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City Manager's Report

January 13, 2026, City Council Meeting

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Item #: 10.1

Subject: Consider Zoning Ordinance Amendment (ZOA) 26-01 amending Ordinance No. 1629, Chapter 7-1A (Mandatory Garbage Collection), Adding a Definition of "Property Owner"

Recommendation: Staff recommends that the City Council introduce the amending Ordinance, waive the full reading of the Ordinance, waive the first reading, and adopt the Zoning Ordinance Amendment (Z)A as proposed.

Purpose: The purpose of this amendment is to clarify responsibility for subscribing to mandatory garbage collection service under the City's franchise agreement with El Dorado Disposal. The amendment adds a definition of "Property owner" to Chapter 7-1A to explicitly include any property owner, tenant, or lessee, ensuring broader compliance with the mandatory service requirement and assisting the City and the franchise provider in achieving full participation across all properties.

Strategic Plan Strategy: Health and Public Safety – Strategy 8 Solid Waste Disposal. Develop a Solid Waste Program that protects the environment and provides efficient and effective service.

Background: Ordinance No. 1629 (see Attachment A) was adopted by the City Council on June 23, 2009, establishing mandatory garbage collection service within the City of Placerville. The ordinance was enacted following a presentation by El Dorado Disposal on May 12, 2009, highlighting that mandatory service would result in significantly lower rate increases for the majority of residents (approximately 74% of whom already subscribed at the time) compared to non-mandatory service. Additional benefits included reduced redundant vehicular traffic, improved air quality, uniform service, increased recycling participation, and decreased illegal dumping. The ordinance also generated increased franchise fees for the City and provided cost savings, such as free refuse pickup at certain parks.

In November 2025, City Manager Dave Warren directed staff to amend the ordinance to broaden responsibility for service subscription. After consultation with the City's contract attorney, it was determined that the most efficient approach is to add a definition of "Property owner" to state: "Property owner, for purposes of this Chapter, means any property owner, tenant or lessee." This avoids the need for multiple textual changes throughout the chapter.

Discussion: The current ordinance places sole responsibility on the property owner to subscribe to service. Adding the proposed definition clarifies that tenants or lessees are also responsible, which will improve enforcement and compliance, particularly for rental properties and businesses. Attachments

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include the full text of Ordinance No. 1629 for reference, as well as the proposed amending ordinance incorporating the new definition.

In accordance with California Government Code Section 65091(a)(2) and Section 65854 (20-day notice requirement for zoning ordinance amendments), a legal advertisement for the December 9, 2025, City Council public hearing was published in the Mountain Democrat, a newspaper of general circulation within the City of Placerville, on December 24, 2025—twenty (20) days prior to the hearing date. As of the date of this report, Staff has received no public inquiries or comments in response to the published notices.

Options:

1. Introduce the amending Ordinance, waive the full reading of the Ordinance, and set the second reading and potential adoption for the next regular City Council meeting.
2. Make changes to ZOA26-01 waive the full reading of the Ordinance, and set the second reading and potential adoption for the next regular City Council meeting.
3. Do not adopt the amendment and provide further direction to Staff.

Environmental: Not Applicable.

Cost: There are no significant costs associated with tonight's action.

Budget Impact: There is no budget impact associated with tonight's action.



Dave Warren, City Manager



Carole Kendrick, Director of Development Services

Attachments:

Attachment A: Ordinance No. 1629

Attachment B: Proposed Amending Ordinance Adding Definition of "Property Owner"

Attachment C: Memorandum dated June 9, 2026, regarding Mandatory Garbage Service