



Planning Division Update

May 13, 2025

Board of Supervisors

Our Work



Develop, implement, and maintain the County's General Plan, Zoning Ordinance, and Subdivision Ordinance



Process discretionary applications and ministerial permits



Conduct environmental compliance



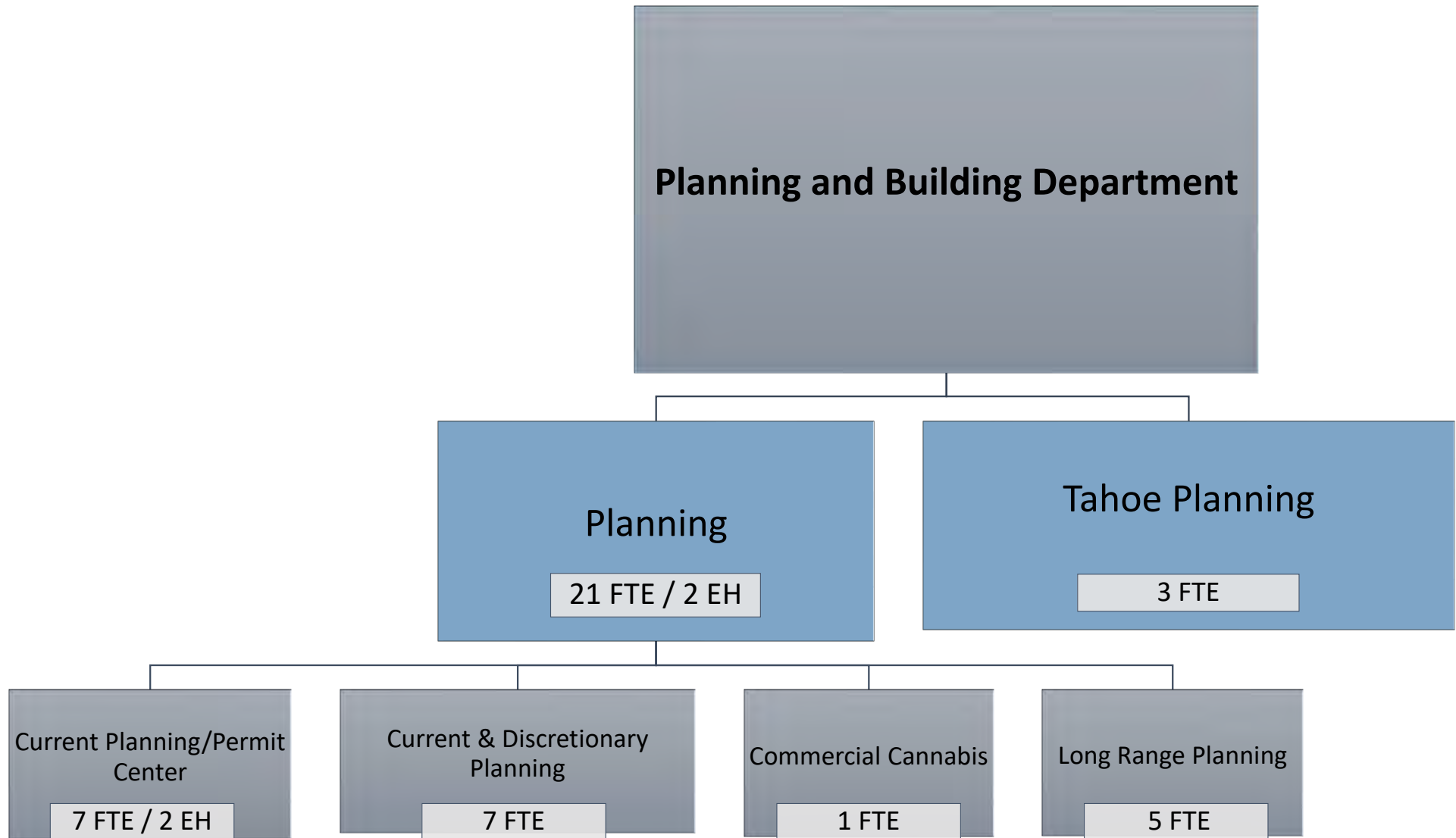
Review plans associated with building and grading permits



Perform general land use reviews



Respond to public inquiries



Major Accomplishments – Fiscal Year 24/25



Discretionary Planning

Review an average of 150 entitlement requests at a time

Team-Oriented project review

Updated Initial Studies template for CEQA

Streamlined invoice communication



Permit Center

Process manual

Triage system for preliminary review

Alert system for ADUs

Processed 87 administrative and temporary use permits

Reviewed 1,768 building and grading permits

Tahoe permit center



Long Range Planning

Interim Community Design Standards

Communications Facilities Zoning Ordinance Amendments

2024 Housing Element APR

2024 General Plan APR

Key Priorities – Fiscal Year 25/26

Discretionary Planning

- Continue thorough and efficient review of complex projects
- Update CEQA 15183 Exemption process
- Teambuilding
- Process improvements

Permit Center

- Ongoing compliance with State housing legislation
- Educating existing staff
- Process improvements
- Tahoe plan checks

Long Range Planning

- Permanent Community Design Standards
- Tahoe El Dorado Area Plan
- Oak Resources Conservation & Signs Zoning Ordinance Amendments
- Administrative Zoning Ordinance Amendments
- General Plan Conservation and Open Space Element Update
- General Plan Five-Year Review

Policy & Programmatic Changes



Providing a flexible
staffing model and
removing silos



Implementing process
improvements



Increasing online
permitting



Outsourcing work to
consultants vs. completing
work in-house