

RESOLUTION NO. 2026-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACERVILLE RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 10, CHAPTER 6 (WATER EFFICIENT LANDSCAPING REGULATIONS) OF THE PLACERVILLE MUNICIPAL CODE AND ORDINANCE 1706 TO UPDATE INTERNAL CITATIONS TO THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELo) TO CONFORM WITH CURRENT CALIFORNIA CODE OF REGULATIONS AMENDMENTS (ZOA 26-05).

WHEREAS, the Local Assistance and Market Development Branch of CalRecycle notified jurisdictions that, effective May 4, 2026, regulatory language in Title 24, California Code of Regulations, Section 18989.2 was amended; and

WHEREAS, the approved state regulatory language requires each jurisdiction to adopt an ordinance or other enforceable requirement that mandates compliance with Sections 493.2(d)(2), (3), (4), and (7) of the Model Water Efficient Landscape Ordinance (MWELo), Title 24, Division 2, Chapter 2.7 of the California Code of Regulations, as enacted on January 2, 2025; and

WHEREAS, Ordinance 1706 and Title 10, Chapter 6 of the Placerville Municipal Code currently incorporate MWELo compost and mulch requirements (and related organic-waste / SB 1383 provisions) in Section 7-1B-11, which expressly cites former MWELo sections 492.6(a)(3)(B), (C), (D), and (G); and

WHEREAS, because those state section numbers have been renumbered, the City's local ordinance text must be amended so that the citations accurately match the current Section 493.2(d) text; and

WHEREAS, the proposed amendment is strictly limited to administrative updates of these outdated section citations and related internal cross-references, making no substantive changes to the City's organic-waste reduction standards, compost or mulch application rates, landscape thresholds, or CalGreen cross-references; and

WHEREAS, amending the existing unified ordinance framework within Title 10, Chapter 6 ensures a coherent local regulatory scheme and avoids the potential for conflicting or duplicative rules that would arise from a separate, standalone MWELo ordinance; and

WHEREAS, the Planning Commission held a properly noticed public hearing on October 21, 2026, to consider Zoning Ordinance Amendment (ZOA) 26-05, at which time all interested parties were given the opportunity to be heard.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Placerville hereby recommends that the City Council make the following findings and take the following actions:

SECTION 1. CEQA FINDINGS

The Planning Commission recommends the City Council find that ZOA 26-05 is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to:

- Section 15061(b)(3) (Common Sense Exemption): The amendment consists solely of administrative and ministerial updates to section citations in an existing ordinance framework. It does not authorize physical development, change land-use designations, or alter zoning maps. Consequently, it has no potential to cause a significant physical change or impact to the environment.

SECTION 2. GENERAL PLAN AND STATE LAW CONSISTENCY

The Planning Commission finds that the proposed ZOA 26-05 is consistent with the City of Placerville General Plan and state mandates. It directly aligns local regulatory text with CalRecycle guidance and Title 24 of the California Code of Regulations, maintaining a compliant and accurate framework for organic waste reduction and water-efficient landscaping.

SECTION 3. RECOMMENDATION OF APPROVAL

The Planning Commission hereby recommends that the City Council adopt an Ordinance amending Title 10, Chapter 6 of the Placerville Municipal Code and Ordinance 1706 as follows:

- Update Citations: Replace each local occurrence of the former MWELo section numbers 492.6(a)(3)(B), (C), (D), and (G) with the current numbers 493.2(d)(2), (3), (4), and (7).
- Cross-References: Update accompanying internal cross-references so that local text accurately reflects the renumbered provisions of Title 24, California Code of Regulations, Section 18989.2.
- Preserve Core Standards: Maintain the previously adopted compost application rates (minimum four cubic yards per 1,000 square feet of permeable area incorporated to a depth of six inches), the three-inch mulch layer requirement, and the preference for recycled organic mulch.

The foregoing Resolution was introduced at a special meeting of the Planning Commission of the City of Placerville held on October 21, 2026, by Commissioner _____ who moved its adoption. The motion was seconded by Commissioner _____. A roll call vote was taken, which stood as follows:

AYES:

NOES:

ABSENT:

ABSTAIN:

Kris Kiehne, Planning Commission Chair

ATTEST:

Deana Watkins-Howey, Development Technician