

Development Services Department Narrative – July 2025

In July 2025, the Development Services Department issued 40 permits with a total construction valuation of \$2,482,546, reflecting steady residential and commercial activity despite no single-family dwelling permits issued. This aligns with the average of 40 permits issued and \$2,482,546 in valuation for months without single-family dwelling permits. The department collected \$23,663 in fees, with \$8,980 from Planning and \$14,683 from Building, alongside impact fees for park, traffic, sewer, and fire services. Notable projects included a variance for The Ridge at Orchard Hill, supporting Placerville's growth. Four single-family dwelling permits for Sutter's Ridge are scheduled for issuance in August 2025.

Building Division

The Building Division demonstrated strong service efficiency in July 2025, issuing 40 permits and completing 38, while conducting 79 inspections (71 residential, 8 non-residential), with 26 virtual inspections (29% of 91 total) to streamline processes. The division issued 6 Certificates of Lateral Compliance, ensuring safe building standards and addressing substandard structures. Key activities included reroofing, HVAC/water heater upgrades, plumbing, and PV solar/energy storage systems, prioritizing safe and sustainable buildings. Fees collected totaled \$14,683. Substandard and unsafe structure abatement is ongoing, with regular inspections and public engagement ensuring compliance and enhancing community safety.

Planning Division

The Planning Division processed applications for a Temporary Use Permit, Special Event Sign, three Master Sign Plans (including Home Depot), a variance for The Ridge at Orchard Hill, a Planned Development, and a Tentative Subdivision Map. Fees collected reached \$8,980, indicating active planning for commercial and residential projects. The division's efforts support Placerville's economic and community development, with upcoming Sutter's Ridge permits in August 2025 reinforcing long-term growth.

PLANNING SUMMARY

APPLICATIONS

- TEMPORARY USE PERMIT
- SPECIAL EVENT SIGN
- MASTER SIGN PLAN: 3

HOME DEPOT

- SIGN PACKAGE
- VARIANCE

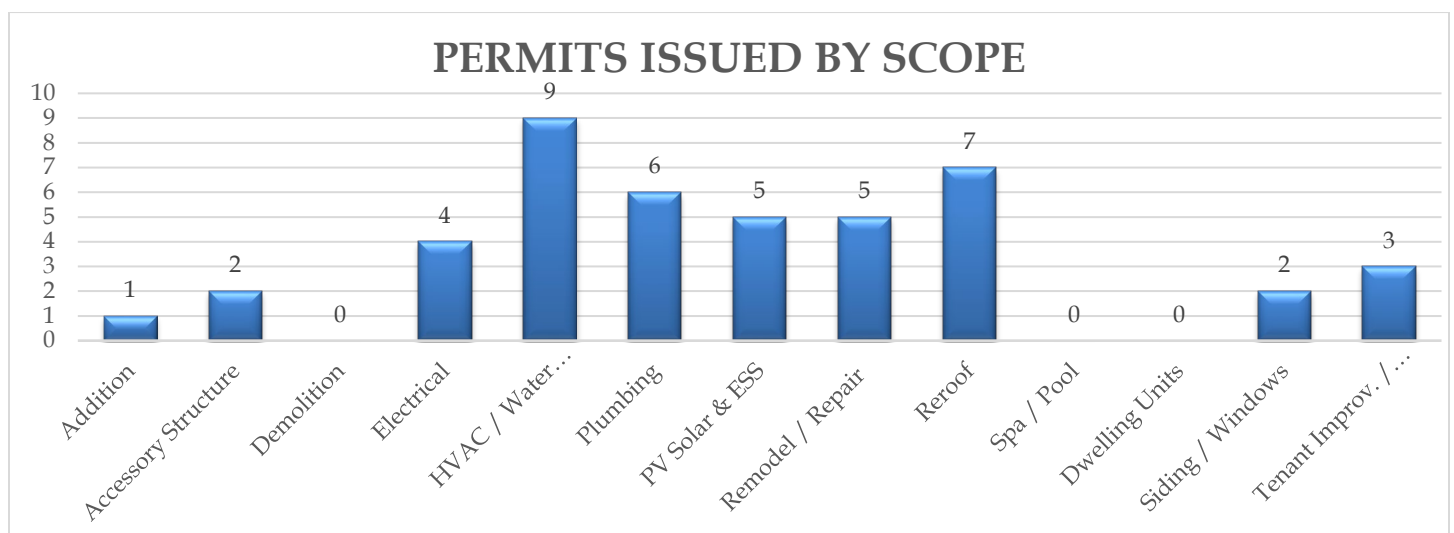
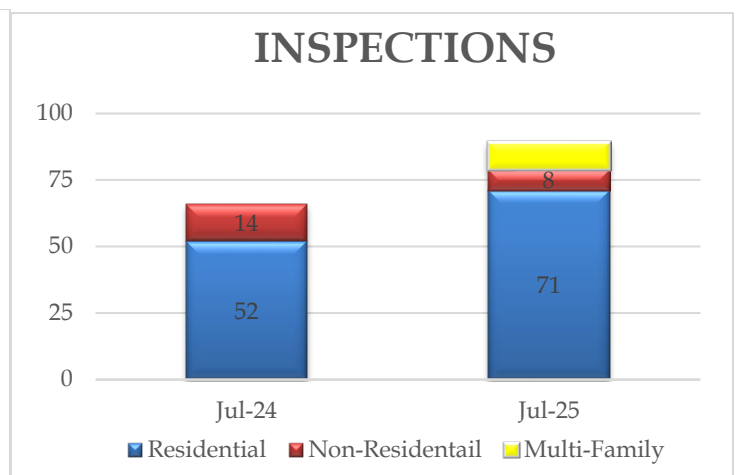
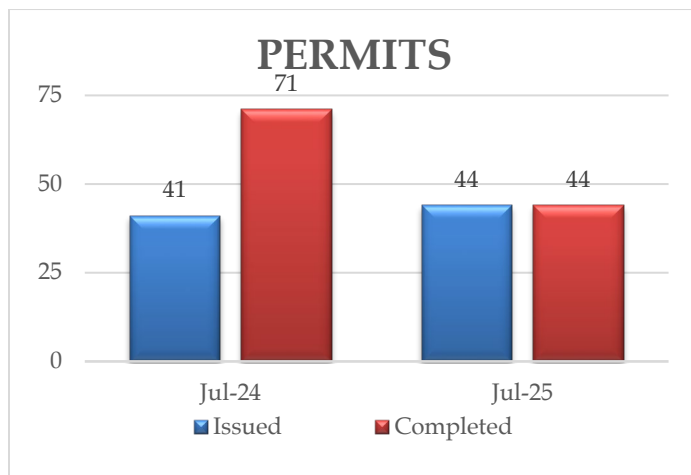
THE RIDGE AT ORCHARD HILL

- PLANNED DEVELOPMENT
- TENTATIVE SUBDIVISION MAP

BUILDING SUMMARY

STATISTICS

- PLAN REVIEW: 18
- CERTIFICATE OF LATERAL COMPLIANCE: 6
- VIRTUAL INSPECTIONS: 26/91

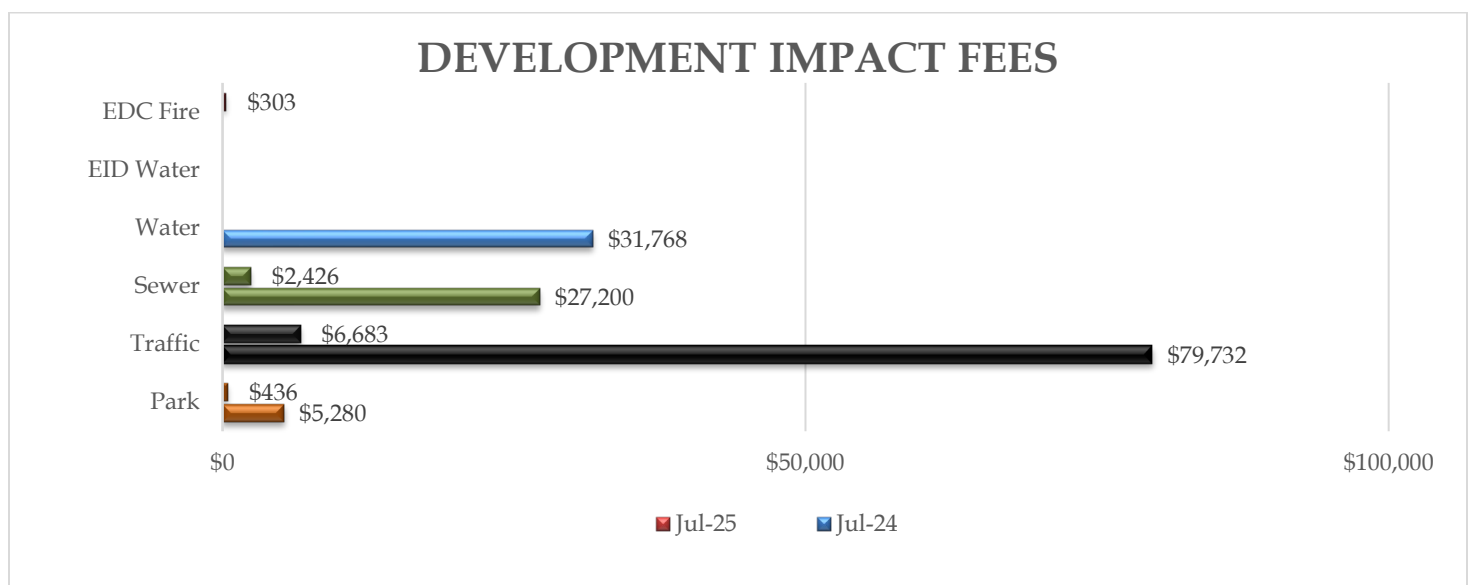
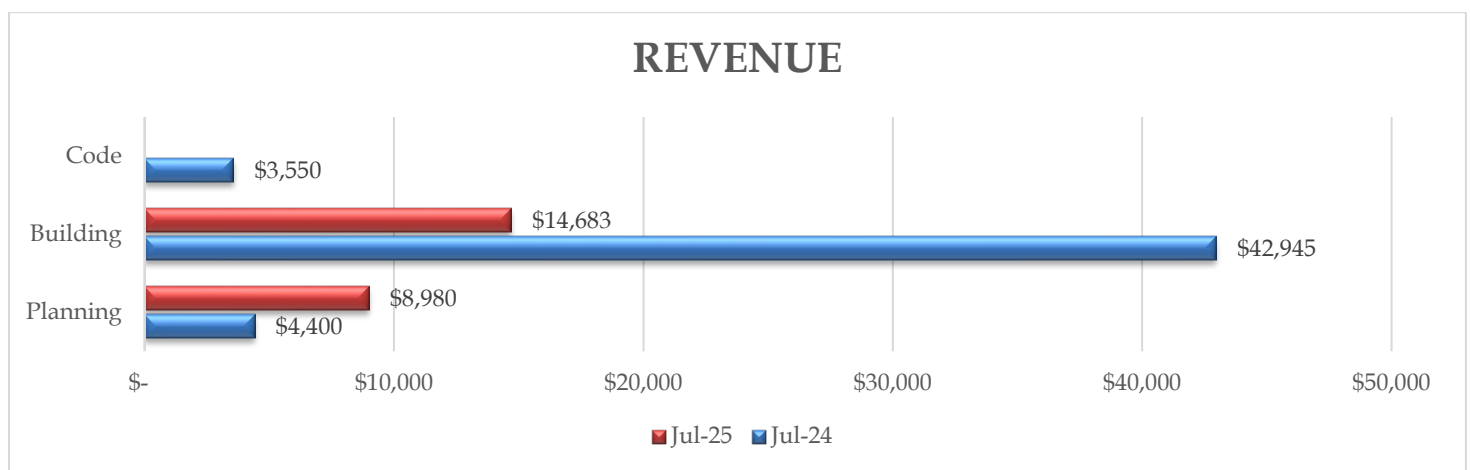


DEVELOPMENT SUMMARY

TOTAL DSD FEES COLLECTED: **\$23,663**

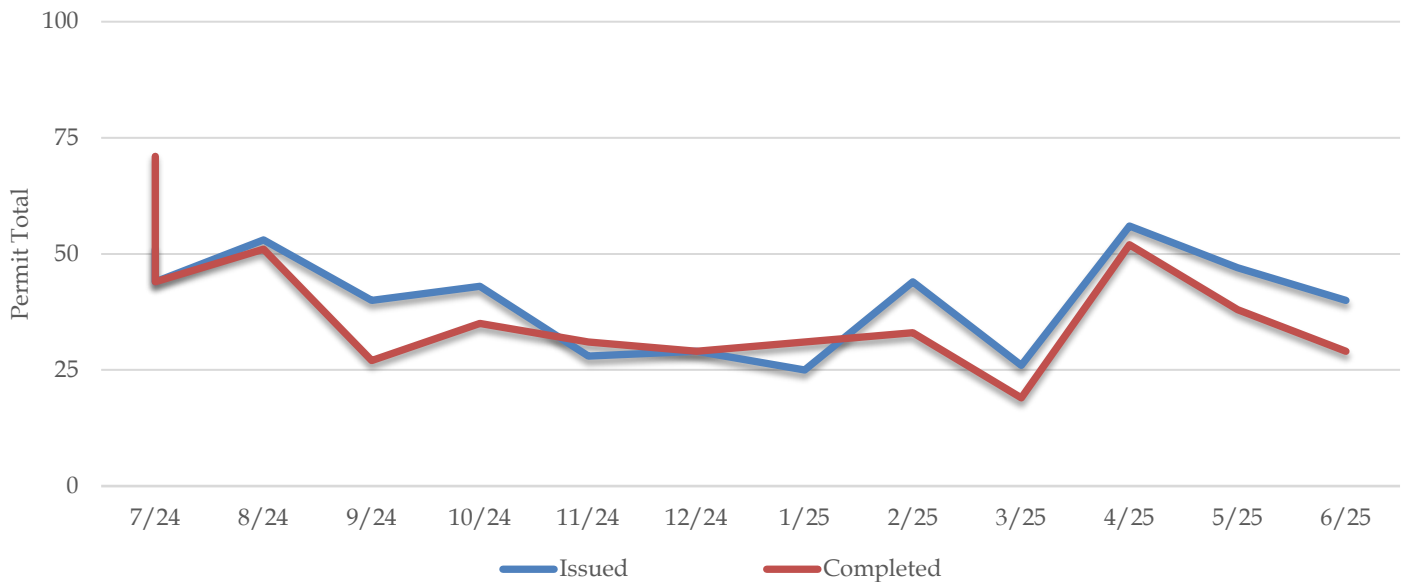
MOVING MONTHLY TRENDS & AVERAGES FOR A YEAR

- PERMITS ISSUED: **40**
- PERMITS COMPLETED: **38**
- CONSTRUCTION VALUATION: **\$2,482,546**
- PERMIT CONSTRUCTION VALUATION: **\$53,847**



PLANNING | BUILDING | CODE COMPLIANCE

BUILDING PERMITS ISSUED & COMPLETED YTD



CONSTRUCTION VALUATION

