

ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLACERVILLE
 ADDING TITLE 8 CHAPTER 8-12 TO THE PLACERVILLE MUNICIPAL CODE
 ESTABLISHING A VACANT PARCEL AND BUILDING REGISTRATION PROGRAM
 (12-MONTH PILOT)**

WHEREAS, vacant and unmaintained properties can create public safety hazards, attract vandalism, illegal dumping, and trespassing, and negatively affect neighborhood character; and

WHEREAS, the City Council desires to maintain an accurate registry of vacant properties and responsible parties in order to protect public health, safety, and welfare; and

WHEREAS, on October 28, 2025, the City Council directed staff to prepare a vacant property registration program with no registration fees of any kind; and

WHEREAS, the City Council desires to implement the program on a 12-month pilot basis to evaluate its effectiveness; and

WHEREAS, notice of the public hearing on this ordinance was published in the Mountain Democrat, a newspaper of general circulation within the City of Placerville, on November 28, 2025, and December 5, 2025, in accordance with California Government Code Section 36933 and Placerville Municipal Code Section 2-16-010; and

WHEREAS, the City Council considered this ordinance at a duly noticed regular meeting held on December 9, 2025, at which time all persons desiring to speak on the matter were given an opportunity to be heard; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLACERVILLE DOES ORDAIN AS FOLLOWS:

SECTION 1. Chapter 8-12 is hereby added to the Placerville Municipal Code to read as follows:

Chapter 8-12

VACANT PARCEL AND BUILDING REGISTRATION PROGRAM

8-12-010 Purpose

The purpose of this chapter is to establish a registration and quarterly self-certification program for vacant parcels and buildings in order to ensure they are legally occupied or, if vacant, are adequately secured and maintained.

8-12-020 Definitions

A. "Vacant" means any parcel or building that has not been legally occupied or actively used for its permitted purpose for at least sixty (60) consecutive days.

B. "Owner" means any person or entity having legal title to the property.

8-12-030 Registration Required – No Fee

Within ten (10) calendar days after a parcel or building becomes vacant, the owner shall register the property with the Code Enforcement Official on a form provided by the City. There shall be no fee for registration or for any quarterly self-certification required by this chapter.

8-12-040 Quarterly Self-Certification Required

For as long as the property remains vacant, the owner shall submit a simple quarterly self-certification (on a form provided by the City) confirming compliance with the maintenance standards in Section 8-12-050. Self-certifications shall be due no later than January 31st, April 30th, July 31st, and October 31st of each year. Optional photographs may be attached.

8-12-050 Minimum Maintenance and Security Standards

Every registered vacant parcel or building shall be maintained as follows:

- A. Structures shall be secured against unauthorized entry (locked or boarded windows/doors, intact fencing/gates).
- B. Vegetation shall be trimmed, debris, trash, and graffiti removed, and landscaping visible from the public right-of-way kept in a neat condition.
- C. Visible “No Trespassing” signs shall be posted and maintained in legible condition.
- D. Upon request, a “No Trespassing” letter shall be provided to the Placerville Police Department.

8-12-060 Local Contact Required

If the owner does not reside within fifty (50) miles of the City limits, the owner shall designate a local contact person or company with authority to act on the owner’s behalf.

8-12-070 Enforcement

Failure to register, submit quarterly self-certifications, or maintain the property in compliance with this chapter shall constitute a violation of the Placerville Municipal Code and may be enforced through any remedy available under Chapters 1-4 and 8 of this Code, including administrative citations, nuisance abatement, and recordation of a notice of violation.

8-12-080 Sunset and Review

This chapter shall expire automatically on December 31, 2026, unless extended by the City Council. No later than November 1, 2026, staff shall return to the City Council with a report on participation, compliance rates, resource impacts, and recommendations regarding continuation or modification of the program.

SECTION 2. CEQA. The City Council finds that this ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) because it

can be seen with certainty that there is no possibility that the ordinance may have a significant effect on the environment.

SECTION 3. Severability. If any provision of this ordinance or its application is held invalid, that invalidity shall not affect other provisions or applications that can be given effect without the invalid provision.

SECTION 4. Effective Date. This ordinance shall take effect thirty (30) days after its adoption.

PASSED AND ADOPTED this 9th day of December 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor John Clerici

ATTEST:

Regina O'Connell, CPMC, City Clerk