RESOLUTION NO. 2026-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACERVILLE RECOMMENDING THAT THE CITY COUNCIL APPROVE ORDINANCE AMENDMENT (ZOA) 26-09 AMENDING TITLE 4, CHAPTER 1 OF THE PLACERVILLE MUNICIPAL CODE BY ADDING SECTION 11 (4-1-11) TO IMPLEMENT STATE-MANDATED REMOTE VIRTUAL INSPECTION OPTIONS FOR QUALIFYING RESIDENTIAL IMPROVEMENTS AND CLEAN ENERGY PROJECTS PURSUANT TO ASSEMBLY BILL 1738

WHEREAS, on September 18, 2026, the Governor of the State of California signed Assembly Bill 1738 (AB 1738) into law, adding Section 17970.9 to the California Health and Safety Code, which mandates that local building enforcement agencies provide an option for homeowners or licensed contractors to utilize remote virtual inspections for qualifying lower-risk residential construction and clean energy improvements; and

WHEREAS, the State of California has mandated full local compliance with the remote inspection framework no later than January 1, 2028; and

WHEREAS, the City of Placerville Development Services Department has successfully utilized virtual inspection workflows in the recent past and continues to successfully administer its Certificate of Lateral Compliance program using virtual verification methods; and

WHEREAS, processing this update through Ordinance Amendment (ZOA) 26-09 establishes the formal legal link between the city's broader development standards, municipal building regulations, and its streamlined housing goals; and

WHEREAS, on November 17, 2026, the Planning Commission of the City of Placerville held a duly noticed special public hearing to consider Ordinance Amendment (ZOA) 26-09, evaluated the proposed text additions to Title 4 of the Placerville Municipal Code, and considered all public testimony and staff recommendations; and

WHEREAS, the Planning Commission has evaluated the environmental impacts of ZOA 26-09 and has determined that the proposed ordinance is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) ("Common Sense Exemption") because it can be seen with certainty that there is no possibility that the procedural and administrative updates herein will have a significant effect on the environment.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Placerville hereby recommends that the City Council:

SECTION 1. Findings.

The Planning Commission hereby makes the following findings based on the complete record before it:

1. The proposed amendment is consistent with the City of Placerville General Plan goals to streamline housing maintenance, lower administrative hurdles for clean energy adoption, and reduce local government vehicle trips.

2. The addition of Section 11 to Title 4, Chapter 1 preserves essential local code enforcement rights, applicant safeguards, and local auditing protocols while maintaining strict conformity with state housing laws.

3. The proposed RVI program explicitly protects and operates concurrently with the City's existing, highly successful virtual Certificate of Lateral Compliance verification workflow.

SECTION 2. CEQA Determination.

The Planning Commission finds that ZOA 26-09 is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) because it shifts the *mechanism* of building code enforcement inspections to a virtual medium, does not authorize physical development, and has no potential to cause a significant environmental impact. Staff is directed to file a Notice of Exemption (NOE) following City Council adoption.

SECTION 3. Recommendation.

The Planning Commission hereby recommends that the City Council introduce, wave the first reading, and adopt an ordinance approving Ordinance Amendment (ZOA) 26-09 to add Title 4, Chapter 1, Section 11 (4-1-11) to the Placerville Municipal Code as set forth in Attachment B.

PASSED AND ADOPTED at a special meeting of the Planning Commission of the City of Placerville on November 17, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Kris Kiehne, Planning Commission Chair

ATTEST:

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Arianna Blandon, Associate Planner