

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 26-03 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 2752 COLOMA STREET (APN 001-092-027); RECOMMENDING THAT THE CITY COUNCIL INTRODUCE AND WAIVE THE FIRST READING OF AN ORDINANCE APPROVING ZONE CHANGE ZC 26-03 TO AMEND THE ZONING MAP FROM LOW DENSITY MULTI-FAMILY RESIDENTIAL (R-2) TO LOW DENSITY MULTI-FAMILY RESIDENTIAL-HOUSING OPPORTUNITY OVERLAY (R-2-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, which was certified by the California Department of Housing and Community Development (HCD) on December 21, 2022; and

WHEREAS, Housing Element Program A-3 (High-Density Development and Objective Design Standards) commits the City to increasing its inventory of sites suitable for high-density multi-family residential development at a minimum density of 20 dwelling units per acre (du/ac) to accommodate housing affordable to very low- and low-income households; and

WHEREAS, the 3.77-acre site at 2752 Coloma Street (APN 001-092-027) was identified in the Housing Element's sites inventory as suitable for such development, facilitating up to 67 multi-family units with a requirement that at least 50% be affordable; and

WHEREAS, timely implementation of Housing Element Program A-3 is required to maintain compliance with State Housing Element Law and to respond to HCD's December 3, 2025, Letter of Inquiry; and

WHEREAS, the proposed General Plan Amendment GPA 26-03 and Zone Change ZC 26-03 apply the Housing Opportunity (HO) Overlay to the site, changing the General Plan designation from HDR to HDR-HO and the Zoning Map from R-2 to R-2-HO; and

WHEREAS, an Initial Study/Mitigated Negative Declaration (IS/MND) dated May 2024 and finalized by the City in July 2025 was prepared for the project, identifying potentially significant impacts in the areas of Biological Resources, Cultural Resources, Geology/Soils, Hydrology/Water Quality, Noise, Tribal Cultural Resources, Utilities/Service Systems, and Wildfire that can be mitigated to less-than-significant levels; and

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.

MITIGATION MONITORING AND REPORTING PLAN (MMRP)

Mitigation Measure	Monitoring Action / Responsibility	Timing
BIO-1: Pre-construction nesting bird surveys if construction begins Feb 1–Aug 31.	City Development Services to require survey by qualified biologist.	Prior to ground disturbance.
BIO-2 & BIO-3: Streambed Alteration Agreement and jurisdictional waters delineation.	City to verify permit acquisition and compliance.	Prior to riparian/wetland disturbance.
CUL-1: Halt work within 100 feet if cultural resources are discovered.	Contractor to notify City; qualified archaeologist to assess.	During ground-disturbing activities.
CUL-2: Follow legal protocols if human remains are discovered.	Contractor to notify City/Coroner; City to coordinate with MLD.	During ground-disturbing activities.
GEO-1: Expert treatment of paleontological materials if discovered.	Contractor to notify City; qualified archaeologist to assess.	During ground-disturbing activities.
HYDRO-1: Prepare Drainage Report to ensure post-development flows $\leq$ pre-development.	Applicant to submit report; City Engineer to review and approve.	Prior to final design/building permits.

NOISE-1: Limit construction hours and ensure equipment is properly muffled.	City to include in permit conditions; site inspections for compliance.	During all construction phases.
NOISE-2: Use static drum rollers or vibration monitoring near residential structures.	City to verify equipment type or monitoring plan.	During compaction/grading near residences.
FIRE-1: Wildfire prevention measures (spark arresters, daily trash removal).	Contractor to implement; Fire District or City to inspect.	During all construction activities.

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

1. **CEQA Compliance:** Finds that the IS/MND dated May 2024 and finalized by the City in July 2025 was prepared in compliance with CEQA, reflects the independent judgment of the Planning Commission, and that all potentially significant effects have been mitigated to less-than-significant levels.
2. **Public Interest:** Finds that GPA 26-03 is in the public interest, promotes public health and welfare, maintains General Plan consistency, and fulfills State mandate by implementing Program A-3.
3. **Site Suitability:** Finds that ZC 26-03 is consistent with the amended General Plan, and the site is suitable for high-density residential development given its proximity to jobs, services, and the regional transportation corridor.
4. **MMRP Adoption:** Recommends adoption of the Mitigation Monitoring and Reporting Plan as set forth above to ensure enforceable implementation of all required mitigation.
5. **Recommendation of Approval:** Recommends that the City Council approve General Plan Amendment GPA 26-03 and Zone Change ZC 26-03 and adopt the Mitigated Negative Declaration for 2752 Coloma Street.

6. **PASSED AND ADOPTED** at a regular meeting of the Planning Commission of the City of Placerville held on June 16, 2026.

AYES:

NOES:

ABSENT:

ABSTAIN:

Planning Commission Chair

ATTEST:

Development Services Director