



**Planning & Building Department  
Overview 2025  
Karen L. Garner, Director**

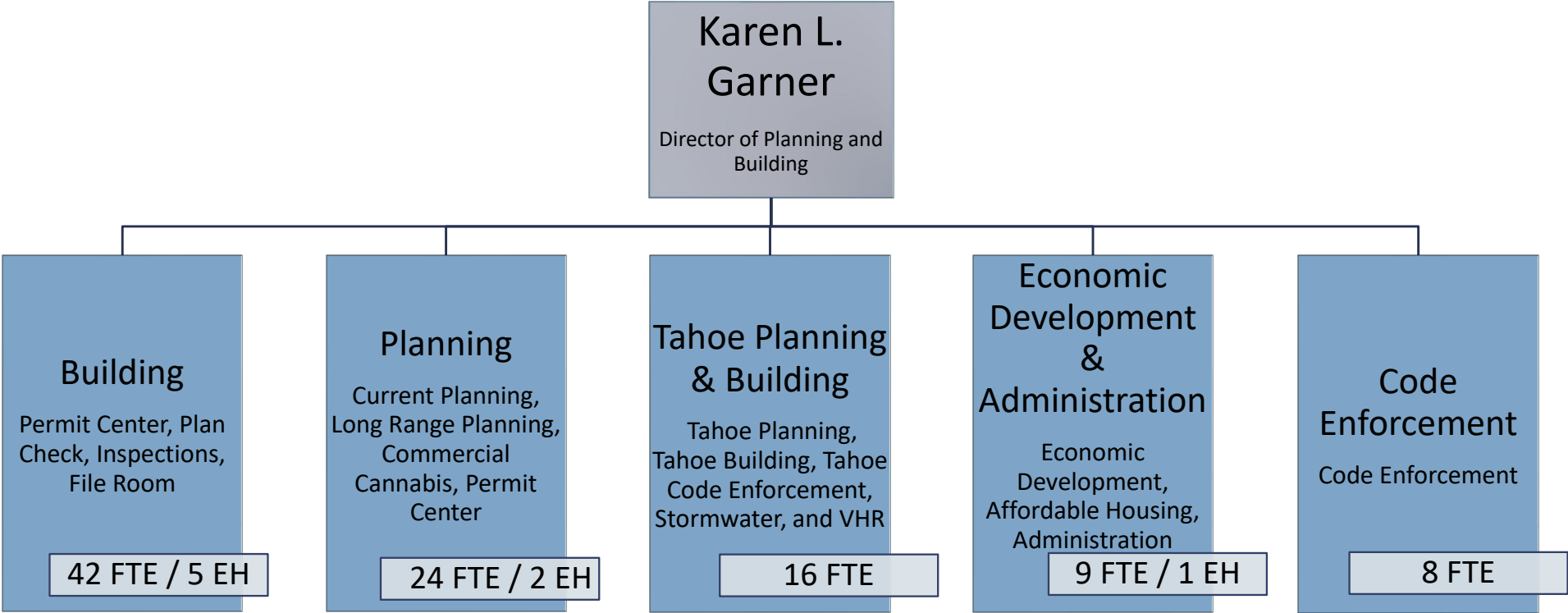


# Mission

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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.







# What we do...

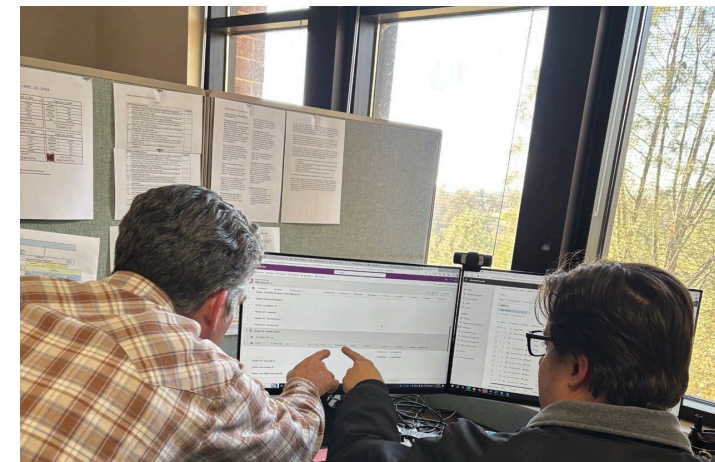
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## Economic Development & Administration Division

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...

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## 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...

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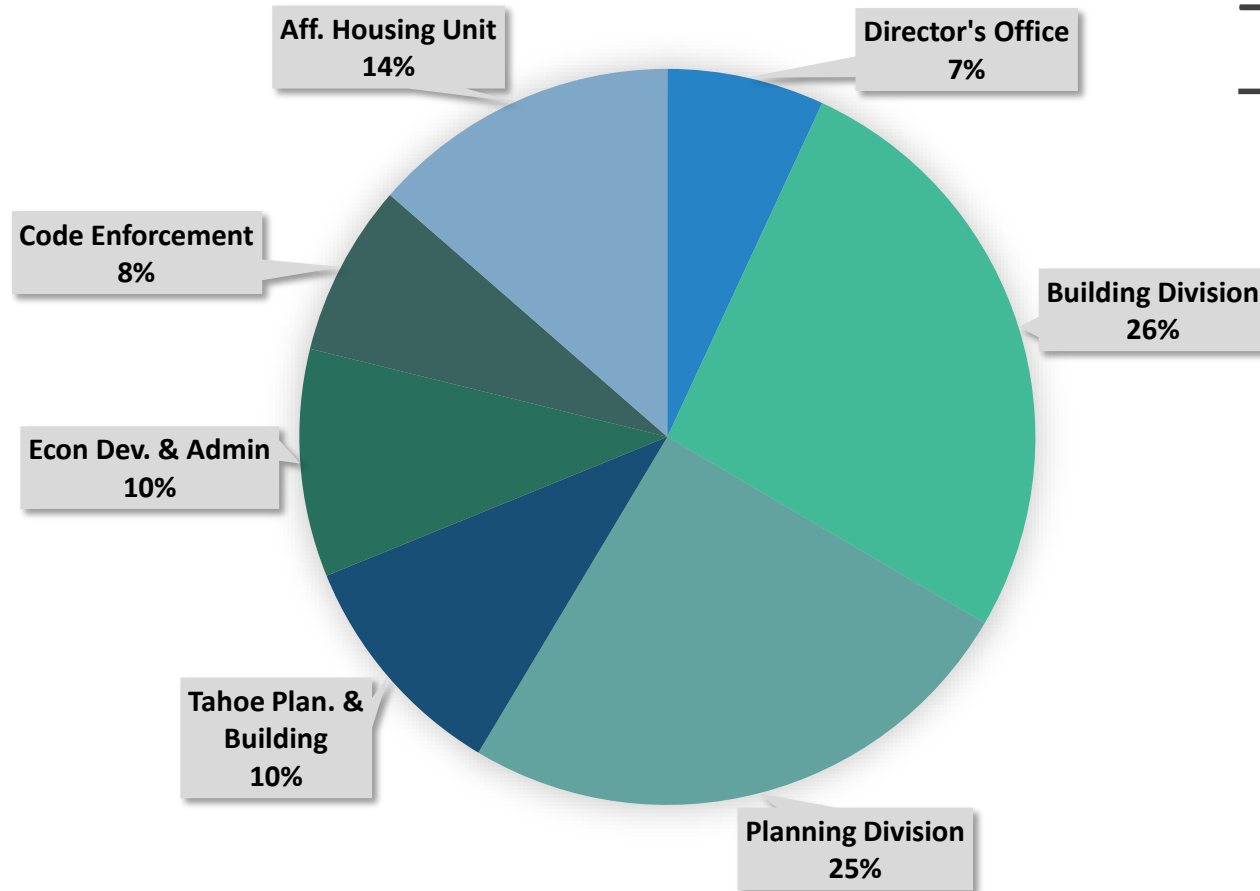
## Tahoe Planning and Building Division

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

\$22,855,842



Director's Office \$1,580,773

Building \$6,063,956

Planning \$5,744,583

- Current Planning \$3,646,979
- Long Range Planning \$2,008,582
- Commercial Cannabis \$89,022

Tahoe Planning & Building \$2,345,160

Econ Dev & Administration \$ 2,286,871

Code Enforcement \$1,729,929

Affordable Housing Unit \$3,104,570

# Net County Cost

**\$6,760,997**

Director's Office \$1,324,111

Building (\$1,451,507)

Planning \$2,395,833

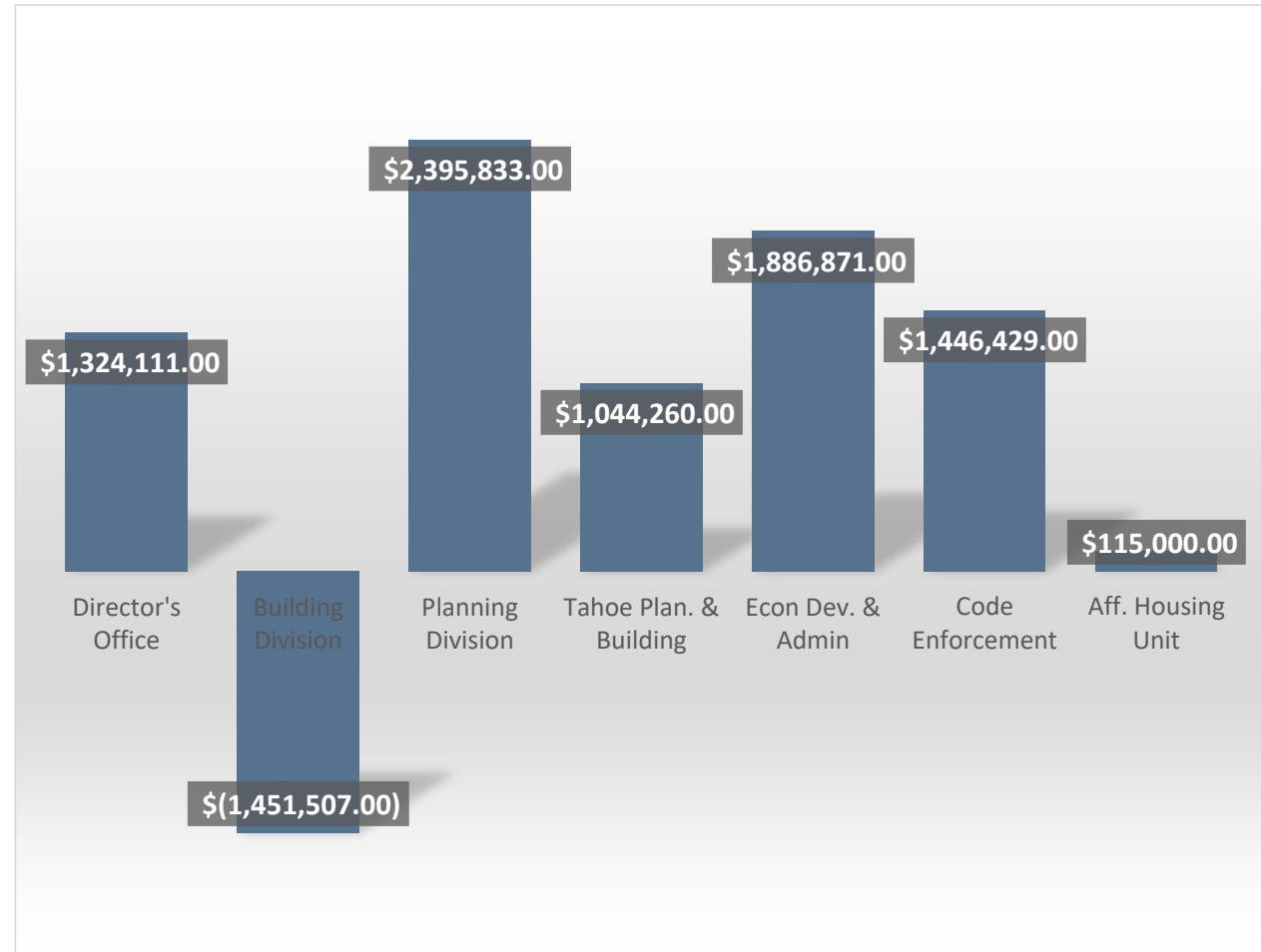
- Current Planning \$1,234,229
- Long Range Planning \$1,162,582
- Commercial Cannabis (\$978)

Tahoe Planning & Building \$1,044,260

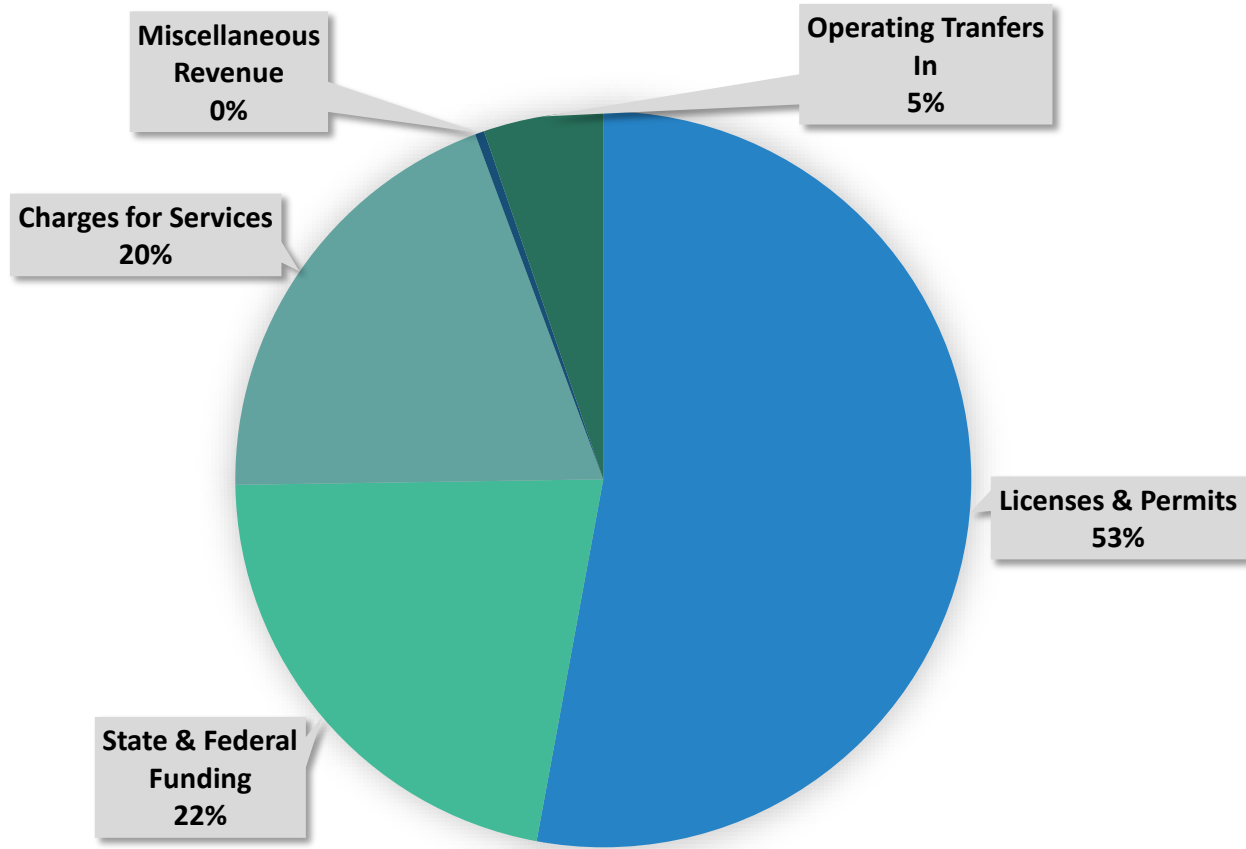
Econ Dev & Administration \$ 1,886,871

Code Enforcement \$1,446,429

Affordable Housing Unit \$115,000







# Total Revenues

**\$16,105,275**

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 \$846,000



# 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%
Finalized 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

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## 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

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## **Economic Development & Administration**

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

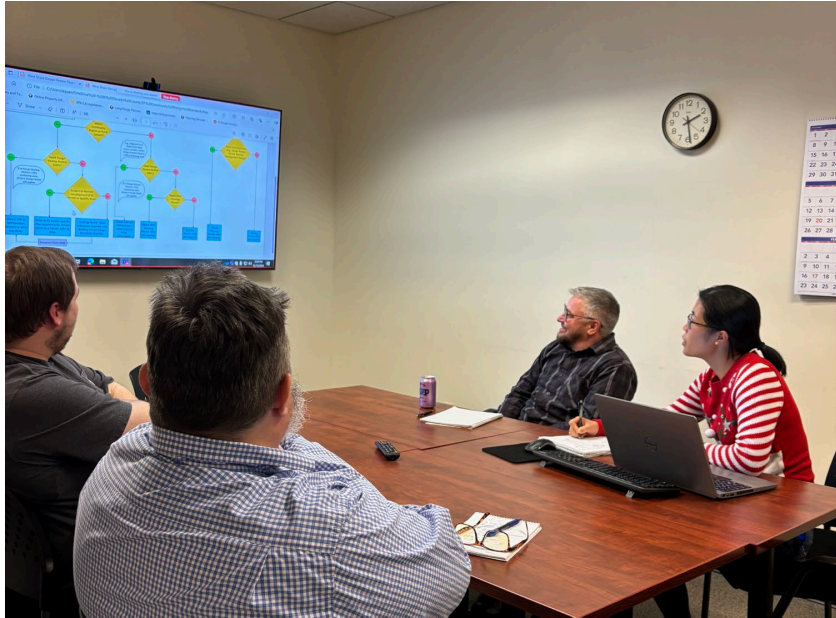
Work on a countywide broadband programmatic EIR to be completed in Spring 2025.

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

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## **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