



LLD COMMISSION

June 04, 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

5:00 PM REGULAR MEETING

1. ROLL CALL

PRESENT: TOM WRIGHTSON, STEPHEN ARCHER, STEPHEN WILCOX, JIM DINWIDDIE

ABSENT: RAY ROMERO, PETER HOOBERMAN

2. PLEDGE OF ALLEGIANCE

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

MOTION TO APPROVE AGENDA AS POSTED BY COMMISSIONER DINWIDDIE, SECONDED BY COMMISSIONER WILCOX. PASSED: 3-0; 2 ABSENT

4. APPROVAL OF MINUTES

A. Approval of Minutes from June 7, 2026 - City Clerk, Haley Bugarin

MOTION TO APPROVE JUNE 7, 2026 MEETING MINUTES BY COMMISSIONER WRIGHTSON, SECONDED BY COUNCIL MEMBER DINWIDDIE. PASSED: 3-0; 2 ABSENT

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. Assessment Fee Update Review

ASSESSMENT FEE UPDATE WAS REVIEWED AND DISCUSSED.

B. DISCUSSION: Historical Trail Maintenance Requirement - Stephen Archer, Commission Member

HISTORICAL TRAIL MAINTENANCE REQUIRMENTS WERE DISCUSSED BY ALL PRESENT COMMISSIONERS.

C. DISCUSSION: GHC Road Planter Near Selkirk Road Entrance - Stephen Wilcox

GHC ROAD PLANTER NEAR SELKIRK ROAD ENTRANCE WAS DISCUSSED BY ALL PRESENT COMMISSIONERS.

D. DISCUSSION: Cleanup Near Wetlands at McCaulley Road Entrance - Stephen Wilcox, Commission Member

CLEANUP NEAR WETLANDS AT MCCAULLEY ROAD ENTRANCE WAS DISCUSSED BY ALL PRESENT COMMISSIONERS.

A MOTION TO APPROVE CLEANUP NEAR WETLANDS AT MCCAULLEY ROAD ENTRANCE MADE BY COMMISSIONER WILCOX AND SECONDED BY COMMISSIONER DINWIDDIE. PASSED: 3-0; 2 ABSENT

E. DISCUSSION: Irrigation Repairs on Smith Flat Road - Stephen Wilcox, Commission Member

IRRIGATION REPAIRS ON SMITH FLAT ROAD WERE DISCUSSED BY ALL PRESENT COMMISSIONERS.

F. DISCUSSION: Plant Replacement on Smith Flat Road - Stephen Wilcox, Commission Member

PLANT REPLACEMENT ON SMITH FLAT ROAD WAS DISCUSSED BY ALL PRESENT COMMISSIONERS.

G. DISCUSSION: Defensible Space RFP/Contract - Stephen Wilcox, Commission Member

DEFENSIBLE SPACE RFP/CONTRACT WAS DISCUSSED BY ALL PRESENT COMMISSIONERS.

A MOTION WAS MADE TO APPROVE AN INCREASE DARIO'S CONTRACT BY \$4800 A YEAR FOR MONTHLY HISTORICAL TRAIL MAINTENANCE BY COMMISSIONER ARCHER, SECONDED BY COMMISSIONER WRIGHTSON. PASSED: 3-0; 2 ABSENT

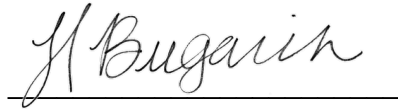
A MOTION WAS MADE TO APPROVE A \$600 INCREASE IN DARIO'S CONTRACT TO PERFORM OAK TREE CLEARANCE BY COMMISSIONER WILCOX AND SECONDED BY COMMISSIONER WRIGHTSON. PASSED: 3-0; 2 ABSENT

7. COMMITTEE REPORTS

8. ADJOURNMENT

MOTION TO ADJOURN MEETING AT 3:15PM BY COMMISSIONER ARCHER, SECONDED BY COMMISSION CHAIR DINWIDDIE. PASSED: 3-0; 2 ABSENT

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 13, 2026 09:14:52 PDT)

Tom Wrightson, Chair

Council Meeting Document

Final Audit Report

2026-08-13

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