

ORDINANCE NO. ____

CITY OF PLACERVILLE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLACERVILLE FOR A ZONING CODE AMENDMENT (ZOA) 25-04 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

WHEREAS, the City Council conducted a public hearing, took public testimony and considered this ordinance, and provided direction to staff regarding modifications and continued this ordinance to the January 13, 2026, meeting; and

WHEREAS, the City Council considered this ordinance as a continued item at the meeting held on January 13, 2026, at which time all persons desiring to speak on the matter were given an opportunity to be heard.

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 annual self-certification program for vacant parcels and buildings located within the commercial and industrial districts, and all vacant parcels within the incorporated areas of the City limits, in order to ensure they are legally occupied or, if vacant, are adequately secured and maintained. Developed residential-zoned properties are exempt from the registry requirement until City staff are directed otherwise.

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 online with the Code Enforcement Official on a form provided by the City. There shall be no fee for registration or for any self-certification required by this chapter.

8-12-040 Annual Self-Certification Required

For as long as the property remains vacant, the owner shall submit a simple self-certification online confirming compliance with the maintenance standards in Section 8-12-050. Self-certifications shall be due no later than October 15th of each year. Photographs are preferred to be included with the self-certification to show evidence of compliance, though not required.

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 Option

If the owner prefers, they may designate a local contact person or company with authority to act on the owner’s behalf.

8-12-070 Enforcement

Failure to register, submit 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 non-compliance.

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 13th day of January 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

City of Placerville

ATTEST:

Regina O'Connell, CPMC, City Clerk

APPROVED AS TO FORM:

City Attorney