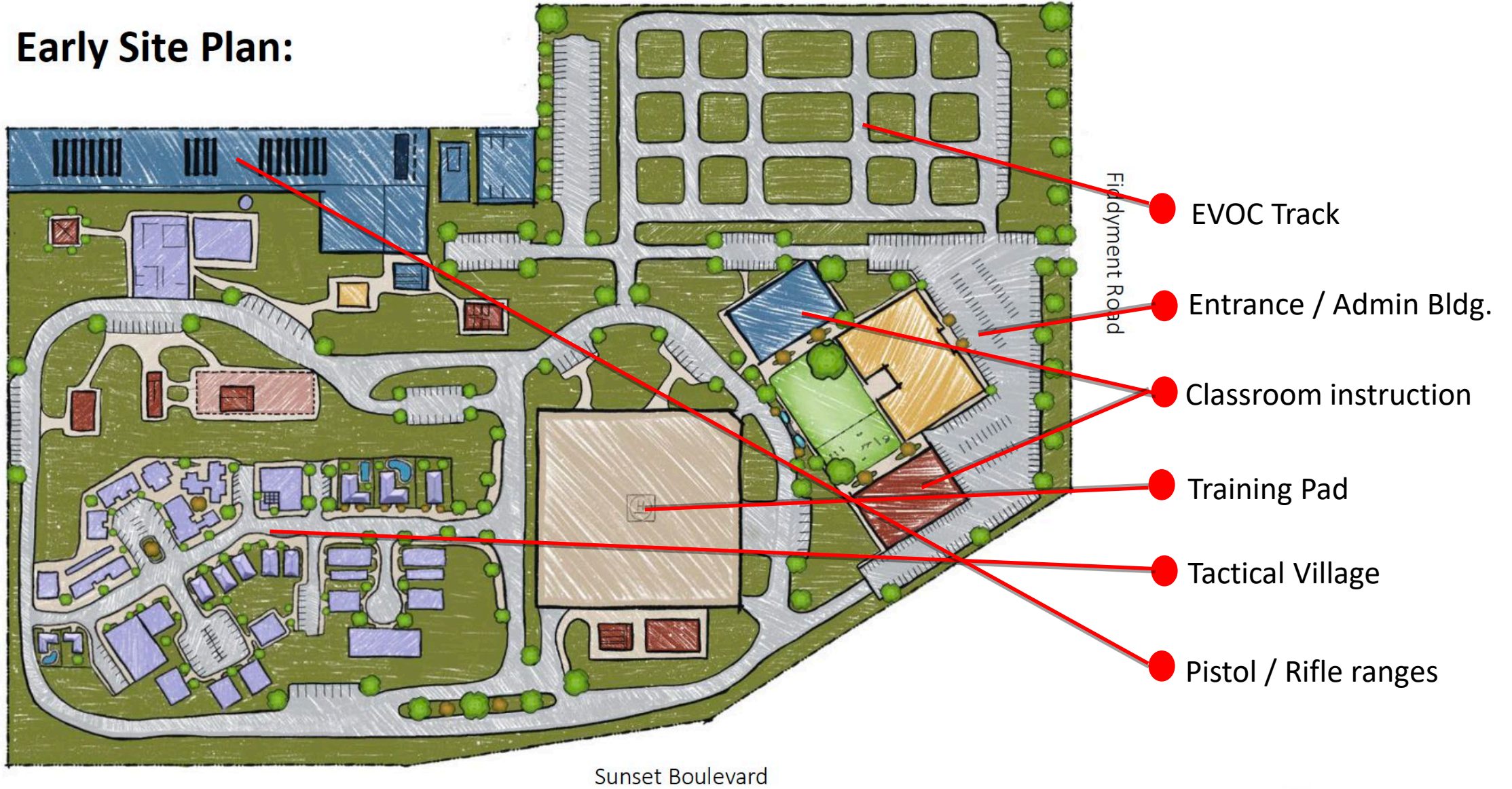
- A comprehensive public safety training facility does not exist in Placer County.
- Demands on first responders are rising.
- Vacancies, retirements, and growing skill requirements are driving a regional scale response to meet current and future workforce needs.
- Efficiencies and cost savings occur when training is provided locally, at scale, coordinated across agencies.





The +/- 50-acre **Regional Public Safety Training Center** is purposely positioned near the **300-acre Sac State Placer Center** along major roadways and the future Placer Parkway. Existing and planned surrounding uses are commercial / industrial.

Early Site Plan:



Today's Panelists



Dr. Amy Schulz, Executive Dean of Workforce and Strategic Initiatives, Sierra College

Tania Nunez, Director of Architecture and Systemwide Building Official for CSU



Philip Hess, Criminalist, Sacramento County District Attorney's Laboratory of Forensic Services, & Faculty at Sac State and UCD



Dr. Troy Topping, Chair, Department of Engineering, Sac State





Panel Discussion Moderated by

Cherri Spriggs

Executive Director

Placer Business Alliance



Clifton Taylor

President

Taylor Builders



Abbie Wertheim

Senior Development Manager

Panattoni Development
Company, Inc.



Kevin Ramos

Chief Investment Officer

Buzz Oats



*DEVELOPMENT &
ECONOMIC
OPPORTUNITIES
DISCUSSION*



Clifton Taylor, President

March 12th, 2024

Taylor 
BUILDers

The logo for Taylor BUILDers features the word "Taylor" in a dark blue, sans-serif font. To its right is a stylized icon of three buildings of increasing height, colored in a dark green. Below this, the word "BUILDers" is written in a bold, dark green, sans-serif font, with "BUILD" in all caps and "ers" in lowercase.

TAYLOR BUILDER PRIOR INVESTMENT

IN PLACER COUNTY COMMUNITIES

Project	Description	Hard Infrastructure
❖ JEN CA 8 - Riolo Vineyards Specific Plan	737 SF / 347 SF developed	\$76 mm
❖ JEN CA 10 – Lincoln Crossing	166 SF	\$8mm
❖ JEN CA 14 – Meadowlands	271 SF	\$31 mm
❖ JEN CA 15 – Fiddymment Ranch Phase 3	1082 SF / 472 Affordable HDR	\$85mm
❖ JEN CA 16 – Fiddymment Ranch Phase 2	20 AC commercial / 192 HDR	\$2mm
❖ JEN CA 17 – Whitney Ranch	441 SF	\$40mm
❖ JEN CA 22 – Twelve Bridge Village 3	214 SF	completed by builder
	❖ 2,911 SF / 192 HDR / 472 HDR Affordable	\$242mm
❖ Northstar Mountainside		
❖ <i>Mountainside at Northstar</i>	<i>33 custom lots and units</i>	<i>\$21mm</i>
❖ <i>Village Walk at Northstar</i>	<i>26 townhomes</i>	<i>completed by builder</i>
❖ <i>Enclave at Old Greenwood</i>	<i>22 townhomes</i>	<i>sold to developer</i>

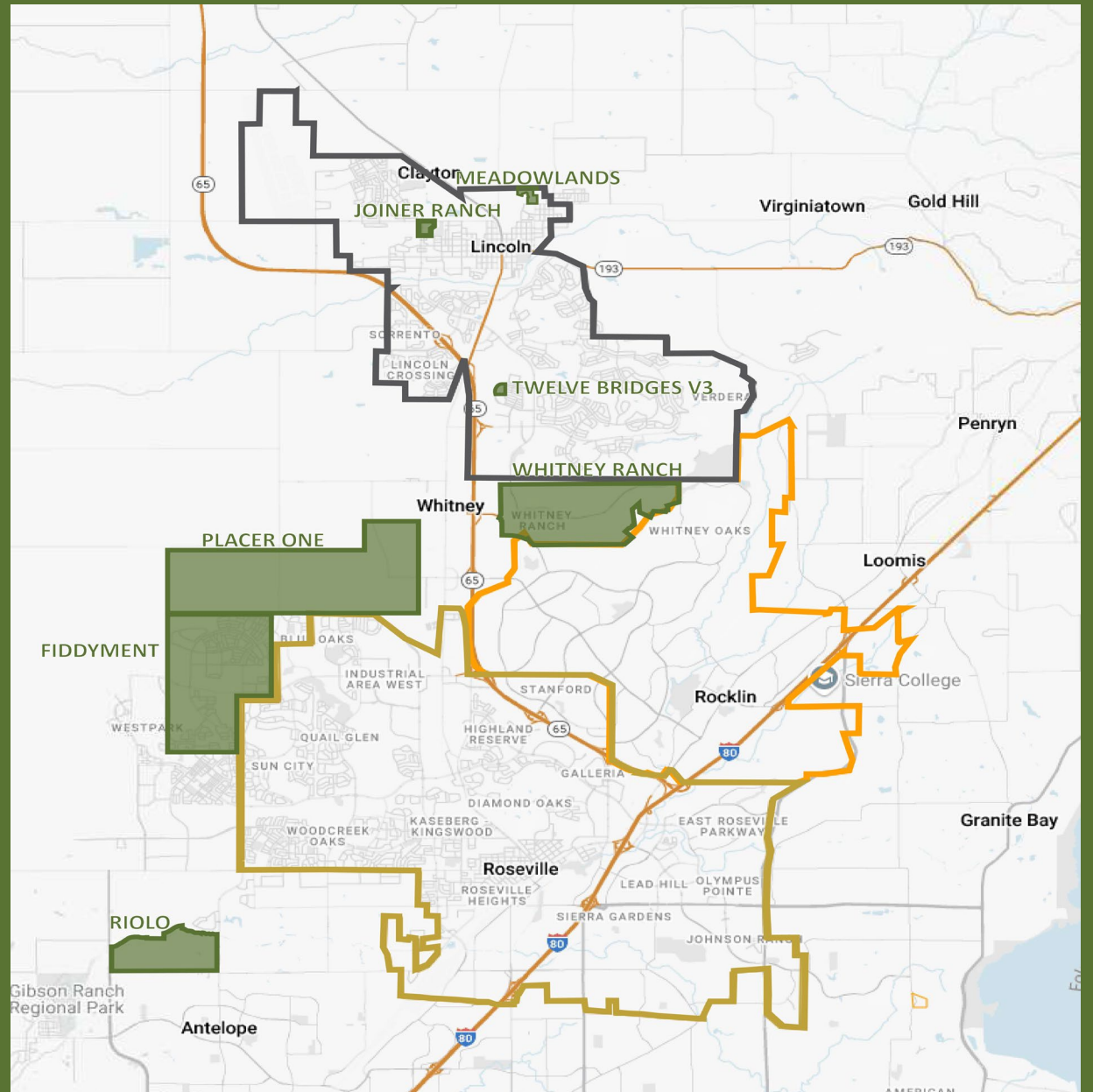
TAYLOR BUILDER CURRENT INVESTMENT

IN PLACER COUNTY COMMUNITIES

Under Development	Description	Hard Infrastructure
❖ JEN CA Placer Ranch – Placer One	4,131 SF / 1,504 HDR / 406 AC NonRes	\$120mm to date
❖ JEN CA 24 – Joiner Ranch East	198 SF	\$16mm
❖ Domeyko Taylor RE 1 – 583 F Street	12,000 square foot mixed-use	\$5mm
	❖ 4,329 SF / 1,504 HDR / 406 NonRes	\$242mm

Future Projects	Description	Hard Infrastructure
❖ JEN CA 28 – Lincoln Village 1 Parkwood	124 SF	TBD
❖ JEN CA 28 – Lincoln Village 1 Stardust	80 SF	TBD
❖ JEN CA 33 – Lincoln 270	380 SF / 125 MF / Commercial	TBD
❖ MVWP Development - Martis Valley West	760 SF	TBD
	❖ 1344 SF / 125 MF / Commercial	TBD

MAP

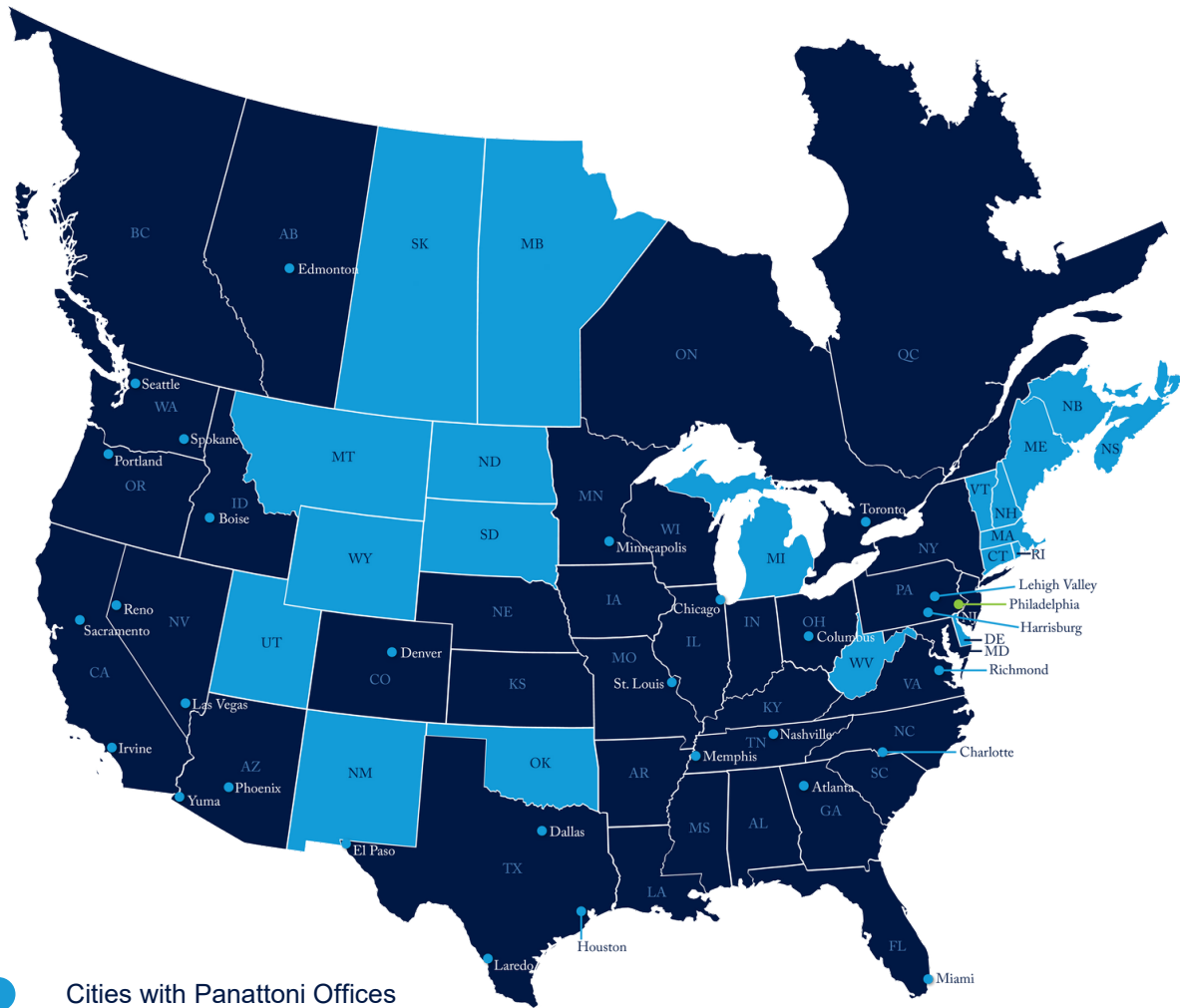




**Placer Business Alliance
Education & Economics:**

A Morning of Breakfast Conversations





-  Cities with Panattoni Offices
-  States where Panattoni has Developed
-  Data Center Office

FOUNDED IN

1986

625 Million SF
DEVELOPED WORLDWIDE

DEVELOPMENT BY REGION

31 States
17 Countries

US Headquarters
IRVINE, CA



BUZZ OATES

Building with Excellence & Humility

Who Are We?

- Headquartered in Sacramento
- Over 78 Years Strong
- Vertically-Integrated Real Estate Company
- Long-Term Partnerships



Regional Context

Business Park Developments

Southport Business Park	West Sacramento, CA	600 Acres
Mace Ranch Business Park	Davis, CA	90 Acres
Vacaville Business Park	Vacaville, CA	200 Acres
Arch-Airport Business Park	Stockton, CA	500 Acres
Metro Air Park	Sacramento, CA	1,400 Acres
Lincoln Air Center	Lincoln, CA	200 Acres
Bradshaw Business Park	Rancho Cordova, CA	100 Acres
Trade Center	Rancho Cordova, CA	50 Acres
Northgate Business Park	Sacramento, CA	200 Acres
Del Paso Corporate Center	Sacramento, CA	90 Acres



Regional Context

Business Park Developments



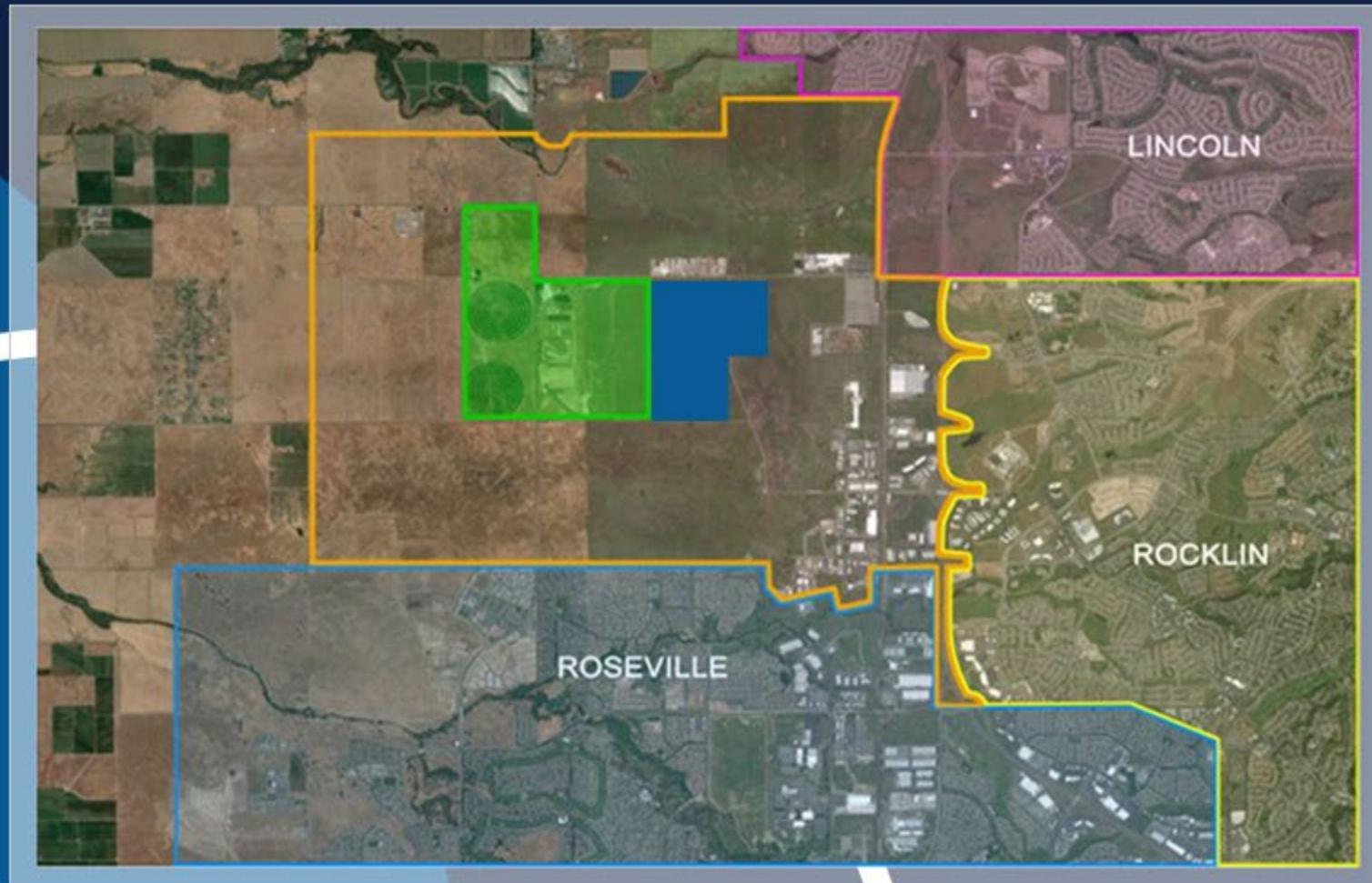
Metro Air Park

Southport Business Park



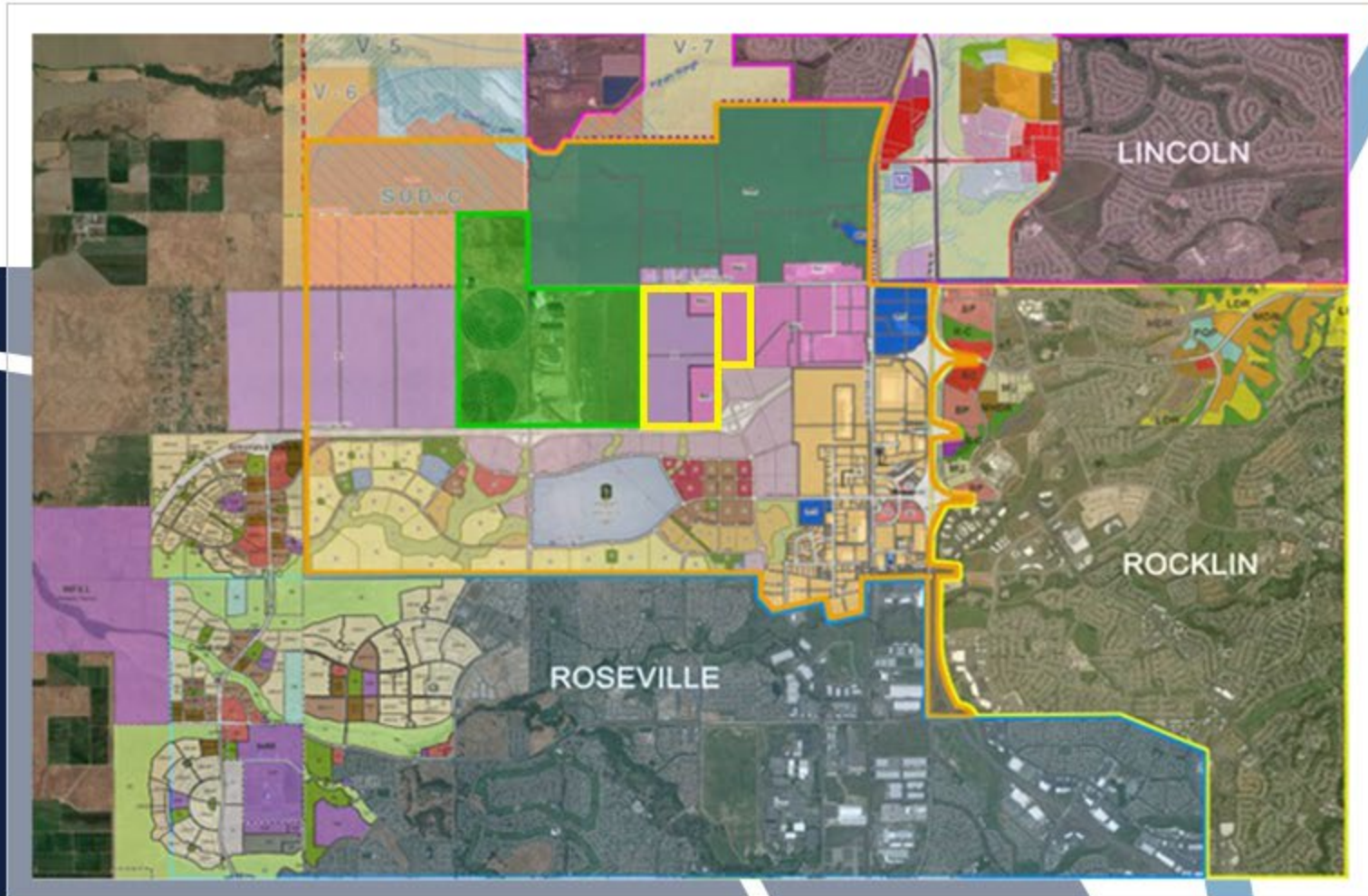
Regional Context

Planned Development in South Placer County



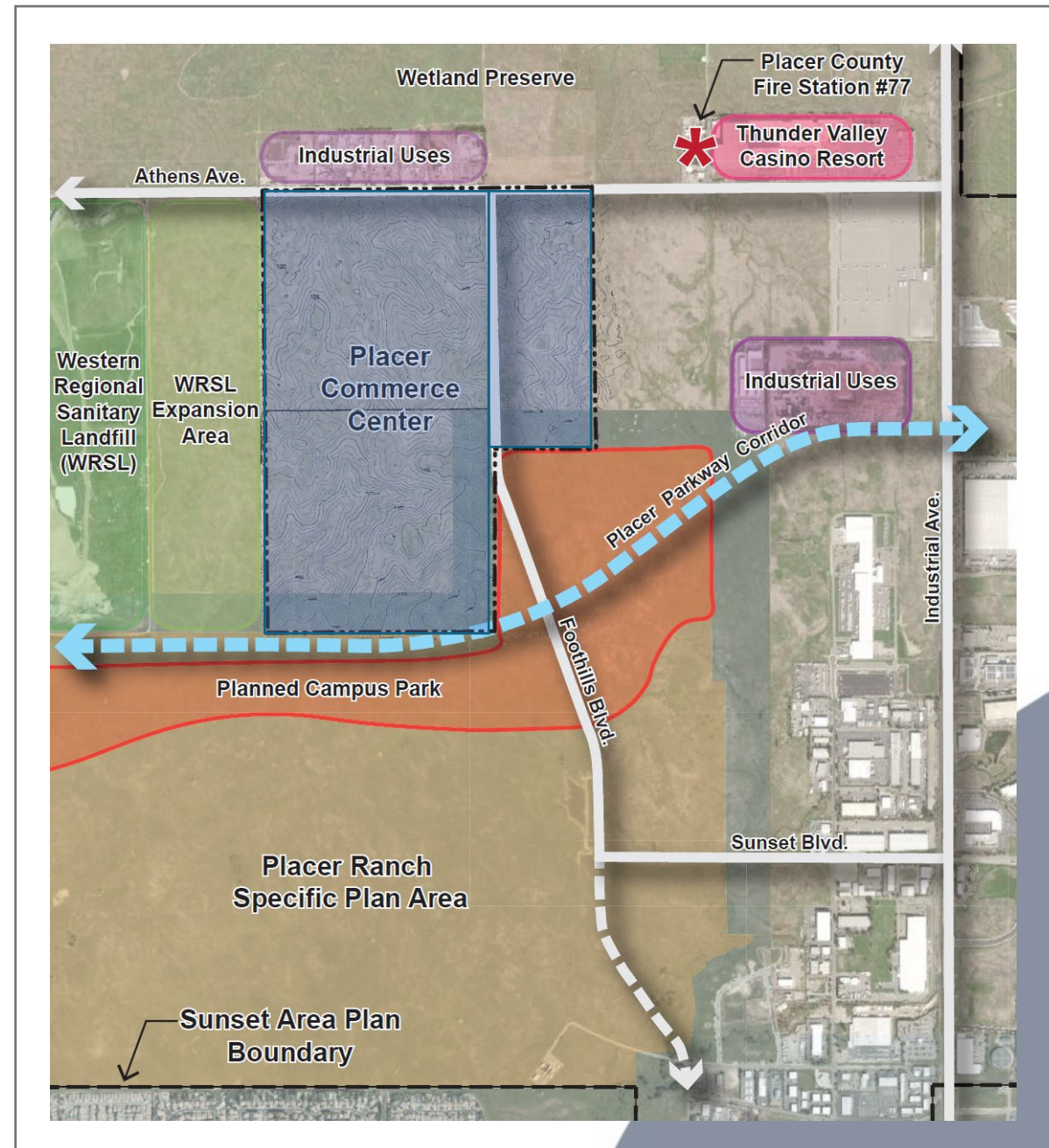
Regional Context

Planned Development in South Placer County



Strategic Location in Sunset Area Plan

- Adjacent to planned job centers and future Sacramento State & Sierra College Placer Center
- Proximity to planned residential housing balancing jobs & housing and reducing VMT
- Near major transportation corridors, including future Placer Parkway





Placer

COMMERCE CENTER



~400 Acre Business Park



Land Uses Include Research & Development, Light Industrial, Professional Office, Limited Retail & Services and Entertainment

6.4M Square Feet of Buildings



Fully Entitled and Building Permit Ready

\$50M of Infrastructure Investment



Sewer, Potable Water, Recycled Water, Storm Drain, Roadway Widening, Electric and Gas



Placer

COMMERCE CENTER

~\$1 Billion of
Property Value

\$10M+ Annual
Property Taxes

+/- 3,500 Jobs

\$300M in Annual
Payroll

Net Positive
Financial Impact to
Placer County

Over \$10M to
Placer County
Conservative Plan





Placer COMMERCE CENTER

Quality Architecture to create an
attractive employee center





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Thank you for attending!

Placer
Business Alliance

