



PLANNING COMMISSION MEETING

October 10, 2024 at 5:00 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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Or call in (audio only): +1 209-662-6903,,253817460# United States, Stockton

Phone Conference ID: 253 817 460#

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 PLANNING COMMISSION appreciates your interest and encourages your participation. Regularly scheduled meetings are held the 2nd Thursday 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 Planning 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 John Broeder | **Vice Chair** Gary Gordon

Commissioners Daniel Whitford, Matthew Stammerjohan, Christopher Clavey-Wendt

Planning Director Amy Augustine | **Deputy City Clerk** Caytlyn Schaner

5:00 PM REGULAR MEETING

1. ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF THE AGENDA AS POSTED (OR AMENDED)
4. APPROVAL OF MINUTES

A. Approval of Minutes from August 8, 2024

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. PLANNING COMMISSION BUSINESS

A. Planning Commissioner Oath Christopher Clavey Wendt

B. Public Hearing: RESOLUTION 24-77 General Plan Amendment Removing General Plan Implementation Program 7.B.m, requiring no net increase in wastewater connections

C. Resolution of Appreciation for Kristopher Klerk

D. Resolution of Appreciation for Joesph Whittle

7. COMMITTEE REPORTS

8. ADJOURNMENT

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.



PLANNING COMMISSION MEETING

August 08, 2024 at 5:00 PM

Angels Fire House – 1404 Vallecito Road

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 PLANNING COMMISSION appreciates your interest and encourages your participation. Regularly scheduled meetings are held the 2nd Thursday 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.

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Chair John Broeder | **Vice Chair** Gary Gordon

Commissioners Matthew Stammerjohan, Daniel Whitford, Vacant

Planning Director Amy Augustine | **Deputy City Clerk** Caytlyn Schaner

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5:00 PM REGULAR MEETING

1. ROLL CALL

PRESENT

Chair John Broeder

Vice Chair Gary Gordon

Commissioner Matthew Stammerjohan

Commissioner Daniel Whitford

2. PLEDGE OF ALLEGIANCE

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

4. APPROVAL OF MINUTES

A. Approval of Minutes from May 09, 2024

Approval of Minutes from July 11, 2024

Motion for the Approval of Minutes from May 09, 2024 made by Commissioner Stammerjohan, Seconded by Vice Chair Gordon.

Voting Yea: Vice Chair Gordon, Commissioner Stammerjohan

Voting Abstaining: Chair Broeder, Commissioner Whitford

*Note Gordon and Stammerjohan were the only two present for the May 9, 2024 meeting. Klerk's term ended and Whittle resign before minutes were approved.

Motion for the Approval of Minutes from July 11, 2024 made by Vice Chair Gordon, Seconded by Commissioner Stammerjohan.

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. PLANNING COMMISSION BUSINESS

A. Appointing Historical District Sign Committee Members. Two representatives and one alternate.

Sign Committee Representatives Gordon and Broeder. Alternate Whitford

Voting Yea: Chair Broeder, Vice Chair Gordon, Commissioner Stammerjohan, Commissioner Whitford

B. Resolution of Intent 24-11 City of Angels Annexation Policy

Motion made to approve by Vice Chair Gordon, Seconded by Commissioner Whitford

Voting Yea: Chair Broeder, Vice Chair Gordon, Commissioner Stammerjohan, Commissioner Whitford

C. Resolution 24-12 Finding of Architectural Conformity for the Utica Park/Lightner Mine Pavilion and Stage

Motion made to approve by Vice Chair Gordon, Seconded by Commissioner Stammerjohan

Voting Yea: Chair Broeder, Vice Chair Gordon, Commissioner Stammerjohan, Commissioner Whitford

7. COMMITTEE REPORTS

None

8. ADJOURNMENT

Motion to adjourn the meeting at 6:00pm by Commissioner Stammerjohan, Seconded by Commissioner Whitford

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.

Oath of Office

STATE OF CALIFORNIA,)
) ss.
COUNTY OF CALAVERAS)

I, _____, do solemnly swear (or affirm) that I will support and defend the Constitution of the United States and the Constitution of the State of California against all enemies, foreign and domestic; that I will bear true faith and allegiance to the Constitution of the United States and the Constitution of the State of California; that I take this obligation freely, without any mental reservation or purpose of evasion; and that I will well and faithfully discharge the duties upon which I am about to enter.

Subscribed and sworn to before me, this _____ day of _____, 20_____.

(Place Name & Title of person administering oath here)



MEMORANDUM

City of Angels Planning Commission

Date: October 10, 2024

To: City of Angels Planning Commissioners

From: Amy Augustine, AICP – City Planner

RE: RESOLUTION OF INTENT 24-13 recommending to the City Council approval of a General Plan Amendment removing General Plan 2020 Implementation Program 7.B.m requiring no net increase in wastewater connections

Recommendation:

Approve Resolution of Intent 24-13 recommending to the City Council approval of a General Plan Amendment removing General Plan 2020 Implementation Program 7.B.m requiring no net increase in wastewater connections.

Background:

The City of Angels adopted General Plan 2020 February 3, 2009 and has adopted various updates to the General Plan since. Per California Government Code, Section 65358(b), a jurisdiction may amend a mandatory element of the General Plan up to four times annually. In 2024, the City amended the City’s Circulation Element [City Council Resolution 24-28, March, 2024]. The City’s Public Facilities and Services Element (which includes the subject Implementation Program 7.B.m) is considered a mandatory element herein, because it includes some general plan-required topics required under the Circulation Element (e.g., the extent of existing and proposed public utilities and facilities consistent with the Land Use Element)¹. Therefore, the proposed amendment to the Public Utilities Element is being treated as a second amendment to a mandatory general plan amendment in the calendar year - - - consistent with state law.

The environmental impact report for General Plan 2020 included a mitigation measure restricting new connections to the City’s wastewater system due, primarily, to system delivery constraints related to inflow and infiltration (I/I) and a bottleneck. In response, the following implementation program was adopted as both a mitigation measure and implementation program for General Plan 2020:

7.B.m At Capacity Wastewater Systems

¹ Government Code Section 65302

[2020 GENERAL PLAN MITIGATION MEASURE, MM-UTILITY-02]

The city shall implement a process requiring no net increase in wastewater connections in conjunction with adoption of the 2020 General Plan in the areas connecting to the system identified as “at capacity” in 2020 General Plan Appendix 7J) The program will remain effect until the following is completed:

A new sewer line is constructed to serve the North End of Angels Camp (north of SR 4) including all sewer lines currently served by the Altaville Lift Station and discharge has been rerouted from the Altaville Lift Station to the new line freeing up capacity in the Altaville Sewer Line (which also has been identified as "at capacity" by the City). The route of the new sewer line shall be evaluated pursuant to a separate environmental evaluation once a route has been determined. The City anticipates securing funding through bonds or alternative financing with creation of a Benefit Basin to recapture costs over time. All parcels connecting to the new line and in areas served by the current Altaville Lift Station shall be included in the Benefit Basin.

The preceding program was refined through additional system engineering, and it was determined that removing the “bottleneck” along the sewer line serving the north end of Angels Camp would achieve the same effect as constructing a new sewer line. That bottleneck restricting flow/delivery was located at Booster Way. The City completed the Booster Way sewerline improvement project in September, 2024. With completion of the Booster Way sewerline improvement project, the “no net increase” limitation on new sewer connections is no longer required. Therefore, Implementation Program 7.B.m, can be removed from General Plan 2020.

Please note that the following General Plan Implementation Program will remain in the General Plan should the City encounter future wastewater storage, treatment or delivery constraints:

7.B.j Maintain Sufficient Water and Wastewater Capacity**[2020 GENERAL PLAN MITIGATION MEASURE, MM-UTILITY-01]**

If insufficient wastewater storage, treatment, or delivery capacity exists to serve existing commitments and new development, then the city will implement a policy of no net increase in wastewater connections until sufficient wastewater capacity has been established to service existing commitments and new development.

If insufficient water storage, treatment or delivery capacity exists to serve existing commitments and new development, then the city will implement a policy of no net increase in water connections until sufficient water treatment facilities are established to service existing commitments and new development.

Strategic Plan Alignment

Program A6 – Public Facilities and Services - Continue to improve Angels Camp's capacity to store, treat, and deliver water and to collect and treat wastewater as necessary to achieve the stated goals of the city.

The general plan program was specifically designed to address this strategic plan goal. Removing that implementation program from the general plan reflects a significant City achievement in achieving this goal and removing a long-time development constraint.

Discussion/Findings

Pursuant to Angels Municipal Code (AMC) 17.90.040, general plan amendments require the following findings:

1. The amendment is consistent with the City of Angels Municipal Code; and
2. The proposed change or amendment is consistent with the City of Angels General Plan; and
3. The proposed change or amendment will not be substantially detrimental to the health, safety, or general welfare of the City.

The purpose of Implementation Program 7.B.m was to protect the City health, safety, and general welfare until the potential risks of overburdening the city's wastewater system was removed. Consistent with the General Plan Implementation Program (and, therefore consistent with the general plan), the constraint has been removed with completion of the Booster Way sewerline improvement project. This proposed general plan amendment is being completed consistent with AMC Section 17.90.040 and is, therefore, consistent with the City of Angels Municipal Code.

Based on the preceding, the required findings can be made.

Financial Impact

No impact.

Environmental

Pursuant to the state and City guidelines for implementing the California Environmental Quality Act (CEQA), the proposed amendment is exempt from further review, because the proposed amendment reflects the implementation of a program and mitigation measure identified within the scope of the 2020 General Plan Environmental Impact Report adopted for the 2020 General Plan.

Attachments

Planning Commission Resolution of Intent 24-13

CITY OF ANGELS

PLANNING COMMISSION

RESOLUTION OF INTENT 24-13

**RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT
REMOVING GENERAL PLAN 2020 IMPLEMENTATION PROGRAM 7.B.M REQUIRING NO NET
INCREASE IN WASTEWATER CONNECTIONS**

WHEREAS, pursuant to Angels Municipal Code Section 17.90.020, the Planning Commission may initiate a general plan amendment by Resolution of Intent; and

WHEREAS, the City completed the Booster Way Sewer Rehabilitation Project in September, 2024; and

WHEREAS, that action completed and fulfilled the requirements of the mitigation measure and implementation program identified in General Plan Implementation Program 7.B.m; and

WHEREAS, the program requirements prohibiting no net increase in wastewater connections are no longer necessary and can be removed; and

WHEREAS, on October 10, 2024, the Planning Commission, at a regularly scheduled meeting, did review and consider the proposed general plan amendment;

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Angels hereby recommends to the City Council approval of a general plan amendment removing General Plan 2020 Implementation Program 7.b.m requiring no net increase in wastewater connections based on the following findings:

1. The amendment is consistent with the City of Angels Municipal Code; and
2. The proposed change or amendment is consistent with the City of Angels General Plan; and
3. The proposed change or amendment will not be substantially detrimental to the health, safety, or general welfare of the City.
4. The proposed amendment is exempt from further review pursuant to the state and city CEQA guidelines because the proposed amendment reflects the implementation of a program and mitigation measure identified within the scope of the 2020 General Plan Environmental Impact Report adopted for the 2020 General Plan

The foregoing resolution was introduced and moved for adoption October 10, 2024, by _____ and duly seconded by Commissioner _____.

PASSED AND ADOPTED THIS 10th day of October, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

John Broeder, Chair

ATTEST: _____
Caytlyn Schaner, Deputy City Clerk



HOME OF THE JUMPING FROG



PLANNING COMMISSION

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

CITY OF ANGELS PROCLAMATION

**Recognizing Kristopher Klerk for his Service
to the Citizens of the City of Angels**

WHEREAS, Kristopher Klerk was appointed to serve on the City of Angels Planning Commission, serving from April 2020 until June 2024; and

WHEREAS, Kristopher Klerk as a Planning Commissioner upheld the duties of the office by providing support, commitment and time.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Angels on behalf of its citizens express their sincere appreciation to Kristopher Klerk for his contribution to the community.

PRESENTED on this 10th day of October, 2024 by a unanimous consensus of and signed by the City of Angels Planning Commission.

John Broeder, Planning Commission Chair _____

Gary Gordon, Planning Commission Vice-Chair _____

Matthew Stammerjohan, Planning Commissioner _____

Daniel Whitford, Planning Commissioner _____

Christopher Clavey Wendt, Planning Commissioner _____

Amy Augustine, City Planner _____

In witness whereof I have hereunto set my hand and caused this seal to be affixed.

Attest: _____

Caytlyn Schaner, Deputy City Clerk





PLANNING COMMISSION

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

CITY OF ANGELS PROCLAMATION

**Recognizing Joseph Whittle for his Service
to the Citizens of the City of Angels**

WHEREAS, Joesph Whittle was appointed to serve on the City of Angels Planning Commission, serving from March 2022 until August 2024; and

WHEREAS, Joesph Whittle as a Planning Commissioner upheld the duties of the office by providing support, commitment and time.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Angels on behalf of its citizens express their sincere appreciation to Joesph Whittle for his contribution to the community.

PRESENTED on this 10th day of October, 2024 by a unanimous consensus of and signed by the City of Angels Planning Commission.

John Broeder, Planning Commission Chair _____

Gary Gordon, Planning Commission Vice-Chair _____

Matthew Stammerjohan, Planning Commissioner _____

Daniel Whitford, Planning Commissioner _____

Christopher Clavey Wendt, Planning Commissioner _____

Amy Augustine, City Planner _____

In witness whereof I have hereunto set my hand and caused this seal to be affixed.

Attest: _____

Caytlyn Schaner, Deputy City Clerk

