



Development Services Role in Economic Development

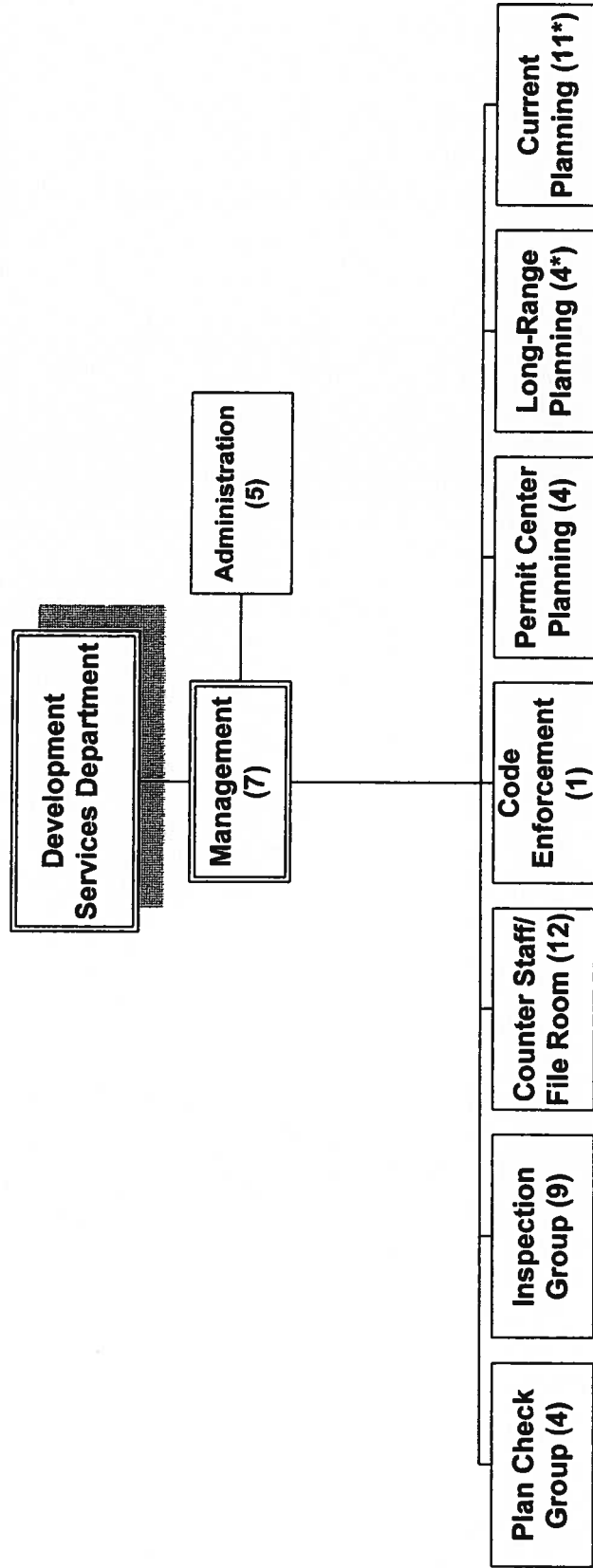
Presented by
Development Services



Development Services Department

Role in Economic Development
DSD Facilitates Economic Development

Development Services Department Organizational Chart by Function Group



*One vacant, unfunded position in Long-Range Planning. One vacant position in Current Planning.

Development Services Department

What we do:

- Implement State & Federal Laws
- Implement General Plan
- Implement County Ordinances
- Issue Discretionary Permits
- Issue Ministerial Permits
- Provide Public Information
- Cooperate with Other Departments/Agencies



A
“Continuum”
exists
between
these

The DSD Continuum

Continuum: a link between two things, or a continuous series of things, that blend together so gradually and seamlessly that it is impossible to say where one becomes the next.

The DSD Continuum

Overview

- Environmental Protection
- Subdivision Laws
- Planning and Zoning Laws
- Building Codes
- General Plan

The DSD Continuum

General Plan

- Guides development activity by Policies and Land Use Diagram (map)
- Planning Concept areas
- Implemented, in part, through Zoning

The DSD Continuum

Ordinances

- Zoning Ordinance (Title 17) and Maps
- Zones define uses permitted (by right/by use permit)
- Development standards (setbacks, height limits)
- Sets forth processes for various development permits
- Title 15 – Building and Construction
- Title 16 – Subdivision

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Development Permits – Discretionary

Examples:

- Rezone, Use Permits, Variances
- Subdivisions (Creation of new buildable lots)
- Design Review, Planned Development

The DSD Continuum Development Permits – Ministerial

Examples:

- Building Permits
 - New Construction
 - Tenant Improvements
- Grading Permits

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DSD Daily Activities

- Public Information (counter, phone, e-mail, website)
- Research
- Permit Status
- Code Enforcement
- Pre-Application Early Coordination/Information

The DSD Continuum

Cooperation with Other Departments/Agencies

- **County**
 - Environmental Management
 - Department of Transportation
 - County Surveyor
 - EID/GDPUD
 - Agriculture
- **Local**
 - Fire Departments
 - CSDs
 - Schools
 - Public:
Groups/Individuals
- **State**
 - CALTRANS
 - DFG

The DSD Continuum

Results

- New development compliant with state, federal and local laws.
- Economic Development:
 - New and growing businesses
 - Employment
 - Sales/Property tax

The DSD Continuum Action Plan

How to Improve?

Time is money: timely permit processing.

The DSD Continuum

What is Needed?

1. Maintain or improve staffing levels.
 - General Plan (Zoning Ordinance)
 - Permit Center
 - Code Enforcement
2. Consultant assist on Zoning Ordinance.
3. Fee schedule update to cover costs of services.