

**RESOLUTION NO. 2026-03**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACERVILLE RECOMMENDING THAT THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT GPA 26-01 TO AMEND 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); RECOMMENDING THAT THE CITY COUNCIL INTRODUCE AND WAIVE THE FIRST READING OF AN ORDINANCE APPROVING ZONE CHANGE ZC 26-01 TO AMEND THE ZONING MAP FROM COMMERCIAL (C) TO COMMERCIAL-HOUSING OPPORTUNITY OVERLAY (C-HO) FOR THE SAME SITE; AND RECOMMENDING THAT THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION (MND) PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

**WHEREAS**, the City of Placerville adopted its 2021-2029 Housing Element on August 31, 2021 (Resolution No. 9005), with amendments adopted December 13, 2022 (Resolution No. 9150); and

**WHEREAS**, the Department of Housing and Community Development (HCD) certified the amended Housing Element in substantial compliance with State Housing Element Law on December 21, 2022; and

**WHEREAS**, Housing Element Program A-3 (High-Density Development and Objective Design Standards) commits the City to increasing the inventory of sites suitable for high-density multi-family residential development at a minimum of 20 dwelling units per acre (du/ac) on three specific sites, including the 2.36-acre site at 201 New Morning Court (APN 325-240-016), to accommodate housing affordable to very low- and low-income households and facilitate up to 56 multi-family units on this site with at least 50% affordable (minimum 30% very low-income and 20% low-income); and

**WHEREAS**, Program A-3 supports the City's Regional Housing Needs Allocation (RHNA) goals for 259 units during the planning period (28 extremely low-income, 28 very low-income, 34 low-income, 50 moderate-income, and 119 above-moderate-income) and enables by-right, ministerial review under State laws including SB 35; and

**WHEREAS**, on December 3, 2025, HCD issued a Letter of Inquiry (LOI) regarding the status of Program A-3 and other Housing Element programs, noting the City's commitment to complete Program A-3 by June 2023; and

**WHEREAS**, the City responded to the LOI on December 23, 2025, providing updates and cited completed and pending actions to address delays.

**WHEREAS**, the proposed General Plan Amendment GPA 26-01 and Zone Change ZC 26-01 apply the Housing Opportunity (HO) Overlay to the site at 201 New Morning Court (APN 325-240-016), changing the General Plan Land Use Designation from Commercial (C) to Commercial-Housing Opportunity Overlay (C-HO) and the Zoning Map from Commercial (C) to Commercial-Housing Opportunity Overlay (C-HO), in accordance with Placerville Municipal Code Section 10-5-24, to implement Program A-3 and maintain substantial compliance with State Housing Element Law; and

**WHEREAS**, the HO Overlay provides a ministerial, by-right pathway for multi-family residential development at 20-24 du/ac, with objective development standards including minimum density of 20 du/ac, maximum 60% lot coverage, 40-foot height limit, and 1.5 parking spaces per unit, and is intended to facilitate affordable housing on suitable sites without amending Title 10 text; and

**WHEREAS**, the site was selected for its size (2.36 acres), vacancy, access to utilities and services, and proximity to commercial and residential areas, making it conducive to affordable multi-family housing; and

**WHEREAS**, an Initial Study/Mitigated Negative Declaration (IS/MND) dated July 2025 was prepared for the project, evaluating all CEQA checklist topics and finding that potentially significant impacts in areas such as Biological Resources, Cultural Resources, Geology/Soils, Hydrology/Water Quality, Noise, Tribal Cultural Resources, Utilities/Service Systems, and Wildfire would be less than significant with incorporation of mitigation measures including BIO-1 (nesting bird surveys), CUL-1 and CUL-2 (cultural and human remains protocols), GEO-1 (paleontological resources), HYDRO-1 (drainage report), NOISE-1 (construction noise controls), and FIRE-1 (wildfire prevention); and

**WHEREAS**, no impacts or less-than-significant impacts were identified for Aesthetics, Agriculture/Forestry, Air Quality, Energy, Greenhouse Gas Emissions, Hazards/Hazardous Materials, Land Use/Planning, Mineral Resources, Population/Housing, Public Services, Recreation, and Transportation; and

**WHEREAS**, the IS/MND concludes that all potentially significant effects can be mitigated to less-than-significant levels, supporting adoption of a Mitigated Negative Declaration under CEQA Guidelines §15070(b), and the project qualifies for the infill exemption under CEQA Guidelines §15332 but a site-specific MND was prepared conservatively; and

**WHEREAS**, pursuant to CEQA Guidelines §15097, a Mitigation Monitoring and Reporting Plan (MMRP) is required to ensure implementation of the mitigation measures identified in the IS/MND, and the following MMRP shall be adopted as part of the MND:

Mitigation Measure	Monitoring Action/Responsibility	Timing
<p><b>BIO-1:</b> 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.</p>	<p>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.</p>	<p>Pre-construction (prior to ground disturbance) and during construction if applicable.</p>
<p><b>CUL-1:</b> 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.</p>	<p>Project applicant/contractor to notify City immediately upon discovery; City to retain qualified archaeologist for assessment and recommendations. Monitoring by archaeologist if required.</p>	<p>During construction/ground-disturbing activities.</p>
<p><b>CUL-2:</b> 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.</p>	<p>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.</p>	<p>During construction/ground-disturbing activities.</p>
<p><b>GEO-1:</b> 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.</p>	<p>Project applicant/contractor to notify City immediately; City to retain qualified paleontologist for assessment and salvage if necessary. Monitoring by paleontologist if required.</p>	<p>During construction/ground-disturbing activities.</p>

Mitigation Measure	Monitoring Action/Responsibility	Timing
<p><b>HYDRO-1:</b> 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.</p>	<p>Project applicant to submit Drainage Report; City Engineering Department to review and approve. Verification of implementation during plan check and inspections.</p>	<p>Prior to issuance of building permits and during construction.</p>
<p><b>NOISE-1:</b> 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.</p>	<p>City Development Services Department to include in conditions of approval; inspections by City staff to ensure compliance. Reporting of violations to City.</p>	<p>Prior to issuance of permits and during construction.</p>
<p><b>FIRE-1:</b> 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>

**WHEREAS**, on March 3, 2026, the Planning Commission held a duly-noticed public hearing for General Plan Amendment GPA 26-01, Zone Change ZC 26-01, and the Mitigated Negative Declaration (MND); and

**WHEREAS**, the Planning Commission reviewed the Mitigated Negative Declaration (MND) and found that it was prepared in compliance with the requirements of the California Environmental Quality Act (CEQA) under Title 14 of the California Code of Regulations and

adequately addresses the potential physical impacts associated with implementation of the proposed General Plan Amendment GPA 26-01 and Zone Change ZC 26-01; and

**WHEREAS**, the Planning Commission reviewed General Plan Amendment GPA 26-01 and Zone Change ZC 26-01 and found: (1) That they have been prepared in conformance with the requirements of the Government Code and Placerville Municipal Code; (2) That they are consistent with the City's General Plan and support implementation of the 2021-2029 Housing Element; and (3) That public comments received have been considered and incorporated where appropriate; and

**NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Placerville as follows:**

1. Finds that the Initial Study/Mitigated Negative Declaration (IS/MND) dated July 2025, prepared for GPA 26-01 and ZC 26-01, was prepared in compliance with the requirements of the California Environmental Quality Act (CEQA) under Title 14 of the California Code of Regulations and reflects the independent judgment and analysis of the Planning Commission; and
2. Finds that all potentially significant effects have been mitigated to less-than-significant levels, supporting adoption of a Mitigated Negative Declaration (MND) (CEQA Guidelines §15070(b)); and
3. Finds that General Plan Amendment GPA 26-01 is in the public interest, promotes the public health, safety, and welfare, maintains internal consistency within the General Plan, and complies with State Housing Element Law by implementing Program A-3 to facilitate high-density affordable housing; and
4. Finds that Zone Change ZC 26-01 is consistent with the amended General Plan (including the C-HO land use designation), is suitable for the permitted uses in terms of site characteristics (e.g., size, access, and proximity to services), and is in the public interest by supporting the City's RHNA obligations without adverse impacts on surrounding properties; and
5. In the absence of substantial evidence to support a fair argument that the proposed amendments may result in significant environmental impacts not previously studied, recommends adoption of the MND since no physical changes or impacts beyond those mitigated are anticipated; and
6. Recommends adoption of the Mitigation Monitoring and Reporting Plan (MMRP) as set forth above to ensure implementation, monitoring, and reporting of the mitigation measures; and
7. Recommends that the City Council approve General Plan Amendment GPA 26-01 to amend the General Plan Land Use Designation from Commercial (C) to Commercial-Housing

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Opportunity Overlay (C-HO) for the 2.36-acre site at 201 New Morning Court (APN 325-240-016); and

8. Recommends that the City Council introduce and waive the first reading of an Ordinance approving Zone Change ZC 26-01 to amend the Zoning Map from Commercial (C) to Commercial-Housing Opportunity Overlay (C-HO) for the same site; and

The foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Placerville held on March 3, 2026, by Commissioner Stratton who moved its adoption. The motion was seconded by Commissioner Kirk Smith. A roll call vote was taken, which stood as follows:

AYES: Kris Kiehne, Amy Lepper, Catherine Silvester, Kirk Smith & Alyssa Stratton

NOES: None

ABSENT: None

ABSTAIN: None

ATTEST:

Planning Commission Chair:

THE FOREGOING IS A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL RECORD  
IN THE OFFICE OF THE CITY CLERK OF THE CITY OF PLACERVILLE COUNTY OF EL  
DORADO, STATE OF CALIFORNIA

DATED THIS \_\_\_\_ DAY OF \_\_\_\_ 2026

CITY CLERK