



LLD COMMISSION

August 05, 2026 at 2:00 PM

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

MINUTES

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

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

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

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

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

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

City Clerk Haley Bugarin

2:00 PM SPECIAL MEETING

1. ROLL CALL

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

ABSENT: STEPHEN ARCHER

2. PLEDGE OF ALLEGIANCE

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

ACTION: MOTION TO APPROVE THE AGENDA AS POSTED BY COMMISSIONER WRIGHTSON, SECONDED BY COMMISSIONER DINWIDDIE.

AYE: TOM WRIGHTSON, PETER HOOBERMAN, RAY ROMERO, STEPHEN WILCOX, JIM DINWIDDIE, JIM BRINER

ABSENT: STEPHEN ARCHER

4. APPROVAL OF MINUTES

A. Approval of Minutes from June 4, 2026 and July 22, 2026.

ACTION: MOTION TO APPROVE THE MEETING MINUTES FROM JUNE 4, 2026 AND JULY 22, 2026 BY COMMISSIONER DINWIDDIE, SECONDED BY COMMISSIONER BRINER.

AYE: TOM WRIGHTSON, PETER HOOBERMAN, RAY ROMERO, STEPHEN WILCOX, JIM DINWIDDIE, JIM BRINER

ABSENT: STEPHEN ARCHER

5. PUBLIC COMMENT

Any 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.

- RICHARD GUTIERREZ EXPRESSED CONCERNS REGARDING THE LLD ENGINEERS REPORT AND WETLANDS JURISDICTION.

6. LLD COMMISSION BUSINESS

A. Financial Report: May and June 2026 Financial Report - Haley Bugarin, City Clerk

ACTION: MOTION TO ACKNOWLEDGE RECEIPT OF THE MAY, JUNE, AND JULY EXPENDITURES BY COMMISSIONER BRINER, SECONDED BY COMMISSIONER DINWIDDIE.

AYE: TOM WRIGHTSON, PETER HOOBERMAN, RAY ROMERO, STEPHEN WILCOX, JIM DINWIDDIE, JIM BRINER

ABSENT: STEPHEN ARCHER

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

ITEM WAS ADDRESSED DURING THE JULY 22, 2026 SPECIAL MEETING. NO DISCUSSION WAS HAD.

C. Discussion: Maintenance of LLD Owner's Email List - Stephen Archer, LLD Commissioner

DIRECTION WAS GIVEN TO STAFF TO INCORPORATING LLD EMAIL LISTS AND WORK REQUESTS INTO THE CITY'S IWORQ SYSTEM.

D. Discussion: Development and maintenance of the LLD website - Stephen Archer, LLD Commissioner

DIRECTION WAS GIVEN TO STAFF TO EXPLORE AN LLD LANDING PAGE ON THE CITY'S WEBSITE AND INCORPORATING LLD WORK REQUESTS INTO THE CITY'S IWORQ SYSTEM.

E. Discussion: Maintenance and actioning the LLD owner's query and response function including the GoDaddy email system - Stephen Archer, LLD Commissioner

DIRECTION WAS GIVEN TO STAFF TO EXPLORE INCORPORATING LLD EMAIL LISTS INTO THE CITY'S COMMUNICATION SYSTEM.

F. Discussion: Dario contract amendment to include Trail Maintenance - Stephen Wilcox, LLD Commissioner

COMMISSIONERS DISCUSSED THE PROGRESS ON DARIO CONTRACT AMENDMENT.

ACTION: MOTION TO HAVE TREASURER (JIM BRINER) BE THE DEDICATED LIAISON BETWEEN THE CITY AND LLD COMMISSION REGARDING CONTRACTS,

AMENDMENTS, INVOICES, BUDGET, AND OTHER FISCAL MATTERS MADE BY COMMISSIONER DINWIDDIE AND SECONDED BY CHAIRMAN WRIGHTSON.

AYE: TOM WRIGHTSON, PETER HOOBERMAN, RAY ROMERO, STEPHEN WILCOX, JIM DINWIDDIE, JIM BRINER

ABSENT: STEPHEN ARCHER

- G. Discussion:** Unaddressed weed abatement, defensible space clearing, and corresponding maintenance issues - Stephen Wilcox, LLD Commissioner

DIRECTION WAS GIVEN TO STAFF TO EXPLORE AN UPDATED MAP OF THE LLD RESPONSIBILITY AREAS IN COMPARISON TO GHC AND PRIVATELY OWNED PROPERTIES.

7. COMMITTEE REPORTS

8. ADJOURNMENT

ACTION: MOTION TO ADJOURN MEETING AT 3:37 PM, BY COMMISSION MEMBER WRIGHTSON, SECONDED BY COMMISSION MEMBER DINWIDDIE, PASSED 6-0

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