



**Community Development Resource Agency**  
**Workshop – April 6, 2021**



# Department Overview

**Steve Pedretti, CDRA Agency Director**

Engineering And Surveying Division

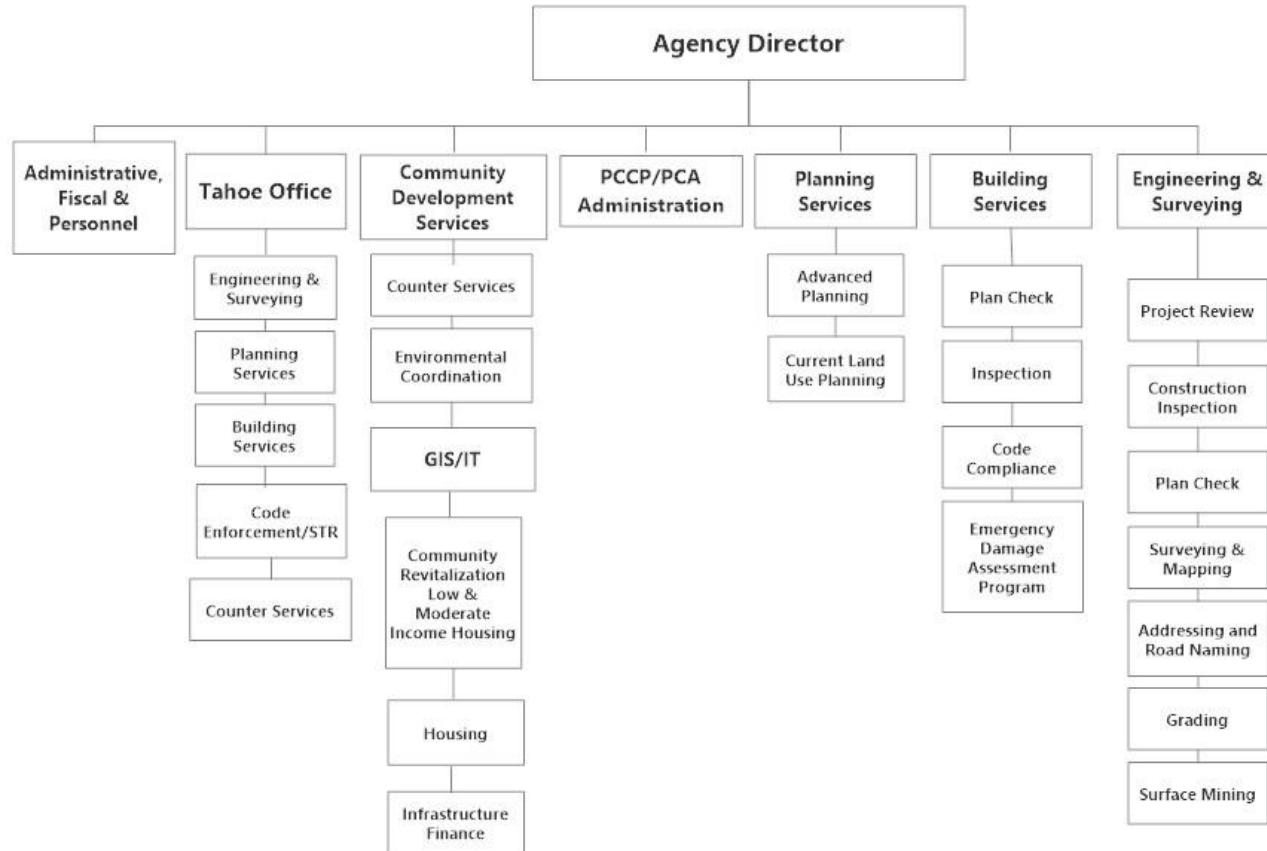
Building Services Division

Planning Services Division

Administration Division

PCCP Division

# COMMUNITY DEVELOPMENT/ RESOURCE AGENCY



# Supplemental Requests

- CDRA requested positions related to the increased workload due to development in western Placer County and a need to enhance and maintain the County's permitting system.
- Planning Division requested initial funding to begin the General Plan update.
- PCCP requested Professional Services funding for implementation of the Placer Conservation Authority.

# Projected Capital Expenditures

- Reconfigure cubicles in CDRC first floor to accommodate for increased staffing.

# Background

## Community Development Resource Agency

- Steve Pedretti, Director
  - Crystal Jacobsen, Deputy Director, Tahoe
  - E.J. Ivaldi, Deputy Director, Planning Services
  - Rebecca Taber, Deputy Director, Engineering and Surveying
  - Shawna Purvines, Deputy Director, Community Development Services
  - Tim Wegner, Deputy Director, Building Services

# Department Accomplishments

## Past Decade – History of Projects Completed

- Policies and projects approved
  - E.J. Ivaldi, Planning Director to present

# Department Accomplishments

## Past Year

1. Long Range Planning Efforts (*Land Use Planning, Economic Development*)
  - a. Sustainability Plan
  - b. Winery/Brewery Ordinance
  - c. Census, in cooperation with HHS
  
2. Routine Development Processing
  - a. 620 Planning entitlement applications processed
  - b. 74 new improvement plan submittals and 204 resubmittals
  - c. 500 residential lots constructed
  - d. 6,275 building permits issued CY 2020
  - e. 3,000 short-term rental permits issued



# Department Accomplishments

3. Placer County Conservation Program Approved (*Land Use/Environmental Stewardship*)
  - a. Approval by PCA member agencies
  - b. Approval by all resource agencies
  - c. Issuance of Corps of Engineers permit (pending)
  
4. Streamlining Project Review (*Land Use, Economic Development, Innovative Services*)
  - a. Expedited plan review for priority projects
  
5. Code Compliance Activities (*Land Use, Public Safety*)
  - a. Implemented Short-Term Rental Program
  - b. Created Hazardous Vegetation Program, in cooperation with Placer Fire

# Department Accomplishments

Past Year (Cont.)

## 6. Community Development Services Division

### a. Housing (*Achievable Housing*)

- Accessory dwelling units
- Major housing projects
  - Mercy Housing – 79 units
  - Meadow View Place (Schaffer's Mill) – 56 units
- Completed TBAP/TRPA housing-focused code update
- Workforce Housing Preservation (deed restriction) Program approved.
- Supported Housing Trust Placer
- Obtained \$2.5 million in grants
  - \$500,000 grand for North Auburn/Bowman sewer study
- Notable: 35% of 2020 residential permits were affordable

### b. Environmental review

- Participated in VMT threshold (in cooperation with DPW)

### c. Infrastructure finance (Economic Development, Land Use)

- Placer Vineyards Fee Program created, approved

# Department Accomplishments

Past Year (Cont.)

## d. Information technology improvements (Innovative Services)

- Implemented virtual video building inspections
- Implemented engineering online permits
- Implemented construction management cell phone inspection reporting
- Expanded building inspection cell phone inspection reporting
- Created website with construction project information (ESD)

# CDRA Priorities/Goals (3-5 Years)

Overall objective: Building on policies, program and projects approved over the past decade.

1. Process development applications
2. Innovation (digital solutions)
3. Affordable Housing
4. Proactively Facilitating Priority Development
5. Initiate a Comprehensive General Plan Update

# CDRA Priorities/Goals (3-5 Years)

1. Continue processing development efficiently and cost effectively possible (*Innovative Services, Land Use*)
  - a. Remove impediments/improve efficiencies
    - Create an urban Land Development Manual
    - Investigate creating regional services Community Facilities Districts
  - b. Civil improvements construction
    - Three Specific Plans under construction
      - Riolo Vineyard (347 new lots in 2021)
      - Placer Vineyards (500 lots in 2021)
      - Bickford Ranch
    - Other subdivisions constructing approximately 500 lots in 2021

# CDRA Priorities/Goals (3-5 Years)

## c. Building Construction

- Approx. 300 non-production homes constructed annually
- Placer Vineyards 1A: 150 permits
- Other subdivisions: 150 permits total
- Accessory dwelling units: 75 annually

Total: 675 single family dwelling permits (estimated)

# CDRA Priorities/Goals (3-5 Years)

- d. Planning Entitlements
  - 2020: 620 entitlement applications
  - 2021: on pace for 1000 applications
- e. Placer County Conservation Program
  - Implementation startup
- f. Right-sizing staffing
  - Meet the increased workload demand
  - Addressed in Supplemental Request section

# CDRA Priorities/Goals (3-5 Years)

2. Invest in innovation, particularly digital and automated solutions to expand information availability and more efficiently provide services (*Innovative Services*)
  - a. Gridics (parcel-specific zoning)
  - b. Accela workflow, reporting expansion
  - c. Ask Placer expansion
  - d. Accela and GIS upgrade due by YE 2021



# CDRA Priorities/Goals (3-5 Years)

3. Expand programs to provide housing options (*Achievable Housing*)
  - a. Housing Element and housing zoning code update
  - b. Implement deed restriction program
  - c. Market and expand Accessory Dwelling Unit Program
  - d. Apply for grants
  - e. Support Housing Trust Placer
  - f. Increase the variety of affordable housing options
  - g. Facilitate housing opportunity site construction

# CDRA Priorities/Goals (3-5 Years)

4. Working with partners, remove impediments to development and proactively to invest in infrastructure to support housing and economic development/redevelopment (*Strategic Relationships, Achievable Housing, Infrastructure, Economic Development, Land Use Planning*)
  - a. Support construction of roads and sewer in Sunset Area
    - Benefit Sacramento State/Sierra College and create economic development opportunities
  - b. Support construction of additional sewer capacity in North Auburn/Bowman area
    - Opens 128 acres of vacant multi-family and 203 acres of commercial property
    - Obtained \$500K grant for first phase design
  - c. Enhance development/redevelopment opportunities in Tahoe Town/Village Centers
    - Review, adjust Tahoe Basin Area Plan requirements as appropriate
    - Seek financing
  - d. Other opportunities as they arise

# CDRA Priorities/Goals (3-5 Years)

5. Initiate a comprehensive Countywide General Plan Update (*Strategic Relationships, Achievable Housing, Land Use Planning*)
  - a. Develop work program for General Plan update
    - Impact of reduced VMT & GHG, housing, etc.
    - Review relationship with Community Plans
    - Initiate General Plan Background Report

# Supplemental Requests

Recently approved position requests (March 22, 2021)

- 1 CD Technician (permit counter technicians)
- 2 Administrative Clerks (permitting/research)
- 4 Building Inspectors (replace contractors)
- 1 Senior Civil Engineer (construction management)
- 1 Administrative Clerk (construction management)

# Supplemental Requests

## Budget position requests

- 2 CD technicians (1)
- 1 Business Process Analyst (1)
- 1 IT Analyst (1)
- 1 Assistant Civil Engineer – plan check and inspection (2)
- 1 Engineer Technician – plan check and inspection (2)
- 3 Building Inspectors (3)
- 2 Administrative Clerks – building permits (3)
- 1 Code Compliance Officer – Tahoe (parking and garbage enforcement) (4)
- 1 Senior Accountant - cost recovery (General Fund) (4)
- 2 Code Compliance Officers – Cannabis (April 13 hearing item (in current General Fund budget)

- (1) Funded by proposed technology fee
- (2) 80% developer funded
- (3) Workload and fee revenue increases
- (4) General Fund

# Supplemental Requests

## One-time requests

- Placer County Conservation Program
  - Support services
    - Accela and GIS integration (\$55,000)
    - County Real Estate (\$25,000)
    - County Counsel (\$55,000)
  - WRDA Corps of Engineers contract (\$120,000)
- Housing
  - WHPP deed restriction program (\$250,000)
  - Housing Trust Placer contribution (\$500,000)
- General Plan update
  - Initiate General Plan studies (\$100,000)

# Offsetting Revenue

## Service fee updates

- Partially/fully fund certain requests
- Adjust fees for services, where indicated by study
  - Compare to local jurisdiction fees
- Add technology fee (3.5%, maximum \$350)

## Direct Charges – Construction management

## Increased number of permits

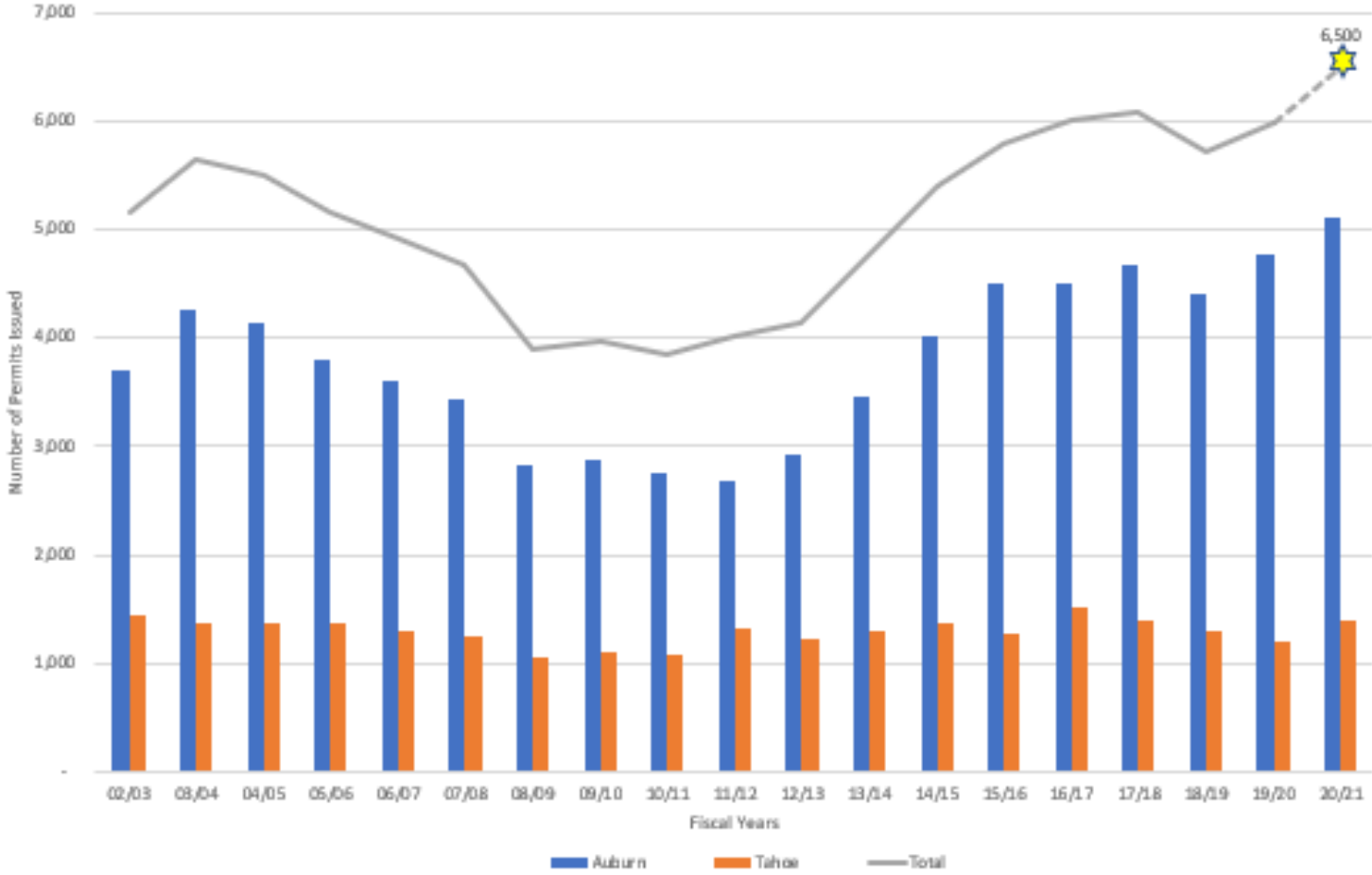
- 300 production homes = \$550,000 in West Placer

# Supplemental Requests

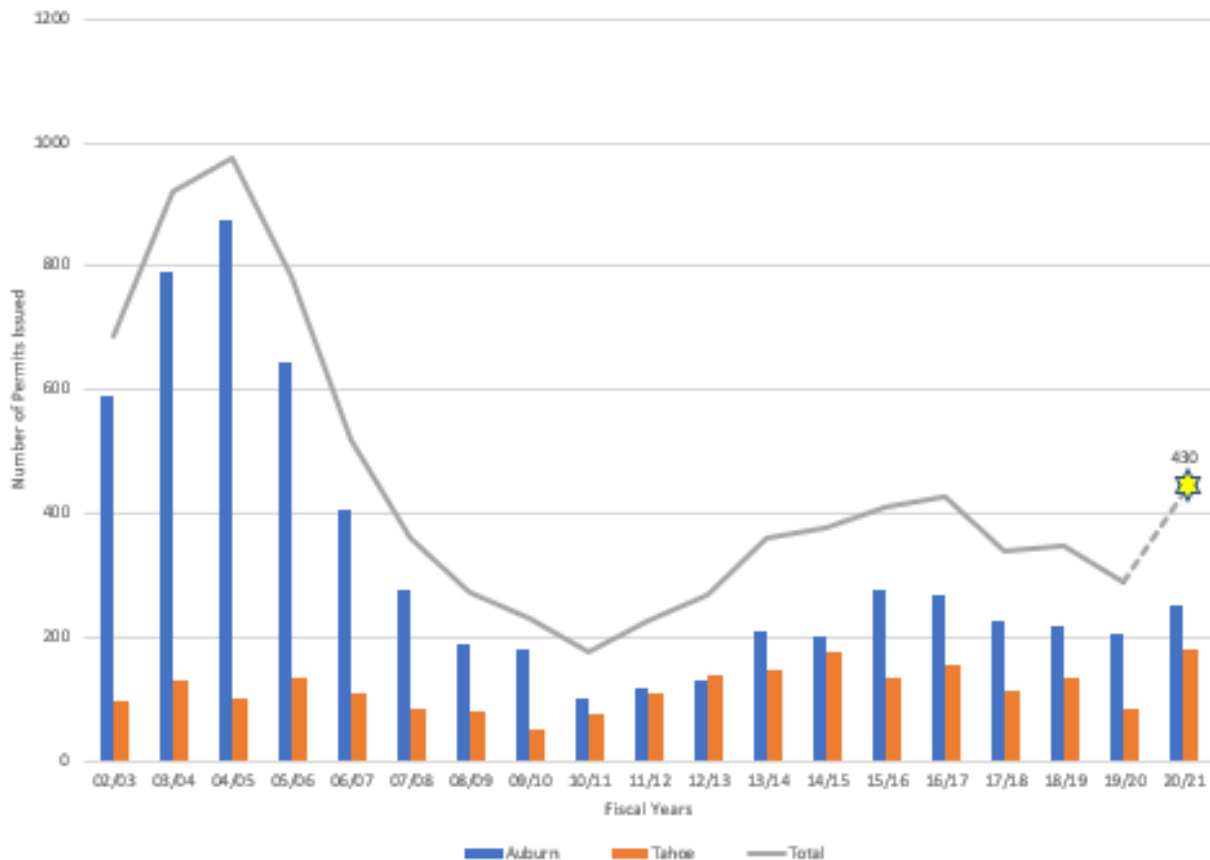
Priority: Continue processing development efficiently and cost effectively (*Innovative Services, Land Use*)



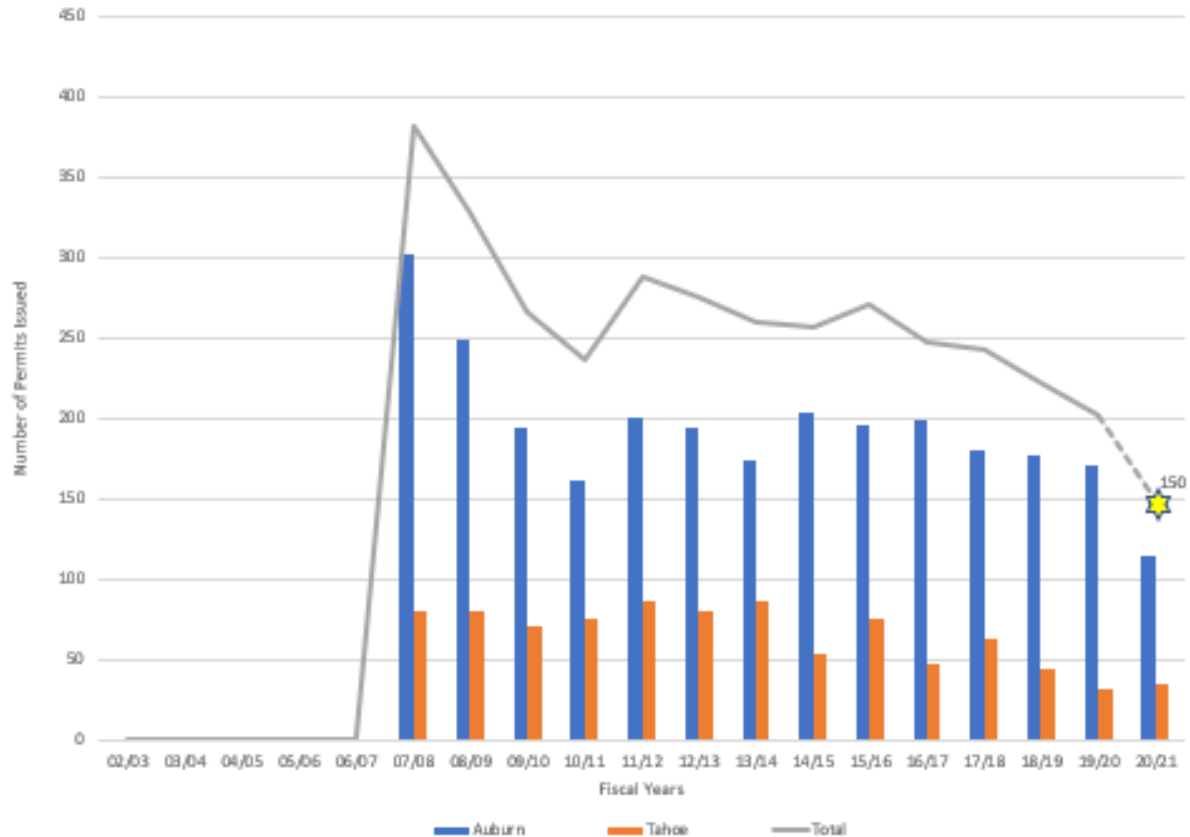
# Building Permits Issued



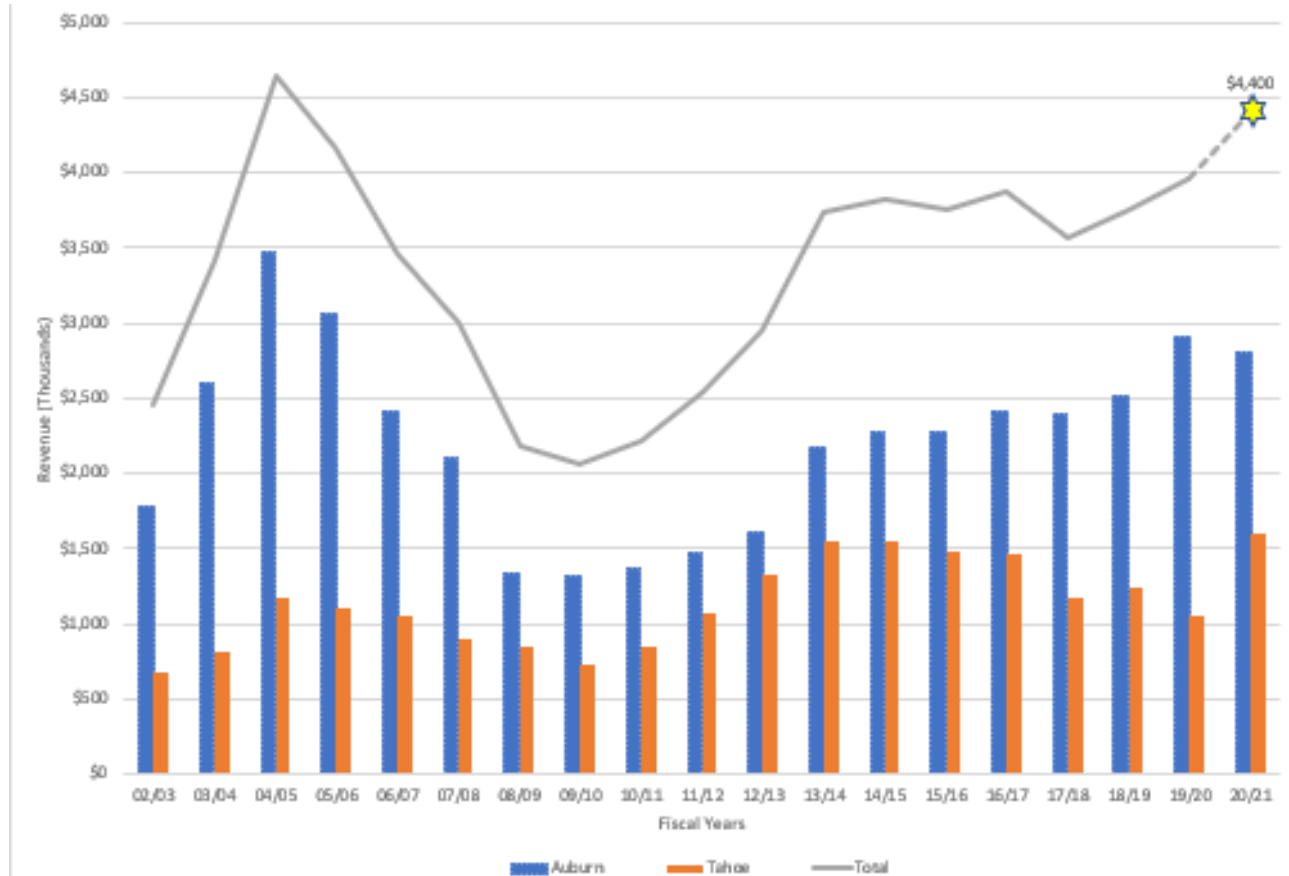
# Single Family Residential Building Permits



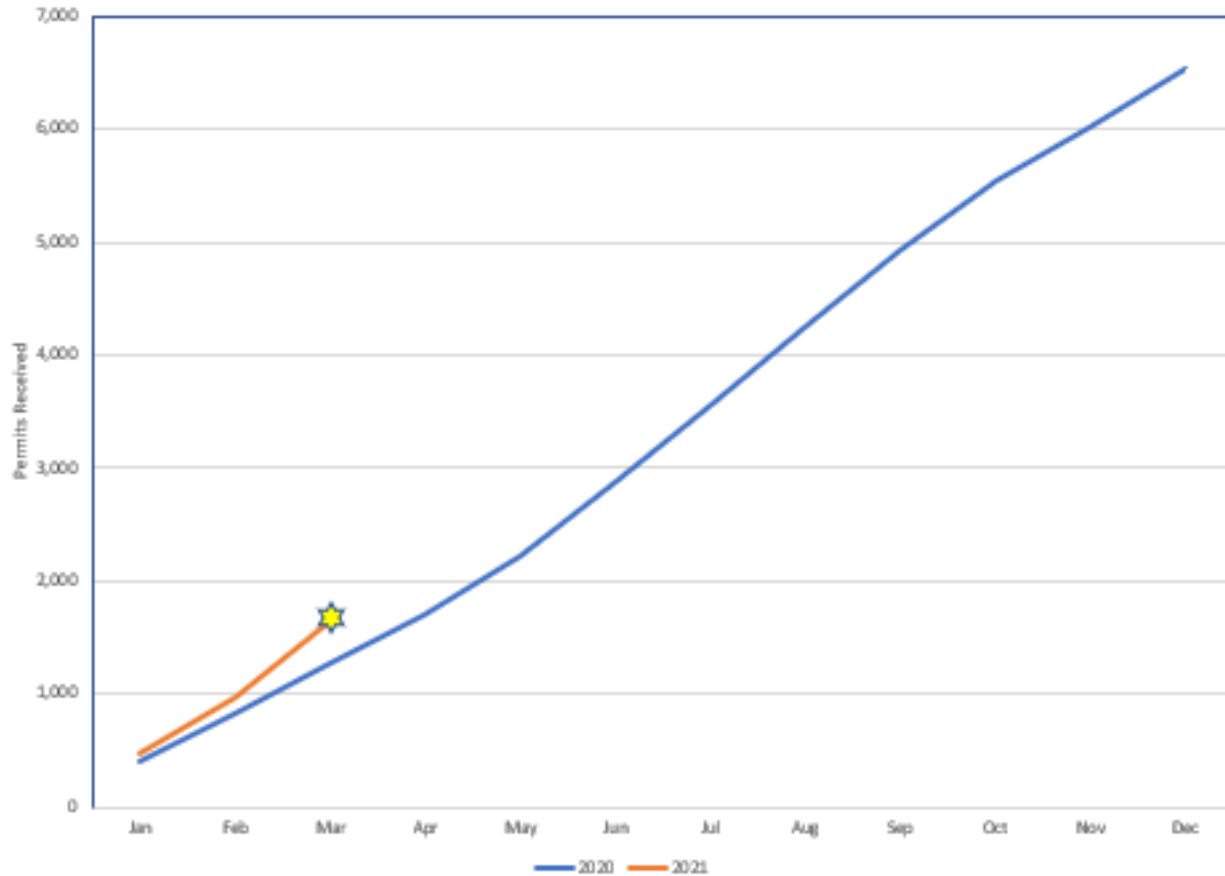
# Commercial Building Permits



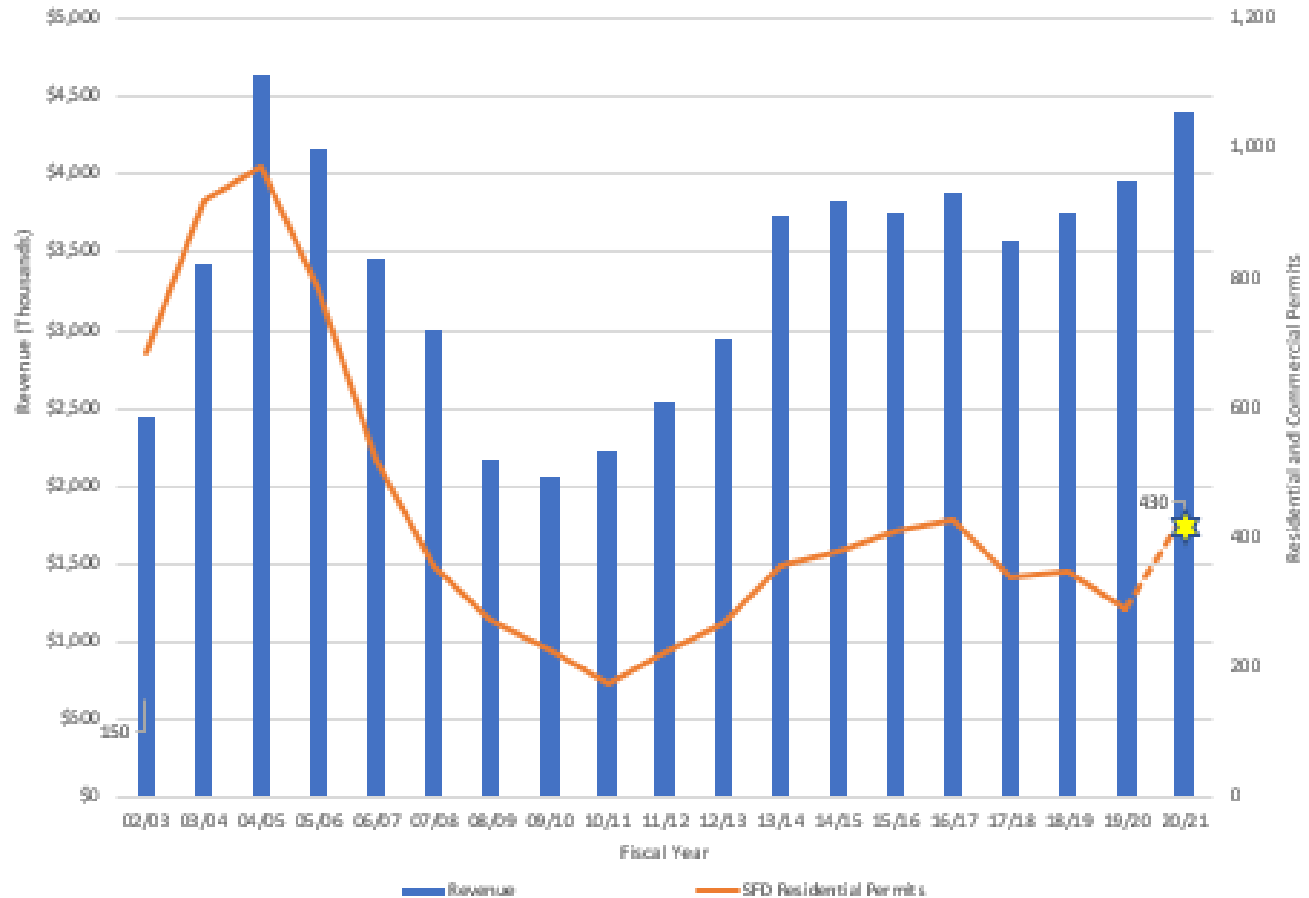
# Building Permit Revenue



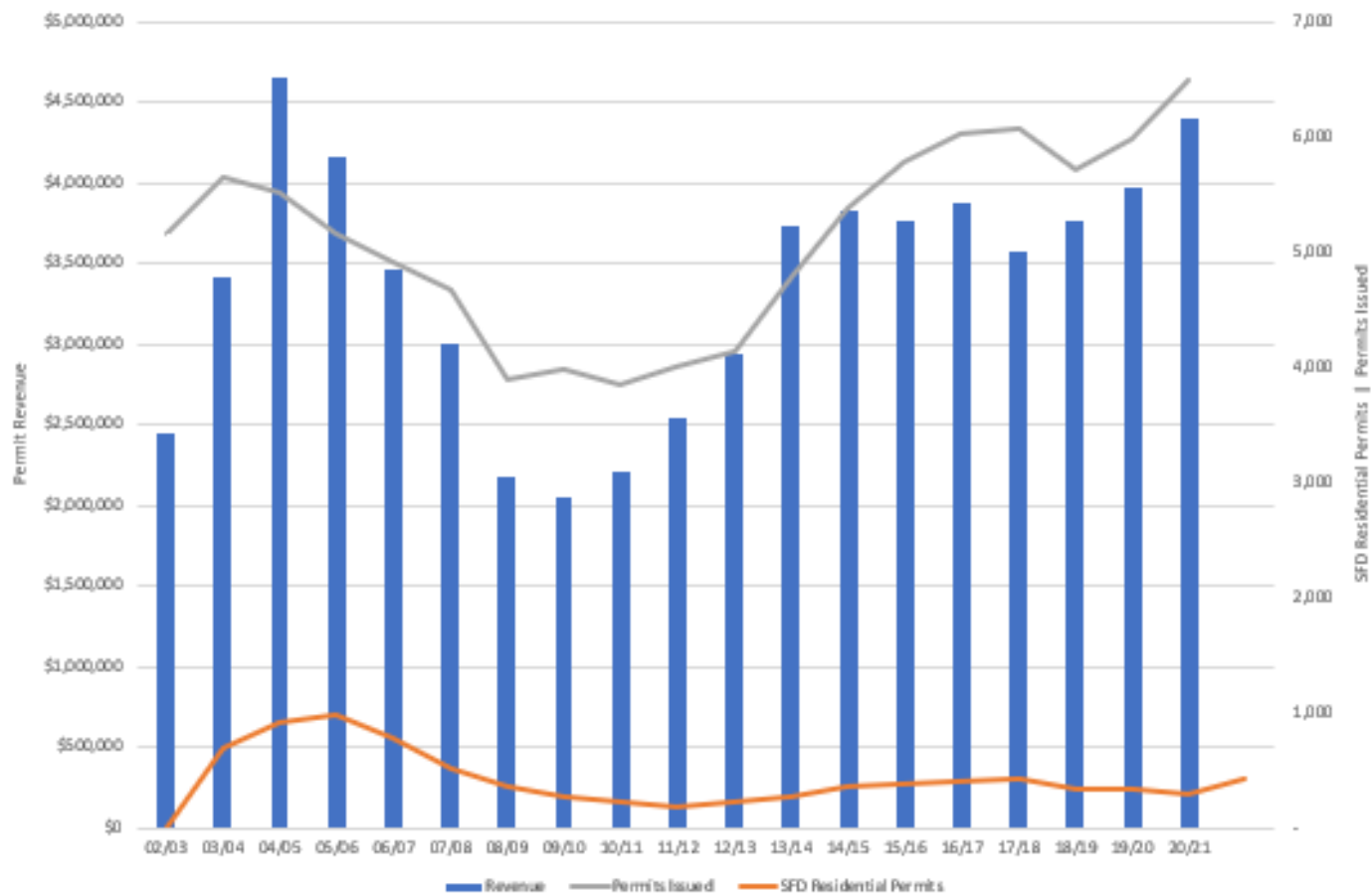
# Building Permits Received



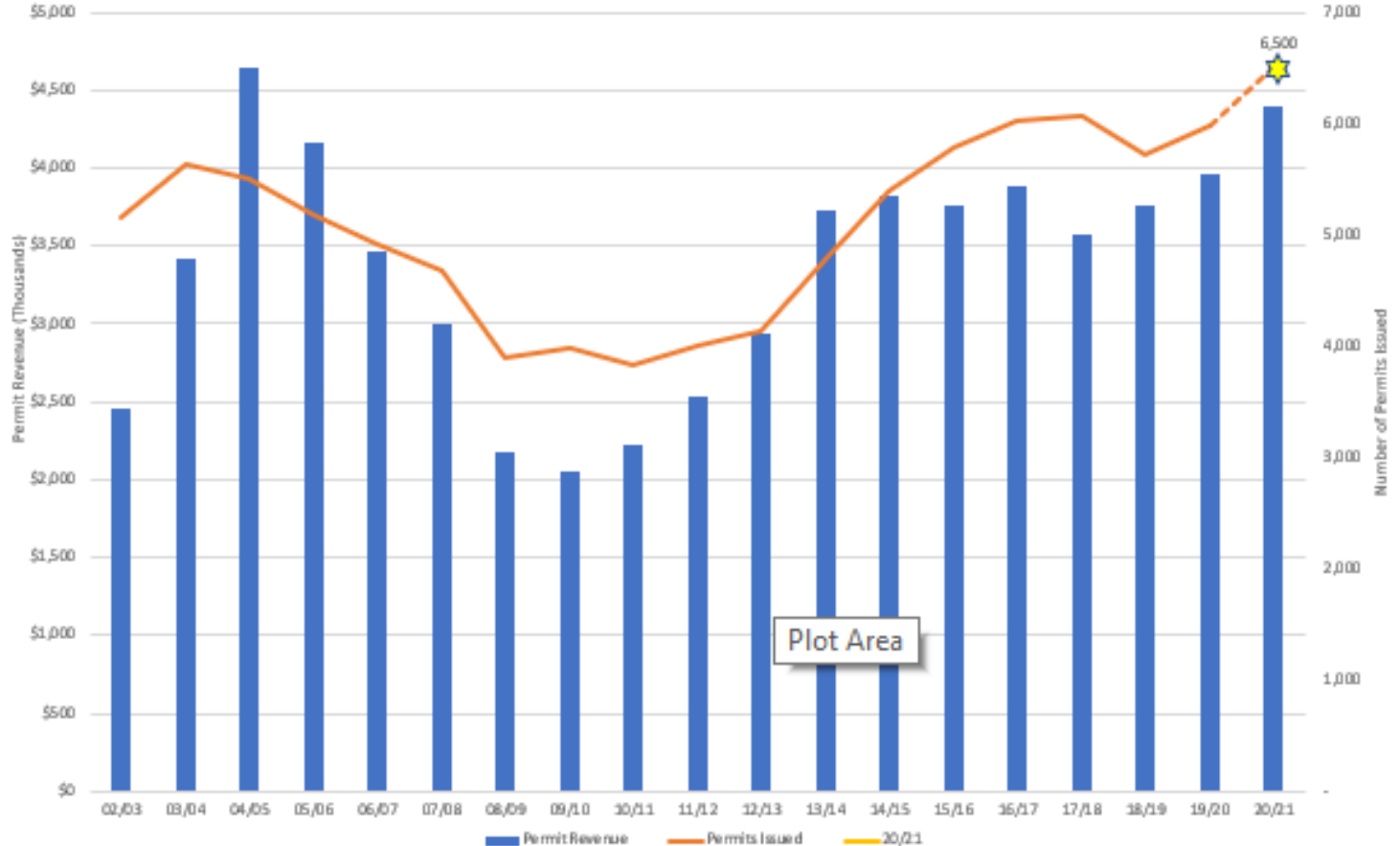
# Revenue/Residential Permits



# Revenue/Permits Issued/SFD Residential Permits

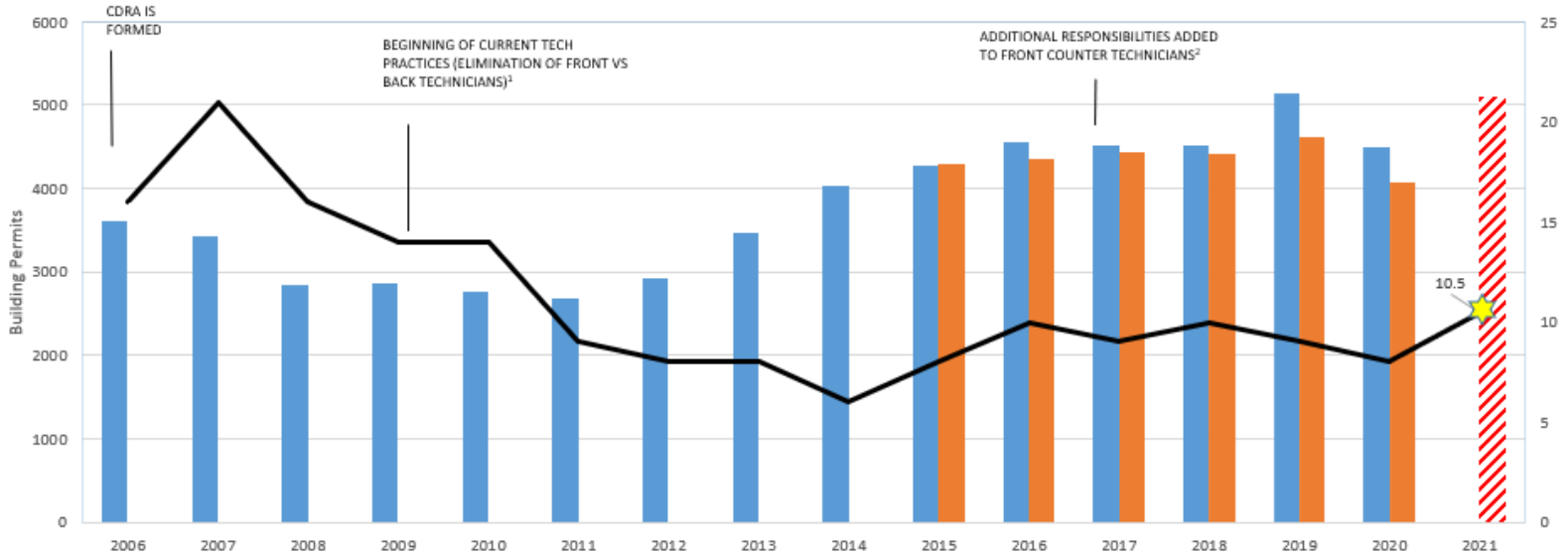


# Building Permit Activity





# Building Permit Issuance vs Front Counter CDRA Technicians – Auburn Office



1. Additional responsibility added to the front counter technicians, including: Building file maintenance (e.g. archiving and expunging of files), processing of permits for issuance, answering customer calls and e-mails for planning, engineering, and building), Subdivision Processing
2. Additional responsibility added to the front counter technicians, including accounting responsibility (includes closing out of cash/check drawer and all credit card payments), Building Permit Research

■ Number of BLD Permits Submitted    
 ■ Number of BLD Permits Issued    
 — Number of Technicians

# Supplemental Requests (Cont.)

Priority: Continue processing development efficiently and cost effectively

## Supplemental Request

### a. Positions

- 2 CD Technicians (permit counter)
- 1 Assistant Civil Engineer – plan check and inspection
- 1 Engineering Technician – plan check and inspection
- 3 Building Inspectors
- 2 Administrative Clerks – building permits
- 1 Senior Accountant – cost recovery
- 1 Code Compliance officer – Tahoe (parking and garbage enforcement)
- 2 –Code Enforcement Officers - Cannabis

### b. One-time (PCCP)

- Accela and GIS integration (\$55,000)
- County Real Estate (\$25,000)
- County Counsel (\$55,000)
- WRDA Corps of Engineers contract (\$120,000)

# Supplemental Requests (Cont.)

Priority: Invest in innovation, particularly digital and automated solutions to expand information availability and more efficiently provide services (*Innovative Services*)

- a. Impact
  - Work being delayed by software backlog
- b. Supplemental Request
  - 1 IT analyst
  - 1 Business Process Analyst/Staff Services Analyst

Priority: Expand programs to provide affordable housing options (*Achievable Housing*)

- a. Supplemental Request – one time
  - WHPP deed restriction program (\$250,000)
  - Housing Trust Placer contribution (\$500,000)

Priority: Initiate a comprehensive Countywide General Plan Update (*Strategic Relationships, Achievable Housing, Land Use Planning*)

- a. Supplemental Request
  - Study to initiate the General Plan (\$100,000)

# Questions?

