

EDC Green Zone Area #1 El Dorado Hills Business Park

Partners

El Dorado County Transportation Commission (EDCTC), El Dorado Hills Business Park Owners Association, El Dorado Transit

Creekside Development, Carson Creek Specific Plan, Others

El Dorado Irrigation District (EID)

Brief description of Area Nominated

Located in an established Community Region identified in the SACOG MTP/SCS, south of U.S. Highway 50 on the west side of Latrobe Road, the 900 acre El Dorado Hills Business Park is home to more than 200 companies, including two of the county's largest employers; Broadridge, formerly DST Output and Blue Shield of California. The Park is fully improved, with all streets, curbs, gutters and utilities complete to each of the available parcels, which range in size from two to 87 acres. The Business Park is zoned Research & Development, which allows flexible combinations of office, tech and warehouse development. Because of high vacancy rates (28%) within the established park, the Development community is actively considering rezoning portions of the Park and the surrounding area to provide housing. THE EDCTC is currently studying various land use scenarios to redevelop parts of the Business Park through the El Dorado Hills Business Park Transportation Plan.

Public transportation around the Business Park consists of a Park n Ride in El Dorado Hills that is currently operating over capacity with commuters traveling to Sacramento from El Dorado Hills. Fehr and Peers transportation consultants were retained by the El Dorado County Transportation Commission in (EDCTC) 2019 for the County Line Multi-Modal Transit Center Study for locations in and around El Dorado Hills suitable for construction of a new transit center. Six sites were considered viable in the vicinity of the El Dorado Hills Business Park to expand transportation services.

The Jobs/Housing Balance in 2018 was 0.9 Jobs to every house in El Dorado Hills. More than 50% of the workforce in the Business Park commutes into El Dorado Hills from other parts of the region. The Housing Element of the County General Plan identifies a shortage of affordable and workforce (low to moderate income) housing in El Dorado County.

The County is working to develop an *Infill Incentives Ordinance (Measure HO-2013-14)*. On December 15, 2015, the Board of Supervisors adopted Resolution 196-2015 adopting a Targeted General Plan Amendment to the El Dorado County General Plan which included the

addition of several policies and implementation measures to address barriers to infill development.

This area is a candidate for the Green Zone program, because it is a targeted area for residential and non-residential development, devoid of affordable housing options, the focus of a current study by the EDCTC to analyze various land use scenarios, transit and mobility improvements, and a location within El Dorado County with strong employment anchors and capacity for growth in transit services.

Details on what policies, programs, or actions are in place, or are currently in progress, that demonstrates support for growth in this area.

El Dorado Hills Business Park Transportation Plan is currently underway by EDCTC. The study considers a scenario that looks to create a mix of uses within the undeveloped portions of the Business Park by encouraging the addition of housing and small amounts of commercial space that is supportive of the types of jobs in and around El Dorado Hills, but especially within the Business Park. The transportation network in the Business Park could be retrofitted to include more bicycle lanes and paths as well as improved walking facilities and transit shuttles.

The County Line Multi-Modal Transit Center Study (EDCTC, September 2019) considered sites for a major transit center in the vicinity of the El Dorado Hills Business Park. Construction of this transit center could potentially activate a smart growth discount in the next generation of the Traffic Impact fee program, which is under development.

A future El Dorado County Opportunity Area Market Study may consider this area for future economic development programs, such as a tax increment financing program. Discussion of this study was paused until after the COVID-19 pandemic restrictions are lifted.

On December 15, 2015, the Board of Supervisors adopted Resolution 196-2015, a Targeted General Plan Amendment to the El Dorado County General Plan, which included the addition of several policies and implementation measures to address barriers to infill development of 5 acres or less. The Targeted General Plan Amendment provided basic policies which implement General Plan Policy 2.1.4.3 to “utilize incentives to promote infill development, revitalization, rehabilitation, and mixed-use projects in designated Opportunity Areas,” and Housing Element Measure HO-2013-14, which directs the County to assist developers in addressing barriers to infill development. Under Measure HO-2013-14, infill incentives could include, but are not limited to, modifications of development standards, such as reduced parking and setback requirements to accommodate smaller or odd-shaped parcels, and waivers or deferrals of certain development fees, helping to decrease or defer the costs of development that provide housing for extremely low-, very low- and low-income households.”

El Dorado County administers a Traffic Impact Fee Offset Program for Developments with Affordable Housing (Board Policy B-14) to incentivize affordable housing options.

The County has received approval for a Local Early Action Planning (LEAP) grant to develop an Infill Incentives Ordinance (Measure HO-2013-14) and hopes to adopt in 2021.

Please provide information on what anti-displacement policies or programs are in place or are being considered (if applicable)

Rehabilitation or demolition of business or residential structures is not anticipated in the El Dorado Hills Business Park in order to support anticipated growth. However, the Housing Element of the County General Plan includes Policy HO-3.2 that states “Demolition of existing multi-family units should be allowed only if a structure is found to be substandard and unsuitable for rehabilitation and tenants are given reasonable notice, an opportunity to purchase the property, and/or relocation assistance by the landlord.” In order to preserve rental housing development, Housing Element Policy HO-3.7 provides that “Apartment complexes, duplexes, and other multi-family rental housing shall not be converted to condominiums for at least ten years after issuance of the Certificate of Occupancy. Apartment complexes, duplexes, and other multi-family rental housing that contain any units restricted to households earning 120 percent or less of the area median family income (MFI) shall not be converted to condominiums for at least twenty years after issuance of the Certificate of Occupancy.”

Current/Future Public Engagement

On October 22, 2020, EDCTC hosted a virtual Open House in the form of a 3-part video series about the El Dorado Hills Business Park Transportation Plan.

El Dorado County will plan outreach specifically tailored to identification of a Green Zone in the County.

Potential Funding Need from SACOG

Housing

Transit Improvements/Shuttle

Broadband

Electric Vehicle Infrastructure

Bicycle/Pedestrian Improvements

Electric Bike Share

EDC Green Zone Area #2 Cameron Park

Partners

El Dorado County Transportation Commission (EDCTC), Barnett Business Park, El Dorado Transit
El Dorado Irrigation District (EID)

Brief description of Area Nominated

Cameron Park is Located in an established Community Region identified by the SACOG MTP/SCS adjacent to U.S. Highway 50, about 40 minutes east of downtown Sacramento. A portion of Cameron Park is also identified as a Low Income Area by the SACOG MTP/SCS. These are areas where 40% or more of the people live at 200% or less of the federal poverty level.

The Jobs/housing Balance in 2018 was 0.4 jobs to every house in Cameron Park. Similar to many areas in El Dorado County, this indicates that residents commute outside of the area to work. There are 320 acres with over 129 parcels available for commercial or industrial development in Cameron Park. Such development would bring jobs closer to this well-populated area.

The Economic Development Department of El Dorado County has identified Cameron Park as one of the next locations to be studied for a tax increment financing program to assist with needed interchange and road improvements costs. Development of which would facilitate growth of businesses in the area.

The County is also working to develop an *Infill Incentives Ordinance (Measure HO-2013-14)*. On December 15, 2015, the Board of Supervisors adopted Resolution 196-2015 adopting a Targeted General Plan Amendment to the El Dorado County General Plan which included the addition of several policies and implementation measures to address barriers to infill development.

This area is a strong candidate for the Green Zone program, because it is well-populated, includes a disadvantaged neighborhood, and necessary infrastructure improvements have been identified, and planned by previous outreach efforts.

Details on what policies, programs, or actions are in place, or are currently in progress, that demonstrates support for growth in this area.

In November 2015, the EDCTC published the Cameron Park Community Mobility Action Plan. Within it, active mobility projects were scoped and studied. These projects would enhance the area and provide much needed connection between the neighborhoods and commercial properties.

The Future EDC Opportunity Area Market Study addresses this area. It was proposed by EDC Economic Development and set aside during the pandemic. This effort would study a future Tax Increment Financing Program for this area.

On December 15, 2015, the Board of Supervisors adopted Resolution 196-2015, a Targeted General Plan Amendment to the El Dorado County General Plan, which included the addition of several policies and implementation measures to address barriers to infill development of 5 acres or less. The Targeted General Plan Amendment provided basic policies which implement General Plan Policy 2.1.4.3 to “utilize incentives to promote infill development, revitalization, rehabilitation, and mixed-use projects in designated Opportunity Areas,” and Housing Element Measure HO-2013-14, which directs the County to assist developers in addressing barriers to infill development. Under Measure HO-2013-14, infill incentives could include, but are not limited to, modifications of development standards, such as reduced parking and setback requirements to accommodate smaller or odd-shaped parcels, and waivers or deferrals of certain development fees, helping to decrease or defer the costs of development that provide housing for extremely low-, very low- and low-income households.”

El Dorado County administers a TIM Fee offset program for Developments with Affordable Housing (Board Policy B-14) to incentivize affordable housing options.

The county has received a grant to develop an Infill Incentives Ordinance (Measure HO- 2013-14) and hopes to adopt in 2021.

Please provide information on what anti-displacement policies or programs are in place or are being considered (if applicable)

Rehabilitation or demolition of business or residential structures is not anticipated in Cameron Park in order to support anticipated growth. However, the Housing Element of the County General Plan includes Policy HO-3.2 that states “Demolition of existing multi-family units should be allowed only if a structure is found to be substandard and unsuitable for rehabilitation and tenants are given reasonable notice, an opportunity to purchase the property, and/or relocation assistance by the landlord.” In order to preserve rental housing development, Housing Element Policy HO-3.7 provides that “Apartment complexes, duplexes, and other multi-family rental housing shall not be converted to condominiums for at least ten years after issuance of the Certificate of Occupancy. Apartment complexes, duplexes, and other multi-family rental housing that contain any units restricted to households earning 120 percent or less of the area median family income (MFI) shall not be converted to condominiums for at least twenty years after issuance of the Certificate of Occupancy.”

Current/Future Public Engagement

Community planning discussions have been ongoing since approximately 2009 when the County's Community and Economic Development Advisory Committee (CEDAC) presented the need for a community planning process framework.

In 2012, AIM Consulting was brought on board to assist CEDAC with this effort that resulted in a Community Planning Guide presented to the Board in November 2014. In April 2016, the Board held a special workshop to discuss community planning efforts and options to consider. In December 2017, staff revisited the options and the Board directed staff to create custom design guidelines/standards and prototypes for communities identified in General Plan Policy 2.1.1.1 (Cameron Park, Diamond Springs/El Dorado, El Dorado Hills, and Shingle Springs), with Shingle Springs as the lead prototype.

El Dorado County will plan outreach specifically tailored to identification of a Green Zone in the County.

Potential Funding Need from SACOG

Road Improvements

Bike/Ped improvements

Broadband

Transit Improvements

TDM Programs

Planning

Electric Vehicle Infrastructure

EDC Green Zone Area #3 Diamond Springs

Partners

El Dorado County Transportation Commission (EDCTC), El Dorado Transit, Diamond Springs/El Dorado Citizens Advisory Committee (DS/EDCAC), Historic Commission, Caltrans, EID

Brief description of Area Nominated

Diamond Springs is an Established Community Region as identified by the SACOG MTP/SCS. Diamond Springs is located adjacent to State Route 49, about an hour east of Sacramento. Most of Diamond Springs is identified as a Low Income Area by the SACOG MTP/SCS and a disadvantaged community in accordance with the ATP definition. These are areas where 40% or more of the people live at 200% or less of the federal poverty level. Significant portions, roughly 20% of residents, are either elderly or disabled.

The Jobs/Housing Balance in 2018 was 1.7 jobs to every house in Diamond Springs. This indicates that people commute into the area for work. It is near an existing business park, The Park West Business Center. There are 12.7 acres of commercially zoned land available in Diamond Springs.

Diamond Springs is adjacent to the Missouri Flat Master Circulation and Financing Plan Area, which is a tax increment financing district that generates funding for necessary infrastructure to accommodate planned growth, this area is also a subject of study for a future tax increment financing program to assist with needed road improvements to facilitate growth of businesses in the area.

Diamond Springs is also located in close proximity to recently completed sections of the El Dorado Trail Class I bike path, providing an active transportation corridor between Diamond Springs, the Town of El Dorado, and the City of Placerville.

In 2014, the Diamond Springs and El Dorado Area Mobility and Livable Community Plan was completed by the El Dorado County Transportation Commission, but not adopted by the County. The overall goal of the study was to identify improvements for mobility, safety, and access for all users within the region by creating multi-modal transportation links between residential neighborhoods, commercial districts and the historic downtown districts of El Dorado and Diamond Springs that were consistent with the Diamond Springs and El Dorado Community Values adopted by the Diamond Springs Community Advisory Committee on June 20, 2013.

Diamond Springs is a California Registered Historic Landmark (#487). Main Street in Diamond Springs is actually State Route 49, and it contains many buildings with historic character and

limited space in the right of way for pedestrian or bicycle facilities. The plan identified projects and strategies for making the town more accessible, by adding off-street parking, new transit services, and bicycle and pedestrian facilities.

The County is also working to develop an *Infill Incentives Ordinance (Measure HO-2013-14)*. On December 15, 2015, the Board of Supervisors adopted Resolution 196-2015 adopting a Targeted General Plan Amendment to the El Dorado County General Plan which included the addition of several policies and implementation measures to address barriers to infill development.

This area is a strong candidate for the Green Zone program because it is in a desirable historic town, includes established disadvantaged neighborhoods, local jobs, transit access, and is well-studied for necessary infrastructure improvements.

Details on what policies, programs, or actions are in place, or are currently in progress, that demonstrates support for growth in this area.

In February 2014, the EDCTC published the Diamond Springs and El Dorado Area Mobility and Livable Community Plan. Within it, active mobility projects were scoped and studied.

The Future EDC Opportunity Area Market Study will address this area. It was proposed by EDC Economic Development and set aside during the COVID pandemic. This effort would study a future Tax Increment Financing Program for this area.

On December 15, 2015, the Board of Supervisors adopted Resolution 196-2015, a Targeted General Plan Amendment to the El Dorado County General Plan, which included the addition of several policies and implementation measures to address barriers to infill development of 5 acres or less. The Targeted General Plan Amendment provided basic policies which implement General Plan Policy 2.1.4.3 to “utilize incentives to promote infill development, revitalization, rehabilitation, and mixed-use projects in designated Opportunity Areas,” and Housing Element Measure HO-2013-14, which directs the County to assist developers in addressing barriers to infill development. Under Measure HO-2013-14, infill incentives could include, but are not limited to, modifications of development standards, such as reduced parking and setback requirements to accommodate smaller or odd-shaped parcels, and waivers or deferrals of certain development fees, helping to decrease or defer the costs of development that provide housing for extremely low-, very low- and low-income households.”

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The Housing Element of the El Dorado County General Plan includes Policy HO-2013-3. It states that the County will “periodically review available and adequate sites suitable for the development of affordable housing, with highest priority given to development of housing for extremely low- and very low-income households. Working with other public agencies, develop a work program that identifies the geographic areas where affordable housing development could best be accommodated without the need to construct additional infrastructure (e.g., water lines, sewer connections, additional or expanded roadways) that could add substantial costs to affordable housing developments [Policies HO-1.1 and HO-1.2]”

The Housing Element of the County General Plan includes Policy HO-3.2 that states “Demolition of existing multi-family units should be allowed only if a structure is found to be substandard and unsuitable for rehabilitation and tenants are given reasonable notice, an opportunity to purchase the property, and/or relocation assistance by the landlord.” In order to preserve rental housing development, Housing Element Policy HO-3.7 provides that “Apartment complexes, duplexes, and other multi-family rental housing shall not be converted to condominiums for at least ten years after issuance of the Certificate of Occupancy. Apartment complexes, duplexes, and other multi-family rental housing that contain any units restricted to households earning 120 percent or less of the area median family income (MFI) shall not be converted to condominiums for at least twenty years after issuance of the Certificate of Occupancy.”

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Potential Funding Need from SACOG

Road Improvements

Bike/Ped improvements

Transit Improvements

TDM Programs

Planning

Electric Vehicle Infrastructure

Off Street Parking