



LLD COMMISSION - SPECIAL MEETING

July 22, 2026 at 2:00 PM

Greenhorn Members Lounge - 711 McCauley Ranch Rd, Angels
Camp, CA 95222

APPROVED MINUTES

In person public attendance will be available with limited seating. Seats are available on a first come, first served basis. Members of the public shall have the right to observe and offer public comment at the appropriate time.

THE LLD COMMISSION appreciates your interest and encourages your participation. The commission meets every first Thursday at 2PM of each month.

The numerical order of the items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Chair or Commission Members. All questions shall be directed to the Chair who, at his/her discretion, will refer to Staff.

Appeals: Any decisions of the LLD Commission may be appealed to the City Council within 10 days of the decision, by submitting a written request and applicable fee to Angels Camp City Hall.

Chair Tom Wrightson | **Vice Chair** Stephen Archer

Commissioners Peter Hooberman, Ray Romero, Stephen Wilcox, Jim Dinwiddie

City Clerk Haley Bugarin

2:00 PM SPECIAL MEETING

1. ROLL CALL

PRESENT: TOM WRIGHTSON, STEPHEN ARCHER, PETER HOOBERMAN, RAY ROMERO, STEPHEN WILCOX, JIM DINWIDDIE

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF THE AGENDA AS POSTED (OR AMENDED)

4. APPROVAL OF MINUTES

A. No minutes to approve.

5. PUBLIC COMMENT

Any land use item of interest to the public that is within the subject matter jurisdiction of the Commission and is not posted on the Consent or Regular agendas may be addressed during the Public Comment period. California law prohibits the Commission from taking action on any matter which is not posted on the agenda unless it is determined to be an emergency by the Commission. Five minutes per person.

6. LLD COMMISSION BUSINESS

A. **Discussion:** Wetlands Ownership and Responsibility - Stephen Archer, LLD Commissioner

ACTION: MOTION TO APPROVE LLD CLEARANCE OF 30-FEET AWAY FROM THE PISOULA'S PROPERTY AND CLARIFY PROPERTY RESPONSIBILITIES WITH CITY CODE ENFORCEMENT MADE BY COMMISSIONER WILCOX AND SECONDED BY COMMISSIONER DINWIDDIE, PASSED 5-0

7. COMMITTEE REPORTS

8. ADJOURNMENT

ACTION: MOTION TO ADJOURN MEETING AT 2:51 PM, BY COMMISSION MEMBER WRIGHTSON, SECONDED BY COMMISSION MEMBER DINWIDDIE, PASSED 5-0

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at City Hall 209-736-2181. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title II) Materials related to an item on this Agenda submitted to the City Council after distribution of the Agenda packet are available for public inspection at City Hall at 200 Monte Verda Street Ste. B, Angels Camp, CA 95222 during normal business hours. The Agenda is also available on line at www.angelscamp.gov.



Haley Bugarin, City Clerk



Tom Wrightson (Aug 6, 2026 09:18:06 PDT)

Tom Wrightson, Chair

Council Meeting Document

Final Audit Report

2026-08-06

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