



"We are a welcoming, active and business-friendly rural foothill community built on California's rich gold rush history."

Planning Commission Staff Report

Meeting Date: September 15, 2026

Prepared By: Carole Kendrick, Director of Development Services

SUBJECT: Biennial Review of the General Plan Policy Document and Status Update on General Plan Implementation Programs

RECOMMENDATION

Receive the biennial review of the General Plan Policy Document and provide direction to staff as appropriate. Direct staff to finalize the biennial update for transmittal to the City Council.

PURPOSE

To present the Planning Commission's required biennial review of the General Plan Policy Document and the status of General Plan implementation efforts, including the Background Report data updates described in Implementation Program 1. This report also outlines the Commission's statutory role in reviewing General Plan implementation progress and recommending amendments to the City Council.

BACKGROUND

Planning Commission's Required Role Under the General Plan

Section VIII of the General Plan (Administration & Implementation) establishes several responsibilities assigned directly to the Planning Commission. Two provisions are central to tonight's item:

- Biennial Review of the General Plan Policy Document
"The Planning Commission shall complete its review of the General Plan Policy Document and report its findings to the City Council by September 1 of each update year. The Planning Commission's report shall include, as the Commission deems appropriate, recommendations for amendments to the General Plan."
- Review of the Capital Improvement Program (CIP) for General Plan Consistency
"The Planning Commission shall review the CIP for consistency with the General Plan and report its findings to the City Council."

Although the General Plan requires ongoing CIP review, the City does not currently have an adopted or active Capital Improvement Program list. As a result, the Commission's CIP consistency review cannot be performed at this time. Staff will continue coordinating with the City Manager and department heads to determine when a CIP update can be initiated.

These responsibilities ensure that the Commission remains the City's primary advisory body on long-range planning, policy consistency, and implementation progress.

Implementation Program 1 – Biennial Background Report Update

Implementation Program 1 requires the City to update key Background Report data every two years and circulate a draft by May 15, with final publication by August 1. The Planning Commission is one of the required reviewing bodies.

The draft update was presented to the City Council on March 12, 2026, including the April 2026 Implementation Tracking Table that summarizes progress across all topic areas.

DISCUSSION

1. Planning Commission's Role in the Biennial Review

Tonight's meeting represents the Commission's formal biennial review of the General Plan Policy Document and implementation progress. The Commission is responsible for:

- Reviewing the status of implementation programs, including Program 1 (Background Report updates).
- Evaluating whether current policies remain effective and aligned with community needs.
- Identifying areas where amendments to the General Plan may be warranted.
- Providing a formal report and recommendations to the City Council.

This role is foundational to maintaining a current, legally defensible General Plan and ensuring consistency across City actions, including the CIP, zoning ordinance updates, and specific plans.

2. Status of Background Report Updates (Implementation Program 1)

The September 2026 tracking table (Attachment B) identifies several topic areas requiring significant updates, including:

- Flooding (FEMA maps, mitigation)
- Highway 50 Corridor (interchange planning, congestion)
- Roadway Network (traffic counts, VMT analysis)
- Seismic & Geologic Hazards
- Wastewater, Water Resources, Water Supply
- Storm Drainage infrastructure

These updates are scheduled for completion in FY 2027/28, with consultant support.

Other areas—such as wildfire/WUI mapping, air quality/GHG inventory, biological resources, and historic resources—are dependent on funding or ongoing monitoring.

Funding Constraints

Many of the significant update areas identified in Attachment B cannot be advanced at this time due to limited City funding capacity. Several technical studies—such as updated FEMA mapping, traffic modeling/VMT analysis, utility capacity studies, and geologic hazard mapping—will require consultant support and dedicated budget allocations.

Until funding is secured, progress on these major updates will remain limited to incremental staff-level monitoring.

3. Planning Commission Policy Considerations

As part of its biennial review, the Commission may wish to consider:

- Whether the scope and timing of the significant updates align with current community priorities given the City’s limited funding capacity.
- Whether additional policy amendments should be recommended to the City Council based on emerging issues (e.g., wildfire resilience, water supply reliability, transportation safety).
- Whether the Commission wishes to request additional resources or prioritization for specific update areas.
- How the absence of a current CIP list affects long-range planning, infrastructure prioritization, and General Plan consistency findings.

ENVIRONMENTAL REVIEW

Not applicable. This is an informational report on General Plan implementation and does not involve a discretionary project or physical development.

RECOMMENDED PLANNING COMMISSION ACTION

In light of the above analysis, Staff respectfully requests the Planning Commission take the following actions for staff to:

1. Incorporate Commission feedback into the final biennial update.
2. Prepare the Commission’s formal report and recommendations for City Council consideration.
3. Continue coordination with City departments to prepare FY 2027/28 budget requests for the significant technical updates.

4. Acknowledge that CIP consistency review cannot be completed until a CIP list is established.

OPTIONS

1. Forward a recommendation of approval to the City Council.
2. Continue the item to a future meeting for further discussion.

ATTACHMENTS

- A. General Plan Section VIII – Administration & Implementation
- B. General Plan Implementation Program 1 Tracking Table (September 2026)

INCORPORATED BY REFERENCE

City of Placerville General Plan

City of Placerville Zoning Ordinance

Contents of City of Placerville Planning Department Project File 1990 General Plan and all associated updates