



## AGENDA

### PLACERVILLE CITY COUNCIL REGULAR MEETING

**TUESDAY, JANUARY 13, 2026**

CLOSED SESSION: 4:30 PM

**OPEN SESSION: 5:00 PM**

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](mailto: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**

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

### **EXECUTIVE STAFF:**

|   |   |                                 |
|---|---|---------------------------------|
| DAVE WARREN<br>City Manager   | MONA EBRAHIMI<br>City Attorney                    | REGINA O'CONNELL<br>City Clerk  |
| CAROLE KENDRICK<br>Director of Development<br>Services                  | DENIS NISHIHARA<br>Director of Community Services | MELISSA SAVAGE<br>City Engineer |
| NICK STONE<br>Director of Public Works                                  | NATALIE TORNINCASA<br>Interim Director of Finance | JOSEPH WREN<br>Police Chief     |
| TIM CORDERO<br>Fire Chief, El Dorado County<br>Fire Protection District |   |                                 |

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### **4:30 P.M. CLOSED SESSION**

- Item 1:      Liability claims/Workers' Compensation claims  
Government Code §54956.95**  
Claimant: Michael Scott  
Agency claimed against: City of Placerville
- Item 2:      Conference with Legal Counsel – Existing Litigation Pursuant  
Government Code § 54956.9**  
(*Spencer v. City of Placerville*, Case No. 24CV0628)

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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    **State of the City (Mayor Clerici)**
  - 3.2    **Employee Service Recognition (Mr. Warren)**

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

5. **ADOPTION OF AGENDA**

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

6.1 **Introduction of Public Art Committee Members (Mr. Warren)**

6.2 **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 A. **Approve the Minutes of the Regularly Scheduled City Council Meeting of December 9, 2025 (Ms. O’Connell)**

B. **Approve the Minutes of the Special City Council Meeting of December 22, 2025 (Ms. O’Connell)**

7.2 **Approve the Accounts Payable Register dated December 18, 2025, And January 6, 2026 (Ms. Tornincasa)**

7.3 **Approve the Payroll Register for Pay Periods 12 and 13 (Ms. Tornincasa)**

7.4 **Receive and File Public Records Requests (Ms. O’Connell)**

7.5 **Second Reading and Adoption of an Ordinance Amending Title 4, Chapter 1 of the Placerville Municipal Code to Adopt the 2025 California Building Standards Code (Title 24, California Code of Regulations) and Remove Obsolete Provisions (Ms. Kendrick)**

Att. A: Ordinance

Att. B: Proposed City Code (redlined)

Att. C: Proposed City Code (clean version)

7.6 **Title 10, Zoning Ordinance Text Amendments to Address Required 2021-2029 Housing Element Implementation Programs B-2 (Supportive Housing) and B-8 (Residential Care Facilities) File: ZC 24-03 (Ms. Kendrick)**

**Att. A:** Ordinance (Zoning Ordinance Text Amendments)

- 7.7 Consider Approving Amendment No. 12 and Notice to Proceed #11 to the Consulting Services Agreement with Dewberry Engineers Inc., an Agreement with El Dorado Irrigation District for Water System Relocation Design Services, and a Budget Appropriation all in the Amount of \$19,000, for the Placerville Drive Bicycle and Pedestrian Facilities Project (CIP #41816) (Ms. Savage)**

**Att. A:** Resolution

**Att. B:** Design and Construction Responsibility and Reimbursement Agreement

- 7.8 Consider Approving Amendment No. 1 to the Grading and Improvement Agreement with Middletown Apartments LP and Authorize the City Manager to Execute the Same (Ms. Savage)**

**Att. A:** Resolution

**Att. B:** Draft Amendment

- 7.9 Acknowledge and File the Measure J Fund Financial Report for the Quarter ended March 31, 2025 (Ms. Tornincasa)**

- 7.10 Acknowledge and File the Quarterly Investment Report for the Period Ended March 31, 2025 (Ms. Tornincasa)**

- 7.11 Receive and File the SB-165 Annual Report for CFD 2023-1 for Fiscal Year 2024-25 (Ms. Tornincasa)**

**Att. A:** Fiscal Year 2025/26 Annual Report

## **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 Consider Zoning Ordinance Amendment (ZOA) 26-01 Amending Ordinance No. 1629, Chapter 7-1A (Mandatory Garbage Collection), Adding a Definition of "Property Owner" (Ms. Kendrick)**

- Att. A:** Ordinance No. 1629
- Att. B:** Proposed Amending Ordinance Adding Definition of "Property Owner"
- Att. C:** Memorandum dated June 9, 2026, regarding Mandatory Garbage Service

### **10.2 Consideration of a Zoning Ordinance Amendment (ZOA) 25-04 Adding a Vacant Parcel/Building Registration Program (Ms. Kendrick)**

- Att. A:** Draft Ordinance
- Att. B:** Vacant Parcel/Building Registration Application Form

### **10.3 Consideration of Zoning Ordinance Amendment (ZOA) 25-01 – Accessory Dwelling Unit 2026 Update Public Hearing and Consideration of Ordinance No. 2026-XX Amending Title 10, Chapter 4, Section 12 of the Placerville Municipal Code Regarding Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) (Ms. Kendrick)**

- Att. A:** Draft Ordinance
- Att. B:** Planning Commission Resolution
- Att. C:** Redlined Zoning Code (incorporating Planning Commission edits)
- Att. D:** Clean Version Zoning Code - Draft
- Att. E:** Addendum to the 2025 HCD ADU Handbook (January 2026)
- Att. F:** HCD Technical Assistance Letter dated October 8, 2025

## **11. PUBLIC HEARINGS**

### **11.1 Consideration of an Appeal Regarding the Notice to Correct and First Administrative Violation for Prohibited Signs at 512 Main Street (File: CE#2025-018) (Ms. Kendrick)**

- Att. A:** Notice to Correct (November 20, 2025)
- Att. B:** First Administrative Violation Notice (December 11, 2025)
- Att. C:** Notice of Non-Compliance (recorded December 11, 2025)
- Att. D:** Second Administrative Violation Notice (December 23, 2025)
- Att. E:** Site Photographs (November 12, 2025)

- Att. F:** Appeal Request Packet (submitted by property manager, December 19, 2025; includes photographs)  
**Att. G:** Excerpts from City Code Section 10-4-17 (Sign Regulations)  
**Att. H:** Proof of Publication

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

### **12.1 Motion for the City Council to Adjourn the Meeting Sine-Die, and Appoint the City Manager as Temporary Chairperson (Mr. Warren)**

*Recommendation to adjourn the meeting Sine-Die and to appoint the City Manager as Temporary Chairperson. Mayor Clerici will pass the gavel to the City Manager. At this time, the City Manager will call the meeting to order and request nominations from the Council for the election of Mayor.*

*Any Councilmember may make or second a nomination. A roll-call vote will be taken. Following a majority vote by the Council, The City Manager will pass the gavel to the newly elected Mayor. Once seated, the Mayor will call for nominations for Vice-Mayor. The Mayor's term of office will be for one year.*

### **12.2 The Mayor Calls for Nominations for Vice-Mayor (Mr. Warren)**

*The newly elected Mayor will call for a motion and a second to nominate candidate(s) within the Council for the position of Vice-Mayor. The Vice-Mayor will serve a one-year term. A roll-call vote will be taken and following a majority vote for the election of Vice-Mayor, the regular order of business will resume.*

### **12.3 Acknowledge and File a Status Update Presentation on the Broadband Fiber Optics, Phase I Project (CIP #42340/425091) (Mr. McCargar)**

**Att. A:** Presentation

### **12.4 Consider Finding the Projects Exempt from CEQA, Approving Splitting the Canal Street Phase 1 Project into Two Phases, Approving Amendment No. 2 to the Consulting Services Agreement and Issuance of Notice to Proceed #3 with Dokken Engineering, and Approving Budget Appropriations for the Canal Street Phase 1 – Combella Road to Cougar Lane Project (CIP #42402), Combella Road Sidewalk Project (CIP #42403), and the Canal Street Phase 2 - Cougar Lane to US Highway 50 Project (CIP #42404) (Ms. Savage)**

**Att. A:** Resolution

**Att. B:** Preliminary Design Exhibits

**12.5 Consider Advertising Plans and Contract Documents for Bidding for the Construction of the Corporation Yard Revitalization Project (CIP #42202) (Mr. Stone)**

**Att. A:** Resolution  
**Att. B:** Plans

**12.6 Consider Approving an Agreement with Sierra West Officials Association (SWOA) to Provide Officiating Services for the City's Youth Basketball and Youth NFL Flag Football Leagues and Authorizing the Director of Community Services to Execute the Same (Mr. Nishihara)**

**Att. A:** Resolution  
**Att. B:** Agreement

**12.7 Consider Retroactively Approving and Affirming a Salary Schedule Effective January 3, 2026 (Ms. Tornincasa)**

**Att. A:** Resolution-Salary Schedule  
**Att. B:** Position/Salary Increase List  
**Att. C:** Salary Schedule

**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**

**16. UPCOMING ITEMS**

*Items tentatively scheduled for the next City Council meeting include: EID Water FCCs (Public Hearing), Mayor's City Council Appointments to Outside Committees/ Boards, Community Services Banner Fee, California Environmental Quality Act (CEQA) Peer Review, A-frame Business Signs, Hosted Short-term Rentals (STR), Adoption of Current Secretary of the Interior's (SOI) Standards, Park Mowing Contract, Click2Gov Business License Demonstration, Worker's Compensation Trending Report, Traffic Impact Mitigation (TIM) Fee Report, Solid Waste Agreement, Nation's Semiquincentennial (250th) Anniversary Celebration Update, Police Fee Increase, Planning Fee Update, California Permanent Local Housing Allocation (CPLHA) Program Resolution, Cash for Safety Culture Award, and November & December Stats for Police, Fire, and the Development Services Department.*

**17. ADJOURNMENT**

The next regularly scheduled City Council meeting will be held on January 27, 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 the January 13, 2026, Regular Meeting of the Placerville City Council was posted and available for review on January 9, 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