

RESOLUTION NO. 2026-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACERVILLE RECOMMENDING THAT THE CITY COUNCIL ADOPT ZONING ORDINANCE AMENDMENT (ZOA) 26-05, AMENDING TITLE 10 (ZONING) OF THE PLACERVILLE MUNICIPAL CODE BY ADDING CHAPTER 13 (NO NET LOSS PROGRAM) AS SET FORTH IN EXHIBIT 1 TO ESTABLISH OBJECTIVE PROCEDURES, INCENTIVES, AND DENSITY BONUSES IN COMPLIANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 66300

WHEREAS, California Government Code Section 65863 requires all cities and counties to ensure that their regional housing needs allocation remains intact throughout the planning period of their Housing Element, known as the "No Net Loss" policy; and

WHEREAS, to remain in compliance with state law, the City must establish objective procedures and standards for monitoring residential capacity whenever a development project, general plan amendment, or zoning change reduces the housing unit potential of a site; and

WHEREAS, the proposed program regulations have been organized into a new Chapter 13 of Title 10 of the Placerville Municipal Code, formatted as a standalone legislative document titled Exhibit 1; and

WHEREAS, the Placerville Planning Commission conducted a legally noticed special public hearing on Wednesday, October 21, 2026, at 6:00 p.m. at Town Hall (549 Main Street), to consider the proposed amendment, review the staff report, and receive public testimony; and

WHEREAS, a public notice of this hearing was published and distributed in accordance with local and state public notification requirements; and

WHEREAS, the Planning Commission has determined that the proposed ordinance amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption).

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:

1. Consistency with State Law: The establishment of Chapter 13, as drafted in Exhibit 1< provides the objective mechanisms necessary to fulfill the statutory mandates of California Government Code Section 65863.
2. Consistency with the General Plan: The No Net Loss Program directly supports the goals, policies, and implementation programs of the City's Housing Element by safeguarding the inventory of sites designated for residential development.
3. Environmental Determination: The proposed ordinance is exempt under CEQA Guidelines Section 15061(b)(3) because it establishes administrative and monitoring procedures that will

not result in a physical change to the environment or cause a significant environmental impact.

PLANNING COMMISSION ACTION & RECOMMENDATION

The Planning Commission hereby recommends that the City Council of the City of Placerville take the following actions:

1. Adopt the finding that the proposed ordinance amendment is exempt from CEQA review under CEQA Guidelines Section 15061(b)(3).
2. Adopt Zoning Ordinance Amendment (ZOA) 26-05 to add Chapter 13 to Title 10 of the City of Placerville Municipal Code, establishing the No Net Loss Program, as presented in Exhibit 1 of the draft Ordinance (Attachment C).

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