

RESOLUTION NO. 2026-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACERVILLE RECOMMENDING THAT THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT GPA 26-02 TO AMEND THE GENERAL PLAN LAND USE DESIGNATION FROM HIGH DENSITY RESIDENTIAL (HDR) TO HIGH DENSITY RESIDENTIAL–HOUSING OPPORTUNITY OVERLAY (HDR-HO) FOR THE SITE AT 7444 AND 7460 GREEN VALLEY ROAD (APNS 325-160-008 AND 323-120-030); RECOMMENDING THAT THE CITY COUNCIL INTRODUCE AND WAIVE THE FIRST READING OF AN ORDINANCE APPROVING ZONE CHANGE ZC 26-02 TO AMEND THE ZONING MAP FROM COMMERCIAL (C) TO COMMERCIAL–HOUSING OPPORTUNITY OVERLAY (C-HO) FOR THE SAME SITE; AND RECOMMENDING THAT THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION (MND) PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

WHEREAS, the City of Placerville adopted its 2021-2029 Housing Element on August 31, 2021 (Resolution No. 9005), with amendments adopted December 13, 2022 (Resolution No. 9150);

WHEREAS, the Department of Housing and Community Development (HCD) certified the amended Housing Element in substantial compliance with State Housing Element Law on December 21, 2022;

WHEREAS, Housing Element Program A-3 (High-Density Development and Objective Design Standards) commits the City to increasing the inventory of sites suitable for high-density multi-family residential development at a minimum of 20 dwelling units per acre (du/ac) on three specific sites, including the 3.27-acre site at 7444 and 7460 Green Valley Road (APNs 325-160-008 and 323-120-030), to accommodate housing affordable to very low- and low-income households and facilitate up to 60 multi-family units on this site with at least 50% affordable (minimum 30% very low-income and 20% low-income);

WHEREAS, Program A-3 supports the City's Regional Housing Needs Allocation (RHNA) goals for 259 units during the planning period (28 extremely low-income, 28 very low-income, 34 low-income, 50 moderate-income, and 119 above-moderate-income) and enables by-right, ministerial review under State laws including SB 35;

WHEREAS, on December 3, 2025, HCD issued a Letter of Inquiry (LOI) regarding the status of Program A-3 and other Housing Element programs, noting the City's commitment to complete Program A-3 by June 2023;

WHEREAS, the City responded to the LOI on December 23, 2025, providing updates and citing completed and pending actions to address delays;

WHEREAS, the proposed General Plan Amendment GPA 26-02 and Zone Change ZC 26-02 apply the Housing Opportunity (HO) Overlay to the site at 7444 and 7460 Green Valley Road, changing the General Plan Land Use Designation from High Density Residential (HDR) to High Density Residential–Housing Opportunity Overlay (HDR-HO) and the Zoning Map from Commercial (C) to Commercial–Housing Opportunity Overlay (C-HO), in accordance with Placerville Municipal Code Section 10-5-24, to implement Program A-3 and maintain substantial compliance with State Housing Element Law;

WHEREAS, the HO Overlay provides a ministerial, by-right pathway for multi-family residential development at 20–24 du/ac, with objective development standards including minimum density of 20 du/ac, maximum 60% lot coverage, 40-foot height limit, and 1.5 parking spaces per unit, and is intended to facilitate affordable housing on suitable sites without amending Title 10 text;

WHEREAS, the site was selected for its size (3.27 acres), existing residential structure suitable for redevelopment, access to utilities and services, and proximity to commercial, residential, and community-serving uses, making it conducive to affordable multi-family housing;

WHEREAS, an Initial Study/Mitigated Negative Declaration (IS/MND) dated March 2025 was prepared for the project, evaluating all CEQA checklist topics and finding that potentially significant impacts in areas such as Biological Resources, Cultural Resources, Geology/Soils, Hydrology/Water Quality, Noise, Tribal Cultural Resources, Utilities/Service Systems, and Wildfire would be less than significant with incorporation of mitigation measures including BIO-1 (nesting bird surveys), CUL-1 and CUL-2 (cultural and human remains protocols), GEO-1 (paleontological resources), HYDRO-1 (drainage report), NOISE-1 (construction noise controls), and FIRE-1 (wildfire prevention);

WHEREAS, no impacts or less-than-significant impacts were identified for Aesthetics, Agriculture/Forestry, Air Quality, Energy, Greenhouse Gas Emissions, Hazards/Hazardous Materials, Land Use/Planning, Mineral Resources, Population/Housing, Public Services, Recreation, and Transportation;

WHEREAS, the IS/MND concludes that all potentially significant effects can be mitigated to less-than-significant levels, supporting adoption of a Mitigated Negative Declaration under CEQA Guidelines §15070(b), and the project qualifies for the infill exemption under CEQA Guidelines §15332 but a site-specific MND was prepared conservatively;

WHEREAS, pursuant to CEQA Guidelines §15097, a Mitigation Monitoring and Reporting Plan (MMRP) is required to ensure implementation of the mitigation measures identified in the IS/MND, and the following MMRP shall be adopted as part of the MND:

MITIGATION MONITORING AND REPORTING PLAN (MMRP)

| Mitigation Measure | Monitoring Action / Responsibility | Timing |
|--|--|---|
| BIO-1: Pre-construction nesting bird survey if construction begins Feb 1– Aug 31; avoidance buffers if nests found. | City Development Services Department to require survey by qualified biologist; monitor if nests present. | Prior to ground disturbance; during construction if applicable. |
| CUL-1: Halt work within 100 feet if cultural resources discovered; retain qualified archaeologist. | Contractor to notify City; City to retain archaeologist; monitoring as needed. | During ground-disturbing activities. |
| CUL-2: Halt work and follow protocol if human remains discovered; notify County Coroner and MLD. | Contractor to notify City and Coroner; City to coordinate with MLD. | During ground-disturbing activities. |

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| GEO-1: Halt work if paleontological materials discovered; retain qualified paleontologist. | Contractor to notify City; City to retain paleontologist; monitoring as needed. | During ground-disturbing activities. |
| HYDRO-1: Prepare and obtain approval of a Drainage Report consistent with City MS4 requirements. | Applicant to submit report; City Engineering to review and approve. | Prior to building permits; during construction. |
| NOISE-1: Construction hours limited to 7 AM–7 PM weekdays and 8 AM–5 PM Saturdays; mufflers required. | City to include conditions of approval; inspections for compliance. | Prior to permits; during construction. |
| FIRE-1: Implement wildfire prevention measures including spark arresters and on-site extinguishers. | Contractor to implement; Fire District or City to inspect. | During construction. |

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Placerville as follows:

1. Finds that the IS/MND dated March 2025 was prepared in compliance with CEQA and reflects the independent judgment of the Planning Commission.
2. Finds that all potentially significant effects have been mitigated to less-than-significant levels, supporting adoption of an MND under CEQA Guidelines §15070(b).
3. Finds that GPA 26-02 is in the public interest, promotes public health, safety, and welfare, maintains internal consistency within the General Plan, and complies with State Housing Element Law by implementing Program A-3.
4. Finds that ZC 26-02 is consistent with the amended General Plan, is suitable for the permitted uses in terms of site characteristics and supports the City's RHNA obligations without adverse impacts on surrounding properties.
5. Recommends adoption of the MMRP as set forth above.
6. Recommends that the City Council approve GPA 26-02 to amend the General Plan Land Use Designation from HDR to HDR-HO for the 3.27-acre site at 7444 and 7460 Green Valley Road.
7. Recommends that the City Council introduce and waive the first reading of an ordinance approving ZC 26-02 to amend the Zoning Map from C to C-HO for the same site.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Placerville held on May 5, 2026.

AYES:

NOES:

ABSENT:

ABSTAIN:

Planning Commission Chair Kiehne

ATTEST: _____
Development Technician Deana Watkins-Howey