



Planning & Building Department Overview 2025

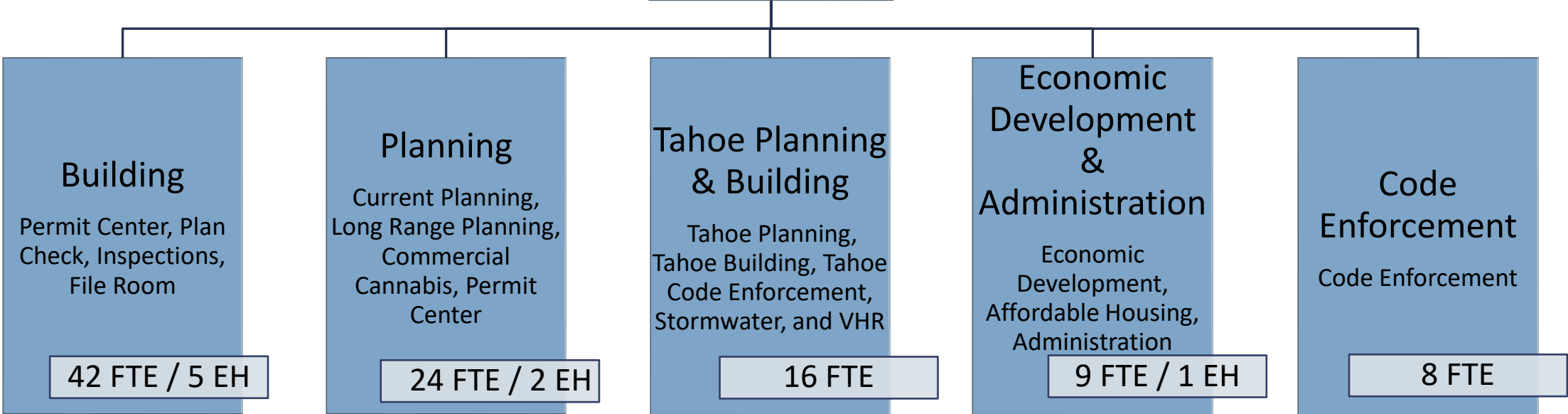
Karen L. Garner, Director

Mission

We are dedicated to serving our citizens with integrity, efficiency, and transparency. Our professional staff work to simplify the planning and building experience for our citizens to encourage a thriving economy for all



Karen L. Garner
Director of Planning and Building



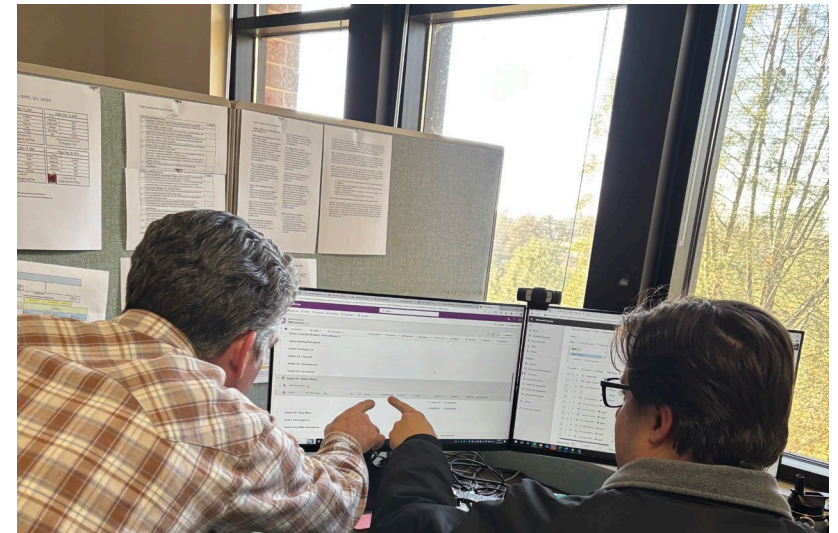
What we do...

Economic Development & Administration Division

Develop strategies and programs to stimulate business retention and expansion in the County; Implement department process improvements to improve customer service standards; Provide Affordable Housing loan servicing for the Community with grant funding; and process board items, contracts and invoicing for the department to facilitate and streamline procedures.

Planning Division

Develop, implement, and update the County's General Plan, Zoning Ordinance, and Subdivision Ordinance; process discretionary applications and ministerial permits; environmental compliance, review plans associated with building and grading permits, perform general land use reviews, and respond to public inquiries.





What we do...

Code Enforcement Division

Protect the health and safety of County residents through enforcement of codes, ordinances, and standards for property maintenance and oversight of abatement actions.

Building Division

Perform building plan review, permit issuance, and site inspections to ensure compliance with current state and County building code, ordinances, laws, and standards.

Commercial Cannabis Division

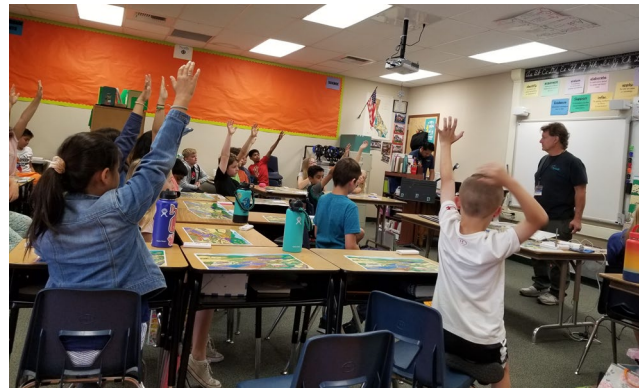
Provide oversight of commercial cannabis activities in the County including management of the permitting process and compliance monitoring.



What we do...

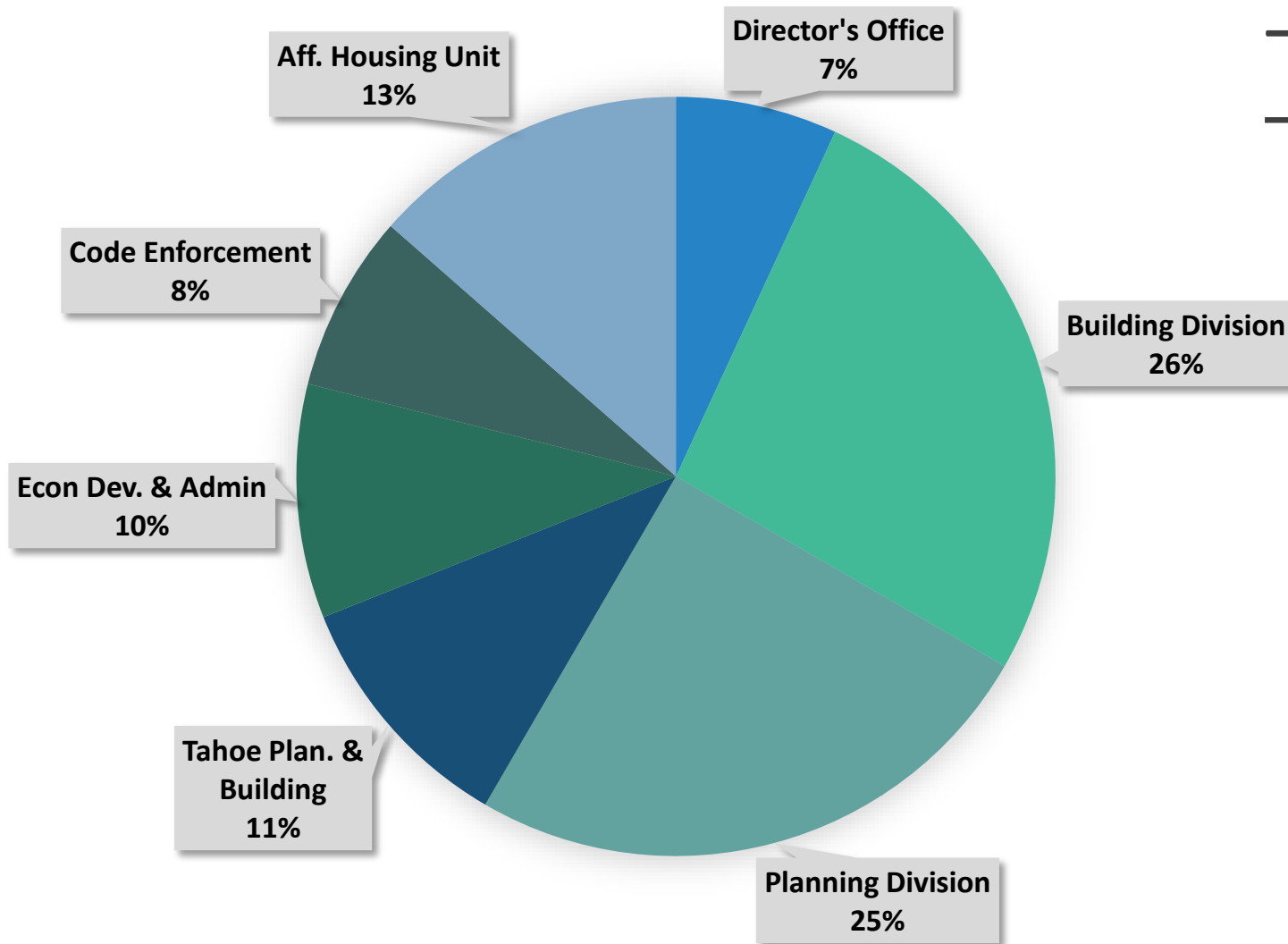
Tahoe Planning and Building Division

Manage discretionary and ministerial permits, long-range planning projects, building permits and code enforcement in the Tahoe Basin, and oversee the Vacation Home Rental Program and Stormwater Programs countywide.



Total Appropriations

\$22,935,842



Director's Office \$1,580,773

Building \$6,063,956

Planning \$3,348,750

- Current Planning \$2,415,750
- Long Range Planning \$846,000
- Commercial Cannabis \$90,000

Tahoe Planning & Building \$1,300,900

Econ Dev & Administration \$ 400,000

Code Enforcement \$1,729,929

Affordable Housing Unit \$3,104,570

Net County Cost

\$6,725,997

Director's Office \$1,324,111

Building (\$1,451,507)

Planning \$2,295,833

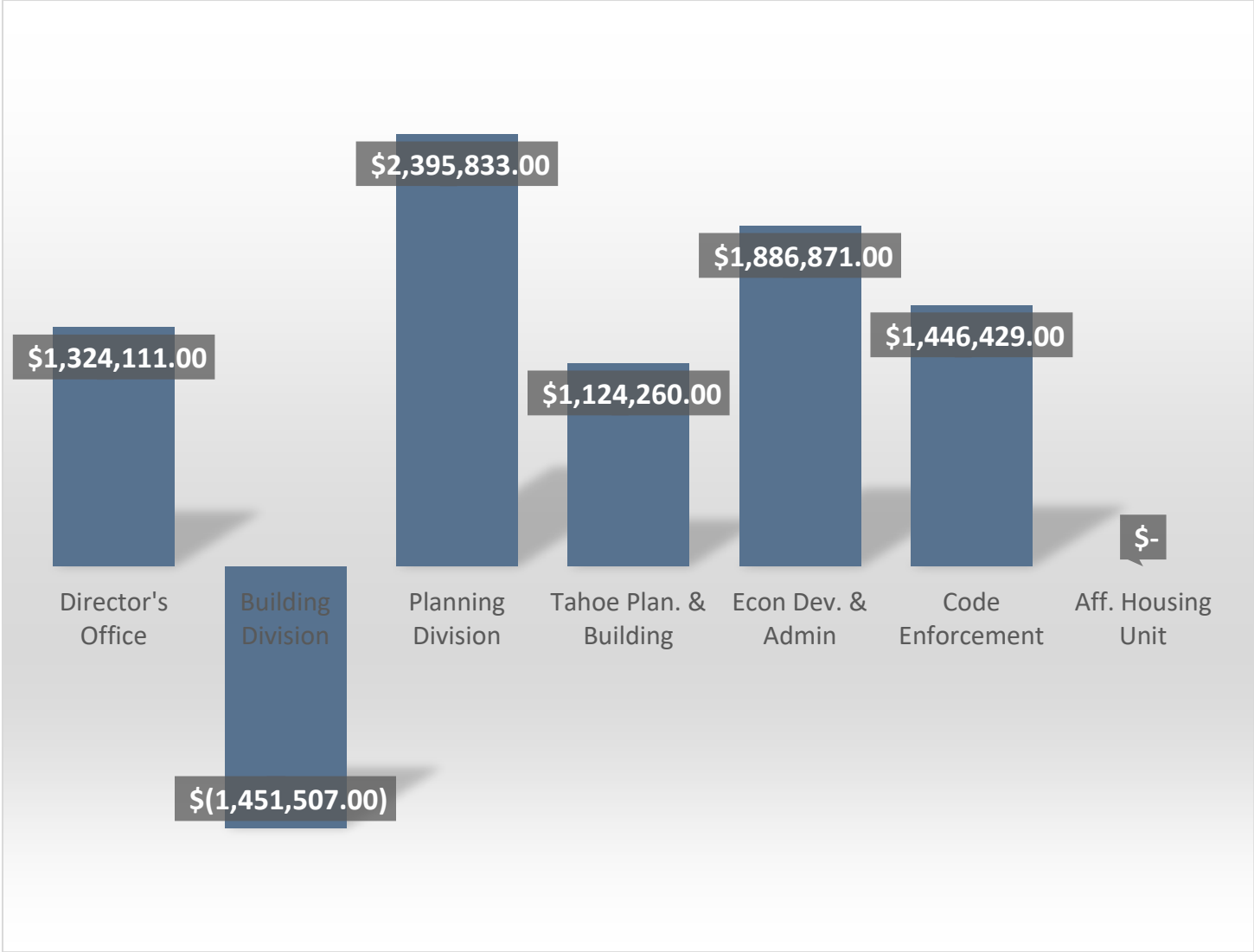
- Current Planning \$1,234,229
- Long Range Planning \$1,162,582
- Commercial Cannabis (\$978)

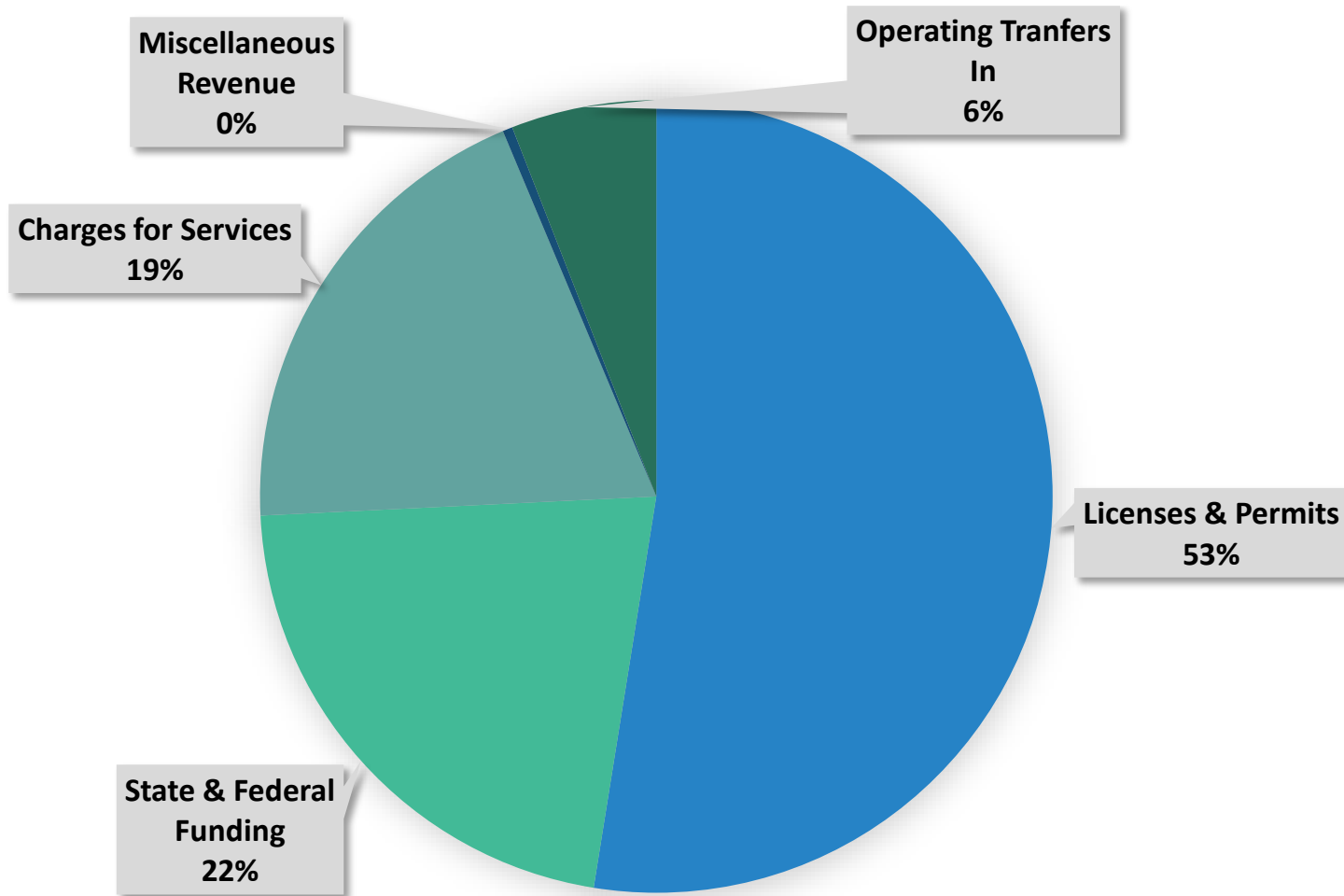
Tahoe Planning & Building \$1,124,260

Econ Dev & Administration \$ 1,886,871

Code Enforcement \$1,446,429

Affordable Housing Unit \$0





Total Revenues

\$16,209,845

Licenses and Permits \$8,520,250

State and Federal Funding \$3,519,963

Charges for Services \$3,153,562

Miscellaneous Revenue \$65,500

Operating Transfers \$961,000

Accomplishments and Metrics

Building Division

Increased online permit applications from 3 permit types to 33 permit types

Installed credit card readers at all permit stations

Adopted Title 25 Ordinance for Grizzly Flats

Permits Data

Applications ↓ 1%
Finaled Permits ↓ 16%
Walk-In Customers ↓ 41%



Code Enforcement

Abatement of Taco Bell and Little Norway

Assisted 18 families with the new amnesty program, allowing them to remain in their homes

Started new pre-Revenue Recovery process to gain better compliance via phone calls

Code Cases

Traditional Cases opened ↑ 33%
Traditional Cases closed ↑ 509%
VHR / RM Cases opened ↑ 176%
VHR / RM Cases closed ↑ 214%





Accomplishments and Metrics continued

Tahoe Planning & Building

Tahoe Planning & Building

Conducted community outreach and engagement work associated with the Tahoe El Dorado (TED) Area Plan. Anticipated completion date: Winter 2027

Caught up on TRPA Plan Checks

Vacation / Hosted Home Rentals

Revised and adopted new Ordinance

West Slope VHR Permits  5% Tahoe VHR Permits  2%

Waitlist Applications - no change

Tahoe Code Enforcement

Started distributing VHR / HHR Signs and permitted Hosted Rentals



Accomplishments and Metrics continued

Planning

Current Planning

Conducted Planner Field Trips / “learn by seeing” & launched Projects in Your Area

Applications

New  37.7% Approved  19.7% Walk-In Customers  37.97%

Long Range Planning

Interim Objective Design Standards and Interim Design Standards and Guidelines for the County’s Community Regions and Rural Centers

Completed Telecommunications Facilities Zoning Code; Signs Ordinance and Oak Resources Ordinance anticipated: Spring 2025

Installed signage and gates on the County’s eco-preserve parcels in Cameron Park to help facilitate enhanced safety and security

Commercial Cannabis

Applications: New: 0 Approved: 2 Denials: 0 Operating Permits: 1



Accomplishments and Metrics continued

Economic Development & Administration

Awarded \$66,000,000 from the CPUC to deliver last-mile broadband networks to four different areas in the County.

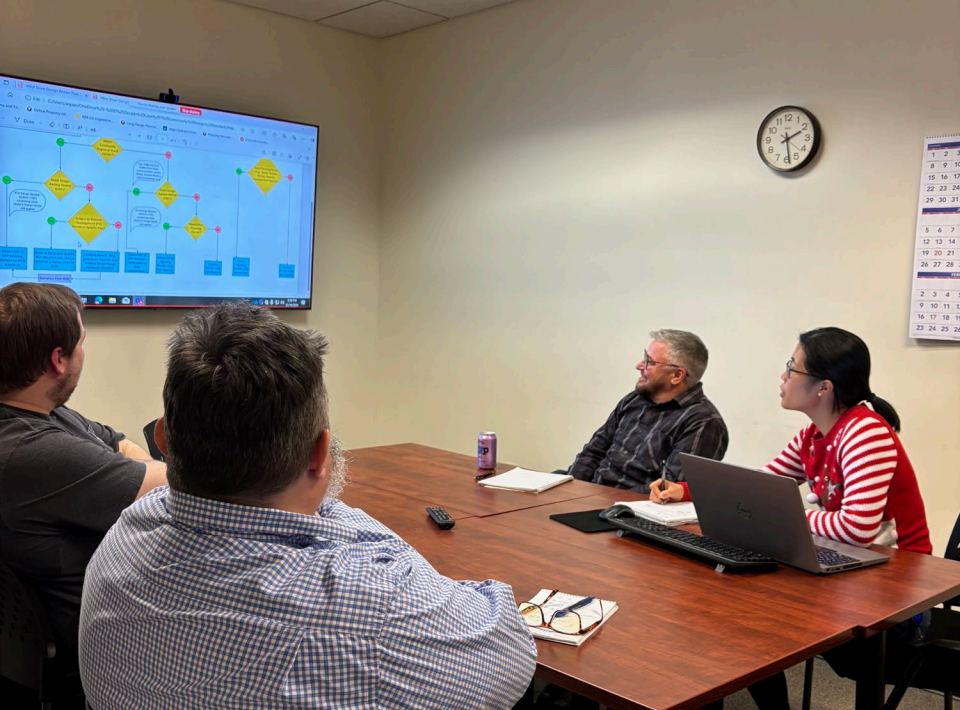
Work on a countywide broadband programmatic EIR to be completed in Spring 2025.

Received \$250,000 from the Sacramento Area Council of Governments to conduct public outreach regarding affordable housing in El Dorado County.

Initiated a new effort to implement process improvements for the Planning and Building Departments.

Launched two new committees: the Affordable Housing Task Force and the Strategic Economic Enhancement Development Committee.





Role in the Strategic Plan

SAFE AND HEALTHY COMMUNITIES

Develop a continuum of support and housing opportunities for unhoused individuals

THRIVING ECONOMY

Develop a Business Recognition Program; Develop a Countywide Economic Development Strategic Plan focused on managed growth and economic stability; Streamline and Increase Transparency of Projects and Permit Processing

WORKFORCE EXCELLENCE

Enhance Employee Retention

PUBLIC INFRASTRUCTURE

Implement Broadband Pilot Projects

STRATEGIC INNOVATION

Promote a Culture of Creativity; Identify challenges and constraints solvable by innovative solutions; Improve external and internal service delivery in a more convenient and efficient way



Spring 2025: Development of ADU Program for Code Enforcement in compliance with State Law



Beginning Analysis of comprehensive update to the General Plan



New State legislation – ADUs, Building, Inspections



Stormwater Regulations for West Slope

Upcoming Policy and Programmatic Changes