

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLACERVILLE
AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF PLACERVILLE
ON ASSESSOR’S PARCEL NUMBER 003-241-067 FROM BUSINESS &
PROFESSIONAL TO MEDIUM DENSITY RESIDENTIAL
(ZONE CHANGE 25-01)**

WHEREAS, an application/petition for a General Plan Amendment (GPA 25-01), Zone Change (ZC 25-01) and Conditional Use Permit (CUP 25-04) have been duly filed by Jacob Rigoli and Sean Manwaring, property owner of Assessor’s Parcel Number 003-241-067, consisting of approximately 1.01 acres; and

WHEREAS, the site’s current General Plan Land Use designation is Business and Professional (BF); and

WHEREAS, the site’s current Zone District classification is Business and Professional (BP); and

WHEREAS, a General Plan Map Amendment is proposed by the applicant to change the General Plan Land Use Designation of APN 003-241-067 as shown in Exhibit A attached hereto from Business and Professional (BP) to Medium Density Residential (MDR); and

WHEREAS, the request is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15061(b)(3) and Section 15301 as the project as an “existing facility”, will not result in a significant environmental impact; and

WHEREAS, the Placerville Planning Commission held a duly noticed public hearing on July 15, 2025, to consider Staff recommendations, receive public testimony, and deliberate regarding its recommendation to the City Council; and

WHEREAS, the Planning Commission forwarded a recommendation to the City Council to approve the proposed General Plan Land Use Map amendment and the Zone Map amendment; and

WHEREAS, the Placerville City Council, at a duly noticed public hearing held on August 12, 2025, studied and considered General Plan Amendment 25-01 and Zone Change 25-01 for the General Plan Amendment and Rezone Request, after first considering the Planning Commission’s recommendations.

NOW, THEREFORE, BE IT RESOLVED that the City of Placerville City Council makes the following findings and determinations with respect to the proposed Zoning Map Amendment:

SECTION 1. The City Council of the City of Placerville hereby finds:

1. **No Significant Environmental Impacts:** The proposed zone change from Business and Professional to Medium Density Multi-Family Residential (R-3) and conditional use permit involves no physical construction or alterations to the subject property. As such, the project is not anticipated to result in significant environmental impacts to resources such as air quality, water, wildlife, or cultural assets, consistent with CEQA's objective to avoid adverse environmental effects.
2. **Consistency with General Plan and Community Character:** The zone change and conditional use permit aligns the subject property with the predominant Medium Density Multi-Family Residential (R-3) zoning of adjacent areas, except for the Business and Professional zoned parcel to the north. This rezoning supports the General Plan's Natural, Cultural, and Scenic Resources Element by preserving the rural residential character and visual diversity of Placerville's neighborhoods, as required under CEQA for compatible land use planning.
3. **Avoidance of Spot Zoning:** By aligning the subject property with the surrounding R-3 zoning, the CUP avoids spot zoning, as discouraged by the General Plan. The conditional use is designed to integrate with the existing residential neighborhood, ensuring no disruption to the community's small-town rural atmosphere, in accordance with CEQA's focus on orderly and cohesive development.
4. **Health and Safety Compliance:** The zone change and conditional use permit introduces no new hazards or nuisances to the surrounding residential area, consistent with the General Plan's Health and Safety Element. By maintaining the existing developed condition of the property without physical changes, the project supports CEQA's goal of protecting public health and safety.
5. **CEQA Exemption or Negative Declaration:** Given the absence of physical development or environmental alterations, the zone change may qualify for a CEQA Categorical Exemption (e.g., Section 15061(b)(3), where there is no possibility of significant environmental impact) or a Negative Declaration if an Initial Study confirms no significant effects. The project's compatibility with existing land uses supports this determination.
6. **Public Interest and Benefit:** The zone change and conditional use permit enhances the public interest by reinforcing Placerville's community design, which emphasizes a harmonious blend of its foothill environment, small-town rural atmosphere, and diverse residential neighborhoods. By aligning the property with surrounding zoning, the project complies with CEQA's requirement to balance development with environmental and community considerations.

SECTION 2. Purpose and Authority. The purpose of the Ordinance is to amend the City of Placerville Zoning Map for APN 003-241-067, as shown on Exhibit A that is attached, incorporated herein by reference.

SECTION 3. The Official Zoning Map for the City of Placerville is hereby amended to rezone the following described lands:

From: Business & Professional (BP)
To: Medium Density Residential (MDR)

Assessor's Parcel Number 003-241-067; all that real property located within the City of Placerville, as described in Grant Deed Document/Certificate of Merge No. 2025-0008752, consisting of 1.01 acres, from Business and Professional (BP) to Medium Density Residential (MDR), as shown on Exhibit A, attached hereto and incorporated herein by reference.

The foregoing Resolution was introduced at a regular meeting of the City Council of the City of Placerville held on August 12, 2025, by _____ who moved its adoption. The motion was seconded by _____.

PASSED, APPROVED AND ADOPTED, by the City Council of the City of Placerville on August 12, 2025, by the poll taken as follows:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor John Clerici

Attest:

Regina O'Connell, CPMC, City Clerk

Exhibit A

Assessor's Map Book 3, Page 24 for Assessor's Parcel Number 003-241-067
Zone Change 25-01
From Business and Professional (BP) to Medium Density Residential (MDR)

