

ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLACERVILLE
AMENDING TITLE 10, CHAPTER 5, SECTION 15(B) OF THE CITY OF
PLACERVILLE MUNICIPAL CODE TO DESIGNATE GOVERNMENT FACILITIES
AS A PERMITTED USE WITHIN THE COMMERCIAL (C) ZONING DISTRICT (ZOA
26-07)**

WHEREAS, the City of Placerville Planning Division initiated Zoning Ordinance Amendment (ZOA) 26-07 to evaluate and modernize the land-use framework governing the City's commercial corridors; and

WHEREAS, the proposed text amendment updates Title 10, Chapter 5, Section 15(B) of the City of Placerville Municipal Code to explicitly list "Government facilities, including administrative offices, public-facing service centers, and related civic infrastructure" as a permitted use within the Commercial (C) zoning district; and

WHEREAS, California Government Code Sections 65850 et seq. grant the City of Placerville legislative authority to regulate land use, establish zoning districts, and amend its local zoning regulations to support community needs; and

WHEREAS, the City Council finds that public and civic infrastructure must remain highly accessible to all community members, and that integrating essential administrative and public-facing services into established commercial zones directly fulfills this priority by placing services near major arterial roadways, public transit access points, and regional shopping corridors; and

WHEREAS, the City Council recognizes that the operational, physical, structural, and traffic profiles of modern government offices and customer service windows are functionally identical to the private professional offices, medical clinics, and financial institutions already permitted outright within the Commercial (C) zoning district; and

WHEREAS, designating government facilities as a permitted use removes unnecessary administrative friction and discretionary pathways, such as Conditional Use Permits, thereby preventing prolonged vacancies within local office parks and commercial centers and encouraging daytime foot traffic that supports nearby retail merchants; and

WHEREAS, on October 21, 2026, the Planning Commission of the City of Placerville conducted a duly noticed public hearing, reviewed the staff report and municipal code text, evaluated public testimony, and subsequently voted to forward a formal recommendation of approval to the City Council to adopt ZOA 26-07; and

WHEREAS, the City Council has reviewed and considered the proposed text amendment alongside the City of Placerville General Plan, and determines that ZOA 26-07 is consistent with the Land Use Element by maximizing commercial corridor utility, and the Public Facilities and Services Element by encouraging highly accessible community infrastructure; and

WHEREAS, the City Council has reviewed the environmental assessment prepared for this ordinance update and has determined that the project is completely exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) because the amendment consists solely of administrative text modifications to an existing zoning use catalog, does not authorize any specific physical development, and has no potential to cause a significant or reasonably foreseeable physical change to the environment.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLACERVILLE DOES ORDAIN AS FOLLOWS:

SECTION 1: PURPOSE AND AUTHORITY

The purpose of this Ordinance is to amend Title 10 (Zoning Ordinance) of the City of Placerville Municipal Code to modernize the City's land-use framework by expanding siting opportunities for essential public services within established commercial corridors. This amendment is adopted pursuant to the authority vested in the City of Placerville under the California Government Code and the Planning and Zoning Law.

SECTION 2: CEQA

The proposed text amendment qualifies for a Common Sense Exemption pursuant to CEQA Guidelines Section 15061(b)(3). This section of the CEQA Guidelines dictates that an activity is exempt from environmental review if it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

The determination is supported by the following facts:

- **Administrative Nature:** The scope of ZOA 26-07 is strictly limited to an administrative text change within the Placerville Municipal Code to allow "government facilities" as a permitted land use within the Commercial (C) zone.
- **No Physical Development Authorized:** The ordinance amendment does not authorize, fund, or approve any specific physical development, construction, grading, or ground-disturbing activities.

- No Baseline Changes: The amendment does not modify any physical development standards—such as building height limits, maximum lot coverage, structural setbacks, or floor area ratios (FAR)—already established for the Commercial (C) district.
- Functional Footprint Equivalence: Government administrative offices and public service desks share identical traffic generation, utility demand, and operational footprints with the private professional offices and financial institutions already allowed outright in the zone.

Any future establishment, construction, or expansion of a physical government facility would remain subject to site-specific environmental review under CEQA at the time a concrete project proposal is submitted. Therefore, it can be seen with certainty that the text update itself has no potential to cause a significant or reasonably foreseeable physical change to the environment.

SECTION 3: AMENDMENT TO THE CODE

Title 10, Chapter 5, Section 15, Subsection (B) of the City of Placerville Municipal Code is hereby amended to read as follows (with deleted text shown in ~~strikethrough~~ and new text shown in underline):

10-5-15: C COMMERCIAL ZONE

(B) Permitted Uses: The following uses and their accessory uses are permitted outright:

1. Accessory Dwelling Units, subject to the requirements within City Code Section 10-4-12.
2. Antique store.
3. Club or association.
4. Consignment store.
5. Domestic violence shelter.
6. Hospital, sanatorium, dispensary, clinic, mortuary.
7. Hotel, motel.
8. Professional office (medical, legal, financial, architectural, engineering, and similar professional services).
9. Retail store (including grocery, clothing, hardware, and general merchandise).
10. Restaurant, cafe, or cafeteria (excluding drive-in or drive-through facilities).
11. Short-term rentals subject to Section 10-4-20.
12. Standard financial institutions (banks, savings and loans, credit unions).
13. Personal service establishments (barber shops, beauty salons, dry cleaning pick-up, tailors).
14. Low-Barrier Navigation Centers, subject to Section 10-4-21.
15. Government facilities, including administrative offices, public-facing service centers, and related civic infrastructure.

SECTION 4. SEVERABILITLY

If any section, subsection, sentence, clause, or phrase of this ordinance is held invalid, the remaining portions shall remain in full force and effect.

SECTION 5. EFFECTIVE DATE

This ordinance shall take effect 30 days after adoption pursuant to Government Code § 36937.

SECTION 6. CERTIFICATION

The City Clerk is directed to cause this ordinance to be codified in the Placerville Municipal Code.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Placerville held on November 10, 2026, by _____ who moved its adoption. The motion was seconded by _____.

PASSED AND APPROVED, by the City Council of the City of Placerville on November 10, 2026, by the poll taken as follows:

AYES:

NOES:

ABSENT:

ABSTAIN:

MOVED, PASSED AND ADOPTED, this 8th day of December 2026, upon second reading by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Mayor Nicole Gotberg

Attest:

Regina O'Connell, CPMC, City Clerk