

Development Services

Community Services: No Fee

- Business License Reviews: All business license applications, including 'out of county' licenses, require two reviews by Permit Center staff. Non-residential applications are reviewed for code requirements such as required parking, and approved occupancy (health and safety) for the intended structure or portion of structure. New businesses contribute to the tax base in our county.
- Research: Due to the mortgage crisis, our county has many foreclosed properties. Prospective buyers are given little or no history for these bank owned parcels, and we are asked to research our records. Parcels are sold as-is, and many have noncompliant issues to resolve.
- Disaster Responses: We respond to disasters such as fires, vehicles colliding with buildings, and floods, to assess structures for safety issues. We inspect and assist with emergency electrical hookups, and guide the public in the repair process. We work with other agencies in how best to respond in these time sensitive situations.
- Construction Consultation: Permit Center staff consult with contractors and owners at the site, to help identify ways to correct costly mistakes, and possibly avoid future mistakes, in addition to the regular inspections. Often our staff will consult on their behalf with design professionals, other government departments and agencies, on how best to proceed, or for the interpretation of the codes and how it relates to their situation. During construction of large commercial projects, such as the Eskaton Memory Center, it necessitates an almost daily site visit.
- Public Inquiries: We respond to dozens of emails and hundreds of phone calls per week. There are hundreds of walk in customers per week that need assistance at the Permit Center. In addition, many of the public are choosing to mail in their applications and inquiries.

Submitted by Linda Song
#15/#17
at Board Hearing of 10/21/08

- Storm Water Program: We are responsible for educating our staff, and the public, in the state mandated storm water program. Enforcement is our responsibility, or heavy penalties can be levied against our county. Every week, new interpretations and requirements are brought to our attention, that need immediate response.
- FSR (Fire Safe Requirements): We are responsible for enforcement of the FSR requirements, to ensure that properties have the 100 ft defensible space and driveways that are able to accommodate emergency vehicles, to meet the state's criteria for safety.
- Juvenile Hall: We perform an annual inspection of the Juvenile Hall facilities, to ensure that the minimum health and safety issues are being met. This inspection can take several hours.
- Related Department/Agency Training: We assist in training and educating various other departments and agencies, in their participation in the required process for permit review and issuance. This includes Cameron Park and El Dorado Hills Community Service Districts, E.I.D, and the many Fire Districts. As personnel changes occur, we guide the 'new' staff in how the process works, and fee information that is critical in their part of the process.
We also provide computer support.
- Department/Agency Fees: We collect, distribute, and account for many different department and agency fees. We also refund and track the refund, of those same fees, when the applicant revises the project or withdraws the permit.

- No Fee Collected:
 - Housing and Community Development: low income projects
 - Community Based Projects: traffic signals; park upgrades, department remodels, repairs, and upgrades.
 - Cameron Park Community Services District: multiple buildings, new grounds, including pedestrian bridges, and grading.
 - El Dorado Hills Fire District: Fire House and site improvements.
 - Angora Fire: Several hundred rebuilt homes, in an area that often requires complicated engineering, for site and snow conditions, including TRPA requirements. Hundreds of hours were spent, including many overtime hours, in damage assessment, permit facilitation (fast tracked), and assisting the public in the process requirements.
 - Future Projects:
 - The Western Slope Animal Center: A multi building complex, including site improvements and grading. (Numerous staff hours have already been invested, and the project isn't even ready to submit for building permits.)
 - Cameron Park Courthouse: New courthouse and site improvements, including grading.
 - One Year Extensions: 1 free year for thousands of permits, not just for new construction. Many inquiries are received daily, regarding this extension, and requests for refunds for those who have renewed (paid for extensions) already.
-

Minimal Cost

- General Plan Requirements: Minimum \$50 review fee does not cover the time spent in verifying that the board approved general plan requirements will be met.
- Minimum Fee Permits: Many permits issued, require much time in permit processing, including assistance with plan preparation, and multiple inspections, that 6 people handle, for a \$100 fee.

- Health Issues: There is documented evidence that high stress situations contribute to health issues, often causing a higher percentage of unscheduled absences; it also lowers resistance to common ailments such as colds and flus, allowing us to 'share' with coworkers, and causing more stress on an already critical staffing situation.