

Planning, Building & Environmental Services

Code Compliance Program Updates & Next Steps

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Topic Summary

- Use Permit Compliance Program Update and Recommendation
- Reusable Foodware Ordinance Update
- Reverse Osmosis Systems
- Rooster Ordinance Update
- Code Compliance/Realtor Interface/Education



Use Permit Compliance Program – Background/Status

- Established by Board Resolution – November 2018
- Goal: Bring non-compliant facilities into conformance
- Application deadline: March 2019
- Total enrolled: **47 Applicants**
 - **37 Applications Completed**
 - **10 Remaining Applications:**
 - 1 Approved by Planning Commission, **under appeal**
 - 7 Under review, tentatively scheduled for action by end of 2025
 - 2 Incomplete, no tentative decision date



Use Permit Compliance Program – Outcomes

- Anticipate **45 total facilities moved to compliance by end of 2025**
- Program promoted safety and code consistency
- Fosters public trust and equity among operators
- **Seven-year successful initiative** with many remaining applications nearing a decision



Use Permit Compliance Program – Recommendation

Proposed Program Sunset Date: March 31, 2026

- Staff recommends returning with a formal resolution including:
 - Closure of the program by March 31, 2026
 - Applications not acted on by then must **cease non-compliant operations** and proceed with processing, subject to applicable standards, processes and deadlines.
 - Applications acted upon but continued or appealed may proceed and would not be subject to program closure



Reusable Foodware Ordinance Update

- Original Ordinance Adopted: December 3, 2024
- Effective Date: January 1, 2026
- Educational materials developed
- Interagency collaboration focused on outreach, education and enforcement logistics
- Stakeholder outreach underway
- Upcoming ordinance updates to clarify its application to temporary events and exemptions set for BOS meeting on **October 7, 2025**



Reverse Osmosis (RO) Update

- Focus Area: Milliken-Sarco-Tulocay (MST) Basin
- Goals: Strengthen water conservation policies
- Research impacts of RO system discharges
- Staff reviewing state and comparable county policies
- Update planned with **Water Availability Analysis Guidelines – Winter 2025**



Rooster Ordinance Update

- Current cap: 25 roosters/acre, max 100 per parcel
- Board direction (June 2025): Explore reductions
- Coordination with Sheriff & Ag Commissioner
- Community Outreach & Policy Review In-Progress
- Plan to Return with Proposed Updates to Board:
Winter 2026



Realtor Outreach & Education Updates

- "Know Before You Buy" brochure developed and available online (English & Spanish)
- FAQs for Code Compliance created and regularly updated
- Educating buyers on permit history & compliance risks
- Initial outreach to Bay Area Realtors Association – lack of interest in partnership



Realtor Engagement & Continuous Improvement

- New partnership with real estate brokerage underway; planning realtor panel workshop to:
 - Build relationships
 - Clarify PBES roles & processes
 - Support informed property transactions
- PBES will continue to focus on:
 - Expanding realtor and community partnerships
 - Enhancing outreach materials & public guidance
 - Researching alternative options to address



Questions? Next Steps.

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