



MEMORANDUM

City of Angels Planning Commission

Date: May 8, 2025

To: City of Angels City Council

From: Amy Augustine, AICP – City Planner

Re: **RESOLUTION OF INTENT 25-07 OF THE CITY OF ANGELS PLANNING COMMISSION
RECOMMENDING TO THE CITY COUNCIL:**

- **AMENDING CODE SECTIONS INCLUDE NOTIFICATION, ENFORCEMENT OF AND PENALTIES FOR WEED ABATEMENT AND FIRE CODES UNDER THE SAME PROCEDURES AND PENALTIES AS ALL OTHER CODE VIOLATIONS UNDER THE ANGELS MUNICIPAL CODE (AMC)**
- **RELOCATING MULTIPLE CODE SECTIONS RELATED TO FIRE PREVENTION AND FIRE SAFETY AND CREATE A NEW CHAPTER 8.50 FIRE SAFETY REGULATIONS TO INCLUDE ALL FIRE SAFETY REGULATIONS, ADDING NEW DEFINITIONS, HOUSE NUMBERING REQUIREMENTS, FIRE HYDRANT REQUIREMENTS, REQUIREMENTS FOR NEW CONSTRUCTION WITHIN THE WILDLAND URBAN INTERFACE (WUI) AND VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ) INCLUDING FIRE SPRINKLERS, AND RELATED FIRE SAFETY REGULATIONS.**
- **CONSOLIDATING CODE SECTIONS RELATED TO OPEN BURNING AND CONTROLLED DEBRIS BURNING**
- **AMENDING CHAPTER 8.48 (FIREWORKS) TO INCLUDE A REFERENCE TO EXISTING REQUIREMENTS FOR AN ADMINISTRATIVE CONDITIONAL USE PERMIT FOR FIREWORKS SALES/STANDS**
- **CREATING A NEW TITLE 11 ROADS AND DRIVEWAYS TO CONSOLIDATE AND UPDATE THE CITY'S ROAD AND DRIVEWAY REGULATIONS, REFERENCE THE CITY'S ADOPTED DESIGN STANDARDS, ADD A DEFINITION AND REFERENCE TO LEGACY STREETS (AKA HERITAGE ROADWAYS) AND INCORPORATE ROAD AND DRIVEWAY PROVISIONS PREVIOUSLY FOUND IN OTHER CODE SECTIONS**
- **AMENDING STREET SIGNAGE REGULATIONS IN SECTION 12.08.090 TO CROSS REFERENCE SIGNAGE REQUIREMENTS IN CHAPTER 8.50 (FIRE SAFETY REGULATIONS) FOR CONSISTENCY**
- **REPEALING CHAPTER 8.20 (GARBAGE COLLECTION RATES) AS OUTDATED**

RECOMMENDATION

Approve Resolution of Intent 25-07. The Planning Commission may adopt the code revisions and guidelines with commission recommended changes, or as presented.

BACKGROUND

The City of Angels City Council approved Resolution 20-46 on November 17, 2020, adopting the City of Angels Camp hazard mitigation projects for the 2021 Calaveras County Operational Area Multi-Jurisdictional Hazard Mitigation Plan). Mitigation Projects included:

MU-6: Update Local Mitigation, Disaster Recovery, and All Hazards Planning Codes. Update or prepare and adopt in the City Codes:

- Fire Safety Standards,
- Flood Hazard Prevention;
- Grading, Drainage and Erosion Control Standards; and
- Post Disaster Recover Standards.

Funding was secured through the California Governor's Office of Emergency Services (CAL OES) Hazard Mitigation Grant Program to prepare the codes. Interwest was hired through a Request for Proposals to prepare the code amendments in consultation with the All Hazards Planning Codes Steering Committee composed of:

City Council Member	City Engineer
Planning Commission Member	City Planner
Fire Chief	Public Works
Fire Marshal	City Administrator
Police Chief	

Public workshops were held on December 12, 2024, and January 16, 2025, to gather public input.

A staff presentation summarizing the program was provided to the Planning Commission at its November 14, 2024, meeting and to the City of Angels City Council at its November 19, 2024, meeting. These Fire and Road Ordinance revisions are the result of those efforts.

A summary of Ordinance highlights includes, but is not limited to:

- Amending Sections 1.16.110 and 1.16.120, Section 1.17.250, Sections 1.18.020 and 1.18.030 to include notification, enforcement of and penalties for weed abatement and fire codes under the same procedures and penalties as all other code violations under the Angels Municipal Code (AMC)
- Relocating Chapters 8.08 (buildings destroyed by fire), 8.10 (abatement of weeds and rubbish), Section 16.24.120 (fire protection devices) and Chapter 15.24 (fire prevention) and create a new Chapter 8.50 fire safety regulations to include all fire safety regulations, including those repealed in Chapters 8.08, 8.10, 16.24.120 and 15.24; adding new definitions, house numbering requirements, fire hydrant requirements, requirements for new construction within the wildland urban interface (WUI) and Very High Fire Hazard Severity Zone (VHFHSZ) including fire sprinklers, and related fire safety regulations.
- Relocating 8.16.090 (open burning) from garbage collection regulations and amending chapter 8.44 (controlled debris burning) to incorporate Section 8.16.090 (open burning)
- Amending Chapter 8.48 (fireworks) to include reference to existing requirements for an administrative conditional use permit for fireworks sales/stands
- Creating a new Title 11 roads and driveways to consolidate and update the city's road and driveway regulations, reference the city's adopted design standards, add a definition and reference to legacy

streets (aka heritage roadways) to Title 11; incorporate road and driveway provisions previously found in Chapters 17.69 (parking) and 16.24 (subdivisions) and repeal those sections pertaining to roads and driveways to avoid redundancy

- Amending street signage regulations in Section 12.08.090 to cross reference signage requirements in Chapter 8.50 (fire safety regulations) for consistency
- Repealing Chapter 8.20 (garbage collection rates) as outdated

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, or 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 with the accompanying implementation standards and guidelines referenced in the code, will allow for implementation of the following General Plan goals, policies, programs, and mitigation measures:

Goals:

Goal 1B *Minimize conflicts between adjacent land uses as necessary to maintain natural, scenic, recreational and cultural resources, rural character and the quality of life in Angels Camp while recognizing the economic, social, health and safety needs of the community.*

Policies:

1.B.3 Continue to identify and implement land use strategies to protect life and property from fire hazards.

7.C.5 *Continue to recognize the need for and support fire prevention and education activities to promote community health and safety.*

7.C.7 *Recognize the need to coordinate planning for infrastructure improvements (e.g., circulation improvements) to achieve the city's health and safety goals.*

7.C.8 *Assist in protecting residents from the effects of global warming by reducing fire hazard associated with existing development in the wildland/urban interface.*

Implementation Programs:

1.B.j, 1.G.c, 7.C.e Make Available Fire Protection Standards

Publish the city's adopted development standards in booklet form or on-line to allow for easy access to this information by the public. Alternatively, amend the municipal code to include a separate title for the city's adopted Fire Protection Standards including, but not limited to:

- *The city's adopted standards for the urban/wildland interface including provisions for defensible space, secondary access and other fire- protection related standards*
- *Adopted standards for fire flow for commercial, residential, industrial and other land use categories*

- Standards for installing fire sprinklers
- Standards for fire protection systems
- Standards for placement of propane tanks and facilities...

1.G.e, 3.A.b, Use and Make Available to the Public Adopted Roadway Design and Access Standards

Publish the city's adopted right-of-way, access and road development standards in booklet form or on-line to allow for easy access to this information by the public. Alternatively, amend the municipal code to include a separate title for the city's adopted standards including, but not limited to:

- *Adopted road improvement standards (e.g., right-of-way, road width, shoulder width etc.) for arterial, collector, or local roads*
- *The city's adopted standards for the urban/wildland interface including provisions for secondary access and other fire-protection related standards related to roadways and access*

1.G.f., 3.A.i, 3.E.d Establish Development Standards for and Inventory Local Legacy Roads

Legacy roads are those streets typically located in the older and/or historic portions of the city that are narrow, windy, steep or otherwise do not meet current city standards, and normally were constructed prior to 1980. As funding permits, the city will:

- *Pursue an inventory of streets within the city limits that are substandard in width (and distinguishing between street widths and traveled way) and identify other road-related constraints to development served by those streets*
- *Create a partial list of feasible improvements that can improve street safety, condition, and capacity for each road identified in paragraph A*
- *Identify funding mechanisms for upgrading legacy roads. Funding mechanisms to be investigated include, but are not limited to:*
- *Establishing local improvement districts, or similar devices, to finance road improvements for infill within existing subdivisions served by substandard local roads*
- *Developer payment of a fair-share portion of improvements necessary to bring the road to current standards, as identified in paragraph B, in addition to payment of Traffic Impact Mitigation Fees*
- *Acquisition or right-of-way, especially in locations adjacent to undeveloped property*
- *Formulate a mechanism(s) for addressing new development within the various neighborhoods served by these roadways. Mechanisms to be considered include, but are not limited to: formation of community service areas, development capacity standards for various districts served by roadways, alternative roadway designs, and mediation*

7.C.f Continue to Maintain and Expand Fire Prevention Inspection Activities

Continue to maintain and expand fire prevention inspection activities as necessary to reduce the risk of loss of life and property to fire.

7.C.i Continue to Implement the Citywide Weed Abatement Program

Continue to implement the citywide weed abatement program in order to reduce fuel loads and fire hazards.

7.C.m Support Circulation Improvements

Continue to support local and regional traffic circulation improvements which facilitate the response of emergency resources during emergencies.

7.C.o Update Chapter 15.24 of the Angels Camp Municipal Code (Fire Prevention), Including Very High Fire Hazard Severity Zone Map (VHFHSZ) Vegetation Management Plans, Guidelines for New Development in Urban/Wildland Interface Areas, Public Resources Code 4291 [2020 GENERAL PLAN MITIGATION MEASURE, MM-FIRE-01]

Update Chapter 15.24 of the Angels Camp Municipal Code to reference those codes currently enforced by the Angels Camp Fire Department (e.g., Current versions of the California Fire Code and/or national fire codes) as adopted by the State of California to guide fire safe development standards and to eliminate outdated references to fire hazard areas within the city and including, but not limited to:

- Identifying (i.e., map) areas of moderate, high and very high fire hazard within the city limits [Very High Fire Hazard Severity Zone (VHFHSZ) Map] as authorized pursuant to Section 15.24.025.*
- Adopting guidelines for new development in urban/wildland interface areas for each of the fire hazard zones identified on the city's VHFHSZ map including consideration for adopting the International Fire Code Council Urban Interface Code (or equivalent provisions of the California Fire Code) for new development in Urban/Wildlife interface areas and designated as a very high fire hazard severity zone.*
- Including provisions for when to prepare and guidelines addressing content of Vegetation Management Plans including, but not limited to: clearing hazardous vegetation surrounding existing residential structures—especially in conjunction with changes or expansions of existing use and addressing management of diseased vegetation and non-native invasive species as they relate to wildland fire hazard.*
- Consider adopting Public Resources Code 4291 to address evacuation and emergency vehicle access, water supplies and fire flow, fuel modification for defensible space and home signing.*

7.C.p Maintain Vegetation Clearances along Emergency Access Routes [2020 GENERAL PLAN MITIGATION MEASURE, MM-FIRE-03]

Continue to maintain vegetation clearances along emergency access transportation routes encompassing, at a minimum, the existing width of the roadway.

Ordinance Response: A new AMC Chapter 8.50 Fire Safety Regulations is included in code revisions and includes all of the following fire safety regulations addressing fire flow, fire hydrants, fire sprinklers, addressing, road and driveway standards, and weed abatement (including making penalties and noticing consistent with all other code enforcement procedures), and construction in the WUI and VHFHSZ, as called for in the preceding:

8.50.010 Definitions
8.50.020 Fire Hydrants – General Requirements
8.50.030 Fire Hydrants – Water Main
8.50.040 Fire Hydrants – Residential Areas
8.50.050 Fire Hydrants – Commercial Areas
8.50.060 Fire Service Connection
8.50.070 Posting Addresses
8.50.080 Road and Driveway Standards

ARTICLE II REQUIREMENTS FOR CONSTRUCTION WITHIN THE WUI AND VHFHSZ

8.50.090 Fire Sprinklers
8.50.100 Buildings Destroyed by Fire
8.50.110 Owner to Remove Weeds and Maintain Defensible Space
8.50.120 Owner to Keep Premises Clean
8.50.130 Declaration of Public Nuisance
8.50.140 Enforcement

ARTICLE III FIRE PREVENTION

8.50.150 Adopted by Reference

8.50.160 Definitions

A new AMC Title 11 (Roadways) is included in code revisions providing definitions and adopted roadway design and access standards to encourage consistency with Implementation Programs 7.C.m, 1.G.e, and 3.A.b in coordination with fire safe standards in Chapter 8.50 as follows:

Chapter 11.10: ROADS AND DRIVEWAYS

Sections:

- 11.10.010 Emergency access standards.
- 11.10.020 Driveways and site access.
- 11.10.030 Legacy Streets

Chapter 11.20 LEGACY STREETS

Sections:

- 11.20.010 Purposes
- 11.20.020 Legacy Streets Defined
- 11.20.030 Standards for New Development (Reserved)
- 11.20.040 Exceptions (Reserved)

Adoption of the code amendments brings the Angels Municipal Code into compliance with these General Plan 2020 goals, policies, and implementation programs as described.

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 purpose of the proposed code amendments is to protect the health, safety, and general welfare of the city against threats to life and property related to fire hazards, including the ability to evacuate during hazardous conditions on roadways. This is being accomplished by implementing most general plan programs related to fire hazards to provide predictability and consistency for developers and residents to ensure the health, safety, and general welfare of the city. Based on the preceding, Finding C can be made.

FISCAL IMPACT:

The proposed amendments were prepared through a CAL OES grant with time expended by the City as a “soft match” for the grant. Implementation of the code amendments and standards are covered by permit fees charged by the City. Therefore, no fiscal impact is anticipated.

It is noted, however; that the establishment of predictable and consistent standards for fire hazards and fire prevention for the community is expected to expedite the permitting process in the City. Because “time is money,” this is expected to reduce overall project costs. The adoption of up-to-date consistent standards will assist City Staff in expediting project reviews, thereby reducing staff time spent on project review.

ENVIRONMENTAL FINDING:

Pursuant to the state guidelines for implementing the California Environmental Quality Act (CEQA), the proposed code amendments are exempt from further review, because the proposed amendments implement a program or programs identified within the scope of the 2020 General Plan Environmental Impact Report adopted for the 2020 General Plan.

ATTACHMENT:

- A. Resolution of Intent 25-07 with Proposed Code Amendments