"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: November 17, 2026
Prepared By: Carole Kendrick, Director of Development Services
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PROJECT INFORMATION SUMMARY

Case File: Zoning Ordinance Amendment (ZOA) 26-10

Request: Consideration of the request to amend Title 10, Chapter 6 of the Placerville Municipal Code to Adopt the El Dorado Irrigation Districts Code (Administrative Regulation 1042) "Nonfunctional Turf Prohibitions"); and a determination that the amendment is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3).

Summary Recommendation:

Recommend that the City Council determine the project is exempt from CEQA under the Guidelines Section 15061(b)(3) "Common Sense Exemption," and adopt EID's AR 1042 into the City Municipal Code to ensure strict compliance with California's AB 1572 regarding potable water use on nonfunctional turf.

PURPOSE

On October 13, 2023, the California Legislature adopted Assembly Bill 1572 (AB 1572) (see Attachment A), which adopted Water Code § 10608.14, which banned the use of potable water to irrigate nonfunctional mowed grass, also known as "turf," on commercial, institutional, industrial, and common areas of homeowner associations properties. The goal of this bill is to target water waste and help protect drinking water as we enter a drier future. AB 1572 became effective on January 1, 2024.

To ensure the City's compliance with AB 1572 it is recommended to adopt EID's Administrative Regulation, AR 1042 (see Attachment B). AR 1042 has addressed and implemented the requirements of AB 1572, including definitions, prohibitions, and penalties.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA), the City has determined that the proposed ordinance is exempt under CEQA Guidelines §15061(b)(3) (Common Sense Exemption). The amendment consists solely of administrative updates to section citations in an existing

ordinance; it does not authorize physical development, change land-use designations or zoning, or result in any physical change to the environment. Consequently, it has no potential to cause a significant environmental impact.

RECOMMENDED PLANNING COMMISSION ACTION

Hold a public meeting; and,

The Planning Commission may take one of the following actions based on the analysis provided:

1. Find that Zoning Ordinance Amendment (ZOA) 26-10 is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that there is no possibility that the adoption of these administrative water conservation regulations will have a significant effect on the environment, and direct staff to file a Notice of Exemption (NOE) following City Council adoption.
    a. Forward a recommendation of approval to the City Council to amend Title 10, Chapter 6 of the Placerville Municipal Code to adopt the nonfunctional turf prohibitions, timelines, and regional enforcement frameworks established by El Dorado Irrigation District Administrative Regulation 1042; or,
    b. Forward a Resolution recommending approval with modifications to the City Council; or,

2. Forward a Resolution recommending of denial to the City Council

If adopted, the Zoning Code amendments to Title 10, Chapter 6 of the Placerville Municipal Code become effective 30 days post-adoption by City Council per Government Code §36937. This aligns with state mandates and there are no General Plan conflicts.

ATTACHMENTS

A. Assembly Bill (AB) 1572
B. El Dorado Irrigation District (EID) Administrative Regulations (AR) 1042
C. Draft City Council Ordinance No. XX
D. Draft Planning Commission Resolution
E. Proof of Publication

INCORPORATED BY REFERENCE

City of Placerville General Plan
City of Placerville Zoning Ordinance

Contents of City of Placerville Planning Department Project File for Zoning Ordinance Amendment ZOA 26-10