

OC PUBLIC WORKS/ OC PLANNING

Jess A. Carbajal

Director, OC Public Works 300 N Flower Street Santa Ana, CA 92703 714.667.3217 Fax: 714.834.2395

OC Planning

"Committed to Shaping the County's Future"

OC Planning Progress Report

BUSINESS OVERVIEW:

Our goal is to shape the physical development of the County of Orange by working closely with residents, builders, land developers, and internal and external County clients to ensure careful and thoughtful compliance with all Federal, State, and local laws, codes, policies, and ordinances, and to establish safe and attractive communities in which to live, work, and play.

CHALLENGE:

In July of 2009, the Performance Audit Department released an audit of Planning & Development Services (PDS). Based on discussions internally and with external stakeholders, OC Public Works has developed this Action Plan and timelines for accomplishing the goals set forth in the Plan.

RESULTS:

The audit underscored the need improvements in staff development, customer service, business processes, information systems, management, and operations. Operational strengths within the division are typified by our ongoing collaboration with the Development Processing Review Committee (DPRC) and Planning Commission. These partnerships, combined with internal team efforts, have resulted in the implementation of key concepts to better serve the public and improve customer satisfaction with the PDS experience, i.e., project management, processing timelines, management oversight and accountability. By strategically looking ahead and initiating additional changes through this Action Plan, PDS will move forward in a new direction creating an efficient and effective organization poised to meet future challenges.



RECOMMENDATIONS AND PROGRESS

ECOMMENDATIONS AND PROGRESS		
	Projected	Progress
	Completion Month	
Staff Development		
 Survey staff to identify training programs desired and needed. 	09/2009	Completed September 2009 - HR staff has deployed a survey
(Recommendation 2, 3, 5, 34)		for staff to identify training needs that was launched on August 31, 2009.
		HR surveyed and identified training needs that were completed in 2009.
 Schedule bi-annual mandatory National Pollution Discharge Elimination System (NPDES) regulatory training in first and third quarters of each year. 	09/2009	Completed September 2009 - All OC Planning staff attended mandatory NPDES training sessions in September 2009. The next mandatory NPDES
(Recommendation 22.1, 34)		training will be scheduled in early 2010.
		In March 2010, Inspection staff completed a two-part NPDES training. The next mandatory NPDES training will be scheduled in September 2010.
 Develop a comprehensive curriculum and training plan that will focus on the broad spectrum of the division business needs. 	11/2009	Completed November 2009 - OC Planning Management has completed the Succession
(Recommendation 5, 34)		Planning / Management Academy. Supervisors and staff have been enrolled in the September and October Supervisor Camp through "Training Partner."
		In addition, Supervisor Camp is offered four times per year to supervisors and staff. They will continue to enroll in this program as classes become available through "Training Partner" to ensure that business needs are met.

RECOMMENDATIONS AND PROGRESS		
	Projected	Progress
Staff Development (Cont)	Completion Month	
 Provide refresher training sessions to all NPDES Inspectors. 	11/2009	Completed December 2009 - The NPDES refresher training
(Recommendation 22.1, 23, 34)		was completed; all building inspectors are now ready for the wet season.
 Schedule mandatory training for all inspections staff on inspection procedures and requirements. (Recommendation 22.1, 34) 	11/2009	Completed November 2009 - Inspectors completed an 11- week, one- hour per week, in- house training program on existing procedures and relevant codes and laws. Inspectors attended three- days of continuous education training through their professional organization, the
		California Building Officials (CALBO), which will fulfill state mandated training requirements. These courses will be part of the ongoing annual training provided to all inspection staff.
 Include a theme focus into all training with top priority being Customer Service, Teambuilding, and Servant Leadership. 	12/2009	Completed October 2009 - Developed themes to include Succession Planning,
(Recommendation 2, 34)		Management Academy, Supervisor Camp, and "A Passport to Your Future."
 Identify mandated and non-mandated training modules for Management, Supervisors, Plan Check, Inspection, Planning/Zoning, Code Enforcements, and support staff. 	12/2009	Completed October 2009 - Identified mandated and non-mandated training modules and management tracking completion of required training.
(Recommendation 34)		All required training has been completed, and other training opportunities are being evaluated and implemented.
 Create and validate desk procedures to train for consistency. 	12/2009	Completed December 2009 - Desk Procedures have been updated.
(Recommendation 34)		ириисси.

RECOMMENDATIONS AND PROGRESS	5	
	Projected Completion Month	Progress
 Staff Development (Cont) Ensure transfer of institutional knowledge through the use of section specific training, expert facilitators and participation in regional programs offered by professional organizations with a focus on implementing best practices. (Recommendation 3, 4, 34) 	12/2009	Completed December 2009 – Created "A Passport to your Future" career development program to ensure the transfer of institutional knowledge and best practices.
 Develop a mentoring curriculum to impart institutional knowledge and reinforce best practices. (Recommendation 3, 34) Customer Service	12/2009	Completed December 2009 - The creation of "A Passport to your Future" career development program supports transfer of institutional knowledge and best practices.
 Monitor walk-in traffic and reach all clients within the first two to three minutes of arrival in the lobby. (Recommendation 9.1, 9.2, 15, 25.2) 	05/2009	Completed May 2009 - Continued recording and reviewing customer wait times between sign-in and time called-in to ensure compliance with goals of reaching each client within the first two to three minutes of arrival in the lobby.
		The average recorded wait time has consistently met our goal of under two minutes between sign-in and time called-in from the time we established the Customer Care unit in September 2009.
 Track customer service time from arrival to departure. (Recommendation 9.1, 9.2, 15) 	05/2009	Completed May 2009 - Introduced a revised customer sign-in sheet that includes column for notation of "time called" and "wait time."

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RECU	MMENDATIONS AND PROGRESS		Drograss
		Projected Completion Month	Progress
Custo	omer Service (Cont)	Completion Month	
	Implement additional measures to ensure that customer deposits are handled in a timely manner with management reports reviewed on a weekly and monthly basis to provide oversight and tracking of all	07/2009	Completed July 2009 - Implemented a monthly Permit Refund Report used to measure timeliness of customer refunds.
	activities.		An average of ninety-five
(Re	ecommendation 13, 26)		percent of permit refunds were processed within three weeks in May and June 2010.
	Perform follow-up calls to our clients, and/or weekly site audits to ensure customer satisfaction and to collect recommendations and suggestions from clients.	08/2009	Completed August 2009 - Supervisors are monitoring and auditing staff performance including site visits to track internal and external client satisfaction and
(Re	ecommendation 2, 9.1, 9.2)		quality assurance.
			Since January 2010, OC Public Works had been conducting two phone audits per week.
٥	Complete and roll-out a new web site to accommodate the eGov "look and feel" with user friendly access to key information, frequently ask questions, and access to the most used forms for customers ease.	08/2009	Completed August 2009 - New OC Planning website launched. Established new Customer Care Unit and web address.
(Re	ecommendation 9.1, 9.2, 25.3)		
	Roll-out a new "top priority" customer service campaign initiative that will require field and office staff to provide and collect customer service performance evaluations.	08/2009	Completed August 2009 - Supervisors are monitoring and auditing staff performance including random site visits for internal and external clients. Quality
(Re	ecommendation 2, 9.1, 9.2)		Assurance policy distributed and staff trained.

RECOMMENDATIONS AND PROGRESS		
	Projected	Progress
	Completion Month	
 Customer Service (Cont) Redesign simpler and clearer informational flyers, applications, and brochures aligned with customer service goals. 	12/2009	Completed December 2009 - Redesigned and developed new informational flyers, applications, and brochures,
(Recommendation 2, 9.1, 9.2)		which are now available online and at the Permit Counter.
 Expand the role of the Concierge's Desk in the Development Processing Center. 	12/2009	Completed December 2009 - Confirmed plans to redesign
(Recommendation 9.1, 9.2, 10)		the public counter to include the concierge's desk at the Development Processing Center. An Orange County Fire Authority representative began assisting customers at the public counter on a biweekly basis.
Business Process		
 Reorganize the Division's funding structure to better and more efficiently serve its clients. (Recommendation 26, 28, 30) 	07/2010	Completed March 2010 - Presented a draft proposal to the Board Sub-Committee to review options for alternative funding structure.
		The Board approved a funding structure with focus on customer service on March 30, 2010, and will be reviewed in March 2011.
 Institute a new rotation inspection schedule for all field staff to provide broader coverage. 	08/2009	Completed August 2009 - Unincorporated County areas are now divided into four
(Recommendation 7, 16)		regions with two inspectors assigned to each, working staggered start times to maximize coverage at the beginning and end of each day. A memo to this effect was issued to staff on August 27, 2009.

RECOMMENDATIONS AND PROGRESS

Projected Completion Month

07/2010

Progress

Business Process (Cont)

 Prepare an ASR recommending review of Oil Well Inspection Fees for Board of Supervisors' consideration and approval; and review any other fees that should be considered.

(Recommendation 24)

 Review and analyze OC Planning operations to identify the required resources for each type of funding source.

(Recommendation 7, 26)

 In collaboration with CEO and the Board of Supervisors, examine the T&M model and consider a more widely accepted system.

(Recommendation 7, 26, 28, 30, 1A)

10/2009

Completed March 2010 -Approval of oil well inspection fee increase will be combined with the overall OC Planning Hybrid Fee Model for Board consideration.

The Board adopted a new fee ordinance, which included oil well inspection, drilling, and redrilling permit fee increase on March 30, 2010, and will be reviewed in March 2011.

Completed March 2010 -Presented a draft proposal for Board Sub-Committee to review options for alternative funding structure.

The Board approved OC
Planning's funding structure on
March 30, 2010, and will be
reviewed in March 2011.

07/2010 **Completed March 2010** -

Presented a draft proposal for Board Sub-Committee to review options for alternative funding structure. Fee working group will develop recommendations for a Hybrid Fee Model. Jurisdictional comparison data collected and APPS data reviewed to support formulation of recommendations.

Workgroup met with independent consultant, Management Partners, Inc., to review the work completed to date and confirms next steps for validation and vetting process.

The Board adopted a Hybrid Fee Model for OC Planning on March 30, 2010, and will be reviewed in March 2011.

July 27, 2010

RECOMMENDATIONS AND PROGRESS

Projected Completion Month

Progress

Information Systems

 Complete development and implementation of a Balanced Score Card with specific performances standards and measurements.

(Recommendation 14)

 Create the scope for a "self-serve" online application to initiate a permit request and provide messaging to the constituent to reduce vehicle trips to the Permit Center and increase customer service opportunities over the internet.

(Recommendation 20.1-20.4, 25.3)

 Implement the scope for a "self serve" online application to initiate a permit request and provide messaging to the constituent to reduce vehicle trips to the Permit Center and increase customer service opportunities over the internet. 07/2010

Completed April 2010 –
Completed Phase III Balanced
Score Card training and
confirmed high level
performance measures.
Detailed business process
performance measures
targeted for completion in July
2010.

The performance measure information is being collected through telephone audits, review of records, APPS software reports and customer surveys and will be tracked on a quarterly basis.

08/2009

Completed August 2009 –
The "QuickStart" application
scope completed to allow
customers to initiate a permit
application online and receive
feedback from plan check

staff.

03/2010 Compl

Completed March 2010 –
The joint application design
sessions have been completed.
Coding of the application has
started and is on schedule for
implementation in March 2010.

The "QuickStart" application was deployed into production on March 26, 2010. Completed a "self-serve" online application to initiate a permit request. Clients are able to verify preliminary permit information. An interactive online application for simple permits will be available on July 30, 2010.

RECOMMENDATIONS AND PROGRESS		
	Projected	Progress
	Completion Month	
Information Systems (Cont)	,	
Review all modules within APPS to identify functions that may need to be enhanced, modified, or removed and determine the long term value of making APPS modifications versus purchasing a new system.	01/2010	Completed January 2010 – Third-party consultant has completed the APPS recommendation report for review by OC Public Works Executive Management on January 28, 2010.
		Third-party consultant has completed review of all APPS modules and recommended modifications, which are being implemented.
 Review the opportunity to create a separate NPDES application tracking system. 	02/2010	Completed February 2010 - Targeted for completion one month after APPS review is completed.
(Recommendation 23)		completed.
		APPS currently has a process to track NPDES compliance.
 Review the permit management system and review the feasibility of creating a technology fee to support the needed changes and information improvements. 	03/2010	Completed March 2010 - Targeted for completion two months after APPS review is completed.
(Recommendation 20.1-20.4)		The fee structure was reviewed by an outside consultant, Management Partners, Inc. and approved by the Board of Supervisors with an effective date of May 1, 2010. A separate technology fee was not required.

RECOMMENDATIONS AND PROGRESS

Projected			
Comple	tion l	Month	

Progress

Information Systems (Cont)

Create monthly management reports

(Recommendation 20.1-20.4)

03/2010

Completed March 2010 -

Workgroup assessing needed revisions to management reports with recommendations targeted for completion two months after the APPS evaluation is completed.

Enhancements have been made and the following reports are being used: permit counts, permit forecasts, permit initiations, plan check hours, inspections hours, total revenue for new permits and prior FY percentage carryover.

 Estimate the level of effort and cost to resolve functional issues identified during APPS analysis and explore options to enhance/update APPS or seek alternative solutions.

(Recommendation 6, 12, 18.1, 18.2, 20.1-20.4)

03/2010

Completed January 2010 -

Targeted for completion three months after APPS review

completed.

A third party consultant completed the review in January 2010 and recommended that APPS be retained. Improvements to the system are being made to

resolve functional issues.

 Create user friendly data management system which protects the integrity as it relates to the APPS management and fiscal reports.

(Recommendation 17)

03/2010

Completed March 2010 -

Targeted for completion two months after APPS review

completed.

The business practice of using

outside plan check consultants was modified by bringing the consultants onsite. This change allowed

accurate tracking of plan check turn around/completion time, which resolved any data integrity issues related to the APPS management and fiscal

reports.

RECOMMENDATIONS AND PROGRESS		
	Projected	Progress
	Completion Month	
 Information Systems (Cont) Determine critical functionalities not currently available in the existing system and whether adding or replacing them would be viable options. 	04/2010	Completed April 2010 - Targeted for completion three to five month after APPS review completed.
(Recommendation 18.1, 18.2, 20.1-20.4)		The recommendations brought forth in the report by the third party consultant have been considered and are being implemented.
 Enhance APPS, or new system, to track outside consultants for turn around/completion time to confirm performance and accuracy outcomes. 	06/2010	Completed March 2010 - Targeted for completion six months after APPS review is completed.
(Recommendation 17, 20.1-20.4) Management		The consultants have been brought on-site and are using the APPS Plan Check module to track turnaround/completion times.
 Create an internal volunteer team and 	08/2009	Completed August 2009 -
solicit input from staff with management support to identify what is needed to accomplish the mission.	00/200 9	Completed creation of workgroups to include key staff from all divisions:
(Recommendation 2)		Planning Review Team; Mission, Vision, and Value Team; Training and Career Development Team; Marketing and Outreach Team; and IT Revamp/Management Report Team.
 Re-evaluate the mission, identify our tasking and create mission, vision, and goals to ensure they support the broader department and countywide perspectives. 	01/2010	Completed January 2010 – Workgroup completed the draft Mission, Vision, and Goals and Values Statement for Board
(Recommendation 1)		consideration by March 2010.

ECO	MMENDATIONS AND PROGRESS		
		Projected	Progress
		Completion Month	
	agement (Cont)	40/2022	Commission November 222
•	Introduce a value statement for the overall division that focuses on service excellence in serving internal and external customers and underscores the value of our County Mission Statement of Respect, Integrity, Caring, Trust, and Excellence as a way of doing business.	10/2009	Completed November 2009 – Presented draft OC Planning branding logo designs, Mission, Vision, and Goals and Values Statement to the Board Sub-Committee on November 23, 2009.
(Re	ecommendation 1)		The Board approved on March 2, 2010 the OC Planning Mission, Vision, and Values Statement.
٥	Ensure that the division and departmental Balanced Score Card goals and objectives are emphasized and made clear to every member of the division to ensure that high quality service and accountability are our number one goals.	10/2009	Completed October 2009 – Collaborated with consultant on this process in conjunction with overall department effort.
(Re	ecommendation 3, 14)		
o	Commit to train staff in their respective functions to ensure consistency and maximize their ability to provide the best customer service.	12/2009	Completed December 2009 - Making modifications to fit business need using County established curriculum.
(Re	ecommendation 2, 9.1, 9.2, 22.1)		
٥	Create a new professional uniform for all field staff to wear identifying them as OC Planning staff.	12/2009	Completed December 2009 - Part of overall branding effort, which will move forward
(Re	ecommendation 3)		consistent with the County's corporate image.
			The shirts ordered have the OC Public Works logo and will be offered to OC Planning field staff.

RECOMMENDATIONS AND PROGRESS	5	
	Projected Completion Month	Progress
Management (Cont) Identify the key positions, tasks, and funding needed to address operational inconsistencies and work with the CEO and the Board of Supervisors to identify the necessary funding to provide a Quality Assurance and Quality Control Manager and a full time Building Official. (Recommendation 5, 7, 21, 25, 29) Operations	07/2010	Completed March 2010 - Workgroup completed development of long-term organizational improvement recommendations for review by the Board Sub-Committee. The Board approved on March 30, 2010, key positions and funding to address OC Planning's operational needs.
 Reorganize and reassign the key functions and tasks based on the identified operational needs while creating a plan for the future where succession planning is integrated into training. (Recommendation 32) 	12/2009	Completed December 2009 - Assigned inspectors to four regions and implemented rotational program to ensure consistency and coverage. The implementation of "A Passport to your Future" will support transfer of institutional knowledge and best practices. Workgroup completed recommendations for review by Board Sub-Committee.
 Evaluate current management reports and make necessary changes to facilitate monitoring and consistency. (Recommendation 2) 	06/2010	Completed June 2010 - Completion will be dependent on enhancement of information system. Enhancements have been made to information system and monthly reports are created to facilitate monitoring and consistency.

RECOMMENDATIONS AND PROGRESS

Projected Completion Month

Progress

Operations (Cont)

 Monitor, evaluate, and calibrate processes and procedures on an annual basis to ensure consistency and effectiveness.

(Recommendation 2, 4, 13)

12/2009

Completed December 2009 -OC Public Works conducted seven field inspection audits in January 2010. These audits found that all inspections were performed satisfactorily.

OC Public Works conducts an average of five random audits every month to ensure consistency and effectiveness. These audits show that all inspections are being performed satisfactorily.

 Review the current hours of operation and flex schedules to ensure adequate staff coverage and service response time are met.

(Recommendation 2)

07/2009

Completed July 2009 -Staggered inspector starting times to increase hours of customer service at the beginning and end of the day.

On April 23, 2010, OC Public Works started the extended hours at the public counter from 7:30 .am. – 5:00 p.m., Monday through Friday. Staff schedules were also changed accordingly.

 Develop a "new OC Planning" campaign that illustrates a clear message to staff and our clients about the new direction the Division plans to embark upon.

(Recommendation 1, 3)

01/2010

Completed January 2010 Initiated OC Planning
corporate branding and
communication protocol
process; retained consultant to
develop a comprehensive
branding package for OC
Planning.

Created the OC Planning corporate branding and communication protocol process. Third-party consultant developed a comprehensive branding package for OC Planning.

RECOMMENDATIONS AND PROGRESS

Projected Completion Month

Progress

Operations (Cont)

 Create and disseminate policies and procedures that support the Division's business goals, objectives, and performance outcomes.

(Recommendation 4, 11, 31)

12/2009

Completed December 2009 -Customer Care Policies and Procedures have been created

and disseminated.