



Planning and Building Department Quarterly Report

APRIL THROUGH JUNE 2023
(4th Quarter FY 22/23)

Planning and Building Quarterly Report

This quarterly report is intended to provide a snapshot of permit activities. The data reflects activity for the current fiscal year through the most recent quarter and is benchmarked against totals for the previous fiscal year. This current quarter marks the end of FY 22-23. Therefore, this report reflects a comparison of all four quarters of FY 22-23 to FY 21-22. The report also includes activities and performance indicators for several divisions in Planning and Building.

Service and Performance Indicators (4th Quarter FY 22/23)

Building		Planning	
New Permit Applications		New Planning Applications	
FY 21/22 = 13,872	FY 22/23 = 10,754	FY 21/22 = 424	FY 22/23 = 291
Permits Issued		Projects in Process (as of end of quarter)	
FY 21/22 = 10,438	FY 22/23 = 9,962	FY 21/22 = 398	FY 22/23 = 467
Permits Finaled		Planning Projects Approved	
FY 21/22 = 7,348	FY 22/23 = 8,215	FY 21/22 = 252	FY 22/23 = 157
Walk-In Customers		Walk-In Customers	
FY 21/22 = 13,396	FY 22/23 = 8,954	FY 21/22 = N/A	FY 22/23 = 3,585
Inspection Stops			
FY 21/22 = 12,766		FY 22/23 = 11,535	

Quick Turnaround Building Permits 4 th Quarter FY 22/23 April – June 2023	# of Days Until Approved			Total Approved in Two days or Less
	Same Day	1	2	
OTC Window	250	151	49	451
Permit Center	838	112	38	988
Total	1,203	281	92	1,576

*The Over-the-Counter (OTC) window service started in January 2023. The OTC window is staffed with a Building Plan Checker and Development Technician and can review more complex projects such as minor residential remodels, pools, minor tenant improvements, solar, residential EV chargers, decks and demo permits.

Building and Planning Permit Summary

Typically, the fourth quarter of the fiscal year is a busy time for building permit activity. However, application and permit volume is down for FY 22/23 as compared to FY 21/22. This is primarily due to a slowdown in homebuilding resulting from record high interest rates but includes other factors such as the end of state residential solar rebate programs.

Application and permit volume for Planning was also down for the fiscal year, however, Planning is seeing an increase in the number of Tentative and Final Map activity. In some cases, the activity was due to potential expiration of maps, however, it is also an indicator that developers still believe the El Dorado County market is a good investment and they want to be ready to build when the market improves.

Highlight: Technical Advisory Committee Notifications

Issue: Planning staff regularly hold Technical Advisory Committee (TAC) meetings for projects requesting entitlements that will result in construction. These meetings are for County Departments and Divisions and any affected service agencies (i.e, fire district, water district) to engage with the applicant and discuss standard conditions as well as any issues or special situations affecting their project. Although not required, TAC meeting notices are shared with other groups, such as community design groups, to inform them of a proposed project early in the application process. There has been some confusion about who can attend these meetings as the same notice was going to County department and divisions, service agencies and community groups.

Solution: TAC meeting notices have now been modified. One version goes to County staff and agencies with detailed meeting information. A second version goes to community design groups and other interested parties. This has all the same project information, but notes it is for informational purposes only and does not include the specific meeting time or location.

Service and Performance Indicators

Long Range Planning:

- Assisted in adopting the Ranch Marketing/Winery Ordinance Amendments
- Housing Consultant preparing workplan under an on-call contract
- Progress made on key projects such as the Major Zoning Code update, Design Standards, Safety Element Update, Eco-Preserve Fee Update, and General Plan Five-Year review

Service and Performance Indicators

Economic Development:

- Met with over 20 companies looking to expand or locate to El Dorado County and provided resources and assistance.
- Finalized and presented the Coloma-Lotus Impact Report to the Board of Supervisors.
- Economic Development Senior Planner to play a key coordination role in the Housing Strategy work group.
- Hosted Policy J-9 launch event for El Dorado County Start Ups and Entrepreneurs, accepting applications currently.
- Finalized RFQ for broadband work on Local Assistance Technical Assistance Program and American Rescue Plan Act. Preparing applications for future Broadband projects.
- Held multiple stakeholder meetings on moving the changes to Community and Economic Advisory Committee forward.
- Hired a new Sr. Administrative Analyst and Administrative Assistant within Economic Development.

Long Range Planning & Economic Development Summary

- Long Range Planning has several projects in process and expects to complete many additional projects over the next three quarters.
- Economic Development has been very successful in obtaining grants for broadband and will continue to look for opportunities. With added staffing, planners within Economic Development have begun taking on some current planning projects.

Service and Performance Indicators

Code Enforcement:

- Code Enforcement Cases FY 22/23
 - Opened = 442
 - Closed = 600
- Recorded Notices to Correct = 33
- Recorded Notices of Compliance (correction has been completed) = 91
- New VHR Cases Opened = 47
 - Unpermitted = 45
 - West Slope = 34
 - Tahoe Basin = 11
 - Noise = 2

Tahoe Planning, Stormwater and VHR:

- West Slope Active VHR Permits:
 - FY 21/22 = 98 FY 22/23 = 156
 - 97/156 are renewing permits
- East Slope Active VHR Permits:
 - FY 21/22 = 866 FY 22/23 = 820
 - 810/820 are renewing permits
- 216 Active VHR Permit Waitlist Applications

TRPA Residential Allocations

On May 3, 2023, we were notified by TRPA that we received our full residential allocations for 2023 and 2024. The number of residential allocations for each TRPA jurisdiction is based on various factors including project review and code compliance audits. The purpose of these audits is to (1) ensure residential projects reviewed by Memorandum of Understanding (MOU) partners on behalf of TRPA comply with the TRPA Code and Rules of Procedure, (2) identify project review training and education opportunities for MOU partners, and (3) provide the Performance Review Committee (PRC) with a summary of MOU performance for the distribution of residential allocations. El Dorado County's initial residential audit score for 2022 was 94 and code compliance audit score was 97.95, for an average score of 95.98. Averaged with our 2021 average score of 89.1, the County's score is 92.54 for the two-year period. Scoring at least 90 for the two-year period is important to retain full allocation. Congratulations to Tahoe Planning and Building staff who worked hard to increase compliance and ensure the maximum number of allocations are available for our Tahoe area residents.



Service and Performance Indicators

Airports:

- Airports has recovered \$28,236.53 debt in FY 22/23
- 16 lease agreements processed and approved to date in FY 22/23
- 26 lease agreements in process
- 13 tenants are out of compliance
 - Staff issued letters to each tenant out of compliance and reduced those who were in violation from 53.

Cemeteries:

- Assisted with 42 burials at County-managed cemeteries to date in FY 22/23
- Commenced cemetery website updates to include historical, informative, and visual references to better engage tourism of County cemeteries
- Digitalization of hard copy cemetery records

Service and Performance Indicators

Commercial Cannabis:

- Cannabis Conditional Use Permits (CCUPs)

Approved CCUPs FY 22/23 = 6

Total CCUPs Approved = 11

CCUPs Processing = 12

Code Enforcement, Tahoe Planning, Stormwater, Airports, Cemeteries & Commercial Cannabis Summary

- Code Enforcement has been implementing new enforcement authorities with recent ordinance revisions (CA H&S 17920.3, Notice & Order, Ranch Marketing/Winery) and are focusing on VHRs including coordination with affected departments and divisions on unpermitted VHRs.
- Code Enforcement has contracted with two additional Hearing Officers (one individual and one law firm). This will provide flexibility and increase responsiveness.
- Spring/Summer is cannabis enforcement season. Code Enforcement staff partner with Sheriff's Office for enforcement. Illegal grows often involve other code enforcement issues such as illegal or sub-standard trailers, structures and gates.
- Stormwater circulated a draft Best Management Practices (BMP) Manual for the West Slope Stormwater Program.
- TRPA provided official notification in May that we received full residential allocations for 2023 (28) and 2024 (30).



COMMUNITY DEVELOPMENT & PLANNING AND BUILDING DEPARTMENT
<http://www.edcgov.us/DevServices/>

PLACERVILLE OFFICE:
 2850 Fairlane Court, Placerville, CA 95667
BUILDING
 (530) 621-5315 / (530) 622-1708 Fax
bladep1@edcgov.us
PLANNING
 (530) 621-5355 / (530) 642-0508 Fax
planning@edcgov.us

LAKE TAHOE OFFICE:
 924 B Emerald Bay Road
 South Lake Tahoe, CA 96150
 (530) 573-3330
 (530) 542-9082 Fax

NOTICE OF EXPIRING PERMIT

Date: June 6, 2023
 Permit #: 0302823
 Permit Issuance Date: 10/24/20
PERMIT EXPIRES: 10/23/20
 APN: 034270049
 Type: COMMERCIAL

ERY INC
 22

referenced permit expires on the date shown above. To avoid having a
 our property and incurring related fees, you must take one of the followi

Inspection BEFORE the expiration date shown above. Inspections may be re
 7:30 am and 4:00 pm, Monday through Friday, or at
 ent/Building (the inspection request link is on the right side of the main p
 has been done and no inspections have taken place, you can withdraw th
 mitted to El Dorado County Building Services. The letter should state th
 ns have been done and you request that the permit be withdrawn. We
 t may be available. Be sure that we have your correct mailing address

ed and verified by a qualifying inspection, **BEFORE** the expiration
 on. Complete and return a permit application, available at our offic
 t/building/Pages/forms.aspx

BE THE ULTIMATE RESPONSIBLE PARTY. El Dorad

placing the expiration date on the permittee's copy of the inspection
 ily for a renewal as provided for in section II, the building official,
CE OF NON-COMPLIANCE with the county recorder. The notice
 has not had a final inspection approval from the building safety
 shall be done in addition to any other legal remedy that the

at (530) 621-5315, or in person at 2850 Fairlane

Highlight: Code Enforcement Notice & Order

Issue: County Code stipulates the procedure when a Code Enforcement complaint is verified, and resolution is sought. The previous procedure allowed for as many as four appeals and four hearings. This process often resulted in a prolonged resolution of a code enforcement issue that could take many months or even a year or more. This was often frustrating for the reporting party or neighbors adjacent to a code enforcement issue as well a time consuming for staff.

Solution: The Notice and Order amendments to Chapter 9.02 reduces the number of possible appeals to two and shortens the appeals process, giving staff flexibility to escalate the most egregious health and safety cases while maintaining appropriate due process for the public. This new process has been very effective and has led to quicker resolution of issues. More fines are being collected, but more importantly, responsiveness early in the process from those with violations has increased. This allows Code Enforcement staff to educate and work with those receiving an N & O to obtain compliance.

SERVICES
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CE:
 Rd
 CA 96150
 gov.us

received an approved final inspection
 oid. This section also mandates that
 led with the County Recorder.
Inspection approval is not required and
 ed.

a portion of the building permit fees if no
 ential refund will be in accordance with the
 o inspections completed, please complete and

draw@edcgov.us

the permit file be closed. Please