



Legislation Text

File #: 16-0821, **Version:** 2

Chief Administrative Office and Community Development Agency providing an update on the marketability of the El Dorado Hills Business Park and recommending the Board receive and file the attached Staff Report from the Community Development Agency Long Range Planning Division, dated November 1, 2016. (Est. Time: 30 Min.)

FUNDING: N/A

DEPARTMENT RECOMMENDATION

Chief Administrative Office (CAO) and Community Development Agency (CDA) providing an update on the marketability of the El Dorado Hills Business Park and recommending the Board receive and file the attached Staff Report from the Community Development Agency Long Range Planning Division, dated November 1, 2016.

DISCUSSION / BACKGROUND

This informational item is a follow-up to the item Supervisor Mikulaco presented to the Board on August 2, 2016 (Item 51), recommending the Board provide direction to the CAO and CDA to explore enhancing the marketability of the Business Park. The Board directed staff to explore potential issues, options for action as appropriate (including resource and time frame estimates for each), and to report back to the Board in late fall/early winter for consideration.

Staff explored potential issues and options for action as appropriate for the Business Park with a working group comprised of staff from the CAO's office, District One Supervisor's Office, and the CDA Long Range Planning Division, and attended several meetings with representatives from the El Dorado Hills Chamber of Commerce, the Greater Sacramento Area Economics Council and three of the largest property owners in the Business Park. Meeting discussions identified some perceived challenges with how the current Business Park functions. The Business Park Owners' Association Board of Directors is in the process of identifying key concerns and solutions to attract new and expanded business opportunities to the Business Park. The County may wish to consider an approach or action following the Business Park Owners' Association findings.

The CDA Long Range Planning Division Staff Report (Attachment 2A) is submitted for informational purposes, and includes Business Park background information, current conditions, potential opportunities, constraints and options for action.

Following are a few initial recommended approaches for consideration:

- 1) Authorize CAO/Economic Development to aid in discussions with the working group in consideration of an Economic Development component to the effort, as needed;
- 2) Designate and authorize CDA representatives to assist the working group and/or the El Dorado Hills Business Park Association Board, as needed, in development of any requested General Plan and Zoning amendments or potential combining zone district (overlay), due to the land use planning component of the effort; and
- 3) Community and Economic Development Advisory Committee (CEDAC) to designate a

representative to the working group to maintain consistency with other efforts within the County.

ALTERNATIVES

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

CAO and CDA Long Range Planning Division staff are coordinating with the District 1 Supervisor's Office, CEDAC, El Dorado Hills Business Park Association, El Dorado Hills Chamber of Commerce, and the Greater Sacramento Area Economic Council (GSAC).

CAO RECOMMENDATION

It is recommended that the Board receive and file the staff report and consider options for moving forward.

FINANCIAL IMPACT

N/A

CLERK OF THE BOARD FOLLOW UP ACTIONS

Receive and file the Staff Report.

STRATEGIC PLAN COMPONENT

Economic Development

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