



Planning and Building Department Overview 2024

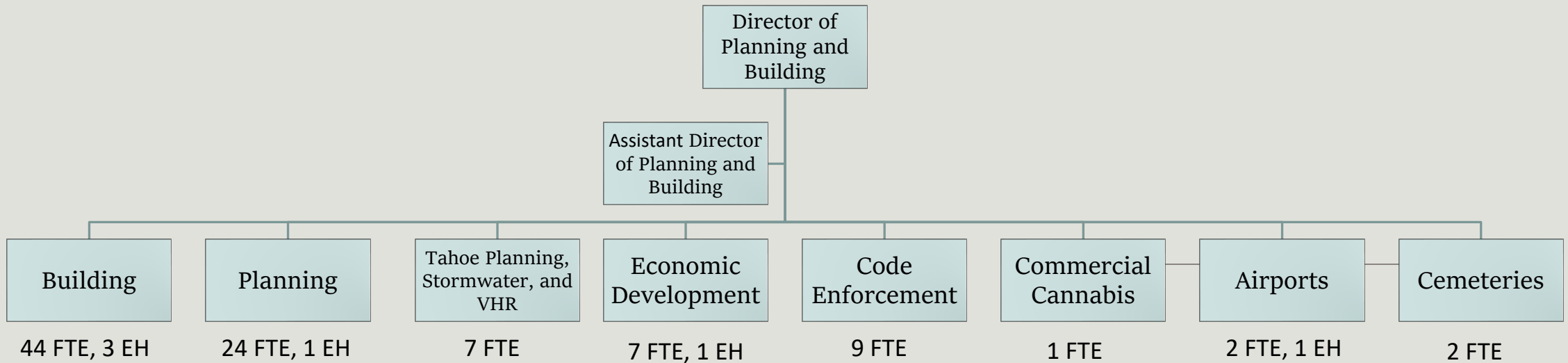
PRESENTED TO THE BOARD OF
SUPERVISORS ON JANUARY 24, 2024

Mission Statement

The Planning and Building Department's mission statement is to:

“Guide land use and development consistent with the General Plan, Building Codes, and related regulations by providing accurate, timely, and courteous professional and technical services to our customers, to maintain the County's unique quality of life, protect public safety and the environment and to promote economic vitality for current and future generations.”

Organizational Chart



Total Staffing: 104 FTE / 6 EH

What we do

PLANNING DIVISION

Develop, implement, and maintain the County's General Plan, Zoning Ordinance, and Subdivision Ordinance; process discretionary applications and ministerial permits; environmental compliance, review plans associated with building and grading permits, perform general land use reviews, and respond to public inquiries

TAHOE PLANNING, STORMWATER, AND VHR DIVISION

Process discretionary applications and ministerial permits in the Tahoe Basin, perform stormwater reviews for building and grading permits, and manage the County's VHR and Stormwater Programs

ECONOMIC DEVELOPMENT DIVISION

Develop strategies and programs to stimulate business retention and expansion in the County, and assist high priority economic development projects through the entitlement process

What we do

COMMERCIAL CANNABIS DIVISION

Provide oversight of commercial cannabis activities in the County including management of the permitting process and compliance monitoring

AIRPORTS DIVISION

Administer and maintain both County owned and operated airports located in Placerville and Georgetown

CEMETERIES DIVISION

Administer and maintain and total of 17 public cemeteries, 8 of which are actively used for burials

What we do

CODE ENFORCEMENT DIVISION

Protect the health and safety of County residents through enforcement of codes, ordinances, and standards for property maintenance and oversight of abatement actions

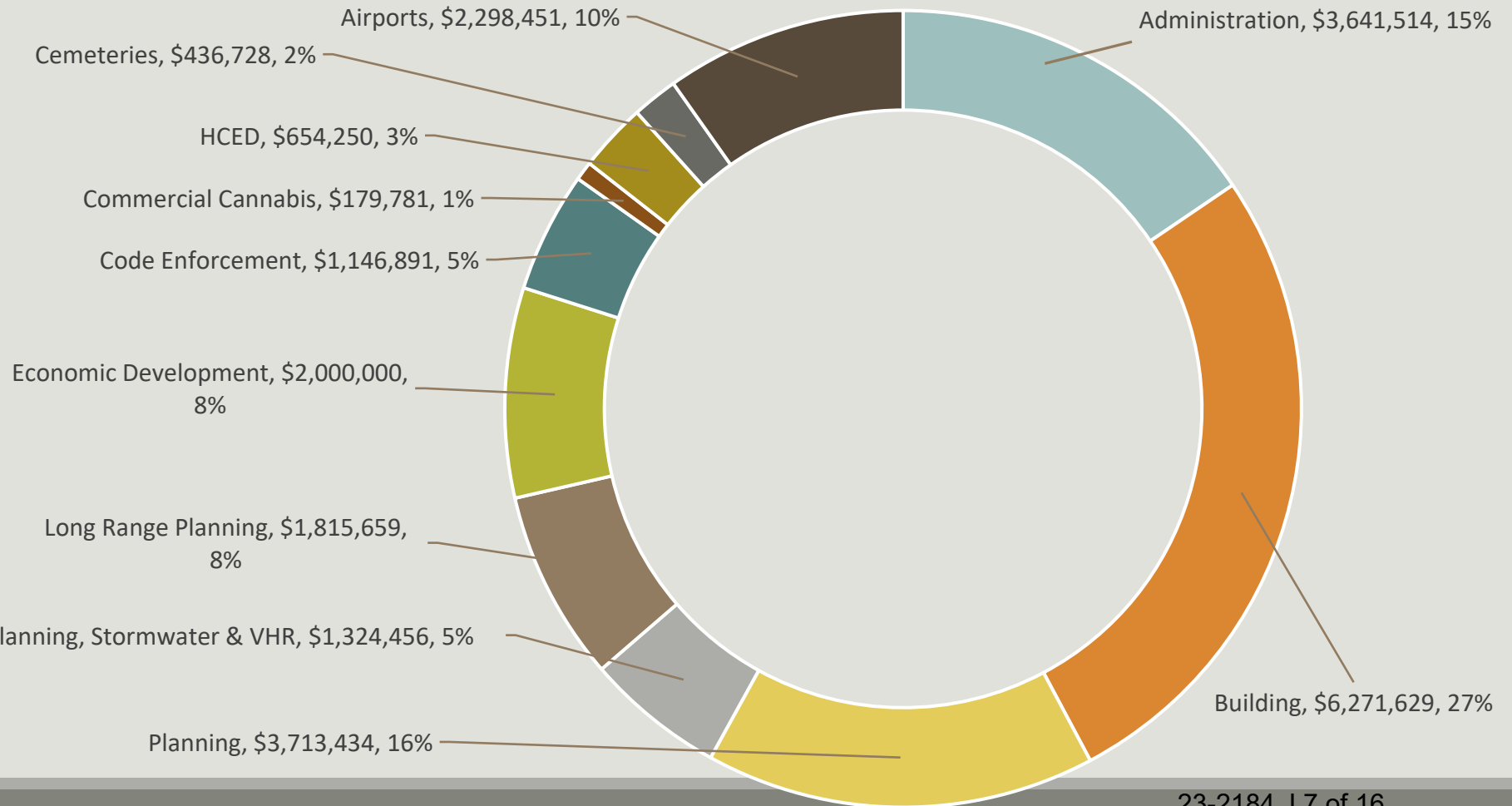
BUILDING DIVISION

Perform building plan review, permit issuance, and site inspections to ensure compliance with current state and County building code, ordinances, laws, and standards

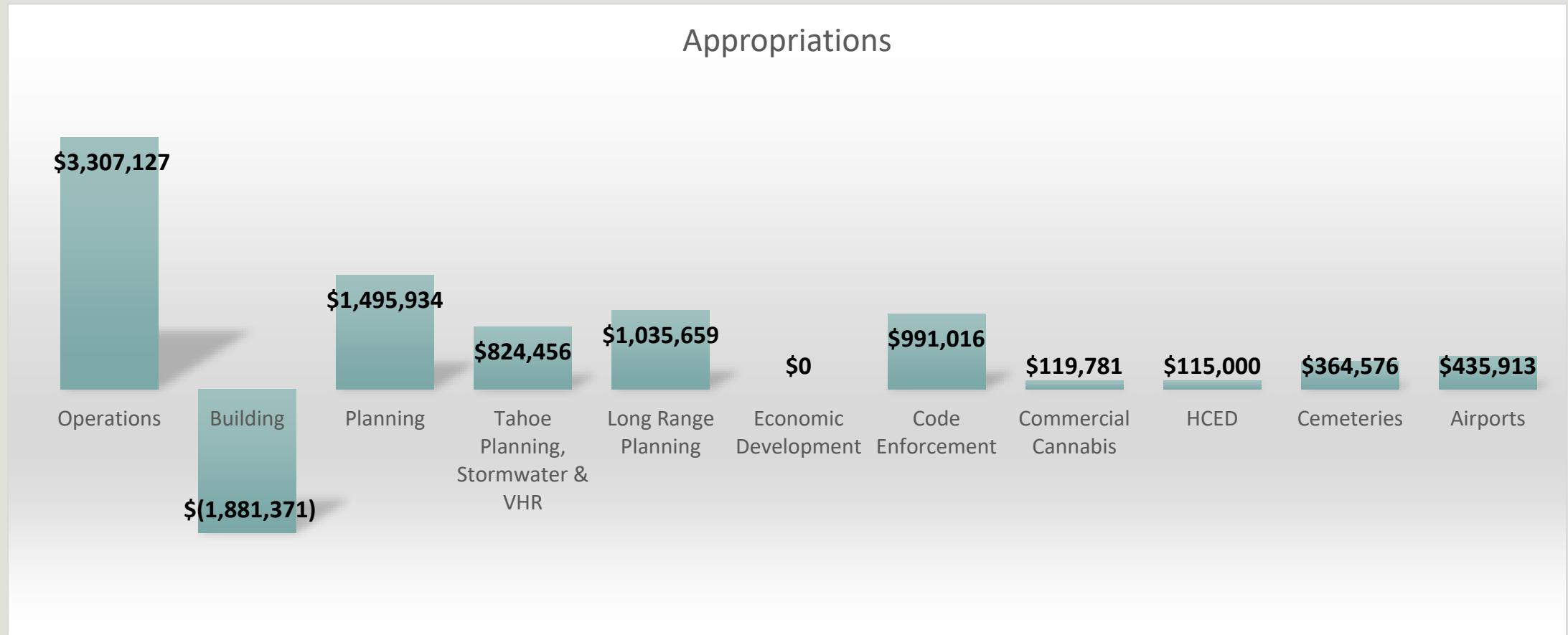
Total Operating Appropriations

- Administration
- Building
- Planning
- Tahoe Planning, Stormwater & VHR
- Long Range Planning
- Economic Development
- Code Enforcement
- Commercial Cannabis
- HCED

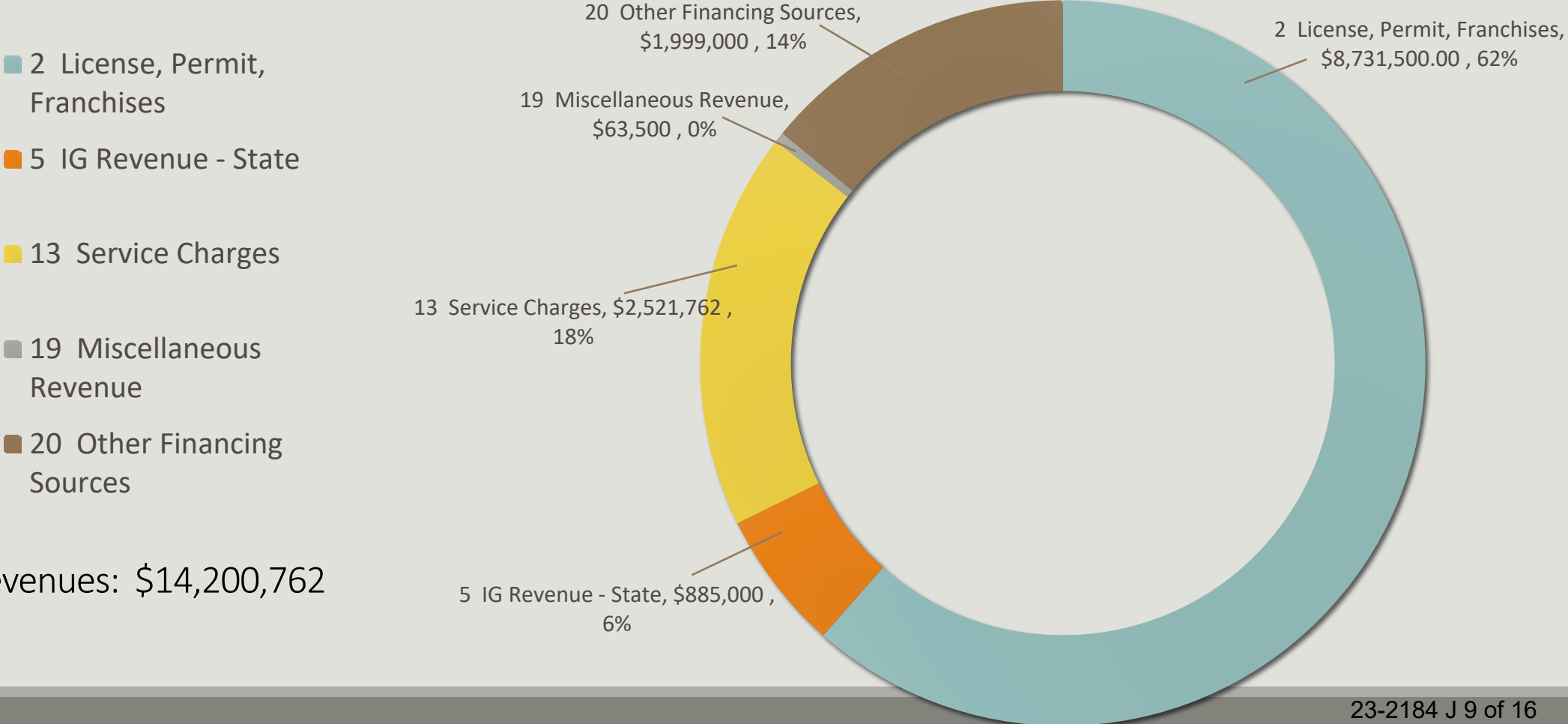
Total Appropriations: \$23,482,793



Net County Cost of \$6,549,622

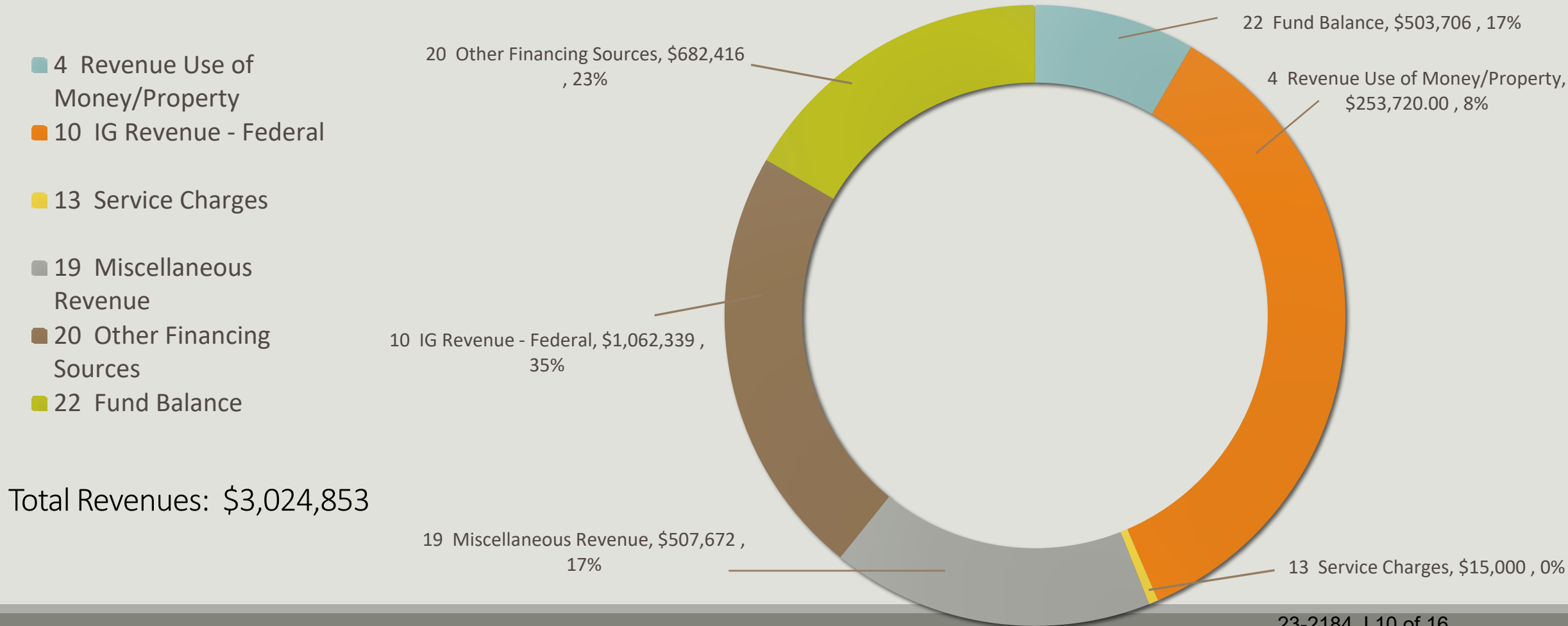


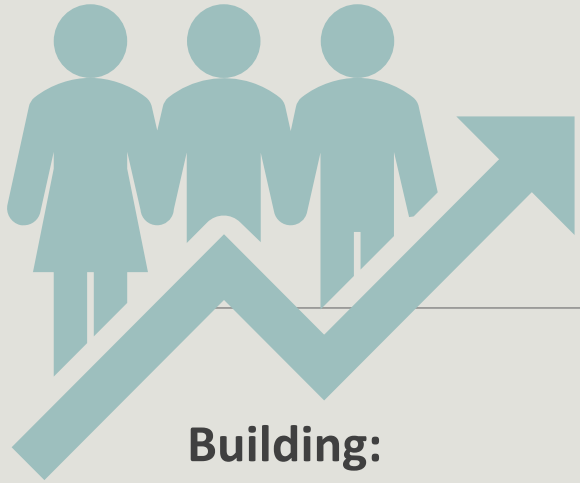
Revenue Sources: General Fund Divisions/Programs



Total Revenues: \$14,200,762

Revenue Sources: Non-General Fund Divisions/Programs





Service and Performance Indicators

Building:

- New Permit Applications
FY 22/23 = 10,754 FY 23/24 YTD = 4,262
- Permits in Process
FY 22/23 = 9,962 FY 23/24 YTD = 4,721
- Permits Finaled
FY 22/23 = 7,348 FY 23/24 YTD = 4,901
- Inspection Stops
FY 22/23 = 11,535 FY 23/24 YTD = 10,786
- Walk-In Customers
FY 22/23 = 8,954 FY 23/24 YTD = 4,431

Planning:

- New Planning Applications
FY 22/23 = 291 FY 23/24 YTD = 122
- Projects in Process
FY 22/23 = 467 FY 23/24 YTD = 193
- Planning Projects Approved
FY 22/23 = 157 FY 23/24 YTD = 76
- Walk-In Customers
FY 22/23 = No Data FY 23/24 YTD = 1,388

Commercial Cannabis:

- Cannabis Conditional Use Permits (CCUPs)
Approved FY 22/23 = 6 FY 23/24 YTD = 0
Processing FY 22/23 = 5 FY 23/24 YTD = 11



Service and Performance Indicators cont.

Long Range Planning:

- Phase 2 of ADU plans in the works with collaboration with Housing El Dorado
- Beginning stages of expansion for Meyers Area Plan to the Tahoe El Dorado Area Plan in conjunction with Tahoe Planning Division
- Major Zoning Amendments in progress including preparing a public draft of the Cameron Park Sign Standards. Anticipated completion date: Fall 2024
- General Plan Safety Element Update Projection in progress including preparing the draft update being reviewed by the public. Anticipated completion date: Spring 2024
- Installed signage and gates on the County's Eco-Preserve Parcels in Cameron Park to help facilitate enhanced safety and security.

Economic Development:

- Adopted policy J-9 (Startup and Entrepreneur Technical Assistance Program) and revisions to Policy J-7 (Economic Development Incentive Policy)
- Issued RFQ to start work on \$500,000 LATA Broadband Grant for design and engineering for additional project locations
- Over \$30,000,000 applied for with the California Public Utilities Commission (CPUC) Last Mile Federal Funding Account for Broadband



Service and Performance Indicators cont.

Code Enforcement:

- Code Enforcement Cases
 - Opened = 442
 - Closed = 600
- Recorded Notices to Correct = 33
- Recorded Notices of Compliance = 91
- Implemented Amnesty Program
- Approved 3 new positions; 1 Supervising Code Enforcement officer and 2 Code Enforcement Officers to work night and weekends to enforcement VHR and Ranch Marketing

Tahoe Planning, Stormwater, and VHR:

• West Slope Active VHR Permits

FY 22/23 = 156 FY 23/24 YTD = 138

• Tahoe Slope Active VHR Permits

FY 22/23 = 820 FY 23/24 YTD = 806

• Waitlist Applications

FY 22/23 = 216 FY 23/24 YTD = 224

• Stormwater

Maintained compliance with County's West Slope NPDES Permit and met Lake Tahoe TMDL load reduction requirements



Service and Performance Indicators cont.

Airports:

- 16 lease agreements processed and approved to date in FY 22/23
- 26 lease agreements in process
- Continuing to resolve 39 Placerville Airport and 10 Georgetown Airport outstanding lease agreements
- Began Economic Development Study for both Placerville and Georgetown Airports

Cemeteries:

- Assisted with 48 burials at County-managed cemeteries
- Commenced cemetery website updates to include historical, informative, and visual references to better engage tourism of County cemeteries

Role in the Strategic Plan

SAFE AND HEALTHY COMMUNITIES

Develop a continuum of support and housing opportunities for unhoused individuals

THRIVING ECONOMY

Develop a Business Recognition Program; Develop a Countywide Economic Development Strategic Plan focused on managed growth and economic stability; Streamline and Increase Transparency of Projects and Permit Processing

WORKFORCE EXCELLENCE

Enhance Employee Retention

PUBLIC INFRASTRUCTURE

Implement Broadband Pilot Projects

STRATEGIC INNOVATION

Promote a Culture of Creativity; Identify challenges and constraints solvable by innovative solutions; Improve external and internal service delivery in a more convenient and efficient way

Upcoming Policy and Programmatic Changes

Change 1: Continued new State legislation focused primarily on housing. Requires changes to local codes, processing times, creation of checklists, reporting requirements, and digital submittals

Change 2: Implementation of Interim Design Standards and began work on Community Design Standards

Change 3: VHR and Cannabis Ordinances