RESOLUTION NO. 2026-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACERVILLE

RECOMMENDING THAT THE CITY COUNCIL ADOPT A NOTICE OF EXEMPTION AND APPROVE GENERAL PLAN AMENDMENT GPA 26-06 UPDATING THE SAFETY AND NOISE ELEMENT

WHEREAS, California Government Code Section 65302 requires that each city adopt a comprehensive, long-term General Plan that includes a Safety Element for the protection of the community from unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; flooding; and wildland and urban fires, and further requires the Safety Element to address evacuation routes and climate adaptation and resilience; and

WHEREAS, the City of Placerville adopted its General Plan in 1990 and has subsequently updated various elements, including the Housing Element in 2021; and

WHEREAS, the Planning Commission of the City of Placerville held a duly noticed public hearing on October 6, 2026, as required by Government Code Section 65353, to consider General Plan Amendment GPA 26-06; and

WHEREAS, Government Code Section 65302(g) requires amendment of the Safety Element to include analysis and policies for the protection of the community from unreasonable risks associated with the effects of flooding and wildland fires, to address evacuation routes, and to assess risks associated with climate change and develop resiliency and adaptation measures; and

WHEREAS, Government Code Section 65302.15 (enacted by Assembly Bill 747 and amended by Assembly Bill 1409) requires the Safety Element to identify evacuation routes and their capacity, safety, and viability under a range of emergency scenarios, and to identify evacuation locations; and

WHEREAS, Government Code Section 65302(g)(5) (Senate Bill 99) requires the identification of residential developments in any identified hazard area that do not have at least two emergency evacuation routes; and

WHEREAS, Assembly Bill 2140 requires a linkage between a local jurisdiction's Local Hazard Mitigation Plan and the Safety Element of the General Plan, and the City Council adopted the City of Placerville Annex to the El Dorado County Multi-Jurisdictional Local Hazard Mitigation Plan on November 12, 2024; and

WHEREAS, Senate Bill 379 amended Government Code Section 65302 to require that the Safety Element address climate adaptation and resilience strategies; and

WHEREAS, the updated Safety and Noise Element incorporates by reference the El Dorado County Multi-Jurisdictional Local Hazard Mitigation Plan and City of Placerville Annex A, the Community Wildfire Protection Plan for Western El Dorado County, the Placerville Community Wildfire Resilience Strategy, the Greater Placerville Wildfire Evacuation

Preparedness, Community Safety and Resiliency Study (WEPS), and relevant sections of the Placerville Airport Land Use Compatibility Plan; and

WHEREAS, on July 21, 2026, the California Board of Forestry and Fire Protection formally reviewed the City's updated Final Draft Safety and Noise Element, received the Element favorably, and recommended the addition of Home Hardening language to Policy 3.1-13 and associated Implementation Programs, which recommendation has been incorporated into the final draft; and

WHEREAS, the General Plan Amendment was developed through a comprehensive planning process that included review of existing conditions, analysis of wildfire and flood hazards, evacuation capacity and viability, climate adaptation, geologic and seismic hazards, hazardous materials, and noise, and coordination with CAL FIRE, the El Dorado County Office of Emergency Services, the El Dorado County Transportation Commission, local fire protection districts, and other partner agencies; and

WHEREAS, the General Plan Amendment is internally consistent with all other elements of the City of Placerville General Plan and aligns with applicable State law, including Government Code Sections 65302(g) and 65302.15, Senate Bill 99, Assembly Bill 2140, and Senate Bill 379; and

WHEREAS, the City prepared a Notice of Exemption (NOE) under CEQA Guidelines Section 15061(b)(3), Common Sense Exemption. The adoption of this General Plan Amendment constitutes policy directives that do not authorize direct physical changes to the environment. Future projects implemented under its framework will undergo their own project-level CEQA review. Based on the policy-level nature of the update, significant environmental impacts are not anticipated; and

WHEREAS, the City of Placerville conducted the required tribal consultation in accordance with applicable provisions of State law, including consultation with the Wilton Rancheria Tribe on September 2, 2026; and

WHEREAS, the Planning Commission finds that the proposed General Plan Amendment is consistent with the goals, policies, and objectives of the City of Placerville General Plan and complies with applicable provisions of State law.

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

1. CEQA: Find the project exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3).

2. General Plan Amendment GPA 26-06: Approve General Plan Amendment GPA 26-06, updating the Safety and Noise Element of the City of Placerville General Plan.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Placerville held on October 6, 2026.

AYES:

NOES:
ABSENT:
ABSTAIN:

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Kris Kiehne, Planning Commission Chair

ATTEST:

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Deana Watkins-Howey, Development Technician