



CITY COUNCIL MEETING

April 21, 2026 at 6:00 PM

Angels Fire House – 1404 Vallecito Road

AGENDA

To view or participate in the meeting online, please use the following link:

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Meeting ID: 259 054 873 390

Passcode: NRF287

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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 CITY COUNCIL appreciates your interest and encourages your participation. Regularly scheduled meetings are held the 1st and 3rd Tuesday of each month. The Agenda is divided into two sections:

CONSENT AGENDA: These matters include routine financial and administration actions and are usually approved by a single majority vote.

REGULAR AGENDA: These items include significant financial and administration actions of special interest, hearings and work sessions. 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 Mayor or Council Members. All questions shall be directed to the Mayor who, at his/her discretion, will refer to City Staff.

Mayor Caroline Schirato | **Vice Mayor** Michael Chimente

Council Members Alvin Broglio, Scott Behiel, and Kara Scott,

City Administrator Michael Hodson | **City Attorney** Douglas White

5:00 P.M. CLOSED SESSION

1. ROLL CALL

2. PUBLIC COMMENT PRIOR TO ADJOURNMENT TO CLOSED SESSION

The public may address the City Council on any item of public interest not otherwise on the agenda that is within the jurisdiction of the City. No action may be taken. Matters to be addressed may be

referred to City Staff or placed on a subsequent meeting agenda. Speakers are limited to five minutes per person.

3. ADJOURN TO CLOSED SESSION

A. Conference with Labor Negotiations (Gov't Code Section 54957.6)

Employee Organization: City of Angels Camp Police Officers Association

6:00 PM REGULAR MEETING

4. ROLL CALL

5. PLEDGE OF ALLEGIANCE

6. REPORT OUT OF CLOSED SESSION

7. PRESENTATIONS / COMMENDATIONS

A. Recognize Signal Service for their 50th Anniversary

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

9. PUBLIC COMMENT

The public may address the City Council on any item of public interest not otherwise on the agenda that is within the jurisdiction of the City. No action may be taken. Matters to be addressed may be referred to City Staff or placed on a subsequent meeting agenda. Speakers are limited to five minutes per person.

10. CONSENT ITEMS

A. Approve Draft Minutes of April 7, 2026 (Haley Bugarin, City Clerk)

B. Receive and File Accounts Payable (A/P) Checks and Treasurer's Report March 2026 (Michelle Gonzalez, Finance Director)

11. ACTION ITEMS

A. Public Hearing: Introduce, waive the second reading by substitution of title, hold a public hearing and adopt Ordinance 554 Deleting Chapter 17.61 of the City of Angels Municipal Code - Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) and creating a new Chapter 17.61 adopting state ADU/JADU law

B. Resolution 26-47 approving Task Order 5 in the amount of \$10,000 for Augustine Planning Associates, Inc. to update the City's general plan housing element

C. Approve Construction Change Order No. 003 Vallecito Road Sewer Replacement Project

D. Approval to Change Group Life Insurance Carrier from The Hartford to Madison National Life Insurance Company

12. INFORMATIONAL ITEMS

13. ADMINISTRATION REPORT

14. CITY COUNCIL REPORT

15. CORRESPONDENCE

16. CITY COUNCIL CALENDAR

A. Receive, review, and provide feedback regarding the Calendar (From May to June 2026) (Haley Bugarin, City Clerk)

17. FUTURE AGENDA ITEMS

18. ADJOURNMENT

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting, please contact the City Administrator at City Hall 209-736-2185. Notification 48 business 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.



CITY HALL

CITY OF ANGELS PO Box 667, 200 Monte Verda St. Suite B, Angels Camp, CA 95222 P: (209) 736-2181

DATE: April 21, 2026
TO: City Council
FROM: Michael Hodson, City Administrator
RE: **APPROVE THE PROCLAMATION RECOGNIZING AND CONGRATULATING SIGNAL SERVICE ON ITS 50TH ANNIVERSARY**

RECOMMENDATION

Congratulate Signal Service on its 50th Anniversary and extend appreciation for the five decades of dedicated service to the residents of Calaveras County and the City of Angels.

BACKGROUND/DISCUSSION

This proclamation recognizes the longstanding contributions of Signal Service, a company founded in 1976 that has grown from a small family-owned business into a leading provider of fire protection and security services in the Sierra foothills. Over the past five decades, the company has consistently demonstrated a commitment to protecting homes, schools, and businesses while maintaining strong family values and customer care.

Signal Service has also played an important role in supporting the local economy through job creation, community involvement, and partnerships within Calaveras County and the City of Angels Camp. Celebrating its 50th anniversary in 2026, this milestone highlights the company's resilience, dedication to public safety, and continued service to the community.

Individuals of the community are invited to celebrate the Signal Service 50th Anniversary mixer on April 30th at 5:30pm.

FINANCIAL IMPACT

There is no financial impact.





CITY OF ANGELS PROCLAMATION

WHEREAS, *Signal Service was founded in 1976 by Wilbert L. Wilson, Sr in Calaveras County, California, with a mission to protect and serve the local community; and*

WHEREAS, *What began as a small, family-owned alarm company has grown into the largest in the Sierra foothills, while continuing to uphold its family values and commitment to customer care; and*

WHEREAS, *for 50 years, Signal Service has provided trusted fire protection, security systems, video surveillance, and 24-hour monitoring services to homes, schools, and businesses; and*

WHEREAS, *Signal Service has contributed to the economic vitality and well-being of Calaveras County and the City of Angels Camp through job creation, community involvement, and long-standing local partnerships; and*

WHEREAS, *the year 2026 marks a significant milestone as Signal Service celebrates 50 years of business resilience, commitment to public safety and serving the community;*

NOW, THEREFORE, BE IT RESOLVED *that I, Caroline Schirato, Mayor of Angels Camp, California hereby recognize and congratulate*

Signal Service on their 50th Anniversary

and extends its sincere appreciation for five decades of dedicated service to the residents and businesses of Calaveras County and the City of Angels.

IN WITNESS WHEREOF, *I have hereunto set my hand and caused the official seal of the City of Angels, California to be affixed this 21st day of April 2026.*

CITY OF ANGELS, CALIFORNIA
A Municipal Corporation

Caroline Schirato
Mayor



Section 7, Item A.

You are invited to our
50th Anniversary

Celebration

Come celebrate this special milestone with us! Enjoy a ribbon cutting, light refreshments, and a celebration as we mark our 50th Anniversary. Open to the public, we look forward to celebrating with you!

April 30, 2026 | At 5:30 PM

1211 S Main St., Angels Camp, CA 95222

RSVP:

hollie@signalserviceinc.com

Supported by





CITY COUNCIL MEETING

April 07, 2026 at 6:00 PM

Angels Fire House – 1404 Vallecito Road

MINUTES

THE CITY COUNCIL appreciates your interest and encourages your participation. Regularly scheduled meetings are held the 1st and 3rd Tuesday of each month. The Agenda is divided into two sections:

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Mayor Caroline Schirato **(PRESENT)** | **Vice Mayor** Michael Chimente **(PRESENT)**

Council Members Alvin Broglio **(PRESENT)**, Scott Behiel **(PRESENT)**, and Kara Scott **(PRESENT)**

City Administrator Michael Hodson **(PRESENT)** | **City Attorney** Will Creger, White Brenner LLP **(PRESENT)**

5:00 P.M. CLOSED SESSION

1. ROLL CALL
2. PUBLIC COMMENT PRIOR TO ADJOURNMENT TO CLOSED SESSION
3. ADJOURN TO CLOSED SESSION
 - A. Public Employee Employment (Govt. Code Section 54957(b)(1).)

6:00 PM REGULAR MEETING

4. ROLL CALL
5. PLEDGE OF ALLEGIANCE
6. REPORT OUT OF CLOSED SESSION

Direction was given to staff.
7. PRESENTATIONS / COMMENDATIONS
8. APPROVAL OF THE AGENDA AS POSTED (OR AMENDED)

ACTION: MOTION TO APPROVE THE AGENDA AS POSTED, BY VICE MAYOR CHIMENTE, SECONDED BY COUNCIL MEMBER BROGLIO, PASSED 5–0

9. PUBLIC COMMENT

None

10. CONSENT ITEMS

- A. Approve Draft Minutes of March 17, 2026 (Michelle Gonzalez, Deputy City Clerk)
 - B. **RESOLUTION 26-42** - Road Closure Youth Parade, Caytlyn Schaner, Administrative Services Specialist
 - C. **RESOLUTION 26-45** - EXPRESSING APPRECIATION TO STEVE WILLIAMS
- ACTION: MOTION TO APPROVE CONSENT ITEMS A, B, AND C BY COUNCIL MEMBER BROGLIO, SECONDED BY COUNCIL MEMBER BEHIEL, PASSED 5-0**

11. ACTION ITEMS

- A. **ORDINANCE 554** –An Ordinance Deleting Chapter 17.61 of the City of Angels Municipal Code - Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) and creating a new Chapter 17.61 adopting state ADU/JADU law, Amy Augustine, City Planner
- ACTION: MOTION TO APPROVE ORDINANCE 554 BY VICE MAYOR CHIMENTE, SECONDED BY COUNCIL MEMBER BROGLIO, PASSED 4-1**
- B. **Resolutions 26-09, 26-10, 26-11, 26-12** for the Annexation of Assessor's Parcels: 058-011-017, -029, -030 (Copello); 057-011-015 (City Water Tank); 057-023-002, -025, -030 (Bret Harte High School); 064-004-037, -039, -040 (Finnegan Lane)
- ACTION: MOTION TO APPROVE RESOLUTION 26-09, 26-10, 26-11, 26-12 BY COUNCIL MEMBER BROGLIO, SECONDED BY COUNCIL MEMBER SCOTT, PASSED 5-0**
- C. **RESOLUTION 26-43** - Approving a Lease Agreement (26-14) between the City of Angels and True Properties to Lease 1283 South Main St Suites "B" and "D" for a period of one year beginning April 1, 2026, in the amount of \$700 per month plus utilities with a total fiscal impact not to exceed \$10,000, Michael Hodson, City Administrator
- ACTION: MOTION TO APPROVE RESOLUTION 26-43 BY COUNCIL MEMBER SCOTT, SECONDED BY MAYOR SCHIRATO, PASSED 5-0**
- D. **RESOLUTION 26-44** – Appointment of Members to the Greenhorn Creek Landscape and Lighting District No. 2 (LLD2) Commission, Michael Hodson, City Administrator
- ACTION: MOTION TO APPROVE RESOLUTION 26-44 BY COUNCIL MEMBER BEHIEL, SECONDED BY VICE MAYOR CHIMENTE, PASSED 5-0**

INFORMATIONAL ITEMS

INFORMATIONAL - Introduction of Draft Updated Personnel Rules for City Council Review and Input, Michael Hodson, City Administrator

12. ADMINISTRATION REPORT – REPORT GIVEN

13. CITY COUNCIL REPORT – ALL REPORTED OUT

CORRESPONDENCE

14. CITY COUNCIL CALENDAR - REVIEWED

15. FUTURE AGENDA ITEMS

- Sidewalk and solar power signage on crosswalks

16. ADJOURNMENT

**ACTION: MOTION TO ADJOURN THE MEETING AT 6:55 PM BY COUNCIL MEMBER SCOTT,
SECONDED BY COUNCIL MEMBER BROGLIO PASSED 5-0**

Michelle Gonzalez, Deputy City Clerk

Caroline Schirato, Mayor

<u>Date</u>	<u>Check No</u>	<u>Name</u>	<u>Description</u>	<u>Amount</u>
3/01/2026	95624	AMERICAN FIDELITY ASSURANCE CO	BILLING CYCLE 3/1-3/31/26	589.93
3/02/2026	95785	THE HARTFORD	COVERAGE MAR 2026	1,404.52
3/03/2026	EFT	LASER PRINT PLUS LLC	2/1-6/30/26 Billing	6,000.00
3/05/2026	95525	ALPHA ANALYTICAL LABORATORIES INC	Water Testing Services FY 25-26	2,784.00
3/05/2026	95526	ANCHOR PEST CONTROL, INC.	Invoices 1254169, 1254170	2,895.00
3/05/2026	95527	ANGELS CAMP CHEVRON	Invoices 67159, 67280	1,222.55
3/05/2026	95528	ANGELS FOOD MARKET	Cleaning supplies	39.12
3/05/2026	95529	AUGUSTINE PLANNING ASSOCIATES INC	Invoices 010126, 020126	14,960.00
3/05/2026	95530	CALAVERAS LUMBER CO INC	Invoices 581020, 84552, 84581, 84592, 84608, 84650, 84658, 84659, 84676, 84684, 84690, 84739, 84843, 84900, 84961, 84965, 85034, 85160, 85202, 85320, 85362, 85369, 85374, 85375, 85379, 85421, 85501, 85515, 85566, 85572, 85623, 85675, 85778, 85779, 85812,	4,097.63
3/05/2026	EFT	CONETH SOLUTIONS INC	IT SERVICES FY25/26	7,282.00
3/05/2026	95531	COPPERPOLIS FIRE PROTECTION DISTRICT	S-230 COURSE -GUNTER, BOHREN	700.00
3/05/2026	95532	DEWBERRY ENGINEERS INC	Invoices 22480684, 22480687, 22480734, 22480881	53,731.70
3/05/2026	95533	FOOTHILL-SIERRA PEST CONTROL INC	Invoices 1447126, 1447127	333.00
3/05/2026	95534	GARTON TRACTOR INC	Invoices P3926406, P3926506	559.07
3/05/2026	EFT	HUNT & SONS LLC	fuel delivery date 3-2-26	927.81
3/05/2026	95535	JAVELINA TRADING COMPANY	SUPPLIES FOR WASTEWATER	329.43
3/05/2026	95536	JBS LANDSCAPE, INC.	Invoices 10113, 10238	18,910.00
3/05/2026	EFT	NEXUS TECHNOLOGIES	IT Software Subscription Services FY 2025-26	2,430.72
3/05/2026	95537	NO CONTRACT PEST CONTROL INC	Invoices 29275, 29280	336.00
3/05/2026	95538	O'REILLY AUTOMOTIVE INC	Invoices 3509-215817, 3509-215894, 3509-217201, 3509-217406, 3509-219077, 3509-219197, 3509-219223, 3509-219396, 3509-219414	464.26
3/05/2026	95539	QUADIANT	METER RENTAL, OTHER SERVICES	118.73
3/05/2026	95540	SCHIRATO, CAROLINE	Reimb. for League of Cities	710.24
3/05/2026	95541	SONORA AIRCO GAS & GEAR	Cylinder rental	8.00
3/05/2026	95542	UTICA WATER & POWER AUTHORITY	S-126 water data collection	400.00
3/09/2026	95543	SHELOR, LORI	PAY TO WAS FOR PROPERTY MANAGEMENT, CUSTOMER SENT WRONG CHECK	581.00
3/10/2026	95619	PACIFIC GAS & ELECTRIC CO	0109500784-3	187.01
3/11/2026	EFT	BFMC, LLC	Open PO for water/wastewater invoice printing	472.75
3/11/2026	95544	ANGELS CAMP CHEVRON	MOUNT AND BALANCE TIRES	75.92
3/11/2026	EFT	ANGELS CAMP POLICE OFFICERS ASSOC	MARCH 2026 ASSOC. DUES	360.00
3/11/2026	EFT	BFMC, LLC	Open PO for water/wastewater invoice printing	514.12
3/11/2026	95545	BOIRE, LAURIE	Cleaning the Police Dep. for FEB 2026	120.00
3/11/2026	95546	BROUMAS, JOEL	MILEAGE REIMB.	2,101.77
3/11/2026	EFT	ESO	SOFTWARE FOR ANGELS FIRE	3,466.36
3/11/2026	EFT	GATEWAY PRESS	BENCH AND TREE PLAQUES	168.87
3/11/2026	95547	GENERAL PLUMBING SUPPLY	Invoices S6604693.001, S6613521.001	2,046.54
3/11/2026	95548	GREENHORN CREEK	ROOM RENTAL	824.76
3/11/2026	EFT	HUNT & SONS LLC	fuel delivery date 3-9-26	1,467.71
3/11/2026	95549	MOTHERLODE ANSWERING SERVICE INC	Basic Services	331.40
3/11/2026	95550	MOUNTAIN OASIS PURIFIED WATER	Invoices 022726, 022726-WW	237.50
3/11/2026	95551	OPERATING ENGINEERS LOCAL UNION NO 3	EMPLOYEE UNION DUES -FEB 2026	984.00
3/11/2026	95552	QUADIANT FINANCE USA INC	POSTAGE FOR ACCOUNT 7900 0440 8117 1088	500.00
3/11/2026	95553	SCOTT'S DISTRIBUTING	Invoices 83859, 83927	339.89
3/11/2026	95554	STATE WATER RESOURCES CONTROL BOARD	WATER TREATMENT OPERATOR CERT. T-3	90.00
3/11/2026	95555	TOSHIBA FINANCIAL SERVICES	Services 1/23/26-2/23/26	2,037.31
3/11/2026	95556	XYLEM WATER SOLUTIONS USA INC	UV Lamp ECORAY VLR 30 WEDECO	9,437.59
3/13/2026	95634	INTERNAL REVENUE SERVICE	PAYROLL 3/13/26	32,812.09
3/13/2026	95635	EMPLOYMENT DEVELOPMENT	PAYROLL 3/13/26	6,714.44
3/16/2026	95670	INTERNAL REVENUE SERVICE	PAYROLL 8/29/25	14,047.02
3/16/2026	95671	INTERNAL REVENUE SERVICE	PAYROLL 9/15/25	13,200.29
3/16/2026	95672	INTERNAL REVENUE SERVICE	PAYROLL 9/26/25	10,730.06
3/16/2026	95673	INTERNAL REVENUE SERVICE	PAYROLL 10/10/25	10,514.55
3/17/2026		PACIFIC GAS & ELECTRIC CO	8201396299-6	1,603.54
3/18/2026	95762	INTERNAL REVENUE SERVICE	PAYROLL 10/24/25	11,391.08
3/18/2026	95765	INTERNAL REVENUE SERVICE	PAYROLL 11/7/25	10,727.33
3/18/2026	95767	INTERNAL REVENUE SERVICE	PAYROLL 11/17/25	503.49
3/18/2026	95768	EMPLOYMENT DEVELOPMENT	PAYROLL 11/17/25	35.47
3/19/2026	95574	ANGELS CAMP CHEVRON	Invoices 67278, 67340, 67355	3,516.05
3/19/2026	95575	AT&T	Invoices 030426-A, 030426-B, 030426-C, 030426-D, 030426-E	1,448.15
3/19/2026	95576	AUGUSTINE PLANNING ASSOCIATES INC	REIMB. FOR MAP RECORDING FEES	250.53
3/19/2026	95577	BARRON, ROBERT	NCLEV REIMB.	60.00
3/19/2026	EFT	BFMC, LLC	Open PO for water/wastewater invoice printing	474.75
3/19/2026	EFT	CALAVERAS POWER AGENCY	Power billing 1/23-2/23/26	30,158.62
3/19/2026	95578	CALNET	Billing period 4/2/26-5/2/26	765.47
3/19/2026	95579	COLANTUONO, HIGHSMITH AND WHATLEY PC	LEGAL SERVICES 11/25	1,332.50
3/19/2026	95580	CRESCENT SUPPLY	Invoices 075594, 474410	1,800.80
3/19/2026	95581	DEWBERRY ENGINEERS INC	Task Order 28 Water Meter Replacement Project Design and Bid Period	2,244.57

Section 10, Item B.

<u>Date</u>	<u>Check No</u>	<u>Name</u>	<u>Description</u>	
3/19/2026	95582	GRAINGER	HOSE FITTING	9.65
3/19/2026	95583	GREENHORN CREEK	ROOM RENTAL	824.76
3/19/2026	EFT	HUNT & SONS LLC	fuel delivery date 3-16-26	1,472.11
3/19/2026	95584	LONGSON PAPER SHREDDING	Picked up and shredded 64gallon container	80.00
3/19/2026	EFT	LUMOS & ASSOCIATES	Open PO for FY 2025-2026	19,822.50
3/19/2026	95585	MCI	LONG DISTANCE SERVICE	68.10
3/19/2026	EFT	MCMMASTER-CARR	SUPPLIES FOR WW	170.56
3/19/2026	95586	MOUNTAIN AIR AUTOMOTIVE	MAINT ON 2025 FORD	166.66
3/19/2026	95587	PACE SUPPLY CORP	Equipment for meter change project	1,588.09
3/19/2026	95588	POLICY CONSULTING ASSOCIATES	Staff services for for FEB 2026	5,033.23
3/19/2026	95589	ROLLERI LANDSCAPE PRODUCTS	Invoices 72081, 72082	750.37
3/19/2026	EFT	WHITE BRENNER LLP	Legal Services for Fiscal Year 2025-26	25,559.48
3/20/2026	95719	INTERNAL REVENUE SERVICE	PAYROLL 1/2/26	10,003.22
3/20/2026	95721	INTERNAL REVENUE SERVICE	PAYROLL 1/16/26	187.94
3/20/2026	95722	EMPLOYMENT DEVELOPMENT	PAYROLL 1/16/26	28.79
3/20/2026	95724	INTERNAL REVENUE SERVICE	PAYROLL 1/16/26	545.62
3/20/2026	95727	INTERNAL REVENUE SERVICE	PAYROLL 1/16/26	10,067.10
3/20/2026	95730	INTERNAL REVENUE SERVICE	PAYROLL 1/23/26	1,460.74
3/20/2026	95748	INTERNAL REVENUE SERVICE	PAYROLL 11/20/25	11,407.02
3/20/2026	95751	INTERNAL REVENUE SERVICE	PAYROLL 12/5/25	11,177.65
3/20/2026	95756	INTERNAL REVENUE SERVICE	PAYROLL 12/19/25	10,765.12
3/23/2026	EFT	BROWN, BILLY	RETIREE BENEFIT MARCH 2026	503.50
3/23/2026	EFT	BURNS, GARY	RETIREE BENEFIT MARCH 2026	503.50
3/23/2026	95590	HESS, JIM	RETIREE BENEFIT MARCH 2026	170.75
3/23/2026	EFT	KELLY, MARY	RETIREE BENEFIT MARCH 2026	136.79
3/23/2026	EFT	KING, JUDY	RETIREE BENEFIT MARCH 2026	170.75
3/23/2026	EFT	KITCHELL, JONATHAN	RETIREE BENEFIT MARCH 2026	398.29
3/23/2026	95591	KITCHELL, JOSEPH	RETIREE BENEFIT MARCH 2026	136.79
3/23/2026	EFT	POROVICH, DAVID	RETIREE BENEFIT MARCH 2026	136.79
3/23/2026	95592	SATTERFIELD, PAMELA	RETIREE BENEFIT MARCH 2026	136.79
3/23/2026	EFT	SORACCO, RICHARD	RETIREE BENEFIT MARCH 2026	136.79
3/23/2026	EFT	TACHEIRA, ANTHONY	RETIREE BENEFIT MARCH 2026	503.50
3/23/2026	EFT	TINNIN, JENNIFER	RETIREE BENEFIT MARCH 2026	107.72
3/24/2026		PACIFIC GAS & ELECTRIC CO	1724558815-1	2.47
3/24/2026		PACIFIC GAS & ELECTRIC CO	2752060857-4	2.21
3/24/2026		PACIFIC GAS & ELECTRIC CO	3505430899-0	86.78
3/24/2026		PACIFIC GAS & ELECTRIC CO	4903552134-0	2.60
3/24/2026		PACIFIC GAS & ELECTRIC CO	5818187468-4	2.21
3/24/2026		PACIFIC GAS & ELECTRIC CO	6234503521-6	118.22
3/24/2026		PACIFIC GAS & ELECTRIC CO	7692827374-7	30.84
3/24/2026		PACIFIC GAS & ELECTRIC CO	7982629252-0	2.21
3/24/2026		PACIFIC GAS & ELECTRIC CO	8938844799-0	103.36
3/24/2026		PACIFIC GAS & ELECTRIC CO	8984847674-6	34.90
3/26/2026	95593	ANCHOR PEST CONTROL, INC.	Invoices 1255263, 1255968, 1256007, 1256012, 1256017, 1256032, 1256058, 1256254, 1256259, 1256280, 1256281	8,855.00
3/26/2026	95594	ANGELS CAMP ENTERPRISES, INC.	MAINT. CHECK ON 2023 SILVERADO	128.66
3/26/2026	95595	ANGELS FOOD MARKET	Invoices 0877, 4423	100.09
3/26/2026	95596	ATEEM	PC REPAIR	2,367.79
3/26/2026	95597	CAMPORA PROPANE SERVICE	RAGGIO CT	2.67
3/26/2026	95598	CANVA	500 BUSINESS CARD -POLICE DEP	92.44
3/26/2026	EFT	CONETH SOLUTIONS INC	Firewall Renewal	1,178.17
3/26/2026	95599	COPPEROPOLIS FIRE PROTECTION DISTRICT	4 BLS CARD	42.00
3/26/2026	95600	CSG CONSULTANTS INC	Angels Camp draft greenhouse gas reudction plan IS/ND	11,150.00
3/26/2026	EFT	CSJVRMA	Fiscal Year 25/26 Worker's Compensation and Liability program	114,574.00
3/26/2026	95601	DEWBERRY ENGINEERS INC	Invoices 22483391, 22483418, 22483492, 22483590	73,864.07
3/26/2026	95602	GENERAL PLUMBING SUPPLY	Equipment for meter change project	1,049.39
3/26/2026	95603	GRAINGER	HAND PUMP SIPHON	136.33
3/26/2026	95604	GUARDIAN PUBLIC SAFETY BACKGROUND INVESTIGATIONS	DUSTIN KULLING WITHDRAWAL	300.00
3/26/2026	95605	HELIX ENVIRONMENTAL SOLUTIONS	Invoices 91799, 91800, 91801	3,624.93
3/26/2026	EFT	HUNT & SONS LLC	fuel delivery date 3-23-26	1,749.91
3/26/2026	EFT	LEXIPOL LLC	ANNUAL LAW ENFORCEMENT PROCEDURE SOFTWARE	4,623.20
3/26/2026	95606	LN CURTIS & SONS	Invoices INV1047249, INV1049632	3,236.46
3/26/2026	95607	MOUNTAIN AIR AUTOMOTIVE	Maint on 2019 Dodge	943.40
3/26/2026	95608	PACE SUPPLY CORP	Invoices 0511235449, 0611271061	11,880.79
3/26/2026	EFT	PRICE PAIGE & COMPANY CPA LLP	PREPARATION OF STREET REPORT FOR F/Y 24/25	5,363.00
3/26/2026	95609	R. SUTTON ENTERPRISES, LLC.	Vallecito Road Sewer Replacement Project	257,909.33
3/26/2026	95610	TISCORNIA, COLE	POUR 3 BRASS MONUMENTS @ HARDSCRABBL ST	1,500.00
3/27/2026	95830	INTERNAL REVENUE SERVICE	PAYROLL TAXES 3/27/26	30,976.97
3/27/2026	95831	EMPLOYMENT DEVELOPMENT	CA PAYROLL TAX DEPOSIT 3/27/26	6,221.67
3/30/2026	95617	WEX BANK	Payment confirmation -532803302026	14.00
Total Check				958,409.75



CITY OF ANGELS

Section 10, Item B.

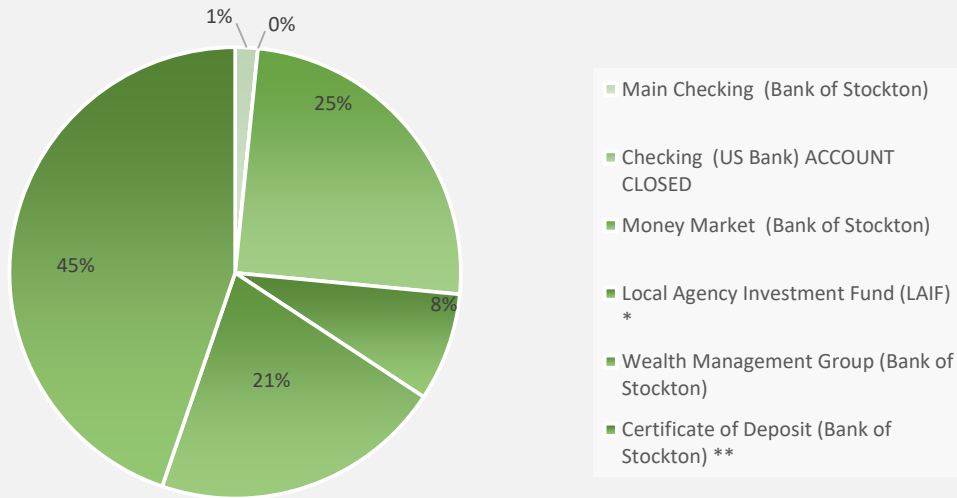
TREASURER'S REPORT For the Month Ended

March 31, 2026

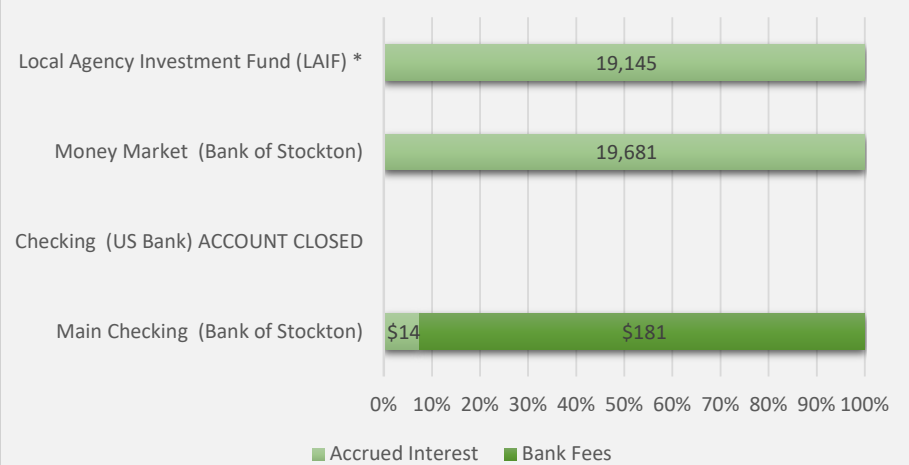
Operating Portfolios	Beginning Balance	Ending Balance	Accrued Interest	Bank Fees	% of Total
Main Checking (Bank of Stockton)	\$ 361,781	\$ 407,499	\$ 14	\$ 181	2%
Checking (US Bank) ACCOUNT CLOSED	-	-	-	-	0%
Money Market (Bank of Stockton)	6,756,448	6,276,129	19,681	-	25%
Local Agency Investment Fund (LAIF) *	1,953,697	1,953,697	19,145	-	8%
Wealth Management Group (Bank of Stockton)	5,288,689	5,288,689	6,932	-	21%
Certificate of Deposit (Bank of Stockton) **	11,282,239	11,282,239	34,850	-	45%
TOTAL OPERATING FUNDS	\$ 25,642,855	\$ 25,208,254	\$ 80,623	\$ 181	100%

* Interest recorded Quarterly (Mar 2026)

Composition of Operating Portfolios
March 31, 2026



Interest Earnings/Bank Fees
March 31, 2026



Total Interest Earned FY 24/25	\$	1,125,195
Total Interest Earned FY 25/26	\$	702,771



MEMORANDUM

City of Angels City Council

Date: April 21, 2026

To: City of Angels City Council

From: Amy Augustine, AICP – City Planner

Re: **Ordinance 554 –An Ordinance Deleting Chapter 17.61 of the City of Angels Municipal Code - Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) and creating a new Chapter 17.61 adopting state ADU/JADU law – Second Reading**

RECOMMENDATION

Introduce, waive the second reading by substitution of title, hold a public hearing and adopt Ordinance 554.

BACKGROUND

The City Council introduced this ordinance at its meeting of April 7, 2026, and set April 21, 2026, for a second reading to consider adoption.

The State of California originally adopted legislation regulating accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in 2019. Since then, the state has adopted amendments in 2020, 2021, 2022, 2023, 2024, 2025, and 2026. Local jurisdictions have struggled to keep up with the ever-changing regulations associated with ADUs and JADUs.

The City last updated Chapter 17.61 (ADU/JADUs) for compliance with State Housing regulations in 2021. Since that time, numerous additional changes have been adopted by the legislature (See **Attachment B**). City staff remains apprised of these changes and implements state regulations as superseding local ordinance.

The State of California recently undertook a review of ADU/JADU regulations for all jurisdictions. The City received a letter stating its ADU/JADU ordinance (Chapter 17.61) was not in compliance with changes adopted by the state since 2021 (**Attachment B**) and gave the city the option of rescinding its ordinance and deferring to state regulations; or updating its ordinance.

This action proposes rescinding Chapter 17.61 in favor of deferring to state regulations until the City updates its Housing Element (commencing in April 2026). In conjunction with that update, the City will incorporate all changes necessary for compliance with all state housing regulation changes since the 2019 Housing Element Update and 2021 ADU/JADU code update.

ANALYSIS

Pursuant to Angels Municipal Code Section 17.90.040, decisions pertaining to code amendments shall be made upon the following findings of fact:

- A. The proposed change or amendment is consistent with the city of Angels Municipal Code; and
- B. The proposed change or amendment is consistent with the city of Angels general plan; and

C. The proposed change or amendment will not be substantially detrimental to the health, safety, and general welfare of the city.

Findings A & B – Consistency with the Angels Municipal Code and General Plan

Adopting the proposed code amendment in the Angels Municipal Code will allow for implementation of the following General Plan goals, policies, and implementation programs:

Program 2.B.d Revise the Accessory Dwelling Unit Ordinance

Adoption of the code amendments brings the Angels Municipal Code into compliance with this General Plan 2020 implementation program and State Housing Law. Consistency between the General Plan and the Angels Municipal Code necessarily means the proposal is consistent with the Angels Municipal Code. Therefore, based on the preceding, findings A and B may be made.

Finding C. The proposed change or amendment will not be substantially detrimental to the health, safety, or general welfare of the city.

The proposed code amendments are for compliance with state housing law. Therefore, the change is not substantially detrimental to the health, safety, or general welfare of the city. Based on the preceding, Finding C can be made.

FISCAL IMPACT:

The proposed changes update the existing municipal code for compliance with legal and regulatory requirements. Adoption and implementation are not expected to alter the costs to the City of implementing the City’s accessory dwelling unit ordinance.

ENVIRONMENTAL FINDING:

Pursuant to the state and city guidelines for implementing the California Environmental Quality Act (CEQA), the proposed code amendment is exempt from further review pursuant to Section 21080.17 of the state guidelines which states that CEQA does not apply to the adoption of ordinances implementing law relating to construction of dwelling units and second units.

ATTACHMENT:

- A. Ordinance 554 with Ordinance Revisions
- B. HCD letter to City of Angels

**CITY OF ANGELS CITY COUNCIL
ORDINANCE #554**

**AN ORDINANCE DELETING CHAPTER 17.61 OF THE CITY OF ANGELS MUNICIPAL CODE
ACCESSORY DWELLING UNITS (ADUS) AND JUNIOR ACCESSORY DWELLING UNITS (JADUS) AND
CREATING A NEW CHAPTER 17.61 ADOPTING STATE ADU/JADU LAW**

WHEREAS, the State of California Housing and Community Development Department has determined that the City of Angels Chapter 17.61 (ADU/JADU Ordinance) is out of compliance with state housing law; and

WHEREAS, the State has given the City the option of revoking the ordinance expeditiously and adopting, by reference, state law; or revising the ordinance for compliance; and

WHEREAS, the City is undertaking an update of its Housing Element and will update the ADU/JADU ordinance in the next year; and

WHEREAS, the City desires to maintain housing codes in compliance with State Housing regulations in the interim; and

WHEREAS, Urgency/Compliance Amendments pursuant to SB 543 when updating local codes to align with state-mandated, expedited ADU laws, City Councils may fast-track amendments, with the Planning Commission being bypassed in favor of quick adoption; and

WHEREAS, the City of Angels City Council did publish a notice of public hearing on March 21, 2024, and did hold a public hearing on April 7, 2026 introducing the ordinance and set April 21, 2026, holding a second public hearing to consider adoption; and

NOW THEREFORE BE IT RESOLVED that the City of Angels City Council hereby adopts Ordinance 554 in accordance with **Attachment A** to:

- A. Delete all of Chapter 17.61 of the City of Angels Municipal Code; and
- B. Add a new Chapter 17.61 to the City of Angels Municipal Code per **Attachment A** adopting state ADU law

Based on the following findings:

- 1. The proposal is consistent with the City of Angels Municipal Code.
- 2. The proposal is consistent with the City of Angels General Plan
- 3. The proposed change or amendment will not be substantially detrimental to the health, safety, or general welfare of the city.
- 4. The proposed changes to the Municipal Code are exempt from further environmental review pursuant to the state guidelines for implementing the California Environmental Quality Act (CEQA) pursuant to Section 21080.17, of the state guidelines for implementing the California Environmental Quality Act (CEQA).

EFFECTIVE DATE:

The foregoing Ordinance or a summary shall, before the expiration of fifteen (15) days of its passage, be published with the names of the Council Members voting for and against the same

once in a newspaper of general circulation printed and published in the County of Calaveras, State of California, and said Ordinance shall take effect May 21, 2026.

This Ordinance was introduced at a regular meeting of the City Council of the City of Angels held on April 7, 2026 and passed and adopted at a regular meeting of the City Council of the City of Angels held on April 21, 2026, by the following vote:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

Caroline Schirato, Mayor

ATTEST:

Michelle Gonzalez, City Clerk



HOME OF THE JUMPING FROG

ATTACHMENT to ORDINANCE 554

DELETE THE FOLLOWING PER ORDINANCE 554

Chapter 17.61
ACCESSORY DWELLING UNITS (ADUs) AND
JUNIOR ACCESSORY DWELLING UNITS (JADUs)

Sections:

~~17.61.010 Purpose and intent.~~

~~17.61.020 Applicability, exceptions, processing.~~

~~17.61.030 ADU development standards.~~

~~17.61.040 JADU development standards.~~

~~17.61.050 Ownership and occupancy.~~

~~17.61.060 Impact fees, capital improvement fees, public improvements.~~

17.61.010 Purpose and intent.

The purpose and intent of this chapter is to provide standards for the construction, placement, and processing of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs), providing opportunities for affordable rental housing and/or accommodations for family members. ADUs and JADUs provide an increased opportunity to meet unmet housing needs. This chapter implements the city of Angels general plan housing element and is consistent with Government Code Section 65852.1 et seq. (Ord. 515 §2 (Att. B), 2021; Ord. 425 §9(part), 2005)

17.61.020 Applicability, exceptions, processing.

A. ADUs Permitted. Subject to the standards contained herein, the following are permitted ADUs:

1. One ADU and one JADU (not one or the other) per parcel shall be permitted within any residential or mixed-use zoning district that allows residential uses by right or conditional use permit except as provided below.

2. Multifamily.

a. Attached Multifamily. Within a single multifamily dwelling structure, one ADU may be created within the nonlivable space within the dwelling. Within a

~~multifamily dwelling complex, no more than twenty-five percent of the units in the complex may include an ADU of this type.~~

~~b.—Detached Multifamily. In lieu of subsection (2)(a) of this section, a maximum of two detached ADUs are allowed on the lot containing a multifamily dwelling structure. New detached units are permitted four-foot side and rear setbacks subject to avoiding existing established, utility, road or other public easements. Height limits shall be the same as for other structures on the site.~~

~~B.—ADUs Prohibited or Permitted Subject to Review.~~

~~1.—Very High Fire Hazard Severity Zones. ADUs are prohibited in very high fire hazard severity zones in the city as mapped by CalFire unless a conditional use permit is first secured in accordance with Chapter [17.78](#). The conditional use permit shall demonstrate that the ADU complies with the provisions of the state’s minimum fire safe standards as they apply to state responsibility areas, and as may be amended. ADUs pursuant to this provision shall comply with minimum fire safety setbacks. A conditional use permit may be denied pursuant to Chapter [17.78](#) based on a finding that the ADU will, under the circumstances of the particular case, be substantially detrimental to the health, safety, or general welfare of persons in the neighborhood of such proposed use or be substantially detrimental or injurious to property and improvements in the neighborhood due to fire safety.~~

~~2.—Historical Commercial Zoning District. ADUs in the historical commercial (HC) zoning district (Chapter [17.26](#)) shall be subject to the same parking, height, setback, landscape, architectural review, maximum unit size and standards established in the HC zoning district for all other construction, modifications, and structures as necessary to prevent adverse impacts on any real property that is listed in or has been declared eligible for listing on the California Register of Historic Resources and/or National Register of Historic Places in accordance with Government Code Section [65852.2\(a\)\(1\)\(B\)\(i\)](#). Pursuant to this section, the planning commission retains its authority to issue a finding of architectural conformity in accordance with Section [17.26.080](#) in cases referred to the commission where like materials and design are not being replaced with like materials and design.~~

~~C.—Covenants, Conditions and Restrictions (CC&Rs). Covenants, conditions and restrictions (CC&Rs) that either effectively prohibit or unreasonably restrict the construction or use of an ADU or JADU on a lot zoned for single-family residential use are void and unenforceable in accordance with Civil Code Section [4751](#).~~

~~D.—Subordinate to Principal Dwelling. An ADU shall be clearly subordinate to the principal dwelling. "Subordinate," for the purposes of this chapter, means the ADU shall~~

~~have a smaller total square footage than the principal dwelling except as allowed pursuant to Section 17.61.030(E), Conversions of Existing Structures.~~

~~E.—Ministerial Approval. ADUs and JADUs shall be ministerially approved pursuant to an application for a building permit. An application for an ADU or JADU shall be deemed approved within sixty days if no action has been taken on a completed building permit prior to that date. (Ord. 515 §2 (Att. B), 2021; Ord. 425 §9(part), 2005)~~

~~17.61.030 ADU development standards.~~

~~ADU development standards are as follows:~~

~~A.—An ADU of eight hundred square feet or less with a height limit of sixteen feet and four feet side and rear yard setbacks is permitted in any residential or mixed-use zoning district regardless of lot coverage, setback, or minimum lot size requirements of that district.~~

~~B.—ADU Floor Area.~~

~~1.—The minimum floor area of an ADU shall be four hundred square feet or greater unless a smaller unit, to be occupied by no more than two persons, meets the requirements of an efficiency unit as defined in Health and Safety Code Section 17958.1. For detached dwellings less than four hundred square feet, see "Tiny houses."~~

~~2.—Detached ADU. The maximum floor area of a new detached ADU shall not exceed one thousand two hundred square feet.~~

~~3.—Attached ADU. The maximum floor area of an attached ADU shall not exceed fifty percent of the floor area of the existing primary dwelling, or one thousand two hundred feet, whichever is less. In no case shall an attached ADU be required to be less than eight hundred square feet for up to a one-bedroom unit, or at least one thousand square feet for ADUs with more than one bedroom, regardless of the floor area of the existing primary dwelling.~~

~~4.—The area of garages shall not be counted when determining the maximum allowable floor area.~~

~~C.—ADU Minimum Lot Size. The minimum allowable lot size for an ADU is the same as required for the zoning district in which the ADU is located except as allowed in subsection A of this section or otherwise as expressly provided.~~

~~D.—ADU Lot Coverage. Lot coverage is the same as required for the zoning district in which the ADU is located except as allowed in subsection A of this section.~~

~~E.—Conversions of Existing Structures.~~

1.— ~~The conversion of an existing accessory structure or a portion of the existing primary residence to an ADU is not subject to the minimum size, height or lot coverage requirements herein. Such structures shall be made safe pursuant to state building and safety codes. Existing structures converted to ADUs may be expanded up to one hundred fifty square feet without application of local development standards, but this expansion shall be limited to accommodating ingress and egress.~~

2.— ~~An existing principal dwelling may be converted to an accessory dwelling unit to allow construction of a new principal dwelling. When this occurs, both the dwelling being converted to an ADU and the new principal dwelling shall be clearly designated on all site plan(s) accompanying the building permit or permit(s). If separate building permits are secured, each site plan for each building permit shall clearly identify both the ADU and principal dwelling unit. A certificate of occupancy shall be issued for the accessory dwelling unit only after (or at the same time as) a certificate of occupancy is issued for the primary dwelling.~~

F.— ~~ADU Parking and Driveways.~~

1.— ~~One parking space shall be required per accessory dwelling unit or bedroom, whichever is less, except as provided in subsections (F)(2) and (3) of this section. Tandem parking is permitted to fulfill this requirement. No guest parking is required.~~

2.— ~~ADUs created through the conversion of a garage, carport, or covered parking structure shall not require replacement of off-street parking spaces.~~

3.— ~~No parking is required for ADUs:~~

a.— ~~Located within one-half mile walking distance of public transit.~~

b.— ~~Located within the historical commercial zoning district.~~

4.— ~~Parking access shall be at same location as the driveway for the principal dwelling, except where the lot abuts two or more streets, in which case the driveway for the accessory dwelling unit may be separate, provided the respective driveways are on separate streets and meet safe distancing requirements per city standards.~~

a.— ~~Curb cuts for driveways that access the parking for both the principal and accessory dwelling unit shall be no wider than twenty feet, unless otherwise approved by the city engineer.~~

b.— ~~Curb cuts for driveways that access only the accessory dwelling unit shall be no wider than ten feet, unless otherwise approved by the city engineer.~~

G.— ~~Setbacks.~~

1.— ~~Setbacks of no more than four feet from the side and rear lot lines are permitted for an attached or detached ADU in those zoning districts where required setbacks are greater than four feet, except as required to avoid existing, established, utility, road or other public easements.~~

2.— ~~Expansion of a detached structure, that is nonconforming with respect to setbacks, may occur for conversion into an ADU, except that setbacks for the expansion or conversion cannot be less than four feet for the side and rear setbacks and shall avoid existing, established, utility, road or other public easements.~~

3.— ~~Front yard setbacks for ADUs are the same as required for the primary dwelling unit, except that front yard setbacks shall be altered to accommodate an ADU meeting the criteria in subsection A of this section. Reduced setbacks shall maintain existing, established, utility, road or other public easements.~~

H.— ~~ADU Height. ADU height limits shall be the same as allowed for a primary dwelling unit in the zoning district unless otherwise expressly provided.~~

I.— ~~No ADU shall be located on a slope that exceeds twenty percent.~~

J.— ~~An ADU shall only be permitted in a structure that is on a permanent foundation. Manufactured homes on a permanent foundation are permitted as ADUs.~~

K.— ~~Nonconforming Uses and Violations. An applicant shall not be required to correct nonconforming zoning conditions (e.g., in conjunction with a conversion of an existing accessory structure).~~

~~Upon application and approval, the city will delay enforcement against a qualifying substandard ADU for five years to allow the owner to correct the violation, so long as the violation is not a health and safety issue, as determined by the enforcement agency (Government Code Section [65852.2\(n\)](#); Health and Safety Code Section [17980.12](#)).~~

L.— ~~Fire Sprinklers. Fire sprinklers are required in an ADU if sprinklers are required for the primary residence. Fire sprinklers are not required in an ADU if they were not required in the primary residence. However, if the primary dwelling undergoes significant remodeling and is now required to have fire sprinklers, any ADU created after the remodel must likewise install fire sprinklers. (Government Code Sections [65852.2\(a\)\(1\)\(D\)\(xii\)](#) and [\(e\)\(3\)](#).) For ADUs created on lots with multifamily residential structures, the entire residential structure shall serve as the primary residence for the purposes of fire sprinklers. Therefore, if the multifamily structure is served by fire sprinklers, the ADU can be required to install fire sprinklers.~~

M.— ~~Solar Panels. Newly constructed ADUs are subject to the energy code requirement to provide solar panels if the unit(s) is a newly constructed, nonmanufactured, detached ADU. Per the California Energy Commission (CEC), the panels can be installed on the~~

~~ADU or on the primary dwelling unit. ADUs that are constructed within existing space, or as an addition to existing homes, including detached additions where an existing detached building is converted from nonresidential to residential space, are not subject to the energy code requirement to provide solar panels. (Ord. 515 §2 (Att. B), 2021; Ord. 425 §9(part), 2005)~~

~~17.61.040 JADU development standards.~~

~~JADU development standards are as follows. JADUs:~~

- ~~A.— Shall not exceed five hundred square feet in size.~~
- ~~B.— Shall be constructed within the walls of a proposed or existing single-family residence and are not required to be an existing bedroom or have an interior entry into the single-family residence. JADUs may be created in attached garages.~~
- ~~C.— Are not subject to any additional parking requirements except that replacement parking shall be required when a JADU is created from an attached garage.~~
- ~~D.— Are not subject to additional fees for water or sewer connections.~~
- ~~E.— Cannot be sold separately from the primary dwelling.~~
- ~~F.— The owner must reside in either the remaining portion of the primary residence or in the newly created JADU.~~
- ~~G.— JADUs are not permitted in accessory structures.~~
- ~~H.— Only one JADU is permitted per lot.~~
- ~~I.— JADUs are permitted only in single-family residences in single-family zoning districts. (Ord. 515 §2 (Att. B), 2021)~~

~~17.61.050 Ownership and occupancy.~~

- ~~A.— All ADUs used as rentals shall be required to be rented for a minimum term of thirty days or longer.~~
- ~~B.— The provisions of this chapter shall not be construed to place any restrictions on the age of the occupant(s) of the accessory dwelling or his/her relationship to the owner(s) and/or occupant(s) of the principal dwelling except as otherwise expressly provided.~~
- ~~C.— There are no owner occupancy requirements for ADUs except when a JADU also is on the same lot. JADUs require owner occupancy of either the newly created JADU or the single-family residence. Therefore, under this specific circumstance, a lot with an ADU would be subject to owner occupancy requirements.~~

~~D.—An ADU may be sold or otherwise conveyed separately from the primary dwelling pursuant to a deed-restricted sale that includes affordability covenants approved by the city if the primary dwelling and the ADU are built by a qualified nonprofit corporation whose mission is to provide units to low-income households in accordance with Government Code Section 65852.26. (Ord. 515 §2 (Att. B), 2021; Ord. 425 §9(part), 2005. Formerly 17.61.040)~~

~~17.61.060 Impact fees, capital improvement fees, public improvements.~~

~~A.—Water and Sewer. An ADU shall not be considered a new residential use for the purposes of calculating connection fees or capacity charges for water or sewer unless the ADU is constructed concurrently with a new single-family home. An ADU converted from an existing space or a JADU is exempt from connection fees and capacity fees unless constructed in conjunction with a new single-family dwelling. When constructed in conjunction with a primary dwelling, the fee shall be proportionate to that of the primary dwelling based on square footage or total number of plumbing fixtures compared to the primary dwelling. ADUs remain subject to monthly water and sewer use fees.~~

~~B.—Impact Mitigation Fees. ADUs up to seven hundred fifty square feet are exempt from impact mitigation fees. ADUs seven hundred fifty square feet or larger may be charged impact mitigation fees but such fees shall be made proportional (based on size by square foot) to those for the primary dwelling unit. If the ADU qualifies for a lower fee than a proportional fee based on a recorded affordability covenant and as provided in the city’s adopted fee schedule, then the lesser fee (or fee exemption) shall apply.~~

~~C.—School Fees. ADUs five hundred feet or smaller are not subject to school impact fees. ADUs larger than five hundred square feet may be subject to school impact fees at the option of the school.~~

~~D.—Public Improvements. No public or related physical improvements shall be required for creation or conversion on an ADU (e.g., ADUs are exempt from sidewalk and street improvements). (Ord. 515 §2 (Att. B), 2021)~~



~~The Angels Camp Municipal Code is current through Ordinance 541, passed August 20, 2024.~~

~~Disclaimer: The city clerk’s office has the official version of the Angels Camp Municipal Code. Users should contact the city clerk’s office for ordinances passed subsequent to the ordinance cited above.~~

City Website: <https://angelscamp.gov/>

City Telephone: (209) 736-2181

ADD ALL THE FOLLOWING PER ORDINANCE 554

**Chapter 17.61
ACCESSORY DWELLING UNITS (ADUs) AND
JUNIOR ACCESSORY DWELLING UNITS (JADUs)**

The City of Angels regulations for ADUs and JADUs are as set forth in California ADU law including but not limited to:

- Government Code Sections 66310-66342; and
- Government Code Sections 65852.2, 65852.21, 65852.22, 65852.23, 65852.26, 65852.27, 65852.150, 65583 (c)(7), 65585(j), 66313, 66314, 66322, 66323, 66411.7; and
- Public Resources Code Section 21080.17, 30500.5; and
- Health and Safety Code Sections 17980.12, 50504.5; and
- Civil Code Section 714.3, 4740, 4741, 4751;

and as these provisions may be amended.

Guidelines are available at <https://www.hcd.ca.gov/building-standards/adu/handbook>

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

651 Bannon Street, Suite 400
Sacramento, CA 95811
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



February 27, 2026

Amy Augustine, AICP, City Planner
Planning Department
City of Angels
200 Monte Verda St, Ste B
PO BOX 667
Angels Camp, CA 95222

Dear Amy Augustine:

RE: Angels Camp – Accessory Dwelling Unit (ADU) Ordinance Updates – Letter of Technical Assistance

The most recent ADU ordinance on file for the City of Angels Camp (City) with the California Department of Housing and Community Development (HCD) is from November 2, 2021. Given the numerous changes to State ADU Law since the adoption of the ordinance, the ordinance is outdated and out of compliance with State ADU Law. If HCD's records are incorrect, and a new ordinance has been adopted, please submit it to the [ADU Portal](#) for HCD's review.

Below are non-exhaustive changes to State ADU Law that have occurred in recent years and may warrant an update to the City's ADU ordinance:

Updates to the [ADU Handbook \(2025\)](#)

- Clarifies that ADU Law prohibits deed restrictions on ADUs. A deed restriction would be an "additional standard" and thus cannot be imposed on ADUs (Gov. Code, § 66315).
- Clarifies that homeowners' associations (HOAs), as a third party, cannot influence the approval of an application to create an ADU. Third party reviews by an HOA or their representatives or agents would violate State ADU Law. (Gov. Code, § 66315.) No other local ordinances, policies, or regulations may be applied in the approval or denial of an ADU or junior ADU (JADU) permit application (Gov. Code, § 66317, subd. (c)).
- Clarifies that a local agency may not require parking as a condition to permitting a JADU, even when the JADU is converted from an attached garage (Gov. Code, § 66334, subd. (a)).

Changes to ADU Law in

- 2025:**
- Specifies that if a JADU has shared sanitation facilities with the primary structure, owner-occupancy will be required. If the JADU does *not* have shared sanitation facilities, owner-occupancy will *not* be required (Gov. Code, § 66333, subd. (b)).
 - Requires rental terms for JADUs for terms longer than 30 days (Gov. Code, § 66333, subd. (g)).
 - Specifies that if a local agency fails to submit an adopted ADU ordinance to HCD within the 60-day timeline or fails to respond to HCD’s findings regarding their ordinance within the 30-day timeline, that ordinance is null and void and the local agency must only apply State ADU Law when permitting ADUs (Gov. Code, § 66326, subd. (d)).
 - Revises the definition of a “junior accessory dwelling unit” to require the size of a JADU to be no more than 500 square feet of interior livable space (Gov. Code, § 66313, subd. (d)).
 - Revises the limitations on impact fees to, instead, prohibit impact fees upon the development of an ADU that has 750 square feet of interior livable space or less or a JADU that has 500 square feet of interior livable space or less, and to require that any impact fee on an ADU that has more than 750 square feet of interior livable space be charged proportionately in relation to the square footage of the primary dwelling unit (Gov. Code, § 66311.5, subds. (a) – (d)).
 - Requires a permitting agency to determine whether an application for an ADU or JADU is complete and provide written notice of the determination not later than 15 business days after the permitting agency received the application (Gov. Code, § 66317, subd. (a)(2)(A)).
 - Requires the permitting agency to provide the applicant with a list of incomplete items and a description of how the application can be made complete in the written notice, and authorizes the applicant to cure and address the application, as specified, if it is determined that an application is incomplete (Gov. Code, § 66317, subd. (a)(2)(B)).
 - Requires the permitting agency to provide a process for the applicant to appeal a denied application, as provided, and requires the permitting agency to provide a final written determination by not later than 60 business days after receipt of the written appeal if a permit application is determined to be incomplete or is denied (Gov. Code, § 66317, subd. (d)(1)).
 - Specifies that an ADU or JADU that contains less than 500 square feet of interior livable space does not increase assessable space.
 - Revises size limitations to be based on the square footage of interior living space of the ADU (Gov. Code, § 66321, subds. (b)(2)(A), (b)(2)(B), and (b)(3)).
 - Specifies the number of allowable ADUs per lot with a proposed or existing single-family dwelling (Gov. Code, § 66323, subd. (a)).

- Clarifies that fire sprinklers are not required for a JADU if the primary residence does not have fire sprinklers and that the addition of a JADU cannot trigger the requirement for fire sprinklers (Gov. Code, § 66323, subd. (d)).
- Adds section 66333.5, which specifies that if a local agency fails to submit an adopted JADU ordinance to HCD within the 60-day timeline or fails to respond to HCD’s findings regarding their ordinance within the 30-day timeline, that ordinance is null and void and the local agency must only apply State ADU Law when processing applications for ADUs.
- Requires a local agency to issue a certificate of occupancy for an ADU constructed in a county that is subject to a proclamation of a state of emergency made by the Governor on or after February 1, 2025, even if the primary dwelling has not yet been issued a certificate of occupancy, if certain requirements are met, including that the primary dwelling was substantially damaged or destroyed by an event referenced in the state of emergency proclamation (Gov. Code, § 66328).
- Creates an exception to areas that fall under the California Coastal Act by requiring a local government or the Coastal Commission, as specified, to either approve or deny a coastal development permit application for an ADU within 60 days of receiving a completed application (Gov. Code, § 66329, subd. (a).)
- Specifies that no reimbursement is required for school service charges, fees, or assessments sufficient to pay for the program or level of service within the meaning of Government Code section 17556 (Gov. Code, § 66329).
- Specifies that reasonable restrictions in covenants, restrictions, and conditions, as described in the Civil Code, shall not include any fees or other financial requirements (Civil Code, § 714.3, subd. (b)).

Changes to ADU Law in 2024:

- SB 477 (Chapter 7, Statutes of 2024) made changes to the numbering of the sections of the Government Code for State ADU and JADU Laws.
- Prohibits a local agency from denying a permit for an unpermitted ADU or JADU that was constructed before January 1, 2020, for building code violations, unless the local agency makes a finding that correcting the violation is necessary to comply with conditions that would otherwise deem a building substandard (Gov. Code, § 66332, subs. (a)-(c)).
- Defines “livable space” as a space in a dwelling intended for human habitation, as the term appears in Government Code sections 66313, subdivision (e), and 66323, subdivision (a)(3)(A).
- Provides that uncovered, off-street parking spaces demolished in conjunction with the construction of an ADU do not need to be replaced (Gov. Code, § 66314, subd. (d)(11)).

- Changes the allowable number of detached ADUs on a lot with an existing multifamily dwelling to eight detached ADUs, provided that the number of ADUs does not exceed the number of existing units on the lot (Gov. Code, § 66323, subd. (a)(4)(A)(ii)).
- Prohibits a local agency from imposing any objective development standards on 66323 Units that are not authorized by the provisions of Government Code section 66323, subdivision (a) (Gov. Code, § 66323, subd. (b)).

Changes to ADU Law in 2023:

- Sunsets a former prohibition on a local agency imposing an owner occupancy requirement on any ADU and instead prohibits a local agency from requiring owner occupancy for an ADU (Gov. Code, § 66315).
- Allows a local agency to adopt a local ordinance to allow the separate conveyance of the primary dwelling unit and ADU(s) as condominiums, subject to certain conditions (Gov. Code, §§ 66340-66342).

Changes to ADU Law in 2021:

- Allows a local agency to permit the separate conveyance of ADUs from the primary dwelling under Government Code section 66341 in certain circumstances.

Changes to ADU Law in 2020:

- Requires that an application for the creation of an ADU or JADU is deemed approved (not just subject to ministerial approval) if the local agency has not approved or denied the completed application within 60 days (Gov. Code, § 66317, subd. (a)).
- Requires ministerial approval of an application for a building permit within a residential or mixed-use zone to create one ADU and one JADU per lot (not one or the other), within the proposed or existing single-family dwelling, if certain conditions are met (Gov. Code, § 66323, subd. (a)(1)(A)).
- Allows for rental or leasing of a separate interest ADU or JADU in a common interest development, notwithstanding governing documents that otherwise appear to prohibit renting or leasing of a unit, and without regard to the date of the governing documents (Civ. Code, §§ 4740, subd. (a); 4741, subd. (a)).
- Allows a homeowner to create “any of the following”: one converted or attached ADU; one detached, new construction ADU; and one JADU (Gov. Code, § 66323, subs. (a)(1)-(2)). More information can be found in HCD’s 2025 ADU Handbook.

Changes to ADU Law in 2019:

- Prohibits a local agency from including requirements on minimum lot size in development standards for ADUs (Gov. Code, § 66314, subd. (b)(1)).
- Allows a local agency to designate areas where ADUs may be located based on the adequacy of water and sewer services, as well as on impacts on traffic flow and public safety (Gov. Code, § 66314, subd. (a)).
- Eliminates all owner occupancy requirements by a local agency for ADUs approved between January 1, 2020, and January 1, 2025 (Gov. Code, § 66315).
- Prohibits a local agency from establishing a maximum size of an ADU of less than 850 square feet, or 1,000 square feet if the ADU contains more than one bedroom and requires approval of a permit to build an ADU of up to 800 square feet (Gov. Code, § 66321, subds. (b)(2), (b)(3)).
- Prohibits a local agency from requiring replacement of off-street parking spaces for ADUs created through the conversion of a garage, carport, or covered parking structure (Gov. Code, § 66314, subd. (d)(11)).
- Reduces the maximum ADU and JADU application review time from 120 days to 60 days (Gov. Code, §§ 66317, subd. (a); 66335, subd. (2)).
- Clarifies that “public transit” includes various means of transportation that charge set fees, run on fixed routes, and are available to the public (Gov. Code, § 66313, subd. (m)).
- Adds impact fee exemptions and limitations based on the size of the ADU. ADUs up to 750 square feet are exempt from impact fees, and ADUs that are 750 square feet or larger may be charged impact fees but those fees must be proportional in size (by square foot) to fees charged for the primary dwelling unit (Gov. Code, § 66324, subd. (c)(1)).
- Defines of an “accessory structure” to mean a structure that is accessory and incidental to a dwelling on the same lot (Gov. Code, § 66313, subd. (b)).
- Permits JADUs even where a local agency has not adopted an ordinance expressly authorizing them (Gov. Code, § 66320).
- Allows for a permitted JADU to be constructed within the walls of the proposed or existing single-family residence and eliminates the required inclusion of an existing bedroom and an interior entry into the single-family residence (Gov. Code, § 66333, subd. (d)).
- Requires, upon application and approval, a local agency to delay enforcement against a qualifying substandard ADU for five years to allow the owner to correct the violation, so long as the violation is not a health and safety issue, as determined by the enforcement agency (Gov. Code, § 66331; HSC, § 17980.12).

- Makes covenants, conditions, and restrictions that either effectively prohibit or unreasonably restrict the construction or use of an ADU or JADU on a lot zoned for single-family residential use void and unenforceable (Civ. Code, § 4751)).

If an existing ADU ordinance fails to meet the requirements of State ADU Law, the ordinance is “null and void” and the local jurisdiction must apply the standards set forth in State ADU Law until it adopts an ordinance that complies with state law (Gov. Code, § 66316). HCD recommends that a local jurisdiction with a noncompliant ADU ordinance repeal the ordinance to provide clarity for ADU applicants who may otherwise rely on the outdated ordinance.

HCD requests a response by March 29, 2026, with either (1) a description of how the ADU ordinance continues to comply with State ADU Law despite the changes to the law, or (2) a plan and timeline to either repeal the current ordinance or adopt an amended, compliant ordinance and submit it to HCD for review.

If you have any questions or need additional information, please contact Michael McLaughlin at michael.mclaughlin@hcd.ca.gov.

Sincerely,



Jamie Candelaria
Section Chief, ADU Policy
Housing Accountability Unit



MEMORANDUM

City of Angels City Council

Date: April 21, 2026

To: City Council

From: Michael Hodson, City Administrator

Re: Resolution 26-47 approving Task Order 5 in the amount of \$10,000 for Augustine Planning Associates, Inc. to update the City's general plan housing element

Recommendation

Approve Resolution 26-47.

Background/Discussion

Augustine Planning Associates, Inc. was awarded the City Planning Services contract on August 1, 2023, in the amount of \$90,000 annually. Since that date, four Change (Task) Orders have been approved:

Task Order #	Amount	Description
Task Order 1 Task Order 2	\$15,000	Oversee the Utica Park/Lightner Mine Expansion and Rehabilitation Project. Both task orders were completed at the end of FY 24/25.
Task Order 3	\$5,000	Process business licenses, park reservations, banners, and planning and encroachment permit intake and routing during maternity leave for the Administrative Services Specialist between mid-June and mid-August, 2025
Task Order 4	\$3,000	Prepare and submit a \$1.5 million Community Development Block Grant for economic development (Council approval November, 2025). The application was submitted in March 2026.
Task Order 5 (Requested)	\$10,000	Update the City's General Plan Housing Element
Total	\$33,000.00	

Task Order 5: Update the City's General Plan Housing Element.

Augustine Planning Associates, Inc. prepared the 2014-2019 and 2019-2027 City of Angels General Plan Housing Element. The next update is due in 2027.

Updating requires public outreach, reviewing and revising the existing Housing Element to comply with changes in state regulations since the last housing element was adopted October, 2019 for the period of 2019-2027.

State (Housing and Community Development) reviews generally require multiple drafts of the Housing Element to achieve a state-certified housing element. A certified housing element allows the City to qualify for various grants and programs. The update will cover the period from 2027 through 2035. It is anticipated to cost \$10,000±.

The regional housing needs assessment (RHNA) established by the California Department of Housing and Community Development establishes the number of units the Housing Element is expected to facilitate for the period 2027-2035. The total is 188 units for the following income levels:

Regional Housing Need Allocation by Income Category

Jurisdiction	Acutely Low	Extremely Low	Very-Low	Low	Moderate	Above-Moderate	Total
Calaveras County Region Total	46	60	66	109	110	205	596
City of Angels Camp	11	20	21	27	36	73	188
Unincorporated Calaveras County	35	40	45	82	74	132	408

As shown, the highest category of housing needed is in the moderate-income category followed closely by the low-income category. 2025 income levels for Calaveras County as established by the state are:

Number of Persons in Household:		1	2	3	4	5
Calaveras County Area Median Income: \$101,500	Acutely Low	10700	12200	13750	15250	16450
	Extremely Low	21350	24400	27450	32150	37650
	Very Low Income	35550	40600	45700	50750	54850
	Low Income	56850	65000	73100	81200	87700
	Median Income	71050	81200	91350	101500	109600
	Moderate Income	85250	97450	109600	121800	131550

Financial Impact

\$10,000 was included in the mid-year budget review for this item.

Attachments

- A. Task Order No. 5
- B. Resolution 26-47

**CHANGE ORDER AGREEMENT
FOR PROFESSIONAL SERVICES**

Contractor: Augustine Planning Associates, Inc.
Contract Date: August 1, 2023
Project: Administrative Services Specialist

Change Order No. 5
Date: April 21, 2026

Client's Name: City of Angels
Client's Address: P.O. Box 667; 200 Monte Verda St., Bldg. B Angels Camp, CA 95222

Attention: Michael Hodson, City Administrator
Telephone: (209) 736-2181

We hereby agree to make the following change, Change Order #4:

Current Contract Amount:	\$90,000.00 annually
Change Order Agreement #1:	\$10,000 (Utica Park) – COMPLETED FY 24/25
Change Order Agreement #2:	\$5,000 (Utica Park)) – COMPLETED FY 24/25
Change Order Agreement #3:	\$5,000 (Administrative Services Specialist) - Completed
Change Order Agreement #4:	\$3,000 (CDBG Microenterprise Grant)
Change Order Agreement #5:	\$10,000 Housing Element Update

Revised Contract Amount (FY 25/26): \$108,000

Authorized Signature  (Augustine)

Accepted: The above _____ estimated fees/costs relating to
this Change Order are satisfactory and are hereby accepted. All services to be performed
under the same terms and conditions as specified in the original contract.

Authorized Signature: _____
Michael Hodson, City Administrator

Date: _____

**CITY OF ANGELS
CITY COUNCIL
RESOLUTION No. 26-47**

A RESOLUTION OF THE CITY OF ANGELS CITY COUNCIL APPROVING TASK ORDER NO. 5 IN THE AMOUNT OF \$10,000 FOR AUGUSTINE PLANNING ASSOCIATES, INC. TO UPDATE THE CITY’S GENERAL PLAN HOUSING ELEMENT

WHEREAS, the State of California Department of Housing and Community Development requires periodic updates to the General Plan Housing Element; and

WHEREAS, the 2019-2027 General Plan Housing Element will “expire” in 2027; and

WHEREAS, Augustine Planning Associates, Inc. (APA) prepared the past two updates of the City’s General Plan Housing Element;

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Angels hereby approves Resolution 26-47 approving Task Order No. 5 In the amount of \$10,000 for Augustine Planning Associates, Inc, to prepare an update to the City’s General Plan Housing Element passed and adopted this 21st day of April, 2026, by the following vote:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

Caroline Schirato, Mayor

Haley Bugarin, City Clerk



HOME OF THE JUMPING FROG



CITY HALL

CITY OF ANGELS PO Box 667, 200 Monte Verda St. Suite B, Angels Camp, CA 95222 P: (209) 736-2181

DATE: April 21, 2026

TO: City Council

FROM: Michael Hodson, City Administrator

RE: APPROVE CONSTRUCTION CHANGE ORDER NO. 003, VALLECITO ROAD SEWER REPLACEMENT PROJECT

RECOMMENDATION:

It is recommended that the City Council approve Construction Change Order No. 003 for pavement reconstruction of the City parking area along Vallecito Road and portions of the Fire Station driveway contiguous with Vallecito Road. Construction Change Order No. 003 also includes the replacement of a failed 30-inch storm drain within Tryon Park above the 12-inch sewer line under construction.

BACKGROUND:

Sewer and waterline improvements were constructed within the parking area across Vallecito Road from the Fire Station. Water line improvements were also built across Vallecito Road to connect to existing waterlines near the Fire Station driveway. The existing pavement in the parking area and lower end of the Fire Station driveway was generally in poor condition. Following trenching and pipeline installation, it was apparent that beyond the typical trench pavement restoration required under the contract, significant areas of deteriorated pavement warranted replacement. To minimize cost and schedule impacts, reconstruction of the failed pavement would be accomplished by Sutton Enterprises (Sutton) as they complete the sewer project.

Regarding the recommended storm drain replacement, while constructing the sewer mainline through Tryon Park, an existing 30-inch storm drain pipeline was encountered. The storm drain was protected in place as the sewer mainline was installed below the existing pipeline. However, visual inspection of the storm drain revealed that the pipeline was failing, with elements of the pipeline invert deteriorated or no longer in existence. Replacement of the pipeline is recommended prior to final backfilling of the trench to avoid a catastrophic failure during a significant rain event that could then jeopardize the newly installed sewer mainline.

DISCUSSION:

The Vallecito Road Sewer Replacement Project was awarded to Sutton for a total amount of \$1,382,475. Two construction change orders have since been approved by the City Administrator within the signing authority provided by the City Council at construction contract award. These change orders are summarized below:

- Construction Change Order 001 – Waterline Extension (\$22,200)
 - Additional waterline was constructed to facilitate future connections to waterline improvements planned under the Critical Water/Wastewater Infrastructure Protection Project



- Construction Change Order 002 – Modifications to Water System Connections (\$17,863)
 - Additional valves and appurtenances were added to two water system connections to minimize service interruptions during construction and to facilitate future extensions of waterline in Vallecito Road.

The limits for pavement replacement and storm drain replacement have been verified in the field by the Contractor and City staff. Costs for Construction Change Order 003 are consistent with unit costs on previous City projects constructed by Sutton and incorporate savings due to available materials, lack of additional mobilization, and economy of scale for various construction activities. Considering these factors, Change Order 003 has a projected cost of \$87,820.00.

FISCAL IMPACT:

Pavement and storm drain replacement in support of the Vallecito Road Sewer Replacement Project is funded through an approved capital improvement project.

ATTACHMENTS:

- Construction Change Order No. 001
- Construction Change Order No. 002
- Construction Change Order No. 003

Resolution 26 –

Admin Services Officer Review and Received _____

Finance Officer Review and Received _____





CHANGE ORDER
City Of Angeles

Section 11, Item C.

Sheet 1 of

Change requested by: Engineer Contractor

CHANGE ORDER NO. 001	CONTRACT NUMBER	PROJECT Vallecito Road Sewer Replacement Project	FEDERAL NUMBER(S)
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TO
R Sutton Enterprises LLC, Contractor

You are directed to make the following changes from the plans and specifications or do the following described work not included in the plans and specifications for this contract. **NOTE: This change order is not effective until approved by the engineer.**

Description of work to be done, estimate of quantities, and prices to be paid.

Modification of Proposed Water System Connection – construct water system connection with hot taps to avoid system shut-downs. Add isolation valve to facilitate future connections. Change order includes extra work to locate existing waterline.

Item	Unit	Quantity	Unit Price	Total
Labor, locate waterline	Hr	12	\$475.00	\$5,700.00
Labor, hot taps/valves	Hr	8	\$475.00	\$3,800.00
Hot tap, materials	LS	1	\$2,070.00	\$2,070.00
Valves, materials	LS	1	\$4,673.00	\$4,673.00
Traffic control	Hr	6	\$270.00	\$1,620.00
Total				\$17,863.00

Estimated Cost: Increase Decrease \$17,863.00

For this order, the time of completion will be adjusted as follows: No Change

SUBMITTED BY

SIGNATURE 	(PRINT NAME AND TITLE) Dave Richard, PE, Water/Wastewater Engineer	DATE 1/23/2026
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CITY APPROVAL BY

SIGNATURE 	(PRINT NAME AND TITLE) STEVE WILLIAMS Interim City Administrator	DATE 1/27/26
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We, the undersigned contractor, have given careful consideration to the change proposed and agree to provide equipment, furnish materials, and perform the work specified above, and will accept as full payment the prices shown above. **NOTE: If you do not sign this order, you are directed to proceed with the ordered work. You may file a Request for Information within 15 days.**

CONTRACTOR ACCEPTANCE BY

SIGNATURE 	(PRINT NAME AND TITLE) Aaron Johnson Estimator	DATE 01/24/2026
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CHANGE ORDER
City Of Angeles

Section 11, Item C.

Sheet 1 of

Change requested by: Engineer Contractor

CHANGE ORDER NO. 002	CONTRACT NUMBER	PROJECT Vallecito Road Sewer Replacement Project	FEDERAL NUMBER(S)
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TO
R Sutton Enterprises LLC, Contractor

You are directed to make the following changes from the plans and specifications or do the following described work not included in the plans and specifications for this contract. **NOTE: This change order is not effective until approved by the engineer.**

Description of work to be done, estimate of quantities, and prices to be paid.

Water Line Extension – Extend 8-inch waterline approximately 120 ft to proposed connection to existing 6-inch waterline.

Bid Item	Unit	Quantity	Unit Price	Total
24 - Construct 8-inch Waterline in Vallecito Road	LF	120	\$185.00	\$22,200.00

Estimated Cost: Increase Decrease \$22,200.00

For this order, the time of completion will be adjusted as follows: No change

SUBMITTED BY

SIGNATURE 	(PRINT NAME AND TITLE) Dave Richard, PE, Water/Wastewater Engineer	DATE 1/23/2026
---------------	---	-------------------

CITY APPROVAL BY

SIGNATURE 	(PRINT NAME AND TITLE) STEVE WILLIAMS INTERIM CITY ADMINISTRATOR	DATE 1/27/26
---------------	--	-----------------

We, the undersigned contractor, have given careful consideration to the change proposed and agree to provide equipment, furnish materials, and perform the work specified above, and will accept as full payment the prices shown above. **NOTE: If you do not sign this order, you are directed to proceed with the ordered work. You may file a Request for Information within 15 days.**

CONTRACTOR ACCEPTANCE BY

SIGNATURE 	(PRINT NAME AND TITLE) Aaron Johnson Estimator	DATE 01/23/26
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CHANGE ORDER
City Of Angels

Sheet 1 of Section 11, Item C.

Change requested by: Engineer Contractor

CHANGE ORDER NO. 003	CONTRACT NUMBER	PROJECT Vallecito Road Sewer Replacement Project	FEDERAL NUMBER(S)
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TO

R Sutton Enterprises LLC, Contractor

You are directed to make the following changes from the plans and specifications or do the following described work not included in the plans and specifications for this contract. **NOTE: This change order is not effective until approved by the engineer.**

Description of work to be done, estimate of quantities, and prices to be paid.

Reconstruct City parking area and driveway adjacent to Fire Station as illustrated in attached Figure 1.

Replace deteriorated 30-inch storm drain in Tryon Park with 30-inch HDPE storm drain as illustrated in Figure 2.

A summary of costs for the above work is as follows:

Item	Estimated Quantity	Unit Price	Total
Pavement removal, grinding, base preparation, and compaction	6,700 sq ft	\$2.50	\$16,750
AC pavement construction and striping	6,700 sq ft	\$9.00	\$60,300
Remove and replace 30-inch storm drain culvert	50 LF	\$195.00	\$9,750
Place Rip-rap at storm drain outlet	4 cy	\$255.00	\$1,020
Total			\$87,820

Estimated Cost: Increase Decrease \$87,820.00

For this order, the time of completion will be adjusted as follows: No change

SUBMITTED BY

SIGNATURE 	(PRINT NAME AND TITLE) Dave Richard, PE, Water/Wastewater Engineer	DATE 4/15/2026
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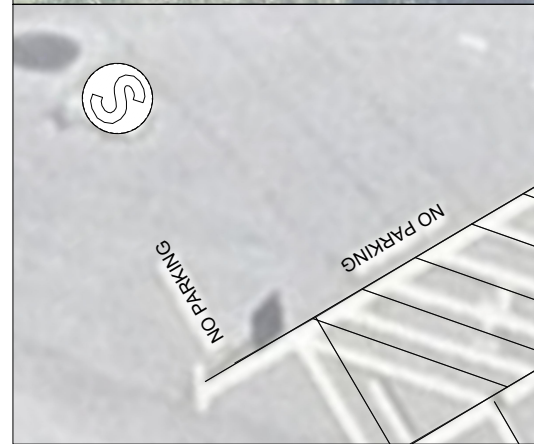
CITY APPROVAL BY

SIGNATURE	(PRINT NAME AND TITLE)	DATE
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We, the undersigned contractor, have given careful consideration to the change proposed and agree to provide equipment, furnish materials, and perform the work specified above, and will accept as full payment the prices shown above. **NOTE: If you do not sign this order, you are directed to proceed with the ordered work. You may file a Request for Information within 15 days.**

CONTRACTOR ACCEPTANCE BY

SIGNATURE	(PRINT NAME AND TITLE)	DATE
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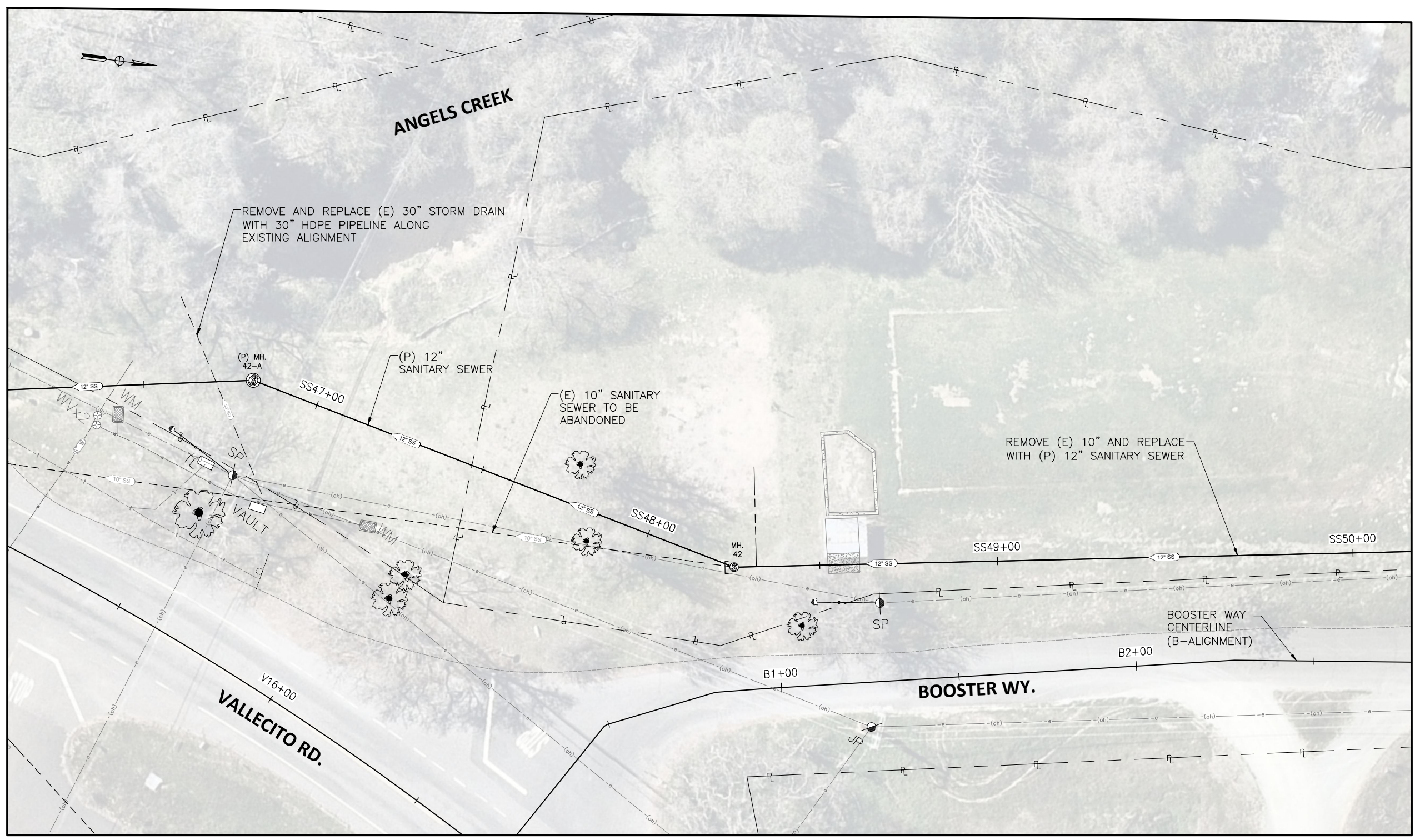
LEGEND:
 - - - - - PARKING LOT / DRIVEWAY REPLACEMENT LIMITS

PAVEMENT REPLACEMENT SCOPE OF WORK:
 REMOVE EXISTING PAVEMENT, GRIND FOR USE AS BASE, REGRADE SUBGRADE, CONSTRUCT PAVEMENT SECTION OF 4" AC OVER 6-8" COMPACTED PAVEMENT GRINDINGS, RESTRIPE PAVING. BASE MATERIALS TO BE COMPACTED TO 95% COMPACTION.

FIGURE 1
 CITY OF ANGELS
 VALLECITO ROAD SEWER REPLACEMENT PROJECT
CHANGE ORDER NO. 3
PARKING LOT / DRIVEWAY REPLACEMENT

U:\180204 - Angels Sewer Replacement - CI Angels\400 Project Design Files\435 Water\Exhibits\24 Vallecito W & SS Improvements

- LEGEND:**
- (6" W) EXISTING 6" WATER MAIN
 - (12" SS) PROPOSED 12" SANITARY SEWER
 - (10" SS) EXISTING 10" SANITARY SEWER
 - (30" SD) EXISTING 30" STORM DRAIN



PLAN
SCALE: 1" = 15'

FIGURE 2
CITY OF ANGELS
VALLECITO ROAD SEWER REPLACEMENT PROJECT
CHANGE ORDER NO. 3
STORM DRAIN REPLACEMENT

U:\19002H - Angels Sewer Replacement - CI Angels 400 Project Design Files\435 Water\Exhibits\24 Vallecito W & SS Improvements





CITY HALL

CITY OF ANGELS PO Box 667, 200 Monte Verda St. Suite B, Angels Camp, CA 95222 P: (209) 736-2181

DATE: April 21, 2026
TO: City Council
FROM: Michelle Gonzalez, Finance Director
RE: APPROVAL TO CHANGE GROUP LIFE INSURANCE CARRIER FROM THE HARTFORD TO MADISON NATIONAL LIFE INSURANCE COMPANY

RECOMMENDATION

Adopt Resolution No 26-46 approving the termination of the City’s current group life insurance policy with The Hartford and authorize the City Administrator to execute all necessary documents to transition coverage to Madison National Life Insurance Company, effective July 1, 2026.

BACKGROUND

The City currently provides group Basic Life and Accidental Death & Dismemberment (AD&D) insurance coverage to eligible employees through The Hartford. As part of ongoing efforts to manage costs and ensure competitive benefits, the City’s insurance broker, Keenan & Associates, periodically markets coverage to evaluate alternative providers.

Keenan recently conducted a market analysis and obtained competitive proposals for the City’s life insurance coverage.

DISCUSSION

Keenan has identified Madison National Life Insurance Company as the most competitive provider. The proposal includes:

- A 10% reduction in Basic Life insurance premium rates
- AD&D and Dependent Life rates unchanged
- Comparable coverage levels and benefits to the current plan

The proposed change allows the City to maintain existing employee benefits while achieving measurable cost savings.

No disruption in coverage or reduction in benefits is anticipated as a result of this transition.

Additionally, Keenan has provided updates on other employee benefit coverages effective July 1, 2026:

- SunLife Dental: Renewal with no rate increase through July 1, 2027
- VSP Vision: Proposed 11.94% rate decrease, with an optional enhanced plan that increases the frame allowance from \$150 to \$180 at a reduced cost

These coverages are presented for Council awareness and do not require changes at this time unless directed.

FISCAL IMPACT

The transition to Madison National Life Insurance Company will result in an estimated 10% reduction in life insurance premiums, generating ongoing annual savings to the City.

There is no additional fiscal impact associated with maintaining current AD&D and Dependent Life coverage rates.

The estimated savings of \$186 annually will be reflected in the Fiscal Year 2026–2027 operating budget.

OPTIONS

1. Approve the transition to Madison National Life Insurance Company (recommended)
2. Decline the change and maintain current coverage with The Hartford
3. Provide alternative direction to staff

ATTACHMENTS

1. Keenan Proposal Analysis – Life Insurance
2. Termination Letter Template (The Hartford)
3. Draft Resolution No. 26-46

Keenan

RENEWAL **2026**

City of Angels Camp

2026 Basic Life/AD&D Renewal

Effective Dates: 1/1/2026 - 12/31/2027

	Current	Renewal Option
Carrier Name:	The Hartford	Madison National Life
Plan Name:	Basic Life/AD&D	Basic Life/AD&D
Group#/Policy#:	881387G	TBD
Effective Date:	1/1/2026 - 1/1/2028	6/1/2026 - 5/31/2030
Rate Guarantee:	2 Years	4 Years
Rate Structure		
Life/AD&D		
Basic <i>Employee</i> Life Volume	\$596,500	\$596,500
Premium Rate (Basic Employee Life) per \$1,000	\$0.260	\$0.234
Premium Rate (AD&D) per \$1,000	\$0.060	\$0.060
Basic <i>Dependent</i> Life Volume	1	1
Premium Rate (Basic Dependent Life) per unit	\$2.56	\$2.56
Total Monthly Premium	\$193.44	\$177.93
Total Annual Premium	\$2,321.28	\$2,135.17
% Change Over Current	---	-8.02%
\$ Change Over Current	---	-\$186.11

CONFIDENTIAL: The information contained in this chart is intended for the exclusive use of the recipient in connection with the recipient's review of this proposal. It is not intended for any other purpose. The information described on this page is only intended to be a summary of your benefits. It does not include all benefit provisions, limitations, exclusions, or qualifications for coverage. Please review your Summary Plan Description (SPD) for a complete summary of your benefits. If the information on this page conflicts in any way with the SPD, the contract provisions of the appropriate policy or plan document (available through your employer) will prevail. The rates outlined are intended as a sample rate comparison only. Final rates may differ and are based upon actual enrollment, plan design(s) selected, and underwriting approval.



CITY HALL

CITY OF ANGELS PO Box 667, 200 Monte Verda St. Suite B, Angels Camp, CA 95222 P: (209) 736-2181

April 22, 2026

The Hartford

Attn: Gwen Davis
Email: Gwen.Davis@thehartford.com

**RE: Product: Life/AD&D and Long-Term Disability
Policy Number: 8813987G**

Dear Gwen Davis,

This is to notify you that effective May 31, 2026, at 11:59 p.m., the City of Angels Camp wishes to terminate the above policies.

We would like to thank you and your staff for providing excellent service to our employees during the period your company insured our benefits.

Sincerely,

Michelle Gonzalez
Finance Director

cc: Keenan Representative



**CITY OF ANGELS
CITY COUNCIL
RESOLUTION No. 26-46**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANGELS APPROVING THE TERMINATION OF GROUP LIFE INSURANCE COVERAGE WITH THE HARTFORD AND AUTHORIZING THE TRANSITION TO MADISON NATIONAL LIFE INSURANCE COMPANY

WHEREAS, the City of Angels provides Basic Life and Accidental Death & Dismemberment (AD&D) insurance coverage to eligible employees; and

WHEREAS, the City’s insurance broker, Keenan & Associates, conducted a market analysis to obtain competitive proposals for life insurance coverage; and

WHEREAS, Madison National Life Insurance Company has proposed to provide equivalent Basic Life insurance coverage at a premium rate approximately ten percent (10%) lower than the City’s current provider, The Hartford; and

WHEREAS, the proposed coverage maintains current AD&D and Dependent Life insurance rates with no reduction in benefits; and

WHEREAS, transitioning to Madison National Life Insurance Company will result in cost savings to the City while maintaining comparable employee benefits; and

WHEREAS, termination of the current policy with The Hartford requires a thirty (30) day advance written notice.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Angels as follows:

1. The City Council hereby approves the termination of the City’s group life insurance policy with The Hartford, effective June 30, 2026, or as otherwise required to comply with notice provisions.
2. The City Council hereby approves the transition of Basic Life insurance coverage to Madison National Life Insurance Company, effective July 1, 2026.
3. The City Administrator is hereby authorized to execute all necessary agreements, notices, and related documents, including the required termination letter, to implement this transition.
4. The Finance Director is authorized to take any administrative actions necessary to carry out the intent of this Resolution.

PASSED AND ADOPTED this 21st day of April, 2026, by the following vote:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

Caroline Schirato, Mayor

Haley Burgarin, City Clerk



HOME OF THE JUMPING FROG



May

2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2
3	4	5 CITY COUNCIL MEETING	6 COG *Fair Kick Off Dinner	7 LLD COMMISSION	8	9
10	11	12	13 COG TAC IRWMA	14 PLANNING COMMITTEE *Calaveras County Fair & Jumping Frog Jubilee	15	16
17 Fair Cont.*	18 LAFCO	19 CITY COUNCIL MEETING	20	21 CSEDD	22	23
24	25	26 UWPA	27	28	29	30
31						

ASSIGNMENTS

<p>CENTRAL SIERRA ECONOMIC DEVELOPMENT DISTRICT (CSEDD): R: SCOTT A: BROGLIO</p> <p>CALAVERAS COUNCIL OF GOVERNMENTS (COG): R: BEHIEL & CHIMENTE A: BROGLIO</p> <p>CALAVERAS PUBLIC POWER AGENCY (CPPA): R: CHIMENTE A: BROGLIO</p> <p>LOCAL AGENCY FORMATION COMMISSION (LAFCO): R: BEHIEL & SCOTT A: CHIMENTE</p> <p>SOLID WASTE TASK FORCE: R: BROGLIO A: CHIMENTE</p> <p>UTICA WATER & POWER AUTHORITY (UWPA): R: BROGLIO & SCHIRATO A: CHIMENTE</p>
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<p>COG Technical Advisory Committee (COG TAC) City Engineer / City Administrator</p> <p>Integrated Regional Water Management (IRWMA) City Planner / City Administrator</p>
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June

2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2 CITY COUNCIL MEETING	3 <u>COG</u>	4 LLD COMMISSION	5	6
7	8	9	10 COG TAC IRWMA	11 PLANNING COMMITTEE	12	13
14	15	16 CITY COUNCIL MEETING	17	18	19	20
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