

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLACERVILLE APPROVING GENERAL PLAN AMENDMENT GPA 26-01 TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM COMMERCIAL (C) TO COMMERCIAL-HOUSING OPPORTUNITY OVERLAY (C-HO) FOR THE SITE AT 201 NEW MORNING COURT (APN 325-240-016); ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM PURSUANT TO CEQA; AND INTRODUCING AND WAIVING THE FIRST READING OF AN ORDINANCE APPROVING ZONE CHANGE ZC 26-01 TO AMEND THE ZONING MAP FOR THE SAME SITE

WHEREAS, all the recitals set forth in Planning Commission Resolution No. 2026-03 dated March 3, 2026 are true and correct and are incorporated herein by reference; and

WHEREAS, the Planning Commission, at its duly-noticed public hearing on March 3, 2026, adopted Resolution No. 2026-03 recommending that the City Council (1) approve GPA 26-01, (2) introduce and waive the first reading of an ordinance approving ZC 26-01, and (3) adopt the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP); and

WHEREAS, on April 14, 2026, the City Council held a duly-noticed public hearing on the project, at which all interested persons were provided the opportunity to appear and be heard, both orally and in writing; and

WHEREAS, the City Council has received and considered the Planning Commission recommendation, the Initial Study/Mitigated Negative Declaration (IS/MND) dated July 2025, the staff report, all public comments (including the February 23, 2026 comment from Kristen Patterson, Executive Director of New Morning Youth & Family Services, and the February 5, 2026 comment from Kathy Dunkak, CEO of the El Dorado County Fair), and all other evidence and testimony presented; and

WHEREAS, the proposed actions are consistent with the City's General Plan (as amended), the 2021-2029 Housing Element (including Program A-3), the Placerville Municipal Code, and State Housing Element Law.

NOW, THEREFORE, BE IT RESOLVED BY City Council of the City of Placerville as follows:

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

1. The City Council finds that the Initial Study/Mitigated Negative Declaration (IS/MND) dated July 2025 was prepared in compliance with the California Environmental Quality Act (CEQA) and reflects the independent judgment and analysis of the City Council as lead agency.
2. The City Council finds that all potentially significant effects have been mitigated to less-than-significant levels and hereby adopts the Mitigated Negative Declaration (MND) dated July 2025 and the Mitigation Monitoring and Reporting Program (MMRP) set forth in Planning Commission Resolution No. 2026-03 (and attached as Exhibit B hereto), which shall be implemented as a condition of project approval.

Att. B

3. The City Council approves General Plan Amendment GPA 26-01, amending the General Plan Land Use Designation from Commercial (C) to Commercial-Housing Opportunity Overlay (C-HO) for the 2.36-acre site at 201 New Morning Court (APN 325-240-016), as shown on the map attached as Exhibit A.
4. The City Council finds that GPA 26-01 is in the public interest, promotes the public health, safety, and welfare, maintains internal consistency with the General Plan, implements Housing Element Program A-3, and complies with State law. All public comments have been considered and incorporated where appropriate.
5. The City Council hereby introduces the attached Ordinance approving Zone Change ZC 26-01 and waives the first reading thereof pursuant to Government Code § 36937. The Ordinance shall be placed on the agenda for second reading and final adoption at this same meeting.
6. The City Clerk is directed to cause a summary of this Resolution and the accompanying Ordinance to be published as required by law.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Placerville held on April 14, 2026, by _____ who moved its adoption. The motion was seconded by _____.

PASSED AND APPROVED, by the City Council of the City of Placerville on April 14, 2026, by the poll taken as follows:

AYES:

NOES:

ABSENT:

ABSTAIN:

MOVED, PASSED AND ADOPTED, this 28th day of April 2026, upon second reading by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

Mayor Nicole Gotberg

Regina O'Connell, CPMC, City Clerk

Exhibit A
General Plan/Zoning (Existing and Proposed)

Existing General Plan Land Use and Zoning Map Designation (C - Commercial)



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Proposed Amendment to the General Plan Land Use and Zoning Map
(C-HO - Commercial - Housing Overlay)



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Exhibit B

Mitigation Monitoring and Reporting Program

Mitigation Measure	Monitoring Action/Responsibility	Timing
BIO-1: If construction activities commence during the general nesting season (February 1 to August 31), a pre-construction nesting bird survey and avoidance procedures if active nests are observed.	City Development Services Department shall require survey by qualified biologist; report findings to City prior to construction. Monitoring by City staff or designee during construction if nests found.	Pre-construction (prior to ground disturbance) and during construction if applicable.
CUL-1: If cultural resources (i.e., prehistoric sites, historic sites, and/or isolated artifacts) are discovered, all construction work within 100 feet of the find shall halt until assessed by a qualified archaeologist.	Project applicant/contractor to notify City immediately upon discovery; City to retain qualified archaeologist for assessment and recommendations. Monitoring by archaeologist if required.	During construction/ground-disturbing activities.
CUL-2: If human remains are discovered, all construction work within 100 feet of the find shall halt until the discovered remains are properly assessed and appropriate protocols followed, including notification of the County Coroner and Native American representatives if applicable.	Project applicant/contractor to notify City and County Coroner immediately; City to coordinate with Most Likely Descendant (MLD) if applicable. Monitoring by qualified professionals as needed.	During construction/ground-disturbing activities.
GEO-1: If, during the course of development of the Project Site, paleontological materials are discovered, all construction work within 100 feet of the find shall halt until assessed by a qualified paleontologist.	Project applicant/contractor to notify City immediately; City to retain qualified paleontologist for assessment and salvage if necessary. Monitoring by paleontologist if required.	During construction/ground-disturbing activities.
HYDRO-1: Prior to final design of Storm Drainage systems for the project, a project Drainage Report shall be prepared and approved by the City to manage stormwater per Chapter 15 Stormwater Quality and the City's MS4 Permit.	Project applicant to submit Drainage Report; City Engineering Department to review and approve. Verification of implementation during plan check and inspections.	Prior to issuance of building permits and during construction.
NOISE-1: The City shall establish conditions of approval for any permit that results in construction, including use of mufflers on equipment, limiting construction hours to 7 AM-7 PM weekdays, and utilizing quiet construction equipment.	City Development Services Department to include in conditions of approval; inspections by City staff to ensure compliance. Reporting of violations to City.	Prior to issuance of permits and during construction.

Mitigation Measure	Monitoring Action/Responsibility	Timing
<p>FIRE-1: The following wildfire prevention measures shall be implemented during construction of the Proposed Project, including use of spark arresters on equipment with the potential to create sparks and maintaining fire extinguishers on site.</p>	<p>Project applicant/contractor to implement; City Fire Department or designee to inspect site for compliance. Documentation of equipment checks.</p>	<p>During construction activities in wildfire-prone periods.</p>