



**COUNTY OF EL DORADO
COMMUNITY DEVELOPMENT AGENCY
DEVELOPMENT SERVICES DIVISION**

2850 Fairlane Ct
Placerville, CA
530-621-5315

MARCH 16, 2016 MINUTES

Building Industry Advisory Committee

Jeff Haberman, Chairman, Member at Large (*Colleen Malone, Alt*)

Jerry Homme, EDC Builders Exchange (*Denny Kennedy, Alt*)

Bill Carey, Member at Large (*Virgil Toothaker, Alt*)

Earl McGuire, SAGE (*Charles Truax, Alt*)

Katie Donahue, North State BIA (*William Fisher, Alt*)

Tom Burnette, Building Official (Technical Advisor)

Rob Combs, Fire Chief (*Michael Lilienthal, Alt*)

Wednesday, March 16, 2016

1:30 PM

TAC ROOM

The BIAAC makes recommendations to the Board of Supervisors and Development Services Division regarding code interpretations, inspections, procedures, new construction techniques, product review, new codes, revised fees, and other items of industry concern (Resolution 164-2010)

Members Present: Coleen Malone, Katie Donahue, Bill Carey, Jerry Homme, Earl McGuire

Members Absent: Jeff Haberman, William Fisher, Virgil Toothaker, Charles Truax, Rob Combs, Michael Lilienthal

Staff Present: Tom Burnette, Rachel McFatter, Rich Briner, April Frace

1. CALL TO ORDER

The meeting was called to order by Colleen Malone at 1:39 p.m. Jeff Haberman, Chairman, Member at Large was absent.

2. ADOPTION OF AGENDA

Colleen Malone moved to adopt minutes, Jerry Homme seconded.

Ayes: Colleen Malone, Katie Donahue, Bill Carey, Jerry Homme, Earl McGuire

Noes:

Abstain:

Absent: Jeff Haberman, Denny Kennedy, Virgil Toothaker, Charles, Truax, William Fisher, Rob Combs, Michael Lilienthal

3. ADOPTION OF MINUTES FEBRUARY 17, 2016

Colleen moved to adopt agenda. Bill Carey Seconded.

Ayes: Colleen Malone, Katie Donahue, Bill Carey, Jerry Homme, Earl McGuire

Noes:

Abstain:

Absent: Jeff Haberman, Denny Kennedy, Virgil Toothaker, Charles, Truax, William Fisher, Rob Combs, Michael Lilienthal

4. UPDATE ON TIM FEE STATUS, PRESENTATION BY DAVE DEFANTI, COMMUNITY SERVICES AGENCY, ASSISTANT DIRECTOR, LONG RANGE PLANNING

Dave Defanti presented an overview of our general plan; adopted in 2004. The General Plan has specific policies on how to create a Capital Improvement Program (CIP) and Traffic Impact Mitigation fee (TIM). We have a lot of rules that many other jurisdictions do not have. We are known as TCX policies in the General Plan. We have more clear directions than other jurisdictions and more stringent requirements on how to put things together. A year ago, we kicked off what is the Major Update to the Capital Improvement Program and Traffic Impact Mitigation Fee.

The County initiated an update to the travel demand model which forecasts future travel volumes on roadways. The Growth Forecast assumed we would be growing at 3% a year. After significant studies, we trimmed that to 1% per year, which is more in line with the State of California and Sacramento area. The reduction in the growth forecast is less growth, less roadway improvement necessary, means lower fees. December 2015, we present to the Board (see attachments). Single Family Dwelling TIM fees are dropping. We will meet with the Board of Supervisors on February 23, 2016 for further direction and one last time in March. We are hoping to schedule a planning commission hearing in June, and a Board hearing in July for ultimate adoption of new Capital Improvement Program and the TIM fee Update. We are trying to achieve parallel capacity to avoid issues on Highway 50.

We are hoping for CIP and TIM Fee adoption by July/August 2016 and the new fees will be effective 60 days after the adoption date. The Board adopted a Refund Policy for non-residential uses, includes multi-family dwellings. The Board explored a Refund Policy for residential development; unfortunately we were sued on the existing TIM fee program. Due to the uncertainty of the lawsuit the Board, under advisement of County Counsel, and Planning Commission to no longer consider this refund for residential developments.

Earl McGuire wanted to know: What is the time frame for reviewing fee package?

Dave Defanti stated there is a Capital Improvement Program fee update every year. A major update takes place every five years. Fee schedules are compared to Folsom, Sacramento County, Placer County, and Rancho Cordova. According to Dave Defanti, we rank well with our local jurisdictions. We are high in housing.

Dave Defanti suggests any and all comments be submitted to the Notice of Preparation (NOP).

5. OPEN/PUBLIC FORUM

A. Rich Briner, Surveyor gave an update in regards to the latest electronic plan check. Rich stated two companies presented their programs to staff and provided a 'sandbox' environment for staff to try out the programs 'hands on'. Unanimously one company was chosen. Rich Briner stated a yearly maintenance service fee with the chosen company will save on infrastructure and IT costs. Regarding time table, April, 2017 is the expected date to be fully implemented. The program is expected to be intuitive, and the processes to take one third of the time to process a permit. The final choice of program is to be presented to the Board next Tuesday, March 22, 2016.

Many participants were involved in working toward choosing the final programs. Executive Committee plus managing team and 90+ employees provided opinions and functional needs.

B. Tom Burnette stated that next Tuesday, March 22 at 9:00 am, the Division of Mine and Geology will have a board meeting in Building A to discuss Fault Zones in the Tahoe Basin. People who are interested are invited to attend.

C. Gary Gates has been appointed as the new alternate to Earl McGuire. Gary Gates will replace Charles Truax on the Building Industry Advisory Committee.

6. NEXT MEETING

June 15, 2016

7. ADJOURNMENT

Meeting adjourned at 2:58 pm by executive order.