



# CITY OF PLACERVILLE

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## 2021 – 2029 HOUSING ELEMENT

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### Lead Agency

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City of Placerville  
Development Services Department  
3101 Center Street, 2<sup>nd</sup> Floor  
Placerville, CA 95667

Adopted by City Council, August 31, 2021, Resolution No. 9005

*Recommended by Planning Commission, August 17, 2021*

Amended by City Council, December 13, 2022, Resolution No. 9150

*Recommended Amendments by Planning Commission, November 15, 2022*

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**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500  
Sacramento, CA 95833  
(916) 263-2911 / FAX (916) 263-7453  
[www.hcd.ca.gov](http://www.hcd.ca.gov)



December 21, 2022

Cleve Morris, City Manager  
City of Placerville,  
3101 Center Street  
City of Placerville, CA 95616

Dear Cleve Morris:

**RE: City of Placerville's 6<sup>th</sup> Cycle (2021-2029) Adopted Housing Element**

Thank you for submitting the City of Placerville's (City) housing element that was adopted December 13, 2022 and received for review on December 20, 2022. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review. This review has been expedited to facilitate application for funding.

HCD is pleased to find the adopted housing element in substantial compliance with State Housing Element Law (Article 10.6 of Gov. Code). The adopted element addresses the statutory requirements described in HCD's November 10, 2022 review.

Additionally, the City must continue timely and effective implementation of all programs including but not limited to the following:

- Program A-2: Infill Development Sites
- Program A-3: High-Density Development and Objective Design Standards
- Program A-5: Multi-Family Minimum Densities and Development Regulations
- Program B-3: Housing for Persons with Disabilities
- Program B-10: Regional Collaboration to Address Homelessness
- Program C-2: Accessory Dwelling Units (ADUs)
- Program C-4: Pursue State and Federal Funding
- Program C-9: First Time Homebuyer Assistance
- Program D-2: Community Outreach
- Program E-1: Public Transportation Infrastructure

The City must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i) grants HCD authority

to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City now meets housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City/County to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the cooperation and responsiveness the City's housing element team, particularly Pierre Rivas, provided throughout the review. Their efforts and diligence are commendable and a key part in addressing Placerville's housing needs. HCD wishes the City success in implementing its housing element and looks forward to following its progress through the general plan annual progress reports pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact Irvin Saldana, of our staff, at [Irvin.Saldana@hcd.ca.gov](mailto:Irvin.Saldana@hcd.ca.gov).

Sincerely,



Paul McDougall  
Senior Program Manager

**RESOLUTION NO. 9005**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLACERVILLE  
REPEALING IN ITS ENTIRETY THE 2013-2021 HOUSING ELEMENT (CYCLE  
5) AND ADOPTING THE 2021-2029 HOUSING ELEMENT (CYCLE 6) TO THE  
GENERAL PLAN AND ADOPTING AN ADDENDUM TO THE 2013-2021  
HOUSING ELEMENT NEGATIVE DECLARATION**

**2021-2029 HOUSING ELEMENT CYCLE 6 UPDATE (GPA20-01)**

**WHEREAS**, Government Code Section 6558(e)(3)(b) requires the City to adopt a Housing Element in compliance with Housing Element law; and

**WHEREAS**, the City of Placerville has prepared the 2021-2029 Housing Element (2021-2029 Housing Element) in conformance with the requirements of the Government Code; and

**WHEREAS**, the 2021-2029 Housing Element incorporates changes made that address comments received July 13, 2021 from the Department of Housing and Community Development's (HCD) of its review of an Administrative Draft 2021-2029 Housing Element; and

**WHEREAS**, On August 17, 2021, the Planning Commission held a duly-noticed public hearing for General Plan Amendment 20-01 in accordance with the City's noticing requirements. The project was advertised in the Mountain Democrat newspaper on August 2, 2021, posted to the City's website and Facebook account. The hearing was held at Town Hall, 549 Main Street, Placerville, at 6:00 p.m.;

**WHEREAS**, the Planning Commission reviewed the Addendum to the 2013-2021 Housing Element Negative Declaration for the 2021-2029 Housing Element, making the following finding:

1. The addendum to the City of Placerville 2013-2021 General Plan Housing Element Negative Declaration (State Clearinghouse Number 2013122012) prepared for the 2021-2029 Housing Element was prepared in accordance with the California Environmental Quality Act and adequately addresses the potential physical impacts associated with implementation of the proposed 2021-2029 Housing Element; and

**WHEREAS**, the Planning Commission reviewed the 2021-2029 Housing Element, making the following findings:

1. The 2021-2029 Housing Element has been prepared, consisting of General Plan Amendment (GPA) 20-01, containing goals, policies, programs, and quantified objectives to meet projected housing needs to comply with State housing element law (Article 10.6 of the California Government Code).

2. Public comments received have been considered and incorporated into the 2021-2029 Housing Element, where appropriate; and

**WHEREAS**, the Planning Commission recommended by Minute Order that the City Council approve the Addendum for the project and adopt the 2021-2029 Housing Element (GPA20-01).

**NOW THEREFORE, BE IT RESOLVED** by the City Council of the City of Placerville hereby:

1. That the Addendum to the City of Placerville 2013-2021 General Plan Housing Element Negative Declaration (State Clearinghouse Number 2013122012) prepared for the 2021-2029 Housing Element was prepared in compliance with the requirements of the California Environmental Quality Act (CEQA) under Title 14, Sections 15162 and 15164 of the California Code of Regulations and reflects the independent judgement and analysis of the City Council; and

2. Under CEQA Guidelines Section 15164, an addendum to a Negative Declaration may be prepared if only minor technical changes or additions are required or if none of the conditions identified in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR or Negative Declaration have occurred; and

3. In the absence of substantial evidence to support a fair argument that the project changes may result in significant environmental impacts not previously studied, an addendum is appropriate for the proposed 2021-2029 Housing Element since the conditions set forth in Section 15162 are not present;

4. Adopts an addendum to the City of Placerville 2013-2021 General Plan Housing Element Negative Declaration (State Clearinghouse Number 2013122012) prepared for the 2021-2029 Housing Element, Exhibit 2, a copy of which on file in the office of the City Clerk; and

5. Adopts the City of Placerville 2021-2029 Housing Element, Exhibit 1, a copy of which on file in the office of the City Clerk.

The foregoing Resolution was introduced at a special meeting of the City Council of the City of Placerville held on August 31, 2021, by Councilmember Neau who moved its adoption. The motion was seconded by Councilmember Borelli. A poll vote was taken, which stood as follows:

**AYES:** Borelli, Neau, Saragosa, Taylor, Thomas

**NOES:** None

**ABSENT:** None

**ABSTAIN:** None



Mayor Dennis Thomas

ATTEST:



Regina O'Connell, City Clerk

**RESOLUTION NO. 9150**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLACERVILLE  
ADOPTING THE AMENDED 6<sup>th</sup> CYCLE 2021-2029 HOUSING ELEMENT TO  
THE CITY OF PLACERVILLE GENERAL PLAN (GPA 20-01) AND ADOPTING  
AN ADDENDUM TO THE 2013-2021 HOUSING ELEMENT NEGATIVE  
DECLARATION**

**WHEREAS**, Government Code Section 6558(e)(3)(b) requires the City to adopt a Housing Element in compliance with Housing Element law; and

**WHEREAS**, the City of Placerville has prepared the 2021-2029 Housing Element (2021-2029 Housing Element) in conformance with the requirements of the Government Code; and

**WHEREAS**, the 2021-2029 Housing Element incorporates changes made that address comments received July 13, 2021 from the Department of Housing and Community Development's (HCD) of its review of an Administrative Draft 2021-2029 Housing Element; and

**WHEREAS**, On August 17, 2021, the Planning Commission held a duly-noticed public hearing for 2021-2023 Housing Element (General Plan Amendment 20-01); and

**WHEREAS**, the Planning Commission reviewed the Addendum to the 2013-2021 Housing Element Negative Declaration (ND) for the 2021-2029 Housing Element and found that the addendum to the City of Placerville 2013-2021 General Plan Housing Element Negative Declaration (State Clearinghouse Number 2013122012) prepared for the Revised 2021-2029 Housing Element was prepared in accordance with the California Environmental Quality Act and adequately addresses the potential physical impacts associated with implementation of the proposed 2021-2029 Housing Element; and

**WHEREAS**, the Planning Commission reviewed the 2021-2029 Housing Element and found: (1) That the 2021-2029 Housing Element has been prepared, consisting of General Plan Amendment (GPA) 20-01, containing goals, policies, programs, and quantified objectives to meet projected housing needs to comply with State housing element law (Article 10.6 of the California Government Code) and (2) That public comments received have been considered and incorporated into the 2021-2029 Housing Element, where appropriate; and

**WHEREAS**, on August 17, 2021 the Planning Commission recommended by Minute Order that the City Council adopt the Addendum ND for the project and adopt the 2021-2029 Housing Element (GPA20-01); and

**WHEREAS**, on August 31, 2021 the City Council considered the Planning Commission's recommendation and adopted the Addendum ND for the project and adopted the 2021-2029 Housing Element (GPA20-01); and

**WHEREAS**, the adopted 2021-2029 Housing Element was submitted to the Department of Housing and Community Development's (HCD) of its review and certification of City's adopted 2021-2029 Housing Element; and

**WHEREAS**, following its review, HCD found that the Housing Element as adopted required additional revisions necessary to comply with State Housing Element Law as described in its comment letter dated December 1, 2021; and

**WHEREAS**, the Amended 2021-2029 Housing Element incorporates changes made that address comments received December 31, 2021 from HCD of its review of the Amended 2021-2029 Housing Element; and

**WHEREAS**, on November 15, 2022, the Planning Commission held a duly-noticed public hearing for the Addendum to the 2013-2021 Housing Element Negative Declaration (ND), as revised, prepared for the amended 2021-2029 Housing Element (General Plan Amendment 20-01); and recommended that the City Council adopt the Addendum to the 2013-2021 Housing Element Negative Declaration (ND) prepared for the Amended 2021-2029 Housing Element ND for the project and adopt the Amended 2021-2029 Housing Element (GPA20-01):

**NOW THEREFORE, BE IT RESOLVED** by the City Council of the City of Placerville hereby:

1. Finds that the Addendum to the City of Placerville 2013-2021 General Plan Housing Element Negative Declaration (State Clearinghouse Number 2013122012) prepared, as revised, for the amended 2021-2029 Housing Element was prepared in compliance with the requirements of the California Environmental Quality Act (CEQA) under Title 14, Sections 15162 and 15164 of the California Code of Regulations and reflects the independent judgement and analysis of the City Council; and

2. Under CEQA Guidelines Section 15164, an addendum to a Negative Declaration may be prepared if only minor technical changes or additions are required or if none of the conditions identified in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR or Negative Declaration have occurred; and

3. In the absence of substantial evidence to support a fair argument that the amendments to the Housing Element may result in significant environmental impacts not previously studied, an



addendum is appropriate for the proposed amended 2021-2029 Housing Element since the conditions set forth in Section 15162 are not present and the amendments to the Housing Element create no physical changes or impacts; and

4. Adopts an Addendum to the City of Placerville 2013-2021 General Plan Housing Element Negative Declaration (State Clearinghouse Number 2013122012) prepared for the amended 2021-2029 Housing Element; and

5. Adopts the amendments to the City of Placerville 2021-2029 Housing Element, as recommended by the Planning Commission.

6. Directs staff to submit the re-adopted 2021-2029 Housing Element to the Department of Housing and Community Development for approval and certification in accordance with Government Code Section 65400.

The foregoing Resolution was introduced at a regular meeting of the City Council of the City of Placerville held on December 13, 2022, by Councilmember Clerici who moved its adoption. The motion was seconded by Councilmember Neau. A poll vote was taken, which stood as follows:

**AYES:** Clerici, Gotberg, Neau, Saragosa, Yarbrough

**NOES:** None

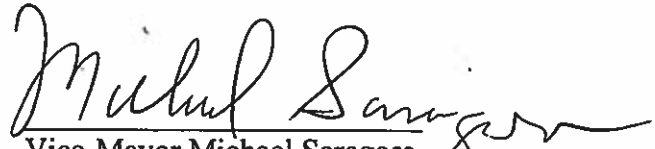
**ABSENT:** None

**ABSTAIN:** None

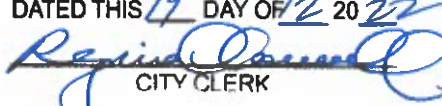
**ATTEST:**

  
Regina O'Connell, CPMC, City Clerk



  
Vice-Mayor Michael Saragosa

THE FOREGOING IS A FULL TRUE AND  
CORRECT COPY OF THE ORIGINAL  
RECORD IN THE OFFICE OF THE CITY  
CLERK OF THE CITY OF PLACERVILLE  
COUNTY OF EL DORADO, STATE OF  
CALIFORNIA

DATED THIS 19<sup>TH</sup> DAY OF 12 20 22  
  
CITY CLERK

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# ACKNOWLEDGEMENTS

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## CITY OF PLACERVILLE 2021 – 2029 Housing Element

### Placerville City Council

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Dennis Thomas, Mayor  
Kara Taylor, Vice Mayor  
Patricia Borelli  
Jackie Neau  
Michael Saragosa

### Placerville Planning Commission

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Amy Lepper, Chair  
Nicole Gotberg, Vice Chair  
Michael Frenn  
Kristine Kiehne  
John List

### Placerville Development Services Department

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Pierre Rivas, Director  
Andrew Painter, City Planner  
Lynne Hunter, Development Technician  
Aris Wilson, Administrative Secretary

### Professional Consulting Services

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BAE Urban Economics, Davis, CA  
Ascent Environmental, Inc., Sacramento, CA

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