



MEMORANDUM

City of Angels Planning Commission

Date: May 8, 2025

To: City of Angels City Council

From: Amy Augustine, AICP – City Planner

Re: RESOLUTION: 25-02 Amending Resolution 22-12 Site Development Permit for MACT Museum and Administration at 64 South Main Street to add an attaching corridor between the roundhouse and museum, amend the roundhouse materials, amend outdoor bathroom siding materials, and authorize the City Engineer to waive the requirement for a Caltrans Encroachment Permit, and allowing the City Planning to make minor amendments.

Recommendation:

Adopt Resolution 25-02 with the following amendments to the project conditions of approval as shown in Attachment A.

Background:

The Planning Commission approved a site development permit for the project on April 14, 2022. The administration/museum building, bathroom, parking and landscaping have been completed. The roundhouse and ramada are pending.

The applicant has requested the following amendments to the conditions of project approval (See Attachment A):

1. Add an attaching corridor between the roundhouse and museum,
2. Amend the roundhouse materials,
3. Amend outdoor bathroom siding materials, and
4. Authorize the City Engineer to waive the requirement for a Caltrans Encroachment Permit.
5. Allow the City Planner to make minor amendments

PROJECT DESCRIPTION

APPLICANT/
LANDOWNER: M.A.C.T. Health Board, Inc. by John Alexander

LOCATION: 64 South Main

ASSESSOR's
PARCEL
NUMBER: 058-015-013 (formerly 058-015-003, 058-015-004, 058-015-011)

GENERAL
PLAN/
ZONING:

Community Commercial

PROJECT:

Site development permit for a two-story administration and cultural building totaling 11,900± square feet, outdoor cultural park with 1,300± square foot roundhouse, bark houses, public bathrooms (300± square feet), and parking, including bus parking, on a 1.4± acre site zoned Community Commercial (CC). A pedestrian bridge will connect the second stories of the existing and proposed buildings. The museum will host tour groups and be open to the public. Schools will be allowed to visit the museum and a limited number of buses will deliver students to the site. Outdoor areas will be developed into a cultural park with a traditional roundhouse (in front of the main building facing SR 49) and bark houses in front and to the rear of the building. Two murals with traditional Native American dancers in ceremonial dress will be painted on the east-facing elevation (fronting SR 49) on either side of the building face directly behind the roundhouse (subject to a future review). Building height will be 31'8"±. A standing seam metal roof, smooth plaster finish, and windows matching the existing administration building were proposed and have been incorporated into



Figure 1: Location

the building. Heavy timber beams will accent the building's West facing elevation.

Analysis:

The siding for the bathroom was recommended to be rhyolite, but alternative siding was allowed subject to review and approval by the City Planner. The structure was constructed with natural stone siding as shown in **Figure 2 (Attachment A)**.

The roundhouse was originally proposed to be of traditional materials including a layered cedar bark roof with wood siding – that design is proposed for amendment herein. In addition, upon further analysis, the MACT Board recommended including an all-weather connection between the museum and the roundhouse. That proposed amendment to the project design is as shown in **Figure 3 (Attachment A)**.

In addition, materials will not be traditional for portions of the roundhouse, but instead be as shown in **Figures 4 and 5 (Attachment A)**.

Proposed changes to the project conditions reflecting these changes are found in **Attachment A**, Conditions 2 and 25.

The City Engineer has been in contact with Caltrans regarding the encroachment permit. Final engineered plans require submittal for Caltrans approval. Caltrans is amendable to allowing building occupancy based on progress. Therefore, staff is requesting changes to Condition #9 (**Attachment A**).

Additional minor amendments may be required before the project is finalized (e.g., reducing the size of the ramada, substituting plants in the landscaping plan). To avoid the necessity to return to Planning Commission for minor amendments such as these, staff recommends adding Condition #38 allowing the City Planner to approve minor amendments (**Attachment A**).

Findings made in the original site development permit were reviewed based on the proposed amendments. The following analysis remains unchanged for the amendments and are reproduced from the original staff report with **changes shown in bolded italics**.

Pursuant to Angels Municipal Code Section 17.27.020 (D and E) the following are permitted uses in the Community Commercial (CC) zoning district:

D. Professional office(s);

E. Schools, churches, libraries, museums, art galleries, tourist information facilities;

Therefore, the proposed museum and administrative offices are permitted uses.

Pursuant to Angels Camp Municipal Code Section 17.74.020:

A Site Development Permit shall be secured *prior to construction or expansion of Building projects valued at \$500,000 or more as determined by the current building standards valuation tables in the Community Commercial (CC)*. The proposed project is valued at \$500,000 or more and is located on a parcel zoned CC. Therefore, the project requires issuance of a Site Development Permit.

Because the proposed uses are permitted uses, approval of the Site Development Permit does not involve determining *if* the use can be allowed; but rather is intended to confirm that the proposal

conforms with the City of Angels Municipal Code requirements, adopted development standards, and general plan.

Pursuant to AMC 17.74.060, the Planning Commission shall make the following findings prior to approving a Site Development Permit:

- A. The proposed use and design is consistent with the City of Angels Municipal Code; and*
- B. The proposed use and design is consistent with the City of Angels General Plan; and*
- C. The proposed use and design are consistent with adopted City design standards, adopted City short- and long-range plans, and accepted planning and engineering practices; and*
- D. Under the circumstances of the particular case, the proposed use and design will not be substantially detrimental to the health, safety, or general welfare of the City.*

These findings are evaluated in the following.

FINDING A: The proposed use and design is consistent with the City of Angels Municipal Code

The following Municipal code requirements apply to the proposed project:

AMC Section 17.27.040 establishes the site development standards for new construction in the CC zoning district as follows:

Table 1: Site Development Standards

Standard	Evaluation	Compliance
Minimum lot area for new lots, five thousand square feet	No new lot is proposed. The combined lots total 1.4± acres which meets this requirement.	Complies
Maximum impervious surfaces 80%	Based on a parcel size of 0.7 acre (30,492 square feet); 20% of the site, or 6,098 square feet of the site shall retain pervious surfacing. 4,574 square feet (15%) of the site requires landscaping per the AMC. 2,250± square feet of the site includes a cultural park with granary, with a 22' wide ramada (380± square feet) allowing for approximately 1,870± square feet of pervious surfacing. Landscaping plus the pervious portion of the cultural park totals approximately 6,444 square feet just exceeding the required 6,098± square feet required.	Complies
Landscaping, minimum 15%. For parcels adjoining or visible from highways, project design shall accommodate the provision of street trees	A conceptual landscaping plan was submitted (Figure 10). The plan emphasizes plants used by Native Americans of this region and plants that are California natives with an overall natural appearance. Only the 0.7± acre portion of the site is subject to a	Conditionally complies. See project condition requiring submittal and review of final landscaping plan prior to ground disturbance, addressing ongoing

Standard	Evaluation	Compliance
when identified in adopted City plans.	<p>landscaping requirement (the existing building and adjacent parcel previously met landscaping requirements). Based on the size of the parcel, 4,574± square feet of landscaping is required for the site. The conceptual plan includes 5,211± square feet of landscaping and therefore meets the size requirements for landscaping. The conceptual plant list includes: Valley oak, redbud, manzanita, mugwort, silktassel, toyon, coffeeberry, sticky monkeyflower, deer grass, Cleveland sage, white snowberry, soap plant, pitchersage, yarrow, California fuschia, Pine muhly, sedge, iris, common rush, maidenhair fern, coyote brush.</p> <p>The city lot used for parking was not included in the landscaping plan. It currently has “wood” slats which screens the site from the City Police Department. However, the lot is not screened from view along SR 4. Per the AMC, parcels adjoining or visible from highways shall accommodate street trees when identified in adopted City plans. Therefore, the project is conditioned to require landscaping along the fenceline facing SR 4 (outside of the Caltrans right-of-way) to screen the parking area from SR 4. The type of tree, shrub, or vine, as may be accommodated by the narrow width of dirt available for planting will be subject to agreement between the City and the applicant and shall be maintained by the applicant throughout the life of the project.</p> <p>Street trees are required pursuant to the City General Plan. Similarly, crime reducing design is encouraged by the general plan and includes minimizing landscaping that provides hiding places.</p>	maintenance, street trees, landscaping screen along SR 4 between the parking area and the highway, and maximizing crime prevention.
Maximum building height, fifty feet	Building height will be slightly under 32 feet.	Complies
Lot width, forty feet, minimum Lot depth, eighty feet, minimum	Lot width exceeds 40 feet, lot depth exceeds 80 feet.	Complies
Building setbacks: Front, zero feet; Side, zero feet; Rear, zero feet	The new building will be set back more than 25 feet from the side parcel boundary.	Complies
Vision clearance, fifteen feet	The proposed project will improve a pre-existing (southern) driveway that formerly served a landscaping business. The proposed roundhouse sets back approximately 14 feet from the highway	Conditionally complies. See condition re: landscaping to retain vision clearance area at the intersection of the

Standard	Evaluation	Compliance
	(subject to minor alteration). Based on a site inspection, the proposed location of the roundhouse is not expected to interfere with visibility from southbound traffic. Should landscaping at the intersection become too tall or unmaintained, visibility could be obstructed.	project's southern driveway and SR 4.

Landscaping and Site Clearance

As per the above, conditions of project approval are attached to the project resolution addressing a requirements to submit a final landscaping plan with maintenance plan. The plan shall continue the concept design emphasizing Native Americans of this region and California native plants.

Parking/loading

A 2019 administrative site plan review for the project's existing administration offices and dental clinic identified the need for a total of 43 parking spaces. The proposed new use triggers the need for 39 additional parking spaces for a total of 82 parking spaces as follows:

Table 2: Parking Requirements

Use	Requirement	Square footage	Total Parking Spaces
Administration	1/250 square feet for first 5,000 square feet	5,000 square feet	20
Administration	1/300 square feet after the first 5,000 square feet	3,550 square feet	11.8
Museum	1/500 square feet	3,350 square feet	6.7
Outdoor commercial recreation	To be determined by permit	Approximately 2,300 square feet/a/	0.00
Total new project			38.5
Total existing			43
Grand total required			82

/a/ Outdoor commercial recreation space parking requirement waived due to provision of four bus parking spaces

The site plan identifies 83 parking spaces plus four bus parking spaces for a total of 87 parking spaces. Therefore, the project complies with parking requirements contingent upon maintaining a lease with the City for additional parking on the adjacent site.

AMC Section 17.69.040 allows for exceptions to AMC parking requirements when a land use entitlement is being approved (e.g., site development permit). Due to ongoing refinements to accommodate bus turns into and out of the site, staff recommends that City Staff be allowed some minor flexibility to adjust downward the final number of parking spaces for the project – up to 10% of the total (8 parking spaces). The parking area leased from the City includes a “turnaround area” which could be used for overflow parking should additional spaces be required for special events.

As per the preceding, conditions of project approval are attached to the project resolution addressing parking requirements.

Signs/Murals

The existing MACT building currently has attached two attached signs and one monument sign at the site. Attached signs face east (SR 49) and north. A monument sign is located at the northwest corner of the site with the site's address. A sign plan for the new development has not been submitted. Pursuant to Chapter 15.12 of the AMC, a sign permit shall be secured from the Community Development Department prior to installing any signs. In addition, Caltrans requires that any off-premise advertising display visible to traffic on state facilities must comply with state regulations (e.g., Outdoor Advertising Act – Business and Professions Code 5200 et. seq.

<https://dot.ca.gov/programs/traffic-operations/oda>)

The applicant is proposing murals of Native American dancers in ceremonial dress on the new building behind/flanking the proposed roundhouse (**see below**). AMC Chapter 15.12 defines mural in the context of the sign ordinance, but does not prohibit or otherwise address them. Murals generally are considered a type of signage.

Because the mural is an integral part of the building design, a condition of project approval will require



review and approval by the Planning Commission of the mural design. Additional signage may be reviewed and approved by the Community Development Department without Planning Commission review unless otherwise determined by the City Planner.

Lighting

A project lighting plan has not been submitted. Adjoining land uses that could be affected by lighting include the City Police Department, SR 49, the adjacent Aurora Energy Solar Group business, and the existing MACT building. To ensure that lighting is not directed into drivers' eyes along SR 49 or onto adjacent properties, project conditions are included to require review of a lighting plan by the City and

to aim lighting downwards. In addition, the Police Department will review the lighting plan to confirm that lighting placement contributes to crime prevention without detracting from the project's rural character.

Oak tree removal

AMC Chapter 17.64.030 removal of oak trees cannot occur without prior approval. Exceptions are made for previously developed lots. Because the subject parcels have both been previously developed, the removal of seven live oaks along the eastern boundary of the existing MACT building (and planted in conjunction with that building) are not subject to the City's oak tree removal ordinance. One large Valley oak straddles the existing MACT parking lot and the leased City parking lot. No alterations anticipated to impact the large heritage oak are anticipated. Based on the preceding, no mitigation for oak tree removal is required. It is noted that the conceptual landscaping plan includes planting Valley oaks. Valley oaks already are present in the vicinity, are native and were important to Native Americans—consistent with incorporating rural character into the project design.

Based on the preceding, FINDING A can be made subject to the attached conditions, as amended.

FINDING B: The proposed use and design is consistent with the City of Angels General Plan

The following general plan goals, policies and implementation programs are applicable to the proposed development:

Goal 1C Preserve and enhance the natural, scenic and cultural resources and rural character of Angels Camp.

Policy 1.C.3 Enhance and maintain the unique character of each of the city's commercial regions visible from State Routes 4 and 49 as necessary to avoid the appearance of strip commercial development and maintain and enhance the city's community character.

Goal 1E encourages well-designed commercial development compatible with the rural character of the community that contributes to the City's economic base.

Implementation Program 1.E.2 Requires new commercial development to be designed to minimize the visual impact of parking areas and signs from public transportation routes.

There are no adopted design guidelines for the Community Commercial zone, except for standards applicable to outdoor storage and some limited landscaping criteria. The project design and materials (were provided in the original report) mimics the adjacent MACT building and is therefore compatible with buildings in the immediate vicinity. The design of the roundhouse (cedar bark and wood siding with stone veneer), granary, and ramada use natural materials (amended herein, see introduction). Coupled with the use of California natives for landscaping, these natural materials surrounds the building give it rural character. The public bathrooms propose the use of stone siding. The type of siding to be used for the bathrooms is not identified. Therefore, a condition of project approval requires submittal of the proposed stone to be used. The applicant is encouraged to use native stone siding. Rhyolite is frequently used in local architecture on the City's older buildings and the applicant is encouraged to incorporate rhyolite into the bathroom siding. ***(See proposed amendment). The use of the natural stone is consistent with the rural setting and character of the outdoor park and museum.***

Parking is behind the existing and proposed buildings and is not visible from SR 49. The leased parking area owned by the City includes slats that shield it from view from the City police department.

However, that portion of the parking area adjacent to SR 4 is visible from SR 4. In conjunction with the proposed project, landscaping is required along MACT's leased City property adjoining SR 4 to screen the parking area from SR 4. Due to the narrow strip of land between the fence and the parking pavement along the fenceline, the City may consider an alternative to street trees (e.g., a climbing rose). A condition of project approval includes these provisions.

Signage is addressed under Finding A.

Implementation Program 5.A.a requires the City to adopt noise standards for non-residential land uses.

The general plan program provides interim noise standards. The project is conditioned to comply with the interim noise requirements by limiting the hours of construction and identifying the minimum and maximum noise standards for the project throughout the life of the project.

Policy 7.A.6 New development shall be approved when adequate water and wastewater infrastructure (i.e., sufficient storage, treatment and distribution capacity) exists to serve the new project's projected demand in addition to existing commitments for service for approved projects that have a reasonable likelihood of completion. [2020 GENERAL PLAN MITIGATION MEASURE, MM-UTILITY-03]

Implementation Program 7.B.m. At Capacity Wastewater Systems [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)

Policy 1.E.4 Continue to require new commercial construction to be served with public water with adequate fire flow and public sewer.

The City Engineer has reviewed the proposed plans and finds that adequate water and wastewater service exist to serve the project. However, the Engineer notes that any work within the Caltrans ROW/encompassing the City's water main down SR 49, will require that the applicant upsize and/or repair water lines in conjunction with any excavations that expose the City's water main in compliance with the City's adopted water capital improvement plans. The applicant may be reimbursed for any such work. A project condition includes this provision.

Because a commercial building was eliminated and will be replaced by the proposed new building, an overall no net increase in connections to the City's sewer system will occur and the project is consistent with this general plan program.

Policy 1.E.3 Continue to require new commercial development to contribute to the costs of providing adequate fire protection, adequate police protection and other community services.

The proposed project is subject to the City's Police Impact Mitigation Fee, Traffic Impact Mitigation Fee, Fire Impact Mitigation Fee, water and sewer capital improvement fees, long range planning fees, and school impact mitigation fees. The project is exempt from the City's park fees.

Implementation Program 1.G.d requires identifying and implementing Land Use Planning Techniques to Reduce Crime.

Methods to reduce crime generally include hours of operation, lighting consistent with community character and ensuring that landscaping does not provide hiding places. Lighting is addressed above

under Finding A. Landscaping is addressed under Finding A. Both include provisions for addressing crime prevention.

Implementation Program 1.G.g establishes a City goal to Acquire and Develop Park and Recreation Facilities

The program calls for acquiring and developing at 18.62± - 21.2± acres of park and recreation facilities to fulfill the city's projected unmet needs based on a goal of 5 acres of recreational facilities per 1,000 residents and based on a city resident population projection of 4,622-5,138 by the year 2020. The proposed park area will not "count" towards this overall park requirement; however, it is acknowledged that park, recreation, or historical education resources such as the one proposed herein, all contribute to the overall park and recreation facilities available to residents and visitors to the City of Angels.

Policy 8.A.2 Foster knowledge, understanding and appreciation of our heritage, thereby creating civic pride and a sense of identity, by documenting, recognizing and utilizing the city's cultural and historical resources.

Policy 8.B.1 Recognize the importance of cultural resources management to the attractiveness, character and livability of Angels Camp.

Policy 8.B.10 Recognize and protect resources associated with, and identified as important to, Native Americans within the Angels Camp Sphere of Influence.

***Implementation Program 8.B.z Establish Interpretive Programs
Identify funding sources for and establish programs to identify and promote the city's cultural resources (e.g., installing plaques or similar identifying structures, publishing the city's walking tour of identified resources, and similar programs).***

Policy 8.C.2 Develop programs that will educate the community about cultural resources and preservation

***Implementation Program 8.C.b Work in Partnership with Other Cultural Resource Organizations to Develop and Enhance Educational Opportunities
Form partnerships with and support the Angels Camp Museum, Calaveras County Historical Society, Schools, and other institutions and organizations to educate and inform residents and citizens about the history and culture of Angels Camp and the surrounding area. Work to develop interpretive materials, including but not limited to plaques, monuments, tours, workshops, publications and lectures. Work with local media to disseminate information regarding cultural resources.***

***Implementation Program 8.C.c Recognize the Native American Culture of the Area
Consult with Native American representatives when reviewing major developments, consistent with Senate Bill 18. Support the development of interpretive materials and efforts to protect places, features and objects that recognize the Native American heritage and culture of the area. Where feasible, encourage the protection of prehistoric, archaeological, cultural, spiritual and ceremonial places by designating the sites as open space.***

Implementation Program 8.C.d, 10.C.d Support and Promote Events Celebrating the City's Culture, History, Recreational Opportunities and Natural Resources.

Continue to support and promote public activities and events celebrating the city's culture, history, industries, recreational opportunities, arts and natural resources. Support and promote events that bring visitors and residents downtown, further the economic

development objectives of the city, and are compatible with the city's community character including, but not limited to:

- a. Events recognizing and celebrating the city's historic sites, structures, people, culture and events**

Implementation Program 8.C.e Encourage Public Art that Celebrates and Enhances the City's Cultural Heritage.

Encourage property owners and developers to incorporate art and/or provide opportunities for incorporating art in project design that is reflective of the heritage and character of Angels Camp.

Many of the preceding programs were established to protect existing cultural resources, including Native American resources. However, many of these programs include a component of recognizing, interpreting and providing educational opportunities based on the City's cultural heritage. The proposed project does exactly that. The project's Native American museum, roundhouse, bark houses, granary, landscaping with Native American cultural plants, cultural park and ramada will recognize the region's Native American culture while providing educational opportunities to residents, schools, and visitors.

In addition, consistent with General Plan Implementation Program 8.C.c and in response to a request from the Calaveras Band of MiWuk, the applicants shall contact the Calaveras Band of MiWuk and arrange to have a Native American monitor present during initial site grading to ensure the protection of any potential unanticipated (generally subsurface) resources.

Based on the preceding, FINDING B can be made subject to the attached conditions, as amended.

FINDING C: The proposed use and design are consistent with City design standards, adopted City short- and long-range plans, and accepted planning and engineering practices.

Transportation/Encroachments

A traffic study was prepared for the proposed project and is hereby incorporated by reference:

Anderson, Kd. December 10, 2021. *Transportation Impact Analysis for the M.A.C.T. Administration Building / Museum Project Angels Camp, CA*

Caltrans reviewed the traffic study and states that it agrees with the project findings that the project will not create any issues on SR 49; however, Caltrans requests bus turning templates for the driveways when the project proceeds to permitting. The City Engineer reviewed the proposed traffic study and has no comments.

The traffic flow for the project includes full turn movements at both the existing north driveway and proposed new south driveway for automobile traffic and right-in at the south driveway with a right-out only at the north driveway for buses. The south driveway was improved as a commercial driveway in the past when the now vacant lot was the site of a residence and landscaping company.

The traffic study evaluated key intersections on SR 49 to the north and south from the northern Frog Jump Plaza driveway to Murphys Grade Road and concluded/recommended the following: The proposed project will incrementally contribute to higher traffic volumes on SR 4 and SR 49. Based on Institute of Transportation Engineers (ITE) trip generation rates for similar uses, the project is projected to generate 118 daily trips with 15 trips added in the a.m. peak hour and 19 trips in the p.m. peak hour.

Traffic Operational Effects. The project would add a small amount of traffic at the SR 4 / SR 49 and SR 49 / Murphys Grade Road intersections, but resulting peak hour conditions at that location will continue to satisfy the minimum LOS D standard. The project will increase traffic through other unsignalized intersections on SR 49, but the project does not result in the need for improvements. The project's access on SR 49 would operate at LOS D and satisfy the City's minimum standard even if 100% of the traffic increase was concentrated at the existing northern driveway. It is further note that current peak hour traffic volumes at the driveway and at other locations fall below the level that would satisfy MUTCD peak hour traffic signal warrants; however, even if warrants had been met, the M.A.C.T. driveway would not be a candidate for signalization due to the short distance to the SR 4 / SR 49 intersection.

Vehicle miles traveled. The proposed project's daily trip generation of 118 trips is very close to the 110 daily trip threshold employed by the Governor's Office of Planning and Research (OPR) to identify small projects that can be presumed to have a less than significant impact on regional Vehicle Miles Traveled without further analysis, and the impact of this infill project should be judged to be less than significant.

Alternative Transportation Modes. The project may cause pedestrian and bicycle travel between the site and the balance of Angels Camp. Because facilities for pedestrians already exist (e.g., sidewalks), the projects impacts are not significant, and no improvements are needed

Transit. The project may attract transit riders. Calaveras Transit lines follow SR 49 from Angels Camp and already serves M.A.C.T. site. No changes to the project are required.

Buses. The use of the two existing 25-foot driveways by 40 foot busses has issues due to the turning requirements of these vehicles.

The plans originally included entering at the northern driveway and exiting at the southern driveway. This resulted in bus turns occupying the entire width of the driveway in conflict with existing handicapped parking spaces. Further, inbound turns would not possible if any vehicles are waiting to exit at the northern driveway. Similarly, buses exiting the northern driveway could turn left, but right turns onto southbound SR 49 are constrained by the 25 foot driveway width. Existing from a position that would not block entering traffic ,an outbound bus can complete a right turn and not encroach onto the curb but that maneuver would take the bus into the center two-way-left-turn (TWLT) lane. Use of this area creates the possibility of conflicts with northbound traffic. To avoid the TWLT lane the bus turn would need to begin on the north side of the driveway, but the bus would be in a position that would block entering traffic. To avoid both conflicts the site plan would need to be revised to eliminate the accessible parking spaces near SR 49 and construct a wider driveway. Because only two busses are expected monthly, use of the current access driveway with full width turns would not represent a major safety issue.

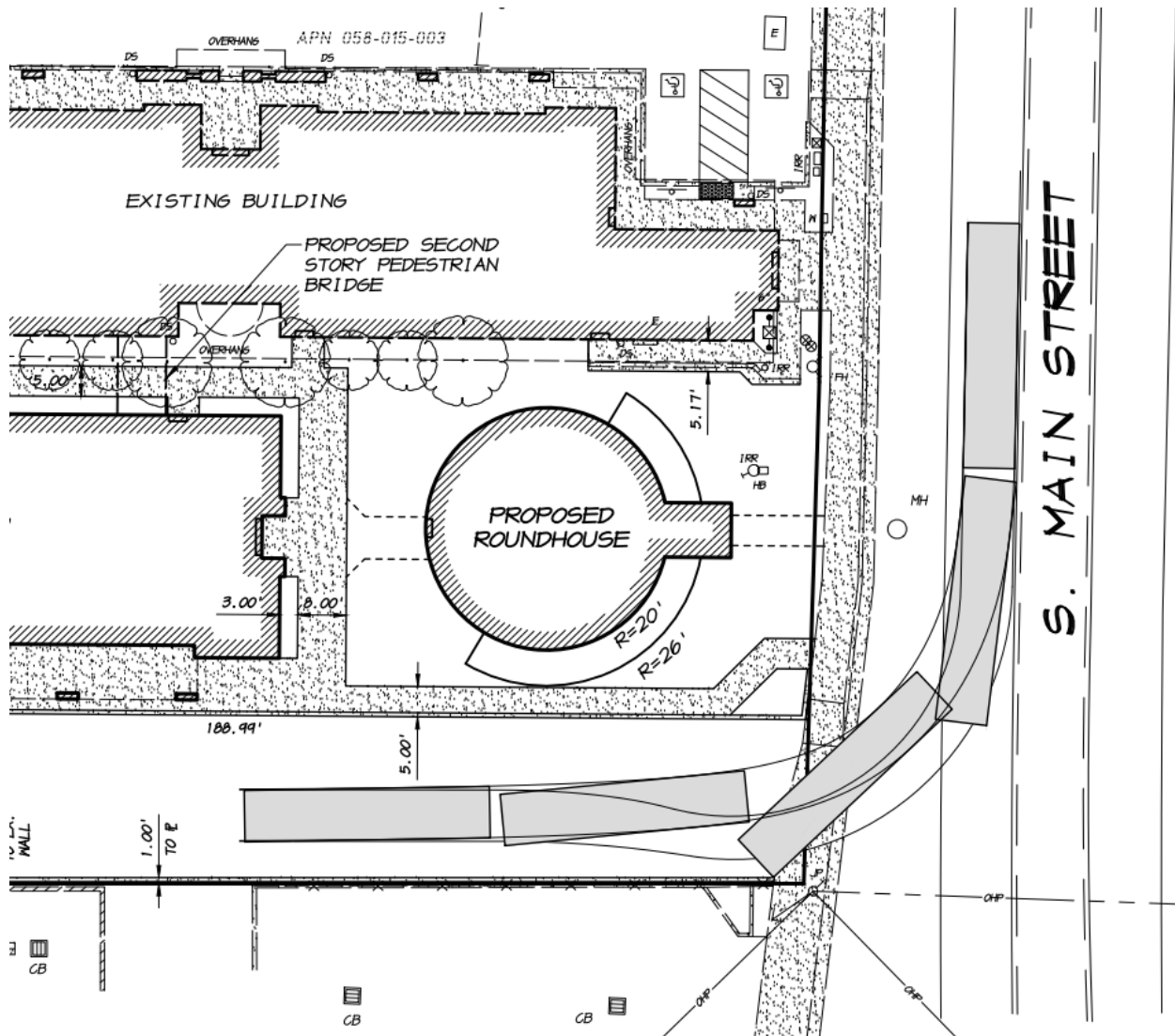
Caltrans reviewed the project and will require additional analysis of bus turning movements in conjunction with issuance of an encroachment permit. **(completed)**

Based on the preceding, the applicants were asked to revise plans to remove parking and/or widen the driveways to accommodate bus turns.

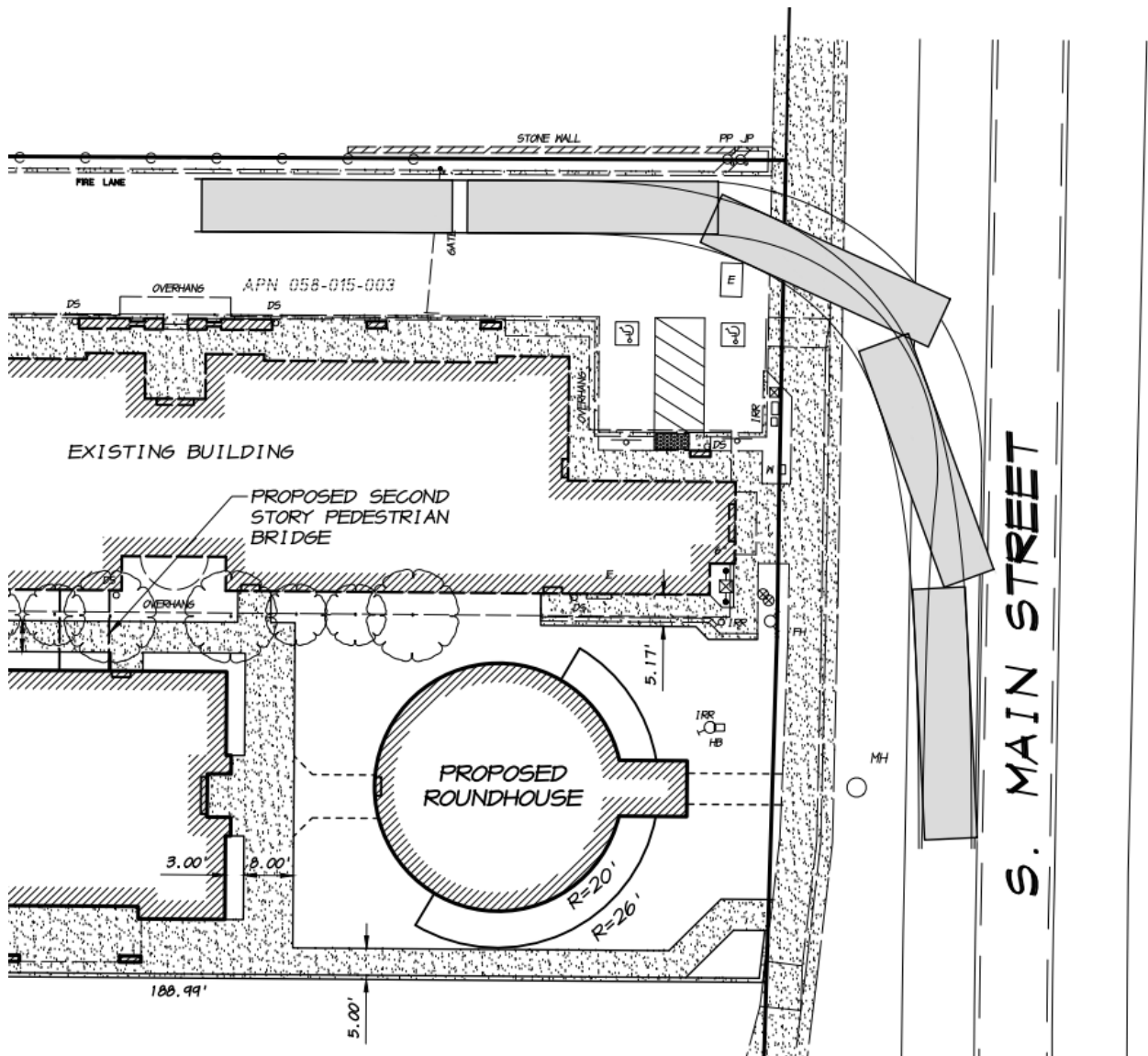
In response, the project was re-designed for one-way entry and exit for buses (right-in/right out) with buses *entering* at the northern driveway and exiting at the southern driveway (a reverse from the original plan). Bus parking along the southern driveway accommodates that traffic flow pattern. Bus turn templates were prepared and analyzed to ensure that buses could enter and exit the site while two-way traffic was maintained for automobiles entering and existing the project site. **(see following figures)**. The project is conditioned to submit a signage, striping, and notification plan that will ensure

that buses are informed of the entry/exit requirements at the site and that autos do not stop in a location that would prevent bus entry or exit for review and approval by Caltrans and the City Engineer.

South Driveway Bus Entry (Right in only)



North Driveway Bus Exit (Right Out only)



City short and long-range plans.

The traffic study analyzed traffic movements under future (2033) conditions that assumes background regional traffic growth at rates identified by Caltrans District 10, occupancy of approved / pending development projects identified by the City of Angels, and planned traffic improvements excluding the extension of Foundry Lane north to SR 49 as described in the City's Angels Camp SR 4 & SR 49 Gateway and Corridor Study, but does include improvement plans for the 4/49 intersection.

Under these background assumptions the SR 4 / SR 49 intersection is projected to operate at LOS E without the project, queues will become longer and longer delays are anticipated at stop controlled approaches to SR 49. Improvements would be needed, most likely in the form of *Caltrans' SR 49 / Monte Verda Street to SR 49 / Francis Street Intersection Improvement Project*. The project would address the operation of intersections and driveways along this 2,000-foot segment of SR 49 and would include these improvement alternatives:

- SR 49 / Francis Street: traffic signal or hybrid roundabout with NB to SB U-turns
- SR 49 / SR 4: modified traffic signal or roundabout with NB to SB and SB to NB U-turns
- Raised median on SR 49 to preclude driveway left turn access from SR 4 to Francis Drive, except at Frog Jump Plaza (N) where northbound left turns into the shopping center would be permitted
- Raised Median on SR 49 from SR 4 to Monte Verda Street

To date a final decision has not been made as to the choice of traffic control to be included in the final SR 49 improvement project (i.e., roundabouts or traffic signals) nor as to the location of a median south of SR 4.

The addition of project traffic would incrementally increase delays along SR 49, and the SR 4 / SR 49 intersection would continue to operate at LOS E. Longer queue will continue to affect access to the driveways on SR 49. While the M.A.C.T. project would be a small player in the overall cumulative traffic situation, the Caltrans improvements could limit the M.A.C.T. driveways to right-turns only. Delays for exiting right turning traffic would be short, and the Levels of Service would likely satisfy City standards. However, if development occurs on the east side of SR 49, the SR 49 / Monte Verda Street intersection will see appreciable U-turn volume, and a traffic signal may need to be considered. The M.A.C.T. project would not be responsible for implementing the improvements being discussed, but the project would contribute to the local share of anticipated costs by paying adopted City of Angels traffic mitigation fees. As already noted in Finding B, traffic impact mitigation fees are required and included in the conditions of project approval.

Drainage/Grading/Erosion control

To ensure that project construction does not result in increased runoff or siltation on adjoining properties, best management practices have been included as conditions of project approval. In addition, Caltrans requires a hydrology and hydraulic report to determine if the project could increase runoff to existing highways. The detailed requirements for this study are included in the conditions of project approval.

Air Quality/Dust Control

Best management practices to maintain air quality and minimize dust that could affect surrounding properties and decrease visibility along the highway are required. Conditions of project approval include these conditions.

Based on the preceding, FINDING C can be made subject to the attached conditions, as amended.

Finding D: Under the circumstances of the particular case, the proposed use and design will not be substantially detrimental to the health, safety, or general welfare of the City.

Neighboring landowners within 300 feet were notified of the proposed project. Their responses are included in ***the previous staff report available at the City of Angels, 200 Monte Verda, Building B, during regular business hours.*** Three responses were received. One strongly supported the project. Two responses were from the owners of the Health Food Store. One expressed concerns related to traffic. Finding C addresses measures incorporated into project design to address those concerns pursuant to the traffic study prepared for the project, with Caltrans and City Engineer reviews.

The City of Angels Fire Department and requires that the project be conditioned to ensure that ongoing vegetation management be required to ensure fire safety. The project has been conditioned accordingly.

Based on the preceding, FINDING D can be made subject to the attached conditions, ***as amended.***

Environmental Evaluation:

No change to the prior environmental evaluation is proposed.

Pursuant to the state guidelines for implementing the California Environmental Quality Act (CEQA), the proposed project is categorically exempt from CEQA pursuant to Section 15332, Class 32, Infill development projects. Specifically, pursuant to 15332:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations as described under Findings A and B.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The site is located within the city limits, the proposed museum site is 0.7 acre and is surrounded by urban uses on all four sides: the City Police Department, the MACT medical offices, Caltrans offices, and, across the street, the former Swendemen's.
- (c) The project site has no value as habitat for endangered, rare or threatened species. A review of the California Natural Diversity Database identified no existing records for special status species on or adjacent to the site. Based on a site visit by a biologist, the project site has no value as habitat for endangered, rare or threatened species. However, consistent with best management practices, conditions of project approval include a preconstruction survey for nesting birds and methods to avoid inadvertently trapping animals during construction
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. Based on the traffic study included for this project and the nature and location of the project, significant effects related to traffic, noise, air and water quality are not anticipated. As described under Finding B (noise) and Finding D (traffic, air and water quality) significant effect associated with these effects are not anticipated subject to proper implementation of project conditions.
- (e) The site can be adequately served by all required utilities and public services. Public water and public sewer are available to the site. As described under Findings B and D.

The Project does not involve any of the exceptions to this categorical exemption as established in Section 15300.2(b-f) of the guidelines (i.e., does not contribute cumulatively to a significant impact, will not result in any potentially significant impact, will not impact a scenic highway, does not involve a hazardous waste site, and will not create a substantial adverse change to the significance of a historical resource).

Specifically, SR 49 and SR 4 adjacent to the site are not designated scenic highways.

The site does not have identified hazardous wastes pursuant to state databases reviewed for the project.

The following study is hereby incorporated by reference:

Marvin, Judith. Foothill Resources, Ltd. July, 2020. *Historical Evaluation Report for the Frank and Irene Crespi House 64 South Main Street Angels Camp, Calaveras County, California, APN 058-014-004.*

Based on that evaluation, the pre-existing structures on the site were determined to be ineligible for listing on the California or National Register of Historic Places.

In accordance with standard best management practices, project conditions pertaining to protecting unanticipated cultural resource discoveries and/or human remains are included for this project. As previously noted, a Native American representative from the Calaveras Mi Wuk tribe has asked to monitor the site for potential unanticipated (subsurface) resources. This condition is included in accordance with General Plan Implementation Program 8.C.c Recognize the Native American Culture of the Area through consultations with Native Americans for new developments.

Attachments:

- A. Resolution 25-02 with Amended Conditions and Exterior Elevations for roundhouse, connection to museum, and outdoor bathroom siding

**CITY OF ANGELS
PLANNING COMMISSION**

Resolution 25-02 Amending Resolution No. 22-12

**RESOLUTION PASSED AND ADOPTED BY THE CITY OF ANGELS PLANNING COMMISSION
FOR MACT Museum Site Development Permit – 64 South Main Street**

APNS:

058-015-013 (formerly 058-015-003 058-015-004, 058-015-011)

WHEREAS, the City received an application for a Site Development Permit for a museum and administration building to be located at 64 South Main Street;

WHEREAS, the City of Angels Municipal Code requires that such development requires a Site Development Permit; and

WHEREAS, the City of Angels Municipal Code establishes that a Site Development Permit requires review by the City of Angels Planning Commission, and

WHEREAS, upon nearing construction completion, the applicants requested certain amendments to the project design; and

WHEREAS, it has been determined that the project complies with the applicable sections of the City of Angels Municipal Code and is consistent with the City of Angels General Plan subject to the conditions contained herein; and

WHEREAS, the Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the state guidelines for the implementation of CEQA Section 15332, Class 32; and

WHEREAS, at a duly noticed public hearing the Planning Commission heard and considered public input on the proposed project;

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Angels hereby approve the amendments to the site development permit based on the following findings A through D and subject to the attached conditions:

- A. The proposed use and design is consistent with the City of Angels Municipal Code; and
- B. The proposed use and design is consistent with the City of Angels General Plan; and
- C. The proposed use and design are consistent with adopted City design standards, adopted City short- and long-range plans, and accepted planning and engineering practices; and
- D. Under the circumstances of the particular case, the proposed use and design will not be substantially detrimental to the health, safety, or general welfare of the City.

The foregoing resolution was introduced and moved for adoption May 8, 2025, by

_____ and duly seconded by Commissioner _____.

PASSED AND ADOPTED THIS 8^h day of May, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

John Broeder, Chairman

ATTEST:

Caytlyn Schaner, Deputy City Clerk
City of Angels

AMENDED CONDITIONS OF PROJECT APPROVAL

Resolution 25-02 Amending Resolution No. 22-12

RESOLUTION PASSED AND ADOPTED BY THE CITY OF ANGELS PLANNING COMMISSION FOR MACT Museum Site Development Permit – 64 South Main Street APN: 058-015-013 (formerly 058-015-003 058-015-004, 058-015-011)

1. To the fullest extent permitted by law, Applicant shall defend, indemnify, and hold harmless City and its agents, elected and appointed officials, officers, employees, consultants, and volunteers (collectively, “City’s Agents”) from any and all liability arising out of a claim, action, or proceeding against City, or City’s Agents, to attack, set aside, void, or annul an approval concerning the project, any applicable Permit, or subsequent City approvals. Applicant’s duty to indemnify and hold harmless shall not extend to any claim, action, or proceeding arising from the gross negligence or willful misconduct of City or City’s Agents.

Upon receiving notice of a claim, action, or proceeding, Applicant shall assume the defense of the claim, action, or proceeding through the prompt payment of all attorneys’ fees and costs, incurred in good faith and in the exercise of reasonable discretion, of City’s counsel in defending such an action. City shall have the absolute and sole authority to control the litigation and make litigation decisions, including, but not limited to, selecting counsel to defend City and settlement or other disposition of the matter. The modification of a proposal by the applicant or the imposition of conditions by the City shall not alter the effectiveness of this indemnity obligation.

2. All construction shall comply with the plans approved April 14, 2022, by the City of Angels Planning Commission and as amended May 8, 2025 for the roundhouse and outdoor bathroom (Attachment B).
3. Pursuant to the AMC Section 1.16.090(B), an administrative code enforcement citation may be issued without prior issuance of a notice and order to abate for non-compliance with conditions contained in this entitlement.

PRIOR TO SITE DISTURBANCE INCLUDING VEGETATION REMOVAL OR GRADING, WHICHEVER OCCURS FIRST, THE PROJECT PROPONENT SHALL:

4. Negotiate an extended lease or purchase with the City of Angels to allow for required parking on the adjacent city owned parcel for the project for a minimum of 25 years unless otherwise agreed to by the City Council. (Note: this item has been completed)
5. Pay all required impact mitigation and capital improvement fees including, but not limited to Fire, Police, Traffic, Long-Range Planning, Water and Sewer capital improvement shall be paid unless an agreement is otherwise approved by the City Council deferring payments to prior to occupancy.
6. Pay all Engineering plan review and inspection fees (if not already paid). These fees are not subject to deferral.

7. Submit a final landscaping plan to the City for final review and approval. The Plan shall, at a minimum:
 - a) Provide landscaping for a minimum of 15% of the 0.7± acre site (4,574± square feet minimum). The plan will be consistent with the preliminary landscape plan as approved by the Planning Commission emphasizing plants used by Native Americans from this region and also California natives with a “natural” appearance. Planning staff may approve minor alterations consistent with the overall concept of the landscaping plan.
 - b) Street trees shall be provided along the project frontage and shall be shown on the final landscaping plans.
 - c) Landscaping shall avoid “hedge-like” plantings that may limit law enforcement from easily viewing buildings and the site during patrols.
 - d) Include landscaping along the fenceline facing SR 4 (outside of the Caltrans right-of-way) to screen the parking area from SR 4 on the currently city-owned parcel. The type of tree, shrub, or vine, as may be accommodated by the narrow width of dirt available for planting will be subject to agreement between the City and the applicant and shall be maintained by the applicant throughout the life of the project.
 - e) Ensure that landscaping at the site entrance does not block visibility or interfere with sight distance
 - f) Landscaping shall meet the standards established in the state’s Model Water Efficient Landscape Ordinance (MWELO).
 - g) Include a maintenance plan that minimally addresses maintaining landscaping in a safe and healthy manner throughout the life of the project including preserving site distance for pedestrians and vehicles at the project’s driveway intersections with SR 49.
8. Submit a Utility Plan detailing proposed water lines, wastewater lines, electrical, telephone and other associated utilities for review and approval by the City Engineer and Fire Marshall. infrastructure improvement plan for review and approval by the City Engineer. The project proponent is responsible for:
 - A. Upsize/repair/replace the City’s water and/or sewer mains along SR 49 in conjunction with any excavations or work along the project frontage that exposes the City’s water or sewer mains in compliance with the City’s adopted water and sewer capital improvement plans. The City has programmed the replacement of water mains along SR 49 (upsizing and replacement). The applicant may be reimbursed for work identified in the City’s capital improvement plans.
 - A. Where opportunities are present to loop water lines to improve fire flow, lines shall be required to be looped if and as required by the City Engineer and City Fire Marshall.
 - B. Installation of new underground power lines is not currently required by the City. However, to reduce fire hazard, the Project Proponent is strongly encouraged to underground power lines.

- C. An additional fire hydrant is required to meet CFC Appendix C Fire hydrant location and distribution requirements. The location of additional fire hydrant and fire department connections for the fire sprinkler system will be in an area approved by the Fire Marshal. For planning purposes, the Fire Marshal recommends locating these near the proposed new restrooms adjacent to the cultural park west.
9. Prepare and submit a Road Improvement Plan for review and approval by the City Engineering and obtain an encroachment permit from Caltrans, unless waived by the City Engineer.
- A. The road improvement plan shall include a bus entry/exit plan addressing signage, striping and notification requirements for bus entry and exit for review and approval by Caltrans and the City Engineer to ensure that visiting buses are aware of the one-way entry/exit requirements at the. The plan should address anticipated timing of entry/exit of buses to avoid a.m. and p.m. peak hours and striping/keep clear zones to ensure that autos do not stop in a location that would prevent bus entry or exit.
 - B. Applicant shall secure an encroachment permit for any work within the Caltrans ROW, unless waived by the City Engineer.
 - C. Applicant shall secure an encroachment permit from Caltrans for driveways serving the new uses. Driveways shall be constructed to commercial standards. New and existing driveways serving the proposed use will be constructed or upgraded to current Caltrans standards. This item may be waived by the City Engineer.
 - D. Where applicable, any sidewalk, curb, gutter or ramp shall be built or upgraded to current Caltrans standards and in compliance with the Americans with Disabilities Act (<http://www.dot.ca.gov/hq/traffops/developserv/permits/> and the District 10 Encroachment Permits office) unless waived by the City Engineer.
 - E. Emergency apparatus access roads shall meet California Fire Code standards. These require a minimum width of 20 feet, height of 14'6", constructed of asphalt, concrete or other approved all weather construction capable of handling imposed weights of 75,000 pounds with slopes not to exceed 10%. Fire apparatus roads with fire hydrants located along them shall increase width to 26 feet. Fire apparatus access roads with dead ends longer than 150 feet shall provide an approved turnaround.
 - F. Roads will incorporate curbing
10. Prepare and submit a Grading Plan prepared by a licensed civil engineer registered in California for review and approval by the City Engineer and, as applicable, the City's Chief Building Official.
11. Prepare and submit a Drainage Study and Drainage Plan to supplement the parking lot drainage study/plan for the remainder of the site. The plans shall be prepared by a licensed civil engineer registered in California for review and approval by the City Engineer and, as applicable, the City's Chief Building Official. At a minimum, the plan shall:
- A. Include drainage calculations for peak flows to determine potential runoff and ensure that the drainage detention basin(s) are adequately sized to collect stormwater runoff as necessary to achieve **no net increase in stormwater runoff onto adjacent properties**.

- B. The proponent shall demonstrate that existing State drainage facilities will not be significantly impacted by the project. Drainage from this site flowing into the State Right-of-Way (ROW) may continue to do so with the conditions that peak flows may not be increased from the pre-construction quantity and the site runoff be treated to meet present storm water quality standards. The applicant shall calculate runoff peak discharges for 10-, 25- and 100-year storm events for Pre and Post construction at the project site location. Calculations shall identify affected drainage inlets, the amount of flow being intercepted and spread width calculations. Because Caltrans requests that the study demonstrate no impacts to Caltrans facilities, the study should comply with Caltrans Hydraulic Design Criteria.
- C. The Plan shall address ongoing maintenance of all drainage facilities.

12. Dust Control

Throughout project construction, including demolition, site clearing, grading and associated activities, the Project Proponent and Construction Contractor shall be responsible for dust abatement including:

- A. A water truck shall be present on the construction site throughout construction activities and shall be available for use on all working days when natural precipitation does not provide adequate moisture for complete dust control. Said watering device shall be used to spray water on the site at the end of each day and at all other intervals, as need dictates, to control dust. All fugitive dust emissions caused by land clearing, grubbing, scraping, excavation, land leveling, grading, cut & fill, and demolition activities shall be effectively controlled using application of water.
- B. All material excavated and stockpiled onsite and/or graded shall be sufficiently watered, treated, or covered to prevent fugitive dust from leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard.
- C. All land clearing, grading, earth moving, or excavation activities shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 mph.
- D. All material transported off-site shall be either sufficiently watered or securely covered to prevent public nuisance and/or visible dust plumes.
- E. Vehicular traffic speeds on unpaved surfaces shall not exceed 10 miles per hour.

13. Authority to Construct/Operate Permit

Prior to issuance of a grading permit, the applicant shall obtain an authority to Construct Permit or confirmation that one is not required from the Calaveras County Air Pollution Control District. Prior to issuance of a final occupancy permit, the applicant shall obtain a Permit to Operate or confirmation that one is not required from the Calaveras County Air Pollution Control District.

14. Lighting

Submit a lighting plan to the City Planning Department for review and approval. The Police Department also will review the lighting plan to confirm that lighting placement contributes to minimizing crime to the extent feasible without detracting from the project's rural character.

Throughout the life of the project, all exterior lighting will be shielded and aimed downward and shall not shine onto adjoining parcels or into the night sky. Lighting shall not be aimed in a manner that conflicts with safe driving along SR 49.

15. Prior to issuance of a Grading Permit, the applicants shall contact the Calaveras Band of MiWuk and arrange to have a Native American monitor present during initial site grading.

16. Preconstruction Surveys Birds

Prior to construction occurring between February 1st and August 30th (e.g., staging, excavation, ground disturbance, or vegetation removal) a preconstruction survey for nesting birds will be conducted by a qualified biologist in accordance with the CDFW guidelines and a no-disturbance buffer will be established, if necessary.

If equipment staging, site preparation, vegetation removal, grading, excavation or other project-related construction activities are scheduled during the avian nesting season (generally February 1 through August 30), a focused survey for active nests would be conducted by a qualified biologist within 15 days prior to the beginning of project-related activities. Surveys shall be conducted in all suitable habitat in the BSA.

If an active nest is found, the bird shall be identified to species and the approximate distance from the closest work site to the nest estimated. No additional measures need be implemented if active nests are more than the following distances from the nearest work site: (a) 300± feet for raptors; or (b) 75± feet for other non-special-status bird species. Disturbance of active nests shall be avoided to the extent possible until it is determined that nesting is complete, and the young have fledged. For species protected under the California Fish and Game Code (CFGC), if active nests are closer than those distances to the nearest work site and there is the potential for bird disturbance, CDFW will be contacted for approval to work within 300± feet of raptors, or 75± feet of other non-special-status bird species.

THROUGHOUT PROJECT CONSTRUCTION:

17. Project construction shall be limited to 7:00 a.m. to 7:00 p.m. unless an emergency exists.

18. Erosion Control Plan/Best Management Practices (BMPs) to Protect Water Quality (Including NOI/NPDES/SWPPP)

- A. The Contractor shall prepare an Erosion Control Plan for review and approval by the City Engineer. All soils disturbed by grading shall be reseeded or hydromulched or otherwise stabilized 48 hours in advance of a rain event. Emergency erosion control measures shall be used as reasonably requested by the City. A likely rain/precipitation event is any weather pattern that is forecasted to have a 30% or greater chance of producing precipitation in the project area. The discharger shall obtain likely precipitation forecast information from the National Weather Service Forecast Office (e.g., by entering the zip code of the project's location at <http://www.srh.noaa.gov/forecast>). A qualifying rain event is one that produces 0.5 inch or more of precipitation within a 48 hour or greater period between rain events.

- B. All erosion control standards and measures identified any Geotechnical Engineering reports or surveys shall be implemented in accordance with the recommendations of the findings unless otherwise amended by the City Engineer.

- C. Submit to the State Water Resources Control Board Storm Water Permitting Unit, a Notice of Intent (NOI) to obtain coverage under the General Construction Activity Storm Water Permit - California's National Pollution Discharge Elimination System (NPDES) general permit for construction related storm water discharges for the disturbance of one acre or more. Disturbances of less than one acre may also require an NOI for coverage under the NPDES General Permit for construction-related storm water discharge and the State Water Resources Control Board Permitting Unit shall be contacted for determination of permit requirements. Commercial and Industrial developments may require an NOI even if less than one acre is to be disturbed. Obtain coverage or an exemption from these requirements. [Federal Water Pollution Control Act, Section 401, California Clean Water Act]. The permit may include preparation of a Stormwater Pollution Prevention Plan (SWPPP).

19. Equipment Emissions

Throughout Project construction, the Project Proponent shall be responsible for reducing equipment emissions to the maximum extent feasible including:

- A. Ensuring that all construction equipment and vehicles are properly tuned and maintained and that low-sulfur fuel is used in all construction equipment as provided in California Code of Regulations (CCR) Title 17, Section 93114 (Compliance with Caltrans' Standard Specifications, Section 14-9).
- B. Heavy-duty diesel-powered construction equipment is prohibited from idling for more than five minutes during periods when the equipment is not in use.
- C. Grid (electrical) power shall be used (as opposed to diesel generators) for job site power needs where feasible during construction.

20. Unanticipated Cultural Resource Discoveries. If a cultural resource is discovered during construction activities, the construction contractor shall comply with the following provisions:

- A. The person discovering the cultural resource shall notify the project's designated qualified cultural resource professional by telephone within 4 hours of the discovery or the next working day if the department is closed.
- B. When the cultural resource is located outside the area of disturbance, the project's designated qualified cultural resource professional shall be allowed to photodocument and record the resource and construction activities may continue during this process. The area of disturbance is defined to include grading and vegetation removal areas and/or access roads or processing areas plus 100 feet.
- C. When the cultural resource is located within the area of disturbance, all activities that may impact the resource shall cease immediately upon discovery of the resource. All activity that does not affect the cultural resource as determined by site's designated qualified cultural resource professional may continue. The project's designated qualified cultural resource professional shall be allowed to conduct an evaluative survey to evaluate the significance of the cultural resource.
- D. When the cultural resource is determined to be not significant, the project's designated qualified cultural resource professional shall be allowed to photodocument and record the resource. Construction activities may resume after authorization from the project's designated qualified professional.

- E. When a resource is determined to be significant, the resource shall be avoided with said resource having boundaries established around its perimeter by the project's designated qualified cultural resource professional or a cultural resource management plan shall be prepared by the project's designated qualified professional to establish measures formulated and implemented in accordance with Sections 21083.2 and 21084.1 of the California Environmental Quality Act (CEQA) to address the effects of construction on the resource. The project's designated qualified cultural resource professional shall be allowed to photodocument and record the resource. Construction activities may resume after authorization from the project's designated qualified cultural resource professional. All further activity authorized by this permit shall comply with the cultural resources management plan.

For the purposes of implementing this measure, a "qualified cultural resource professional" is an individual (e.g., historian or archaeologist) meeting the Secretary of the Interior's Qualification Standards.

A "cultural resource" is any building, structure, object, site, district, or other item of cultural, social, religious, economic, political, scientific, agricultural, educational, military, engineering or architectural significance to the citizens of Calaveras County, the State of California, or the nation which is 50 years of age or older or has been listed on or is eligible for listing on the National Register of Historic Places, the California Register of Cultural Resources, or any local register. Examples of prehistoric resources may include stone tools and manufacturing debris; milling equipment such as bedrock mortars, portable mortars, and pestles; darkened or stained soils (midden) that may contain dietary remains such as shell and bone; historic dumps (trash), mine workings 50 years old or older, dark gray or brown deposits with fire broken rock, stone tools, mining tools or other such features as well as human remains. Historic resources may include burial plots; structural foundations; mining spoils piles and prospecting pits; cabin pads; and trash scatters consisting of cans with soldered seams or tops, bottles, cut (square) nails, and ceramics.

21. Human Remains

If human remains, burial, cremation or other mortuary features are uncovered during construction activities; upon discovery, secure the location, do not touch or remove remains and associated artifacts; do not remove associated spoils or go through them; document the location and keep notes of activity and correspondence. All work within 100 feet of the discovery shall stop until the County Coroner can determine whether the remains are those of a Native American. If the remains are determined to be Native American, the coroner must contact the California Native American Heritage Commission to obtain the Most Likely Descendent (MLD) and follow state law (PRC 5097.9 et seq. and Health and Safety Code 7050.5(c)-7054.1 and 8100 et seq.). No further work or disturbance shall occur within 100 feet until all of the preceding actions, as applicable to the discovery, are implemented and completed. Preserve associated spoils without further disturbance, do not touch or remove remains or associated artifacts, document the location and maintain notes of activity and correspondence. Preservation *in situ* is the preferred treatment of human remains and associated burial artifacts. [Public Resources Code Sections 5097.94, 5097.98 and Health and Safety Code Section 7050.5(c) and Section 15064.5 of the California Code of Regulations implementing the California Public Resources Code, Sections 21000-21177]

22. The applicant shall be responsible for maintaining contact with and involving a member of the Calaveras Band of MiWuk, or alternate as approved by the Calaveras Band, to monitor during initial site grading,
23. **Avoid Inadvertent Animal Trapping During Construction**
To avoid inadvertently trapping special status or common animal species during construction, all excavated steep-walled holes or trenches more than two feet deep shall be covered at the end of each working day with plywood, or similar material, or provided with one or more escape ramps constructed of earth fill or wooden planks, or equivalent, at each end of the trench. Before such holes or trenches are filled, they will be thoroughly inspected for trapped animals. If at any time a trapped animal is discovered, the contractor shall place an escape ramp or other appropriate structure to allow the animal to escape. Alternatively, the contractor shall contact the project biologist or California Department of Fish and Wildlife for assistance. Similarly, stored pipes or other materials providing potential cover for animals will be inspected prior to installation or use to ensure that they are unoccupied.
24. All food and food-related trash will be enclosed in sealed trash containers at the end of each workday and removed completely from the construction site every day to avoid attracting wildlife.

PRIOR TO ISSUANCE OF A BUILDING PERMIT, INSTALLING SIGNAGE, PAINTING MURALS:

25. The project proponent shall submit the proposed bathroom siding material for review and approval by the Planning Department. The use of rhyolite is pre-approved by the Planning Commission. Alternative stone siding may require additional review by the Planning Commission at the discretion of the City Planner. Note: Alternative stone siding was reviewed and approved by the Planning Commission at its May 8, 2025 meeting.
26. The project proponent shall submit the proposed mural design to the Planning Commission for review and approval.
27. A sign permit shall be secured from the Community Development Department prior to installation of any new sign. Signs may not encroach into the Caltrans right-of-way.

Any off-premise advertising display visible to traffic on state facilities must comply with state regulations (e.g., Outdoor Advertising Act – Business and Professions Code 5200 et. seq. <https://dot.ca.gov/programs/traffic-operations/oda>). A master sign plan for the overall development is recommended.
28. Building plans are required for all structures (museum/administration building, restrooms, roundhouse, bark house, acorn granary, ramada etc.)
29. Building Plans shall include/address the following:
 - A. An occupancy and exiting plan shall be provided showing maximum occupancy limits for all areas of all structures. Travel distances and exit size shall meet California Fire Code 2019.
 - B. Clarify whether the sky bridge connecting 52 and 64 S. Main will be constructed to maintain two separate buildings, or one single building connected by the sky bridge.
 - C. Use of non-listed building materials/products will require engineering analysis and potential alternate means and materials.
 - D. Provide an allowable area analysis. Maximum impermeable surfacing in the Community Commercial Zoning District is 80%.

- E. Fire sprinklers are required for the new administration/museum building, unless otherwise approved by the fire marshal. Type 3A construction is proposed for the new administration/museum building. The round house will maintain a B Occupancy. If roundhouse occupancy is changed, additional measures will be required. The Fire Marshal, Building Official, Applicant and Architect of Record shall determine the maximum number of occupants allowed within the roundhouse without use of an automatic fire sprinkler system in order to preserve the traditional, vernacular construction of the roundhouse while ensuring public safety.

PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT:

30. The project shall provide adequate water supply and fire flow per California Fire Code 2019 Appendix B, Table B105.1.(2) or as otherwise required by the fire marshal.
31. An extended lease or purchase shall be executed with the City of Angels to allow for required parking for the project. (This condition has been met).
32. 82 auto parking spaces plus four bus parking spaces (86 total spaces) shall be provided. City staff may reduce the total required parking spaces by up to 8 spaces if necessary to accommodate other site or safety features. Parking areas covered by shelters or otherwise blocked for use by standard sized autos (except for proposed bus parking) shall not be counted as parking spaces.
33. Parking spaces shall comply with AMC Section 17.69.070 using the dimensions and angles required for non-residential uses unless otherwise approved by the City Engineer.

THROUGHOUT THE LIFE OF THE PROJECT:

34. Landscaping:
Dead or dying landscaping shall be replaced within thirty days of receiving notification from the Community Development Department unless an alternative timeline is established by the City to address drought or other extraordinary circumstances. The City may request bonding from the property owner or other responsible entity to support re-planting when re-planting must be deferred.
35. Adequate site distance for pedestrians and vehicles on and off-site shall be established and maintained at the project's driveway intersections with SR 49. The maintenance plan shall address maintaining landscaping to preserve site distance at the intersection. Failure to maintain landscaping in accordance with this measure is subject to the City's code enforcement provisions.
36. Throughout the life of the project, the Project Proponent is, and individual landowners are, responsible for maintaining vegetation in compliance with the City's fire-safe vegetation management requirements as necessary to reduce wildland fire hazard. Landowners shall be responsible for cutting grasses to below 4" in height, trimming tree branches, removing dead and dying vegetation as necessary to separate ladder fuels, and other measures as deemed necessary by the City Fire Marshall. Failure to maintain landscaping in accordance with this measure is subject to the City's code enforcement provisions.
37. The project shall comply with the exterior noise exposure level standards in the category of "Conditionally Acceptable" and based on the allowable land uses within the zoning district of the receiving property as contained in the City of Angels General Plan 2020 Implementation Measure

5.A.a/Figure 5-1 for noise levels as measured at the receiving parcel boundary and as those standards may be amended through adoption of a City Noise Ordinance.

38. The City Planner may make minor modifications to the approved conditions and plans.

Figure 5-1 : Exterior Community Noise Exposure Levels- L_{dn} or CNEL, (in Decibels, dB)						
Decibels	55	60	65	70	75	80
Land Use Category						
Residential low-density, single-family, duplex, mobile homes	Normally Acceptable					
		Conditionally Acceptable				
				Normally Unacceptable		
					Clearly Unacceptable	
Residential multi-family	Normally Acceptable					
		Conditionally Acceptable				
				Normally Unacceptable		
					Clearly Unacceptable	
Transient lodging, motels, hotels	Normally Acceptable					
		Conditionally Acceptable				
				Normally Unacceptable		
						Clearly Unacceptable
Schools, libraries, churches, hospitals, nursing homes	Normally Acceptable					
		Conditionally Acceptable				
				Normally Unacceptable		
						Clearly Unacceptable
Auditoriums, concert halls, amphitheaters (during use)	Conditionally Acceptable					
			Clearly Unacceptable			
Sports arena, outdoor spectator sports (during use)	Conditionally Acceptable					
				Clearly Unacceptable		
Playgrounds, neighborhood parks	Normally Acceptable					
				Normally Unacceptable		
					Clearly Unacceptable	
Golf courses, riding stables, water recreation, cemeteries	Normally Acceptable					
				Normally Unacceptable		
						Clearly Unacceptable
Office buildings, business, commercial and professional	Normally Acceptable					
			Conditionally Acceptable			
					Normally Unacceptable	
Industrial, manufacturing, utilities, agriculture	Normally Acceptable					
				Conditionally Acceptable		
					Normally Unacceptable	

Figure 5-1 Key:

Normally Acceptable:

Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

Conditionally Acceptable:

New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional Construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

Normally Unacceptable:

New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

Clearly Unacceptable:

New construction or development should generally not be undertaken.

I, we , have read and agree to the preceding conditions:

_____	_____
_____	_____



Figure 2: Bathroom Siding (revised)

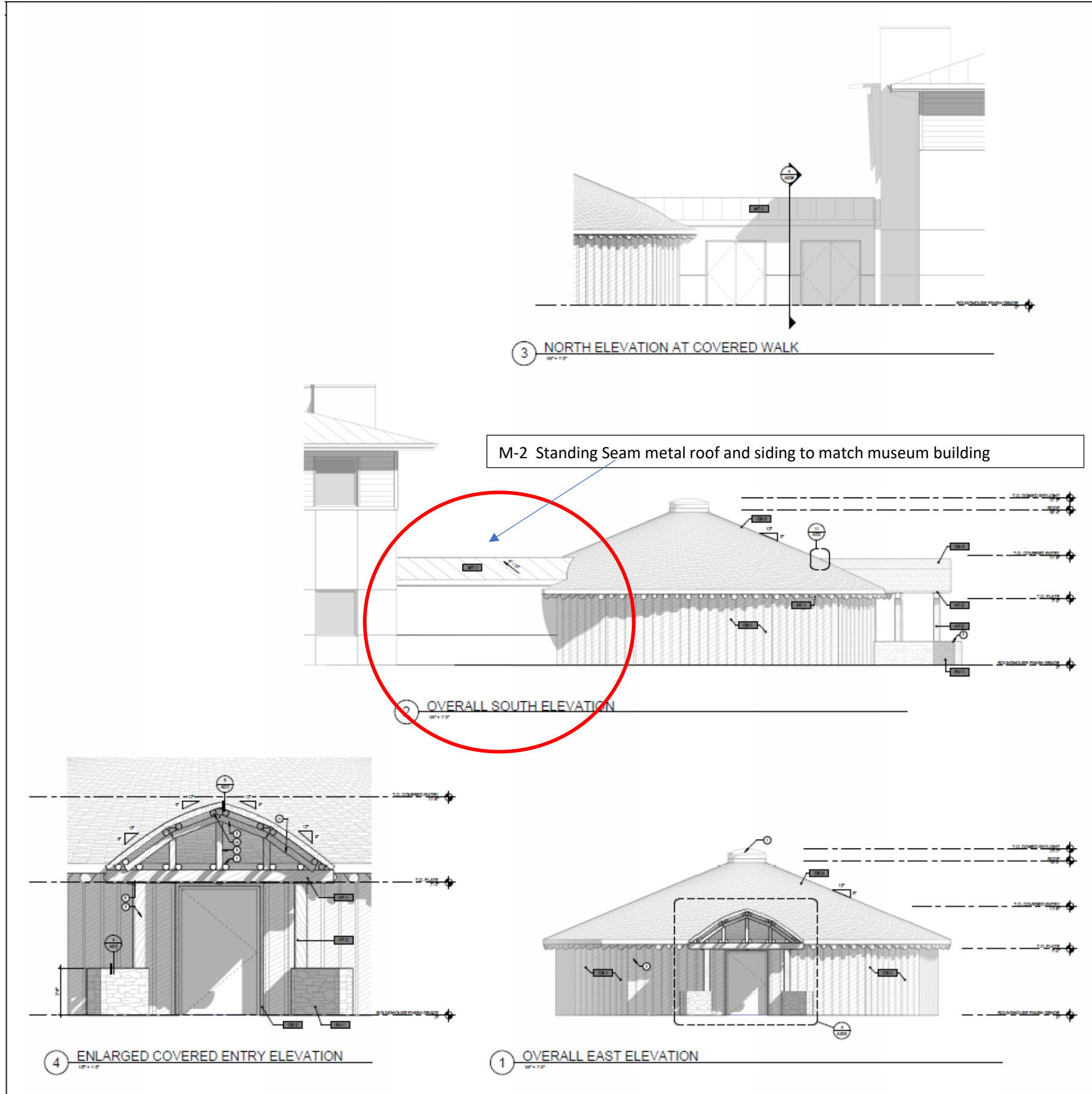


Figure 3: Connector between museum and roundhouse

See Key to Finishes,
next page

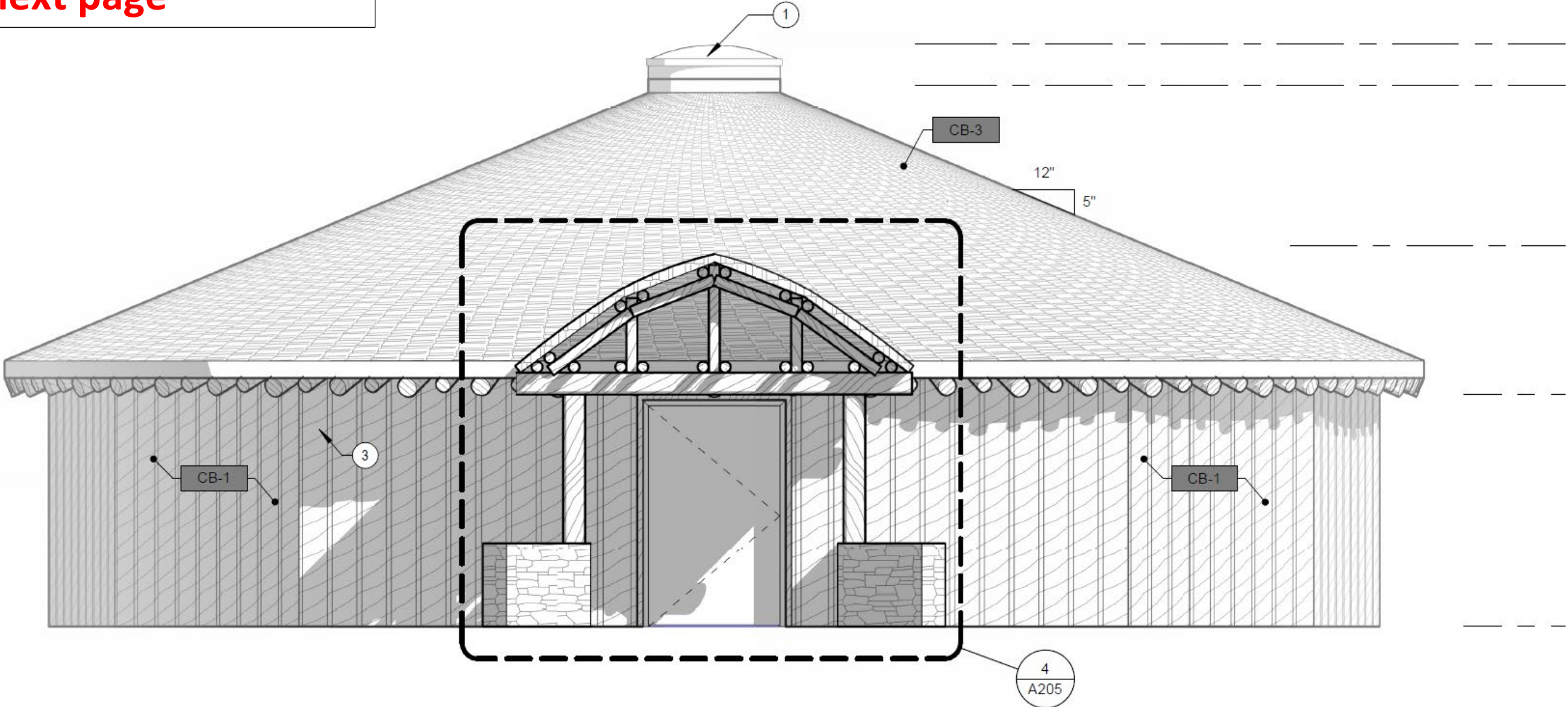


Figure 4: Roundhouse revisions

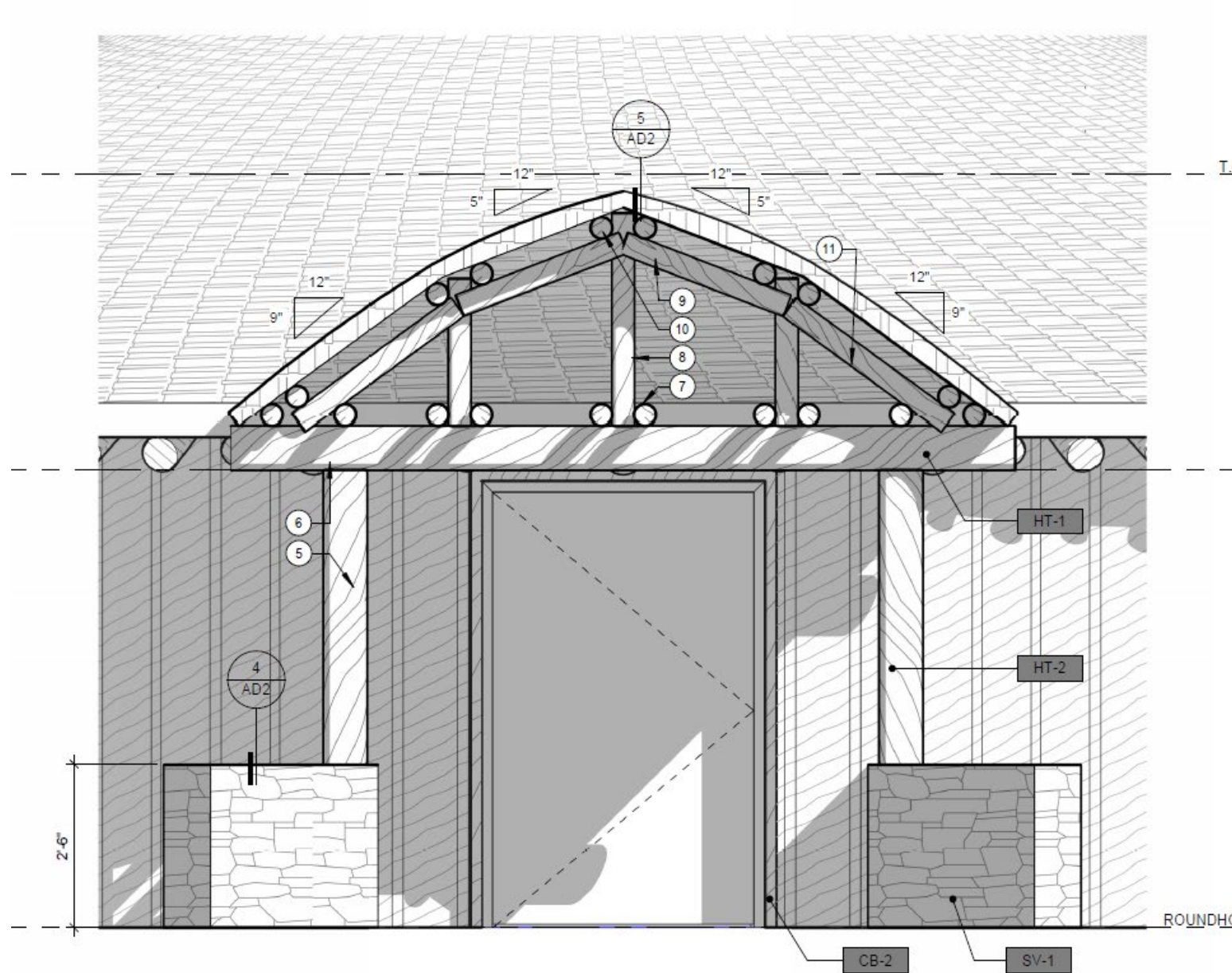


Figure 5: Roundhouse revisions and finishes

FINISH INDEX

CB-1

ROUGH SAWN 1X12 PRESSURE-TREATED CEDAR BOARDS WITH ROUGH SAWN 1X2 CEDAR BATTEN TRIM WITH THERMEX-FR FIRE RETARDANT TREATMENT

CB-2

ROUGH SAWN CEDAR TRIM

CB-3

CEDAR SHINGLE ROOF ASSEMBLY: CERTI-SPLIT - WESTERN RED CEDAR - NUMBER 1 GRADE - HANDSPLIT & RESAWN SHAKES - 18" LENGTH - CERTI-GUARD CLASS 'A' ASSEMBLY OR APPROVED EQUAL

HT-1

HEAVY TIMBER FRAMING: ROUGH-SAWN DOUGLAS FIR

HT-2

HEAVY TIMBER FRAMING: DEBARKED DOUGLAS FIR BEAMS, POSTS, AND POLES

SV-1

ADHERED LIGHTWEIGHT DRYSTACK LEDGESTONE VENEER: MRM STONE - CUSTOM STONE BLEND & BOZEMAN RUN BLEND

MT-1

STANDING SEAM METAL ROOFING SYSTEM: 'OLD ZINC' MEDIUM GRAY - TO MATCH EXISTING