



PLANNING COMMISSION MEETING

February 12, 2026 at 5:00 PM

Angels Fire House – 1404 Vallecito Road

AGENDA

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

Join on your computer, mobile app or room device:

Click here to join the meeting: Teams link URL

Meeting ID: 229 834 844 875 | Passcode: Ei2V7x7X

Download Teams: Add link/URL | Join on the web: Add Link/URL

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 Matthew Stammerjohan, Clavey Wendt, Gretel Tiscornia

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 November 13, 2026

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 Gretel Tiscornia

B. Resolution of Appreciation for Daniel Whitford

C. Resolutions of Intent 26-01, 26-02, 26-03 and 26-04 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)

D. Resolution of Intent 26-05 Adding 1225 South Main Street to the City of Angels Register of Historical Resources

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

November 13, 2025 at 5:00 PM

Angels Fire House – 1404 Vallecito Road

MINUTES

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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, Clavey Wendt

Planning Director Amy Augustine | Deputy City Clerk Caytlyn Schaner

5:00 PM REGULAR MEETING

1. ROLL CALL

PRESENT

Chair John Broeder

Vice Chair Gary Gordon

Commissioner Matthew Stammerjohan

Commissioner Daniel Whitford

ABSENT

Commissioner Clavey Wendt

2. PLEDGE OF ALLEGIANCE

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

Motion made by Commissioner Whitford, Seconded by Vice Chair Gordon.

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

4. APPROVAL OF MINUTES

A. Approval of Minutes from October 9, 2025

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

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

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. Resolution 25-14 Finding of Architectural Conformity and Conditional Use Permit with Sign Permit for 49er Eats

Motion made by Commissioner Whitford, Seconded by Commissioner Stammerjohan.

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

7. COMMITTEE REPORTS

Reported Out

8. ADJOURNMENT

Motion to adjourn meeting at 5:47pm made by Vice Chair Gordon, Seconded by Commissioner Whitford.

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

John Brroeder, Chairman

Caytlyn Schaner, Deputy City Clerk



OATH OF OFFICE

*State of California
County of Calaveras
City of Angels*

*For the office of **Planning Commissioner** of the City of Angels. The execution of this Oath is administered by authority of Article 20, Section 3, of the Constitution of the State of California.*

*I, _____, do solemnly 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 fulfill the duties of **Planning Commissioner**.*

Signature

Subscribed and sworn before me on this 12th day of February 2026.

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 Daniel Whitford for his Service
to the Citizens of the City of Angels**

WHEREAS, Daniel Whitford was appointed to serve on the City of Angels Planning Commission, serving from June 2024 until December 2025; and

WHEREAS, Daniel Whitford 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 Daniel Whitford for his contribution to the community.

PRESENTED on this 12th day of February, 2026 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 _____

Gretel Tiscorina, 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





MEMORANDUM

City of Angels Planning Commission

Date: February 12, 2026
To: City of Angels Planning Commission
From: Amy Augustine, AICP – City Planner
Re: Resolutions of Intent 26-01, 26-02, 26-03 and 26-04 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)

RECOMMENDATION

Adopt Resolutions of Intent 26-01, 26-02, 26-03 and 26-04.

BACKGROUND/ PROJECT DESCRIPTION

The City is proposing annexation of 10 parcels described in Table 1 and shown in Figures 1 - 3. Many of the annexations are for clerical purposes (i.e., the City is required to pay property taxes for parcels it owns located outside of the city limits). Others are for recreational purposes (e.g., Finnegan Lane). Still others are to ensure that agencies located mostly within the city with limited adjacent parcels located outside of the city are all located within a single jurisdiction to facilitate coordination for future activities and to follow natural boundaries such as the new SR 4 Bypass (e.g., Bret Harte High School). Some parcels are being annexed because they are served with city water and/or sewer, but are located in the County (e.g., AMA Sports Complex). Because the city is providing primary infrastructure to the parcels, it is fitting that they be located within the city. Lastly, state law discourages annexations that create islands surrounded by an incorporated city, especially those smaller than 150 acres, pursuant to Government Code Section 56375.3. Therefore, such parcels generally are annexed in conjunction with surrounding parcels (e.g., Medberry parcel on Finnegan Lane).

ANALYSIS

Pursuant to Angels Municipal Code Section 17.85.020(C) the Planning Commission is required to make recommendations to the city council regarding annexations. In 2024, the City Council adopted Resolution 24-59, the City of Angels Camp Annexation Policy (Attachment A).

The Angels Municipal Code does not include specific findings required for annexations. However, as a planning action affecting land use, a finding of consistency with the general plan is required.

General Plan Goal 1H calls for the city to:

Protect land adjoining, and in close proximity to, the city limits from development inconsistent with the city's stated future goals, policies and programs (Goal 1H - Sphere of Influence and Annexations).

All of the proposed annexations are adjacent to the City limits except for the City's water tank which is located on Murphys Grade Road. State regulations governing annexations allow for annexations of city infrastructure parcels that are not adjacent to existing jurisdictional boundaries.

Table 1: Proposed Annexations

Parcel Number (Owner)	Resolution	Current Use	Acreage	Purpose for Annexation	County Zoning	City General Plan post annexation	City Zoning post annexation
058-011-017 AMA	26-01	AMA Sports Complex	6.79	Requested by applicant	Recreation	Public/Quasi Public (P)	Parks/Recreation (REC)
058-011-029 AMA	26-01	AMA Sports Complex	1.59	Requested by applicant	Recreation	Public/Quasi Public (P)	Parks/Recreation (REC)
058-011-030 City of Angels	26-01	Vacant	0.18	City owned property	Recreation	Public/Quasi Public (P)	Public (P)
057-011-015 City of Angels	26-02	Water Tank	0.66	City owned property	Public Service (PS)	Public/Quasi Public (P)	Public (P)
057-023-002 (Bret Harte HS)	26-03	Bret Harte HS	0.43	Requested by applicant Keep entire school within the City	Public Service (PS)	Public/Quasi Public (P)	Public (P)
057-023-025 (Bret Harte HS)	26-03	Bret Harte HS	7.45	Requested by applicant Keep entire school within the City	Public Service (PS)	Public/Quasi Public (P)	Public (P)
057-023-030 (Bret Harte HS)	26-03	Bret Harte HS	0.86	Requested by applicant Keep entire school within the City	Public Service (PS)	Public/Quasi Public (P)	Public (P)
064-004-037 (City of Angels)	26-04	Vacant	10.26	City owned property; Angels Creek Trail; Discontinue property taxation	Angels Camp (AC)	Public/Quasi Public (P)	Public (P)
064-004-039 (Medberry)	26-04	Vacant	0.13	Conditional/a/; State regulations to avoid a "gap" between city/county ownership and place entire property under one jurisdiction	Angels Camp (AC)	Rural Residential (RR)	Residential Estate, five-acre minimum (RE-5)
064-004-040 (City of Angels)	26-04	Vacant	0.15	City owned property; Angels Creek Trail; Discontinue property taxation	Angels Camp (AC)	Public/Quasi Public (P)	Public (P)
			28.5				

/a/ Landowner has requested not proceeding with annexation until he receives a certificate of occupancy for his structure on an adjoining parcel. This is included in Resolution 26-04.

Figure 1: Annexations Copello and Bret Harte High School

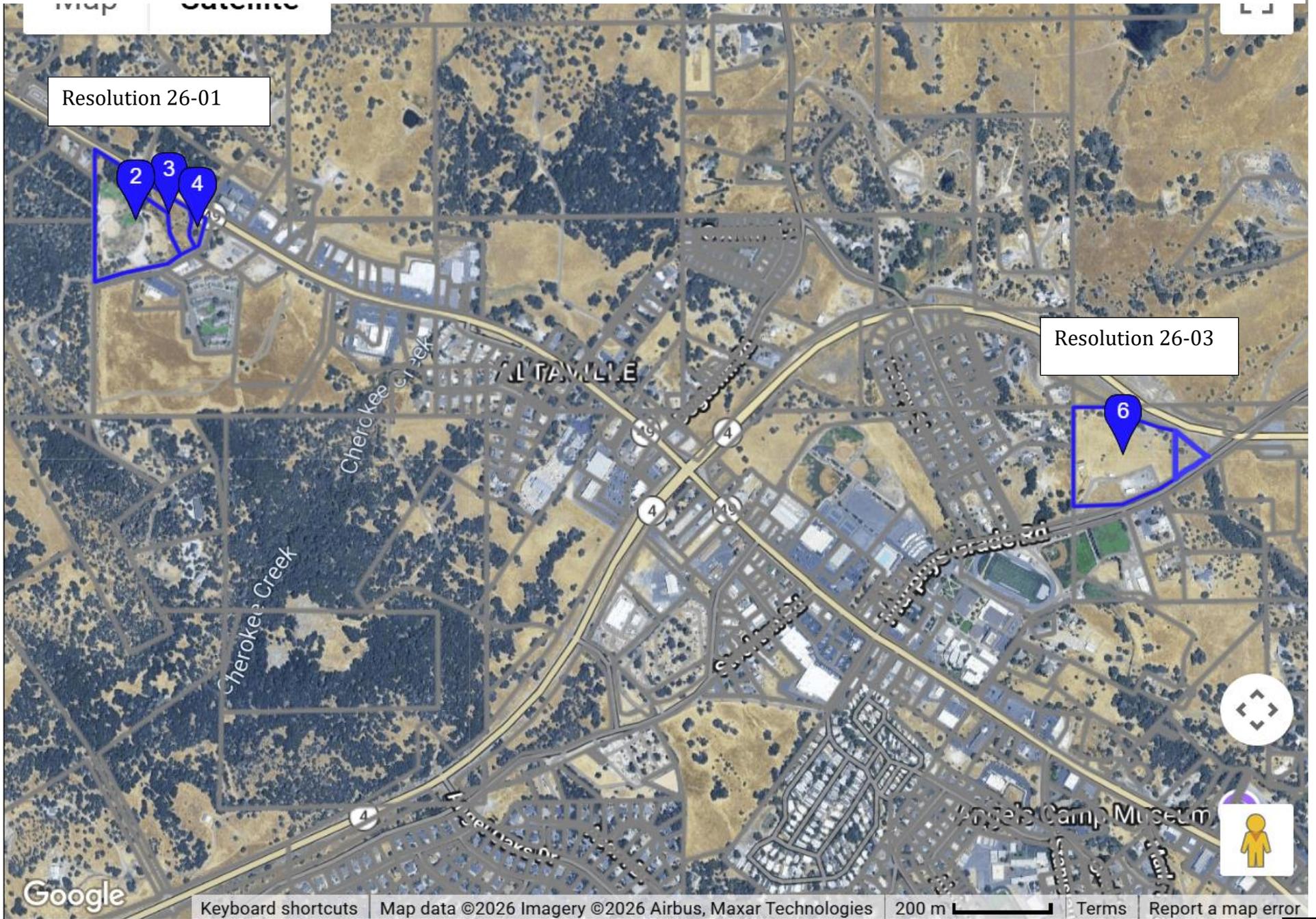
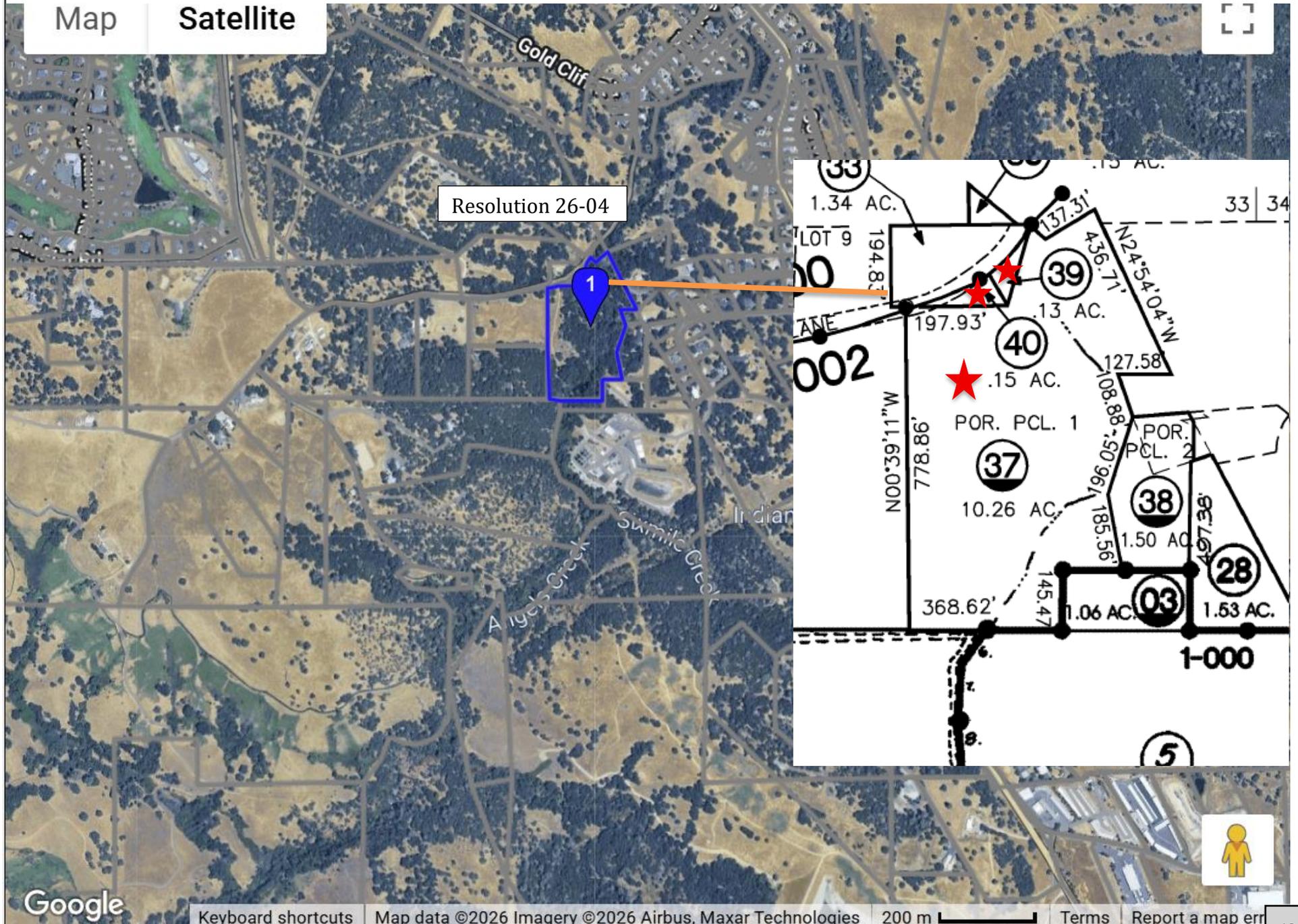


Figure 2: Annexation City Water Tank



Figure 3: Finnegan Lane Parcels



The City of Angels Annexation Policy was established pursuant to General Plan Implementation to establish a City annexation plan. The following identifies how each annexation is consistent with that policy (Attachment A):

Parcel Number (Owner)	Resolution	Current Use	Consistency with City of Angels Annexation Policy
058-011-017 AMA	26-01	AMA Sports Complex	Land providing recreation and open space opportunities; Land areas within the Sphere of Influence where city police and city fire normally are first on the scene. Land uses that directly or indirectly increase demands on city services (e.g., police, fire) and/or facilities (e.g., transportation)
058-011-029 AMA	26-01	AMA Sports Complex	
058-011-030 City of Angels	26-01	Vacant	City-owned land
057-011-015 City of Angels	26-02	Water Tank	City-owned land; Property with the potential to enhance the city's ability to provide or improve water and/or wastewater service (e.g., water tank sites)
057-023-002 (Bret Harte HS)	26-03	Bret Harte HS	Natural (i.e., physical) boundaries (e.g., rivers, roads, ridges) will be followed where feasible to facilitate the identification of city boundaries (annexation would establish the SR 4 Bypass as a physical northern boundary for the City).
057-023-025 (Bret Harte HS)	26-03	Bret Harte HS	
057-023-030 (Bret Harte HS)	26-03	Bret Harte HS	
064-004-037 (City of Angels)	26-04	Vacant	Land providing recreation and open space opportunities; Scenic vistas; City-owned land.
064-004-039 (Medberry)	26-04	Vacant	0.13 acre entirely surrounded by City-owned property
064-004-040 (City of Angels)	26-04	Vacant	Land providing recreation and open space opportunities; Scenic vistas; City-owned land

Based on the preceding, the proposed annexations are consistent with the City's Annexation Policy and General Plan.

FISCAL IMPACT:

Annexation will remove the requirement to pay property taxes for city-owned parcels located outside of the city limits. Therefore, potential cost savings could be realized. Increased costs are not anticipated due to annexation of non-city owned parcels because each already has access to city water and city sewer services and the city already is a first responder to the sites (i.e., no significant increase in demand for police, fire, or public services are anticipated).

ENVIRONMENTAL FINDING:

The proposed annexation is categorically exempt from the state and city guidelines for the implementation of the California Environmental Quality Act (CEQA) pursuant to Section 15319, Class 19 of the guidelines which states that annexations to a city of areas containing existing public or private structures developed to the density allowed by the current zoning or pre-zoning of either the gaining or losing governmental agency whichever is more restrictive, provided, however, that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities. Most of the parcels already are served by public water and public wastewater from the City or the City has capacity to serve them. The City confirms capacity to serve all of the parcels.

ATTACHMENTS:

- A. Annexation Policy
- B. Resolutions of Intent 26-01, 26-02 26-03, 26-04

ATTACHMENT A

City of Angels Camp Annexation Policy

The following are proposed guidelines for evaluating annexation priorities and identifying potential annexation areas for implementing the City of Angels General Plan 2020 programs. These policies are adapted from the *City of Angels General Plan 2020* Implementation Program 1.H.a.

Priority annexation areas should include properties encompassing the following, but not in this order:

- Transportation corridors, including planned future motorized and non-motorized routes identified in the general plan for both transportation, safety, and recreational purposes
- Major Intersections (e.g., Vallecito Road, SR 4)
- Land with high potential for economic development
- Land providing recreation and open space opportunities
- Natural (i.e., physical) boundaries (e.g., rivers, roads, ridges) will be followed where feasible to facilitate the identification of city boundaries
- Scenic vistas
- Land providing affordable housing opportunities
- Land contributing to the visual integrity or enhancement of city gateways (e.g., historic structures)
- City-owned land
- Property with the potential to enhance the city's ability to provide or improve water and/or wastewater service (e.g., water tank sites)
- Land areas within the Sphere of Influence where city police and city fire normally are first on the scene
- Land uses that directly or indirectly increase demands on city services (e.g., police, fire) and/or facilities (e.g., transportation)

Decisions to annex should include findings related, but not limited to, the following:

- Availability and/or ability to provide water and/or wastewater

- Ability to provide adequate police, fire, park and recreation and other City services
- Impacts associated with potential traffic increases
- Potential to increase or decrease demands for affordable housing
- Maintaining the city as a distinct and separate community
- The proposed annexation is consistent with the City of Angels General Plan
- The proposed annexation is consistent with the City's Strategic Plan
- The proposed change or amendment will not be substantially detrimental to the health, safety, or general welfare of the City

**CITY OF ANGELS
CITY COUNCIL
RESOLUTION OF INTENT NO. 26-01**

A RESOLUTION OF THE CITY OF ANGELS PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A REQUEST TO THE CALAVERAS LOCAL AGENCY FORMATION COMMISSION TO UNDERTAKE PROCEEDINGS TO ANNEX ASSESSOR’S PARCEL NUMBERS 058-011-017, 058-011-029 (AMA SPORTS COMPLEX, COPELLO) AND 058-011-030 (CITY OF ANGELS) TO THE CITY OF ANGELS

WHEREAS, the City of Angels desires to initiate proceedings pursuant to the Cortese-Knox Local Government Reorganization Act of 2000, commencing with California Government Code Section 56000 for the annexation; and

WHEREAS, at the time and in the manner provided by law, the City of Angels gave notice of the date, time, and place of a public hearing by the City Council to initiate these proceedings; and

WHEREAS, a notice of intent to adopt this resolution of application has been given to each interested and subject agency; and

WHEREAS, there are no affected cities or districts within the meaning of Subdivision (2) of Section 56700 of the Government Code; and

WHEREAS, the territory proposed to be annexed is uninhabited (developed as a sports complex) and a map and description of the boundaries of the property are set forth in Exhibits A and B attached hereto and by this reference incorporated herein; and

WHEREAS, this proposal is consistent with the sphere of influence of the City of Angels; and

WHEREAS, it is desired to provide that the proposed annexation be subject to the following terms and conditions:

1. The parcels will undergo a general plan land use amendment and rezoning as follows within 18 months of annexation:

Parcel #	County General Plan	County Zoning	City General Plan post annexation	City Zoning post annexation
058-011-017 (AMA owned)	Angels Camp Sphere of Influence	Recreation	Public/Quasi Public (P)	Parks/Recreation (REC)
058-011-029 (AMA owned)	Angels Camp Sphere of Influence	Recreation	Public/Quasi Public (P)	Parks/Recreation (REC)
058-011-030 (City owned)	Angels Camp Sphere of Influence	Recreation	Public/Quasi Public (P)	Public (P)

2. Any future development on the parcels will be subject to city services impact mitigation fees, as applicable.

WHEREAS, the reasons for the proposed annexation are as follows:

- The City currently serves the AMA site with public wastewater
- The City currently serves the AMA site with public water
- The site is at the south entrance to the City and development at the site affects traffic circulation and the visual appearance of the City
- City police and City fire responders generally are the first on scene for emergency response
- City desires to not pay property taxes for city-owned property

WHEREAS, the City of Angels has made an environmental determination for this project and finds that the proposed annexation is categorically exempt from the state and city guidelines for the implementation of the California Environmental Quality Act (CEQA) pursuant to Section 15319, Class 19 of the guidelines which states that annexations to a city of areas containing existing public or private structures developed to the density allowed by the current zoning or pre-zoning of either the gaining or losing governmental agency whichever is more restrictive, provided, however, that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities. The AMA parcels already are served by public water and public wastewater from the City and the City confirms capacity to continue serving them with both.

WHEREAS, in accordance with Government Code Section 56653, the City Council adopts a Plan for Services for the proposed annexation attached hereto as Exhibit “C”; and

NOW THEREFORE BE IT RESOLVED that this Resolution of Application hereby adopted and approved by the City of Angels City Council and the Calaveras Local Agency Formation Commission is hereby requested to take proceedings for the property owned by the Angels Murphys Arnold Boosters Club, AMA Boosters Club, Inc. and the City of Angels as shown in Exhibits A and B according to the terms and conditions stated above and in the manner provided by the Cortese-Knox Local Government Reorganization Act of 2000.

PASSED AND ADOPTED this 12th day of February 2026, by the following vote on a motion by _____ and a second by _____:

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

Jon Broeder, Chair

Caytlyn Schraner, Deputy City Clerk



HOME OF THE JUMPING FROG

EXHIBIT A

ANNEXATION PARCEL 1

LEGAL DESCRIPTION

APN's: 058-011-017, 029, & 030

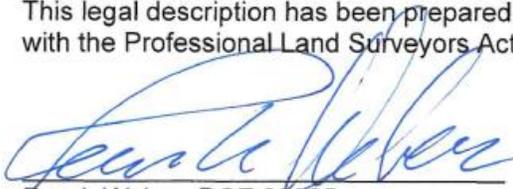
A portion of the East 1/2 of the Northwest 1/4 of Section 29 T3N, R13E, MDM more particularly described as follows:

Beginning at a point on the North line of Copello Drive; that bears S 01°14'11" W 377.01 feet from the Northwest 1/16 of said Section 29; thence

- 1st N 01°14'11" E 865.09 feet more or less to the South Right of Way line of State Route 49; thence
- 2nd S 55°15'59" E 1002.00 feet more or less along said South Right of Way line to its intersection with the North Right of Way line of Copello Drive; thence
- 3rd Along the North line of Copello Drive S 62°47'40" W 416.88 feet; thence
- 4th Continuing along said North line S 77°37'40" W 482.56 feet more or less to the Point of Beginning of herein described Annexation Parcel 1 comprised of 8.89 acres more or less.

END DESCRIPTION

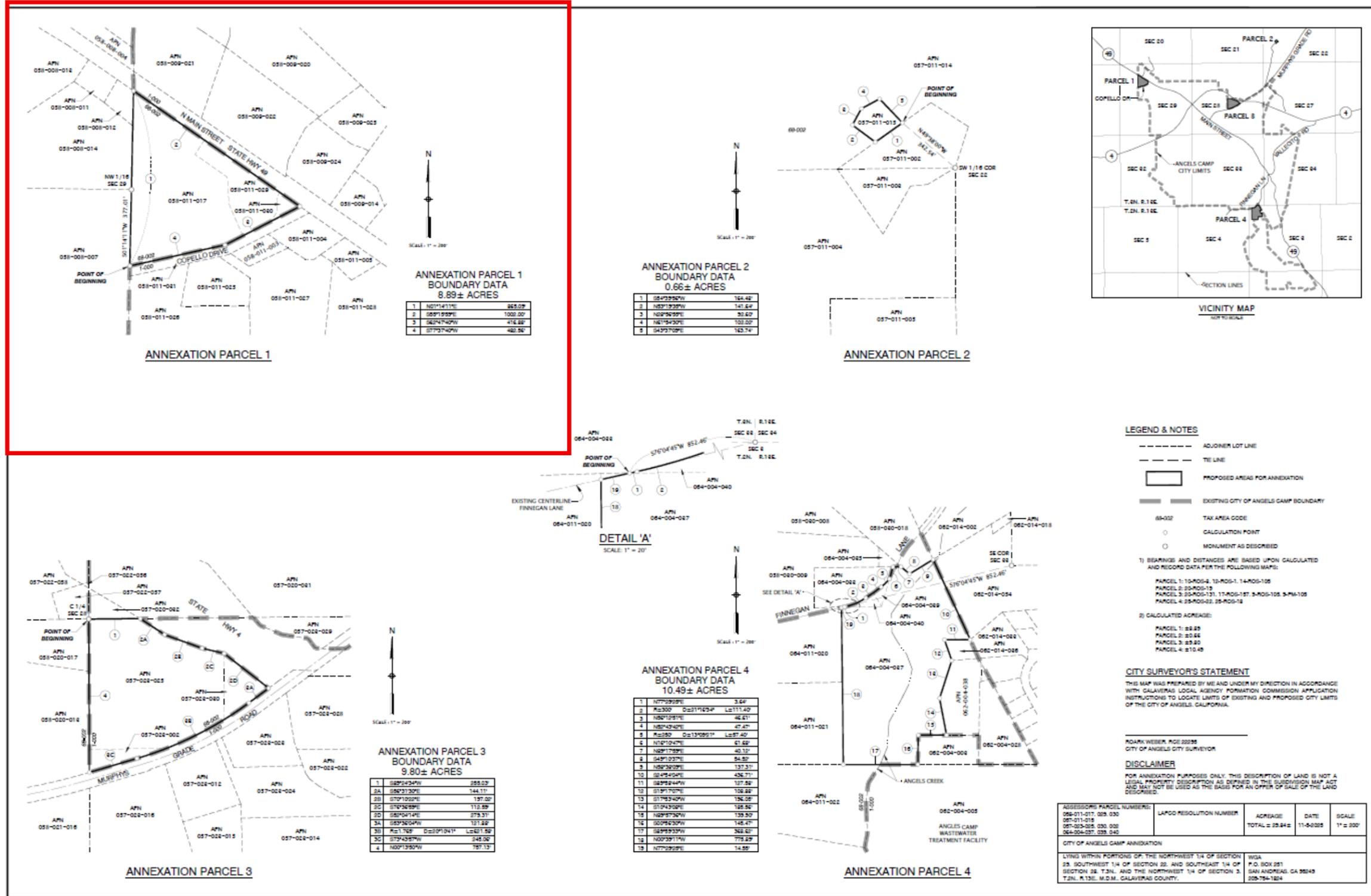
This legal description has been prepared by me or under my direction in conformance with the Professional Land Surveyors Act.



Roark Weber, RCE-22295
City of Angels City Surveyor

11/05/2025
Date

EXHIBIT B



**EXHIBIT C
PLAN FOR SERVICES**

Description of the services currently provided or to be extended to the affected territory.

Parcel #	Water	Wastewater	Electrical	Trash
058-011-017 (AMA owned)	Currently provided City of Angels	Currently provided City of Angels	PG&E	Cal-Waste
058-011-029 (AMA owned)	Currently provided City of Angels	Currently provided City of Angels	PG&E	Cal-Waste
058-011-030 (City owned)	None required	None required	None required	None required

No increase or expansion of existing services is proposed.

**CITY OF ANGELS
CITY COUNCIL
RESOLUTION OF INTENT NO. 26-02**

A RESOLUTION OF THE CITY OF ANGELS PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A REQUEST TO THE CALAVERAS LOCAL AGENCY FORMATION COMMISSION TO UNDERTAKE PROCEEDINGS TO ANNEX ASSESSOR’S PARCEL NUMBERS 057-011-015 (CITY OF ANGELS WATER TANK) TO THE CITY OF ANGELS

WHEREAS, the City of Angels desires to initiate proceedings pursuant to the Cortese-Knox Local Government Reorganization Act of 2000, commencing with California Government Code Section 56000 for the annexation; and

WHEREAS, at the time and in the manner provided by law, the City of Angels gave notice of the date, time, and place of a public hearing by the City Council to initiate these proceedings; and

WHEREAS, a notice of intent to adopt this resolution of application has been given to each interested and subject agency; and

WHEREAS, there are no affected cities or districts within the meaning of Subdivision (2) of Section 56700 of the Government Code; and

WHEREAS, the territory proposed to be annexed is uninhabited (developed as a City water storage tank) and a map and description of the boundaries of the property are set forth in Exhibits A and B attached hereto and by this reference incorporated herein; and

WHEREAS, this proposal is consistent with the sphere of influence of the City of Angels; and

WHEREAS, it is desired to provide that the proposed annexation be subject to the following terms and conditions:

1. The parcel will undergo a general plan land use amendment and rezoning as follows within 18 months of annexation:

Parcel #	County General Plan	County Zoning	City General Plan post annexation	City Zoning post annexation
057-011-015 (City owned)	Angels Camp Sphere of Influence	Public Service (PS)	Public/Quasi Public (P)	Public (P)

WHEREAS, the reasons for the proposed annexation are as follows:

- The City owns, and operates critical infrastructure on, the property
- The City desires not to pay property taxes on the city-owned property

WHEREAS, the City of Angels has made an environmental determination for this project and finds that

the proposed annexation is categorically exempt from the state and city guidelines for the implementation of the California Environmental Quality Act (CEQA) pursuant to Section 15319, Class 19 of the guidelines which states that annexations to a city of areas containing existing public or private structures developed to the density allowed by the current zoning or pre-zoning of either the gaining or losing governmental agency whichever is more restrictive, provided, however, that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities. The is developed as the city’s water storage tank and provides water service to much of the City. Therefore, the need for services and capacity to serve the site are inapplicable for this annexation.

WHEREAS, the City Council certifies that pursuant to Section 99(b) of the State Revenue and Taxation Code, the annexation is a revenue neutral annexation; and

WHEREAS, the City Council certifies that, pursuant to Government Code Section 56663: Because the property in question is currently uninhabited (city water storage tank) and the city has consented to the annexation with this resolution, the City of Angels wishes to waive the notice and hearing; and

WHEREAS, in accordance with Government Code Section 56653, the City Council adopts a Plan for Services for the proposed annexation attached hereto as Exhibit “C”; and

NOW THEREFORE BE IT RESOLVED that this Resolution of Application hereby adopted and approved by the City of Angels City Council and the Calaveras Local Agency Formation Commission is hereby requested to take proceedings for the property owned by the City of Angels as shown in Exhibits A and B according to the terms and conditions stated above and in the manner provided by the Cortese-Knox Local Government Reorganization Act of 2000.

PASSED AND ADOPTED this 12th day of February 2026, by the following vote on a motion by _____ and a second by _____:

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

Jon Broeder, Chair

Caytlyn Schraner, Deputy City Clerk



HOME OF THE JUMPING FROG

EXHIBIT A

**ANNEXATION
PARCEL 2**

LEGAL DESCRIPTION

APN: 057-011-015

City of Angels Water Treatment Plant Parcel comprising 0.664 acres, beginning at the most Easterly corner of said Parcel that bears N 49°38' W 342.54 feet from the Southwest 1/16 corner of Section 22 T3N; R13E MDM; thence

- 1st S 54°39'56" W 164.48 feet; thence
- 2nd N 53°19'35" W 141.64 feet; thence
- 3rd N 28°56'55" E 92.60 feet; thence
- 4th N 61°54'30" E 102.02 feet; thence
- 5th S 43°37'09" E 163.74 feet to the Point of Beginning of herein described Annexation Parcel 2 comprised of 0.664 acres.

END DESCRIPTION

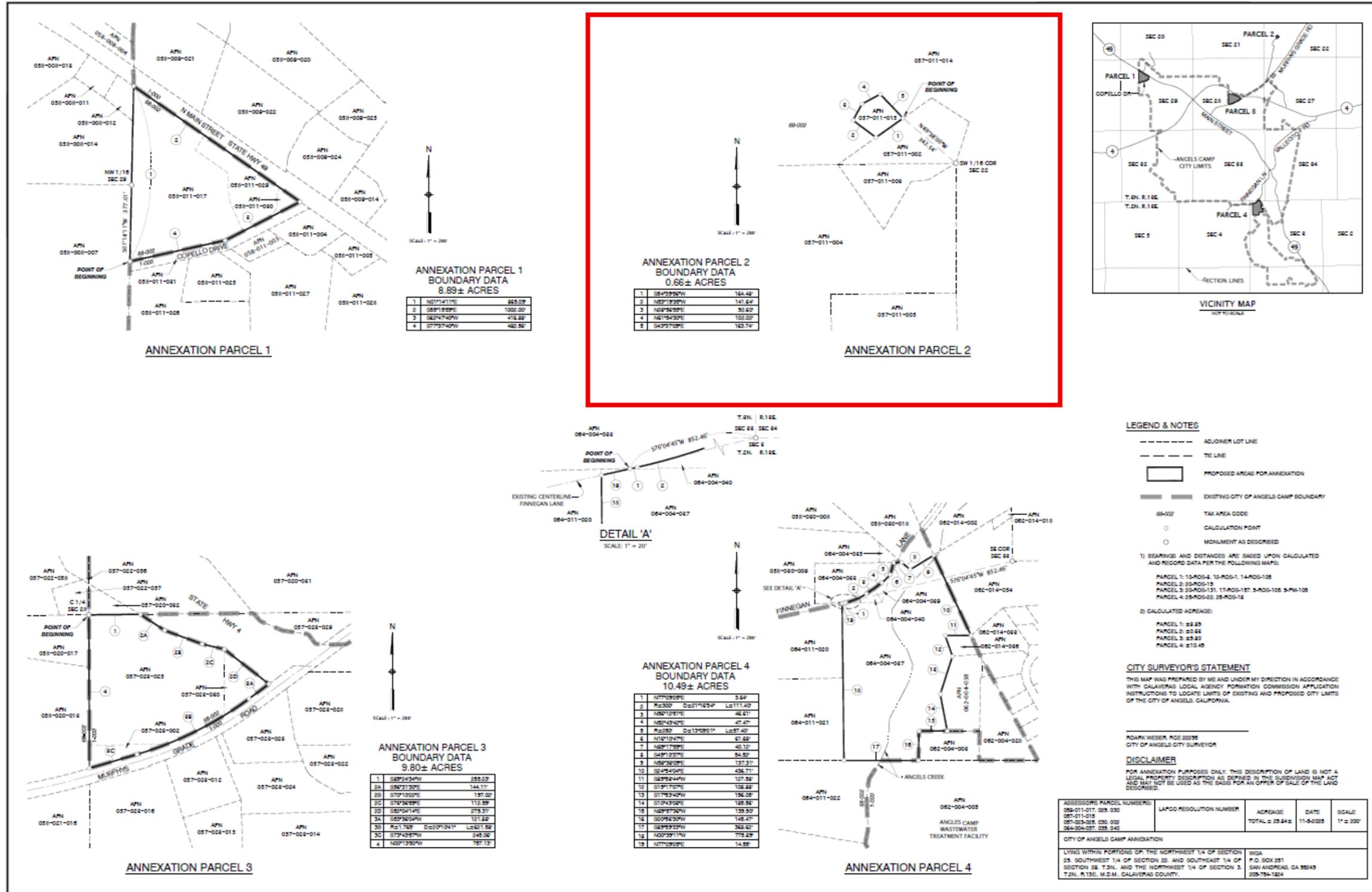
This legal description has been prepared by me or under my direction in conformance with the Professional Land Surveyors Act.



Roark Weber, RCE-22295
City of Angels City Surveyor

11/05/2025
Date

EXHIBIT B



**EXHIBIT C
PLAN FOR SERVICES**

Description of the services currently provided or to be extended to the affected territory.

The site is developed as a city water storage tank. No additional services are required. No change in use is proposed.

Level and range of these services.

See above.

When services can feasibly be extended to the affected territory, if new services are proposed.

See above.

Any improvement or upgrading of structures, roads, sewer or water facilities, or other conditions the local agency would impose or require within the affected territory if the change of organization or reorganization is completed.

See above.

How those services will be financed.

See above.

**CITY OF ANGELS
CITY COUNCIL
RESOLUTION OF INTENT NO. 26-03**

A RESOLUTION OF THE CITY OF ANGELS PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A REQUEST TO THE CALAVERAS LOCAL AGENCY FORMATION COMMISSION TO UNDERTAKE PROCEEDINGS TO ANNEX ASSESSOR’S PARCEL NUMBERS 057-023-002, 057-023-025, 057-023-030 (BRET HARTE HIGH SCHOOL) TO THE CITY OF ANGELS

WHEREAS, the City of Angels desires to initiate proceedings pursuant to the Cortese-Knox Local Government Reorganization Act of 2000, commencing with California Government Code Section 56000 for the annexation; and

WHEREAS, at the time and in the manner provided by law, the City of Angels gave notice of the date, time, and place of a public hearing by the City Council to initiate these proceedings; and

WHEREAS, a notice of intent to adopt this resolution of application has been given to each interested and subject agency; and

WHEREAS, there are no affected cities or districts within the meaning of Subdivision (2) of Section 56700 of the Government Code; and

WHEREAS, the territory proposed to be annexed is uninhabited by residences (developed as a school) and a map and description of the boundaries of the property are set forth in Exhibits A and B attached hereto and by this reference incorporated herein; and

WHEREAS, this proposal is consistent with the sphere of influence of the City of Angels; and

WHEREAS, it is desired to provide that the proposed annexation be subject to the following terms and conditions:

1. The parcels will undergo a general plan land use amendment and rezoning as follows within 18 months of annexation:

Parcel #	County General Plan	County Zoning	City General Plan post annexation	City Zoning post annexation
057-023-002	Angels Camp Sphere of Influence	Public Service (PS)	Public/Quasi Public (P)	Public (P)
057-023-025	Angels Camp Sphere of Influence	Public Service (PS)	Public/Quasi Public (P)	Public (P)
057-023-030	Angels Camp Sphere of Influence	Public Service (PS)	Public/Quasi Public (P)	Public (P)

WHEREAS, the reasons for the proposed annexation are as follows:

- All other parcels containing the school buildings, classrooms, and sports facilities are located within the City limits. Annexation would locate the entire school within the city limits.
- Annexation allows for public water or public wastewater to serve the parcels, if needed.

WHEREAS, the City of Angels has made an environmental determination for this project and finds that the proposed annexation is categorically exempt from the state and city guidelines for the implementation of the California Environmental Quality Act (CEQA) pursuant to Section 15319, Class 19 of the guidelines which states that annexations to a city of areas containing existing public or private structures developed to the density allowed by the current zoning or pre-zoning of either the gaining or losing governmental agency whichever is more restrictive, provided, however, that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities. The parcels already are served by public water and public wastewater from the City and the City confirms capacity to continue serving them with both.

WHEREAS, the City Council certifies that pursuant to Section 99(b) of the State Revenue and Taxation Code, the annexation is a revenue neutral annexation; and

WHEREAS, the City Council certifies that, pursuant to Government Code Section 56663: Because the property in question is currently uninhabited (developed as a sports complex) and the property owners have consented in writing, the City of Angels wishes to waive the notice and hearing; and

WHEREAS, in accordance with Government Code Section 56653, the City Council adopts a Plan for Services for the proposed annexation attached hereto as Exhibit "C"; and

NOW THEREFORE BE IT RESOLVED that this Resolution of Application hereby adopted and approved by the City of Angels City Council and the Calaveras Local Agency Formation Commission is hereby requested to take proceedings for the property owned by the Bret Harte Union High School District as shown in Exhibits A and B according to the terms and conditions stated above and in the manner provided by the Cortese-Knox Local Government Reorganization Act of 2000.

PASSED AND ADOPTED this 12th day of February 2026, by the following vote on a motion by _____ and a second by _____:

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

Jon Broeder, Chair

Caytlyn Schraner, Deputy City Clerk



HOME OF THE JUMPING FROG

EXHIBIT A

ANNEXATION PARCEL 3

LEGAL DESCRIPTION

APN's: 057-023-025, 030, 002

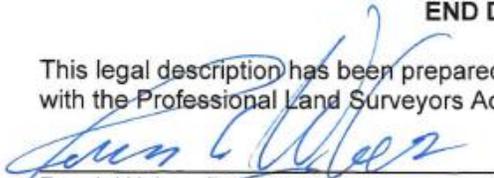
A portion of the Northwest 1/4 of the Southeast 1/4 of Section 28 T3N, R13E, MDM more particularly described beginning as follows:

Beginning at the center 1/4 corner of said Section 28 on the existing City limits line thence along the quarter section line of said section.

- 1st S 89°24'34" W 255.03 feet; thence
- 2nd Departing said quarter section line along the South Right of Way of California State Route 4 the following:
 - A. S 56°31'30" E 144.11 feet
 - B. S 70°10'22" E 197.02 feet
 - C. S 76°36'59" E 112.59 feet
 - D. S 52°04'14" E 279.31 feet more or less to the North Right of Way line of Murphys Grade Road
- 3rd Thence along said Murphys Grade Road Right of Way line in a westerly direction:
 - A. S 53°36'04" W 121.88 feet
 - B. 621.58 feet along a horizontal curve concave to the North having a radius of 1,765 feet through a central angle of 20°10'41"; thence
 - C. S 73°43'57" W 245.06 feet to the quarter section line of said Section 28 thence departing said North Right of Way line of Murphys Grade Road
- 4th N 00°13'50" W 757.13 feet more or less to the center of said Section 28 and the Point of Beginning of the herein described 9.80 acre Annexation Parcel 3.

END DESCRIPTION

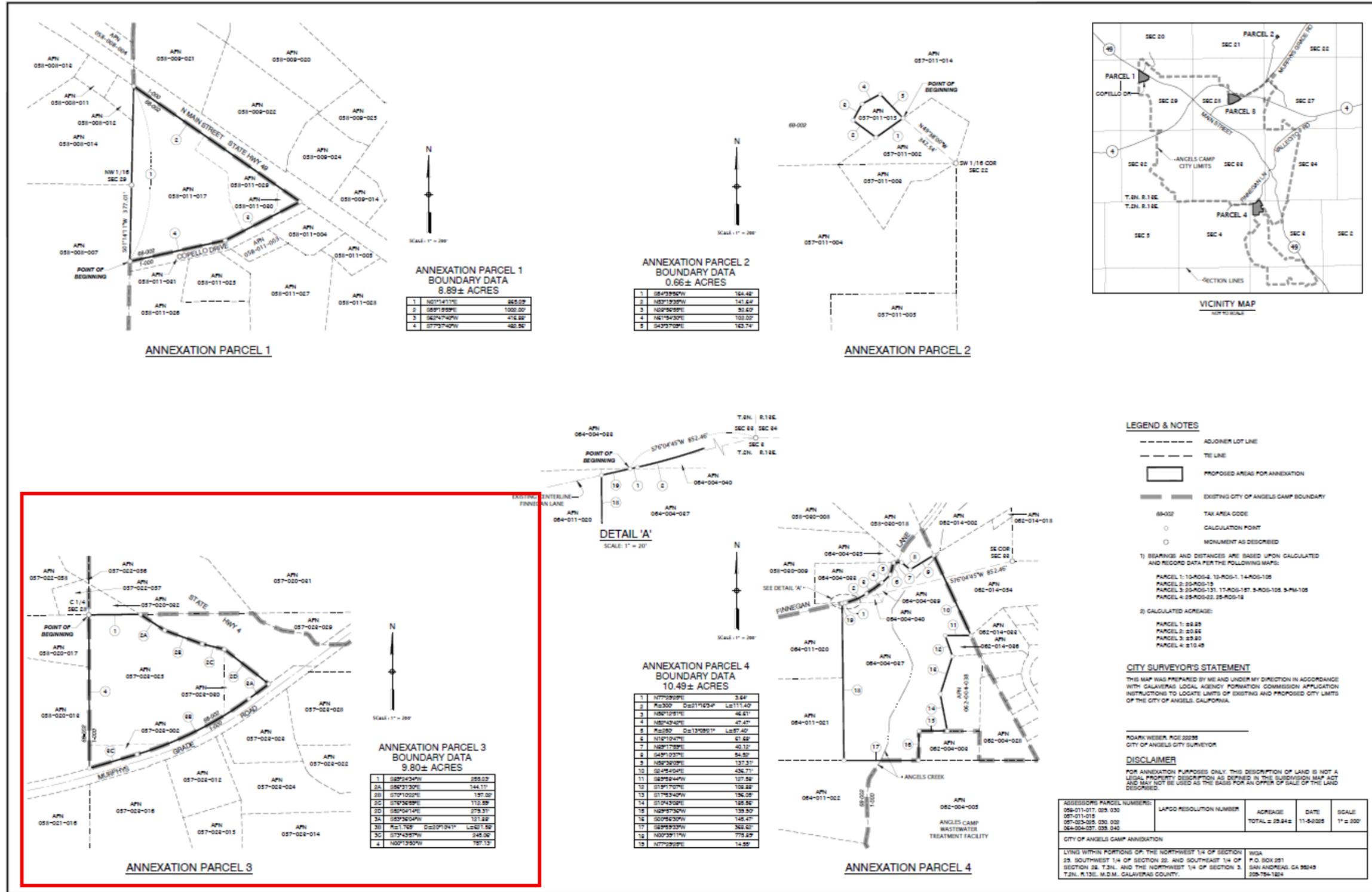
This legal description has been prepared by me or under my direction in conformance with the Professional Land Surveyors Act.



Roark Weber, RCE 22295
City of Angels City Surveyor

11/05/2025
Date

EXHIBIT B



**EXHIBIT C
PLAN FOR SERVICES**

Description of the services currently provided or to be extended to the affected territory.

Parcel #	Water	Wastewater	Electric	Garbage
057-023-002	City	City	PG&E	Cal-Waste
057-023-025	City	City	PG&E	Cal-Waste
057-023-030	City	City	PG&E	Cal-Waste

No changes to existing services are proposed.

**CITY OF ANGELS
CITY COUNCIL
RESOLUTION OF INTENT NO. 26-04**

A RESOLUTION OF THE CITY OF ANGELS PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A REQUEST TO THE CALAVERAS LOCAL AGENCY FORMATION COMMISSION TO UNDERTAKE PROCEEDINGS TO ANNEX ASSESSOR’S PARCEL NUMBERS 064-004-037, 064-004-039, 064-004-040 TO THE CITY OF ANGELS

WHEREAS, the City of Angels desires to initiate proceedings pursuant to the Cortese-Knox Local Government Reorganization Act of 2000, commencing with California Government Code Section 56000 for the annexation; and

WHEREAS, at the time and in the manner provided by law, the City of Angels gave notice of the date, time, and place of a public hearing by the City Council to initiate these proceedings; and

WHEREAS, a notice of intent to adopt this resolution of application has been given to each interested and subject agency; and

WHEREAS, there are no affected cities or districts within the meaning of Subdivision (2) of Section 56700 of the Government Code; and

WHEREAS, the territory proposed to be annexed is not inhabited by residences and a map and description of the boundaries of the property are set forth in Exhibits A and B attached hereto and by this reference incorporated herein; and

WHEREAS, this proposal is consistent with the sphere of influence of the City of Angels; and

WHEREAS, it is desired to provide that the proposed annexation be subject to the following terms and conditions:

1. The parcels will undergo a general plan land use amendment and rezoning as follows within 18 months of annexation:

Parcel #	County General Plan	County Zoning	City General Plan post annexation	City Zoning post annexation
064-004-037 (City owned)	Angels Camp Sphere of Influence	Angels Camp (AC)	Public/Quasi Public (P)	Public (P)
064-004-039 (Medberry)	Angels Camp Sphere of Influence	Angels Camp (AC)	Rural Residential (RR)	Residential Estate, five-acre minimum (RE-5)
064-004-040 (City owned)	Angels Camp Sphere of Influence	Angels Camp (AC)	Public/Quasi Public (P)	Public (P)

- 2. Annexation of Assessor’s Parcel 064-004-039 shall not occur until the residence located on Assessor’s Parcel 064-004-033 (1840 Finnegan Lane) has received a certificate of occupancy from the City.

WHEREAS, the reasons for the proposed annexation are as follows:

- Two of the parcels are owned by the city and planned for use as part of the Angels Creek Trail
- The City prefers not to pay property taxes on city-owned property.
- City desires to be the California Environmental Quality Act (CEQA) lead agency for its public facilities projects.

WHEREAS, the City of Angels has made an environmental determination for this project and finds that the proposed annexation is categorically exempt from the state and city guidelines for the implementation of the California Environmental Quality Act (CEQA) pursuant to Section 15319, Class 19 of the guidelines which states that annexations to a city of areas containing existing public or private structures developed to the density allowed by the current zoning or pre-zoning of either the gaining or losing governmental agency whichever is more restrictive, provided, however, that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities. The parcels do not include residences.

WHEREAS, the City Council certifies that, pursuant to Government Code Section 56663: Because the property in question is currently uninhabited and the property owners have conditionally consented, the City of Angels wishes to waive the notice and hearing; and

WHEREAS, in accordance with Government Code Section 56653, the City Council adopts a Plan for Services for the proposed annexation attached hereto as Exhibit “C”; and

NOW THEREFORE BE IT RESOLVED that this Resolution of Application hereby adopted and approved by the City of Angels City Council and the Calaveras Local Agency Formation Commission is hereby requested to take proceedings for the property owned by the City of Angels and Michael Medberry as shown in Exhibits A and B according to the terms and conditions stated above and in the manner provided by the Cortese-Knox Local Government Reorganization Act of 2000.

PASSED AND ADOPTED this 12th day of February 2026, by the following vote on a motion by _____ and a second by _____:

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

Jon Broeder, Chair

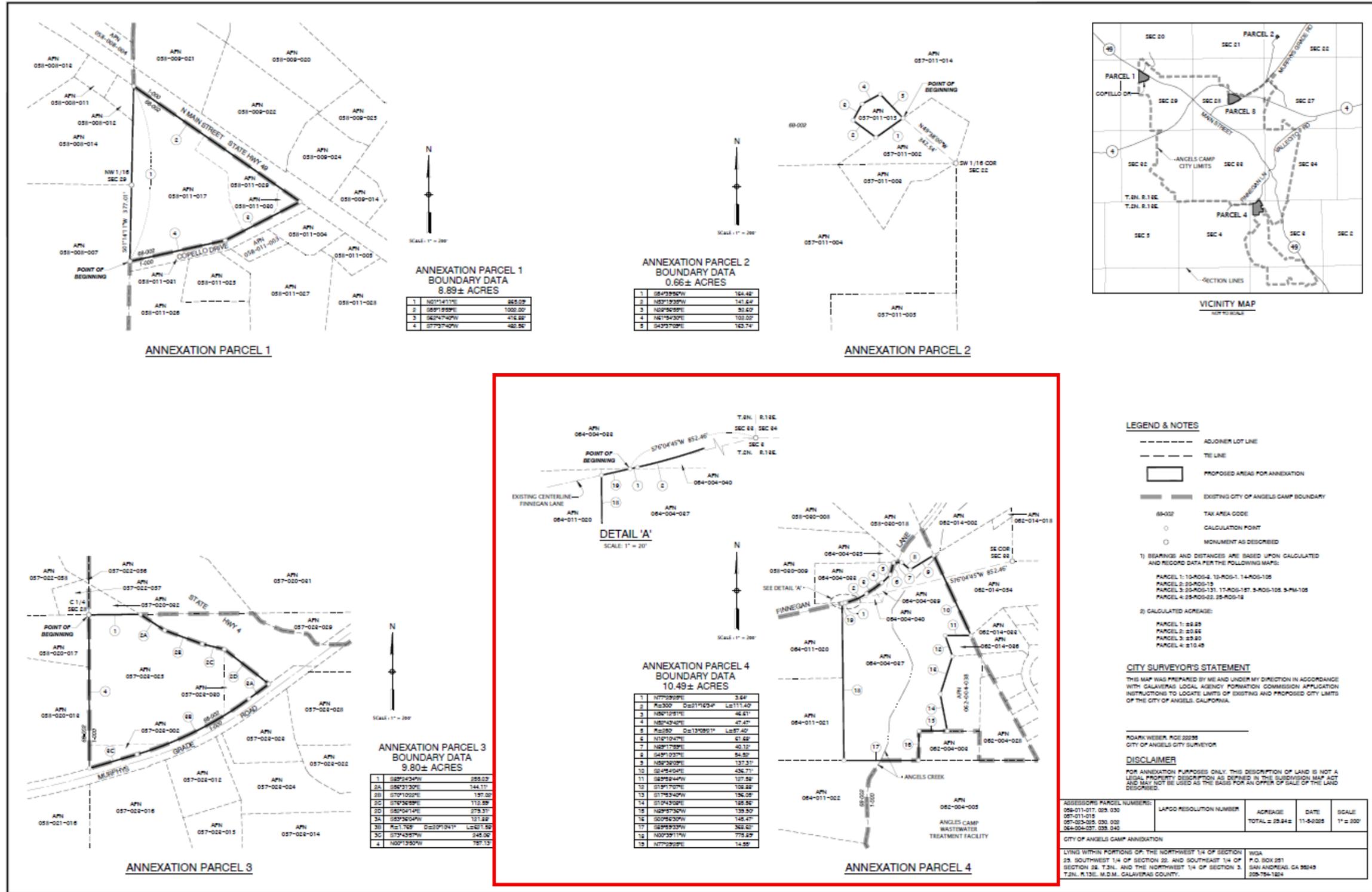
Caytlyn Schraner, Deputy City Clerk



HOME OF THE JUMPING FROG

EXHIBIT A

EXHIBIT B



**EXHIBIT C
PLAN FOR SERVICES**

Description of the services currently provided or to be extended to the affected territory.

The site will be used as a recreational trail. Public Sewer already is available adjacent to the property. Should bathrooms be developed at the trailhead, a waterline extension along Finnegan would be pursued to serve the site. Capital improvements are paid for through Capital Improvement Fees collected by the City. In addition, park fees are collected by the City and could be used in support of park facilities.



MEMORANDUM

City of Angels Planning Commission

Date: February 12, 2026
To: City of Angels Planning Commission
From: Amy Augustine, AICP – City Planner
Re: Resolution of Intent 26-05 Adding 1225 South Main Street to the City of Angels Register of Historical Resources

RECOMMENDATION

Adopt Resolution of Intent 26-05.

BACKGROUND/PROJECT DESCRIPTION

LANDOWNER/APPLICANT: Jugband Coffee, LLC

LOCATION: 1225 South Main Street

ASSESSOR'S PARCEL NUMBER: 062-004-070

GENERAL PLAN / ZONING: Historical Commercial (HC).

PROJECT: Addition to the City of Angels Register of Historical Resources

ANALYSIS

The City of Angels Register of Cultural Resources (City of Angels RCR) was adopted by the City Council on October 18, 2022. The owners have requested inclusion on the City of Angels RCR.

Pursuant to the City of Angels RCR, the Planning Commission shall determine:

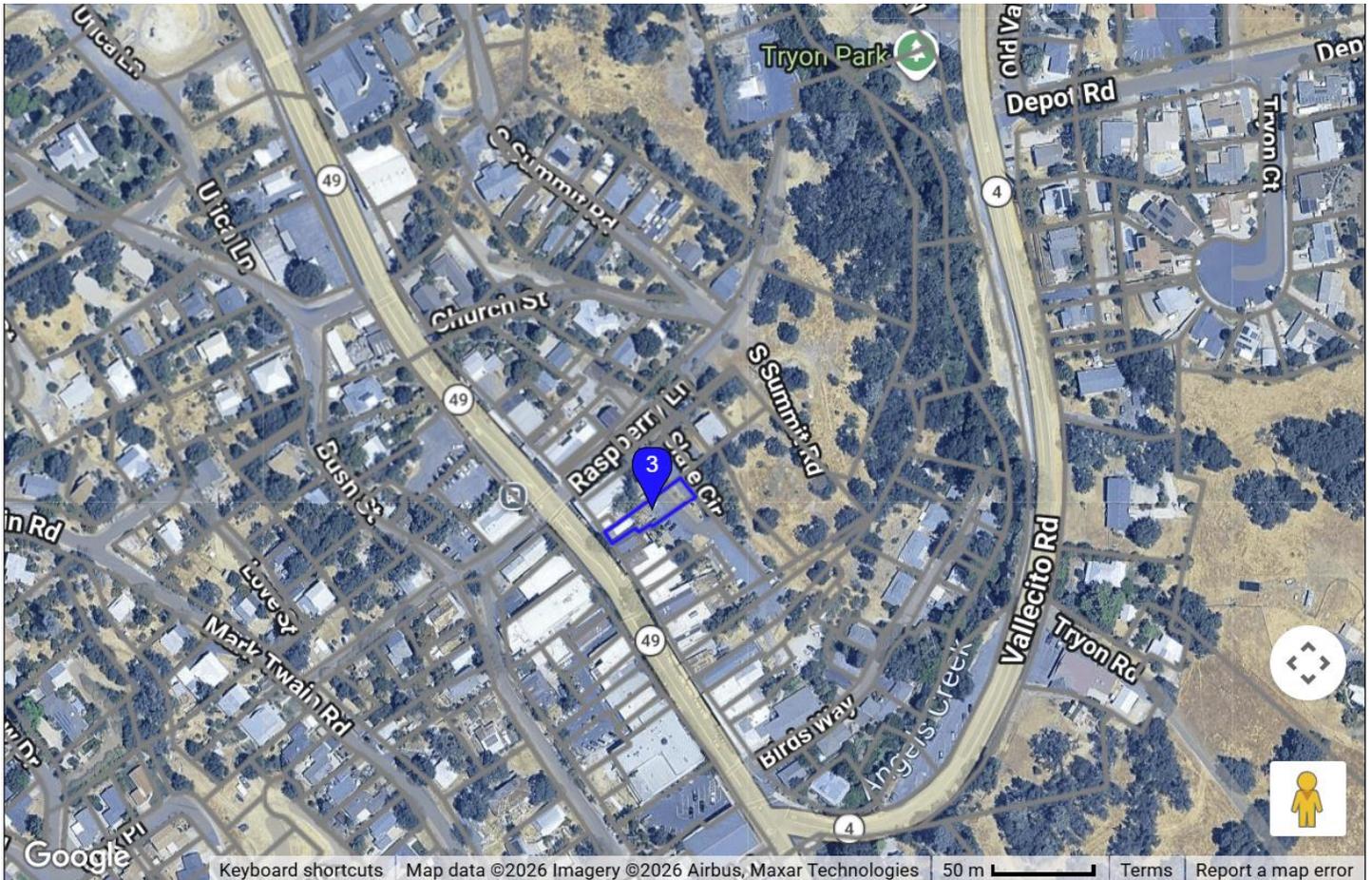
Whether the property in question is qualified for inclusion on the City of Angels Register of Cultural Resources;

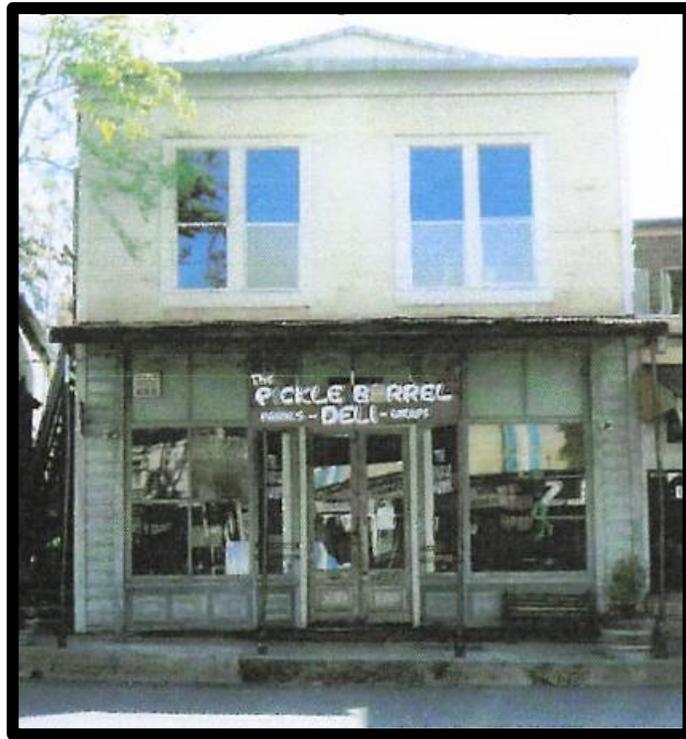
The Commission shall forward its recommendations to the City Council. The City Council shall consider the recommendations and take action to include or exclude the property for inclusion on the City of Angels RCR.

Per the PCR, qualifications for inclusion in the City of Angels RCR include resources that have:

... been evaluated and determined eligible for listing on a local, state, or national register of cultural resources either individually or as a contributor to a district pursuant to the *Historic Resources Inventory and Evaluations, Historic Commercial Center, Angels Camp, CA*, April 2011 prepared under Community Development Block Grant #08-EDEF-5782 by Foothill Resources, Ltd. and as that inventory may be amended.

Figure 1: Project Location





HISTORY

The building is listed in the City of Angels 2011 HISTORICAL RESOURCES AND EVALUATIONS HISTORIC COMMERCIAL CENTER ANGELS CAMP, CALAVERAS COUNTY, CALIFORNIA prepared under Community Development Block Grant #08-EDEF-5682 by Judith Marvin and Terry Brejla – Foothill Resources Ltd.

It was evaluated as eligible for listing as a contributor to the historic district at the local level due to its construction by the Calaveras County Bank in 1901 during the Second Gold Rush hard rock mining boom in Angels Camp. In addition, it provided commercial space and offices for local miners and their families with its history as a card room, tobacco shop and funeral parlor, and its embodiment of the distinctive characteristics of “Mother Lode Architecture” which it retains to a remarkable degree contributing to the overall historical streetscape.

As shown in the photo above, the building is a rectangular two-story frame building with a front gable roof just visible above the false front. The first story is covered in California Rustic siding with the upper story clad in corrugated metal. Storefront windows are frame with wainscoting and recessed panels and appear to be original. Upper story windows have been replaced and are aluminum frame, double hung. The building has a full width shed-roofed front “porch” supported with metal posts that replaced the original wood posts.

The building is separated from the building to the left by steps which once provided access to a barn at the rear of the lot (now a parking lot). It shares a 10-foot-high rhyolite tuff stone retaining wall to the northeast rear with the building to the south. This building and the building adjacent to the south were both constructed in 1901 and were associated with Ben and Nellie Thayer of San Jose before it was deeded to their son, Lloyd, of San Francisco in 1922. It has long been used as a delicatessen and, most recently, houses Avellino’s. The owners are refurbishing the upstairs space as a residence.

Based on the preceding, the Planning Commission may find that the building qualifies for and should be added to the City of Angels Register of Cultural Resources based on local significance.

ENVIRONMENTAL FINDINGS

Pursuant to the state guidelines for implementing the California Environmental Quality Act (CEQA), the proposed resolution is exempt from further review pursuant to Section 15331, Class 31 Historical Resource Restoration/Rehabilitation because the inclusion of the structure on the City of Angels Inventory of Cultural Resources will allow it to maintain, repair, stabilize, rehabilitate, restore, preserve, conserve or reconstruct an historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and through the application of the State Historic Building Code.

ATTACHMENT

- A. Resolution 26-05
- B. Department of Parks and Recreation Form 523 (DPR 523) for the property with evaluation as a contributor to the Historical District

**CITY OF ANGELS
PLANNING COMMISSION
RESOLUTION OF INTENT NO. 26-05**

**A RESOLUTION OF THE CITY OF ANGELS PLANNING COMMISSION RECOMENDING TO THE CITY OF ANGELS
CITY COUNCIL ADDING 1225 SOUTH MAIN (APN 062-004-070) TO THE CITY OF ANGELS REGISTER OF
CULTURAL RESOURCES**

WHEREAS, the City of Angels Register of Cultural Resources was established on October 18, 2022, by the City of Angels City Council pursuant to Resolution 22-71 as the City’s official local register of cultural resources which reflects significant elements of the City of Angels’ social, cultural, economic, political, architectural, or engineering history; and

WHEREAS, the Planning Commission is charged with determining whether the properties in question are qualified for inclusion on the City of Angels Register of Cultural Resources; and

WHEREAS, the Planning Commission considered the qualifications of the subject building at its meeting of February 12, 2026; and

WHEREAS, the building at 1225 South Main Street on Assessor’s Parcel 062-004-070 has been determined to be a contributor to the City’s historic district at the local level due to its construction by the Calaveras County Bank in 1901 during the Second Gold Rush hard rock mining boom in Angels Camp and provided commercial space and offices for local miners and their families with its history as a card room, tobacco shop and funeral parlor, and its embodiment of the distinctive characteristics of “Mother Lode Architecture” which it retains to a remarkable degree contributing to the overall historical streetscape.

NOW THEREFORE BE IT RESOLVED, that the City of Angels Planning Commission recommends to the City Council, the addition of the building at 1225 South Main on Assessor’s Parcel 062-004-070 to the City of Angels Register of Cultural Resources.

PASSED AND ADOPTED this 12th day of February 2026, on a motion by _____ seconded by _____ by the following vote:

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

Jon Broeder, Chair

Caytlyn Schraner, Deputy City Clerk



HOME OF THE JUMPING FROG

Page 16 of 79 *Resource Name or # (Assigned by recorder) No. 6, Thayer Building
*Recorded by: Judith Marvin, Foothill Resources, Ltd. *Date April 2011 Continuation Update

*P1. Other Identifier: Pickle Barrel

*P2. Location: Not for Publication Unrestricted *a. County Calaveras

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Angels Camp, Calif. Date 1948 T 3 N R 13E, NW ¼ of SW ¼ of Sec. 34; MDBM

c. Address 1225 South Main Street City Angels Camp Zip 95222

d. UTM: (Give more than one for large and/or linear resources) Zone 10 _____ mE/ _____

e. Other Locational Data: e.g., parcel #, directions to resource, elevation, etc., as appropriate).

APN 62-004-070 (Portion of Lot 10, Block 4 of Angels Camp Townsite)

*P3a. Description: Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries. This record updates one prepared in 1981 for the Central Sierra Planning Council. This is a two-story frame building with a rectangular mass. It has a front gable roof covered with corrugated metal, partially visible above the false front. The lower story façade is clad in horizontal board California Rustic siding, while the upper story façade and all other elevations are clad in corrugated metal. Primary entry is via a recessed entry through double frame glass-and-panel doors beneath a transom. The storefront windows are frame, with wainscoting and recessed panels; all appear to be original. The second story façade features two sets of aluminum frame windows with 1/1 lights, double-hung. The building has a full width shed-roofed front porch, supported with metal posts, replacing the original wood posts. The transom windows above the storefront windows have been covered with plywood and the cornice removed from the false front, but otherwise the building appears to be in fairly original condition. It faces southwest towards Main Street, separated from the building on the north by steps which provided access to a barn on the rear of the lot (now a parking lot) from Main Street. This building was constructed in 1901, along with the one- and two-story buildings to the south (No. 7), and shares a 10-foot high rhyolite tuff stone retaining wall on the northeast rear.

*P3b. Resource Attributes: (List attributes and codes) HP6 two-story commercial building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) View NE, April 2011

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
ca. 1900

*P7. Owner and Address:
49er Lease
P.O. Box 3
Angels Camp, CA 95222

*P8. Recorded by: (Name, affiliation, address)
Judith Marvin
Foothill Resources, Ltd.
P.O. Box 2040
Murphys, CA 95247

*P9. Date Recorded: April 2011

*P10. Survey Type (Describe):
Intensive survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") *Historic Resources Inventory and Evaluations, Historic Commercial Center, Angels Camp, Calaveras County, California. Prepared Under Community Development Block Grant Downtown Façade Improvement Program No. 08-EDEF-5782. Prepared for the City of Angels, Angels Camp, California, by Foothill Resources, Ltd., Murphys, California.*

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List) _____

State of California--The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # P-05-0040
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 17 of 79

*NRHP Status Code 3D

*Resource Name or # (Assigned by recorder) Thayer Building.

- B1. Historic Name:
- B2. Common Name: Pickle Barrel
- B3. Original Use: Variety Store and Offices B4. Present Use: Delicatessen
- *B5. Architectural Style: False Front Commercial
- *B6. Construction History: (Construction date, alterations, and date of alterations) No exterior alterations noted.
- *B7. Moved? No Yes Unknown Date: Original Location:
- *B8. Related Features: Steps to Stickles Theatre and Dolling Hall (present city parking lot) on north elevation

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Settlement and Commercial Development Area Angels Camp
 Period of Significance 1890s-1930s Property Type Commercial Building Applicable Criteria A and C
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) This two-story frame building was erected by the Calaveras County Bank in 1901, on a portion of Lot 10, Block 4, deeded to the bank by the Stickle Brothers in 1900. In October of 1902 the property was purchased by Ben and Nellie Thayer of San Jose, along with the adjoining one-story and two-story frame buildings (No. 7), for \$10,700, as a "two-story corrugated iron building." Both properties were owned by the Thayers for many years, then deeded to their son Lloyd of San Francisco in 1922. The building has housed numerous tenants over the ensuing years, including a card room and tobacco shop, as well as a funeral parlor in the late 1930s and early 1940s. It has been a delicatessen for the past 20 years. The building appears eligible for listing on the NRHP as a contributor to the Angels Camp Historic District under Criteria A and C. Under Criterion A, it was built during the 1890s-1900s Second Gold Rush hard rock mining boom in Angels Camp, a period important in the history of the Mother Lode and California, and provided commercial space and offices for the local miners and their families. Under Criterion B, it is not associated with any persons important in history. Under Criterion C, the building embodies the distinctive characteristics of the type, period, and method of construction when one- and two-story frame buildings (sometimes identified as "Mother Lode Architecture") lined the main streets of California's Mother Lode region. The building retains its integrity to its 1900s period of significance to a remarkable degree.

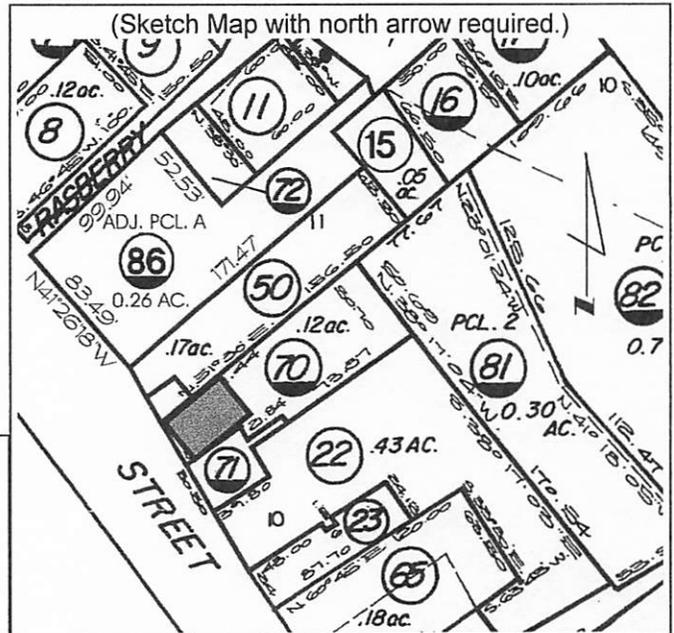
B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

B13. Remarks:

*B14. Evaluator: Judith Marvin, Foothill Resources, Ltd., P.O. Box 2040, Murphys, California 95247.

*Date of Evaluation: 27 April 2011



(This space reserved for official comments)