



## AGENDA

### AMENDED

PLACERVILLE CITY COUNCIL  
REGULAR MEETING

**TUESDAY, MAY 26, 2026**

CLOSED SESSION: 4:00 P.M.

**CAKE RECEPTION: 4:30 P.M.**

**OPEN SESSION: 5:00 P.M.**

CITY COUNCIL CHAMBERS – TOWN HALL  
549 MAIN STREET, PLACERVILLE, CA 95667

### PUBLIC PARTICIPATION INFORMATION

**You are welcomed and encouraged to participate in this meeting. Public comment is taken (3 minutes maximum) on items listed on the agenda when they are called. Comments on items not on the agenda will be taken under Item 8. Comments must not be slanderous, and must relate to business within the jurisdiction of the City Council.**

**Advance Correspondence/Written Comments:** You may submit your comments by e-mail to [pv.citycouncil@cityofplacerville.org](mailto:pv.citycouncil@cityofplacerville.org), or you may submit your comments to the Administration Department, 3101 Center Street, Placerville, CA 95667 by 2:00 p.m. the day of the meeting.

Advance Correspondence/Written Comments received by 12:00 p.m. the Tuesday preceding the Council meeting will be included in the agenda packet. Comments received after that time and by 2:00 p.m. the day of the meeting will be provided to the members of the City Council and, if relating to a staff report, immediately posted to the City's website.

Copies of the comments will be placed on the back table for public inspection at the meeting. These comments will not be read aloud but will be acknowledged. All comments will be available for inspection in the Administration Department during normal business hours.

**The Brown Act:** Government Code 54950 (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72 hours prior to a regular meeting. The City posts the Agenda on the City Hall and Town Hall windows, and on the City's website: [www.cityofplacerville.org](http://www.cityofplacerville.org).

To ensure that matters are decided based on evidence made available publicly before and during the meeting, Councilmembers will not review or consider information received electronically while the meeting is in progress.

**Reasonable Accommodations:** In compliance with the Americans with Disabilities Act, if you are a person with a disability and need a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk's Office at (530)

642-5531, (530) 642-5538 (fax), or roconnell@cityofplacerville.org. Requests must be made as early as possible and at least two full business days before the start of the meeting. Some requests may be accommodated closer to the meeting.

### **CITY COUNCIL MEMBERS**

NICOLE GOTBERG, MAYOR  
JACKIE NEAU, VICE-MAYOR  
RYAN CARTER  
JOHN CLERICI  
DAVID YARBROUGH

### **EXECUTIVE STAFF:**

JOE WREN  
Interim City Manager

MONA EBRAHIMI  
City Attorney

REGINA O'CONNELL  
City Clerk

CAROLE KENDRICK  
Director of Development  
Services

DENIS NISHIHARA  
Director of Community Services

MELISSA SAVAGE  
City Engineer

NICK STONE  
Director of Public Works

NATALIE TORNINCASA  
Director of Finance

DAN MACIEL  
Acting Police Chief

BRAD GATES  
Fire Chief, El Dorado County  
Fire Protection District

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### **4:30 P.M. CAKE RECEPTION**

Please join us for a cake reception at 4:30 p.m. honoring former City Manager Dave Warren and Fire Chief Tim Cordero on the occasion of their retirements.

### **4:00 P.M. CLOSED SESSION**

#### **PUBLIC COMMENT ON CLOSED SESSION ITEMS:**

Members of the public may address the City Council regarding Closed Session items prior to adjournment to Closed Session at 4:00 p.m.

**Item 1: Conference with Legal Counsel – Existing Litigation Pursuant to Government Code § 54956.9**

*Anstess v. City of Placerville et al*, El Dorado Superior Court, Case No. 25CV0634

**Item 2: Conference with Real Property Negotiators Pursuant to Government Code § 54956.8**

Property: 681 Main Street, Placerville, CA

Agency Negotiators: Jackie Neau, John Clerici

Negotiating Parties: R. Thomas Rellas, Ross W. Relles, James C. Relles, JoAnn Bradley, and Ronald S. Relles

Under Negotiation: Price and terms of payment

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## **5:00 P.M. OPEN SESSION**

### **1. CALL TO ORDER & PLEDGE OF ALLEGIANCE TO THE FLAG**

**2. ROLL CALL:** Carter, Clerici, Gotberg, Neau, Yarbrough

### **3. CEREMONIAL MATTERS**

**3.1 A Proclamation Recognizing the Dedicated Service and Retirement of David R. Warren (Mayor Gotberg)**

**3.2 A Proclamation Recognizing Tim Cordero for 39 Years of Service with the El Dorado County Fire (Mayor Gotberg)**

**3.3 A Proclamation Recognizing Davey “Doc” Wisner for his Meaningful Contributions to Our Community (Mayor Gotberg)**

**3.4 A Proclamation in Recognition of the Law Enforcement Torch Run for Special Olympics on May 29, 2026 (Mayor Gotberg)**

### **4. CLOSED SESSION REPORT – City Attorney Ebrahimi**

### **5. ADOPTION OF AGENDA**

### **6. ANNOUNCEMENTS/PRESENTATIONS TO THE PUBLIC**

**6.1 Brief Comments by the City Council**

### **7. CONSENT CALENDAR**

**NOTE:** All matters listed under the Consent Calendar are considered routine and will be enacted by one motion by roll call vote unless any member of the Council wishes to remove an item for discussion. The reading of the full text of all Resolutions will be waived unless a Councilmember requests otherwise.

**7.1 Approve the Minutes of the Regularly Scheduled City Council Meeting of May 12, 2026 (Ms. O’Connell)**

- 7.2 Approve the Accounts Payable Register (Ms. Tornincasa)**
- 7.3 Approve the Payroll Register (Ms. Tornincasa)**
- 7.4 Receive and File Public Records Requests (Ms. O’Connell)**
- 7.5 Receive and File the Annual Report for the Traffic Impact Mitigation Fee for Fiscal Year 2022/2023 (Ms. Tornincasa)**

**8. PUBLIC COMMENT – NON-AGENDA ITEMS**

This portion of the meeting is reserved for persons wishing to address the Council on any matter not on the Agenda that is within the subject matter jurisdiction of the City Council. State law prohibits the Council from acting on items not listed on the Agenda except by special action of the City Council under specified circumstances.

The Mayor reserves the right to limit the speaker’s time to **three minutes**. You are not allowed to make personal attacks on individuals or make comments which are slanderous or which may invade an individual’s personal privacy.

**8.1 Oral Communication**

**8.2 Written Communication**

**9. ITEMS PULLED FROM THE CONSENT CALENDAR**

**10. ORDINANCES**

Second reading and adoption of ordinances will be placed on the Consent Calendar unless separate discussion or action is requested by a Council Member or member of the public.

**10.1 Consideration of Zoning Ordinance Amendment (ZOA) 26-02 – Amendments to Title 10 (Zoning) of the Placerville Municipal Code to Modify and Standardize Required Findings for Various Entitlements in Chapters 3, 4, 7, and 8, and to Add New Sections for General Plan Amendments (10.13.12) and Zone Changes (10.3.14) (Ms. Kendrick)**

- Att. A:** Ordinance
- Att. B:** Planning Commission Resolution 2026-05
- Att. C:** Redline Comparison of Affected Sections

**10.2 Consideration of Zoning Ordinance Amendment (ZOA) 26-02 – Amendments to Title 10 (Zoning) of the Placerville Municipal Code to Modify and Standardize Required Findings for Various Entitlements in Chapters 3, 4, 7, and 8, and to Add New Sections for General Plan Amendments (10.13.12) and Zone Changes (10.3.14) (Ms. Kendrick)**

- Att. A:** Ordinance
- Att. B:** Planning Commission Resolution 2026-05
- Att. C:** Redline Comparison of Affected Sections

**11. PUBLIC HEARINGS**

**11.1 Consider Approving the Engineer’s Reports for the Cottonwood Park and Orchard Hill Landscaping and Lighting Maintenance Districts and Directing NBS to Prepare and Submit the Levy of Assessments to El Dorado County for the Placement of the Fiscal Year 2026/2027 Secured Property Tax Roll (Ms. Tornincasa)**

- Att. A:** Resolution
- Att. B:** Cottonwood Park LLMD Engineer’s Report
- Att. C:** Orchard Hill LLMD Engineer’s Report

**11.2 Hold a Public Hearing on City Position Vacancies and Recruitment and Retention Efforts in Accordance with Assembly Bill 2561 (Ms. Tornincasa)**

**11.3 General Plan Amendment GPA26-02 and Zone Change ZC26-02 to Apply the Housing Opportunity (HO) Overlay to 7444 and 7460 Green Valley Road (APNs 325-160-008 and 325-120-097); and Recommendation to Adopt a Mitigated Negative Declaration (MND) (Ms. Kendrick)**

- Att. A:** Ordinance
- Att. B:** Resolution
- Att. C:** Planning Commission Staff Report May 5, 2026
- Att. D:** Planning Commission Resolution 2026-04
- Att. E:** Draft Planning Commission Minutes May 5, 2026
- Att. F:** Existing and Proposed General Plan Land Use and Zoning Map Amendment (combined Exhibit)
- Att. G:** Initial Study/Mitigated Negative Declaration (IS/MND) dated July 2025
- Att. H:** Notice of Intent (NOI) to Adopt MND
- Att. I:** Excerpt from 2021-2029 Housing Element (Program A-3 and Related Sites Inventory)
- Att. J:** HCD Housing Element Certification Letter (December 21, 2022)
- Att. K:** HCD Letter of Inquiry (December 3, 2025)
- Att. L:** Development Services Response to HCD LOI (December 23, 2025)
- Att. M:** Pam Kraus letter dated April 20, 2026
- Att. N:** Department of Toxic Substances letter dated April 9, 2026

## **12. DISCUSSION/ACTION ITEMS**

### **12.1 Award of Contract for Professional Services – 2029-2037 7th Cycle Housing Element Update (Ms. Kendrick)**

- Att. A:** Request for Proposals  
**Att. B:** Revised Proposal – Lisa Wise Consulting, Inc.  
**Att. C:** Revised Proposal – Precision Civil Engineering

### **12.2 Consider Authorizing the City Manager to Exceed Standard Signing Authority and Ratify/Execute a Month-to-Month Consultant Agreement with 4LEAF, Inc. (Contract No. J4477) in the Amount Not to Exceed \$30,000 for the Temporary Chief Building Official Services in the Development Services Department (CIP #42615); and Approving a \$30,000 Budget Appropriation from the General Fund Contingency for Unforeseen Expenditures for the Said Services (Ms. Kendrick)**

- Att. A:** Resolution  
**Att. B:** RFP for Contract Building Official Services (released May 12, 2026)

### **12.3 Approve an Employment Agreement with Natalie Tornincasa, Director of Finance (Mr. Wren)**

- Att. A:** Resolution with Agreement

## **13. COUNCIL REPORTS FROM OTHER AGENCY MEETINGS**

- **El Dorado County Transit Authority**  
(Neau, Yarbrough)
- **El Dorado County Transportation Commission**  
(Clerici, Neau, Yarbrough)
- **LAFCO (El Dorado Local Agency Formation Commission)**  
(Carter)
- **SACOG (Sacramento Area Council of Governments)**  
(Clerici)
- **Pioneer Community Energy Board of Directors**  
(Carter)
- **Placerville Fire Safe Council**  
(Gotberg)
- **Opportunity Knocks/Continuum of Care**  
(Carter)

**14. REQUESTS FOR FUTURE AGENDA ITEMS – (Requests for Future Agenda Items Requires a Majority Concurrence of the Council)**

**15. CITY MANAGER AND STAFF REPORTS**

**15.1 Receive and File April 2026 Police Report - Stats (Acting Chief Maciel)**

**Att. A:** Stats - April 2026

**15.2 Receive and File the April 2026 Fire Station 25 Run Reports (Chief Gates)**

**Att. A:** April Fire District Report

**16. UPCOMING ITEMS**

*Items tentatively scheduled for the next City Council meeting include: Proclamation for 20 years of Banners On Parade, Consolidate Elections with County, Consider Receiving and Filing the Annual Report for the Traffic Impact Mitigation Fee for Fiscal Year 2023/2024, Consider Approving the Budget for Fiscal Year 2026/2027, WPI Phase 2.3 - Cooperative Agreement with Caltrans, Approval to Release an RFQ for a Consultant in a Management Support Role, and Approval to Release an RFP for Engineering Services, Mallard Apartments - Accepting Offers of Dedication for Public Street Right of Way, Mallard Apartments Maintenance Assessment District Resolution of Intent, 2706 Bedford Ave Street Frontage Improvement Agreement, 1164 Madrone Street Frontage Improvement Agreement, WRF Digester No. 1 Servicing Project - Contract Award, WRF Primary Clarifier No. 1 Coating Project - Contract Award, and WRF Surplus Property*

**17. ADJOURNMENT**

The next regularly scheduled City Council meeting will be held on June 9, 2026, 4:30 P.M. Closed Session, 5:00 P.M. Regular Meeting.

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**CERTIFICATION OF AGENDA POSTING**

I, Regina O’Connell, City Clerk of the City of Placerville, declare that the foregoing Agenda for May 26, 2026, Regular Meeting of the Placerville City Council was posted and available for review on May 21, 2026, at City Hall, 3101 Center Street, Placerville, CA 95667 and at Town Hall, 549 Main Street, Placerville, CA 95667.

The Agenda, including all staff reports and attachments, is available on the City website at [www.cityofplacerville.org](http://www.cityofplacerville.org)

Attest:   
Regina O’Connell, CPMC, City Clerk