

Attachment D:

**Additional Appellant information
submitted 11/12/25**

NEGATIVE IMPACTS OF A PRIVATE SCHOOL LOCATED IN A HISTORIC DISTRICT

1. Incompatibility with the Commercial Core Purpose

- The historic downtown district is intended to serve as a commercial, cultural, and social hub, encouraging foot traffic, tourism, dining, and retail activity.
- A private school is not a public-facing enterprise and does not contribute to the district's economic vitality. It occupies valuable commercial real estate that should be used for businesses open to the public.

2. Reduction in Economic Activity

- Schools do not generate sales tax revenue, nor do they attract shoppers, diners, or visitors.
- Their presence can displace potential restaurants, shops, or entertainment venues that drive downtown recovery and sustainability.
- Reduced daytime and weekend traffic translates to fewer customers for nearby businesses.

3. Incompatibility with Adjacent Uses

- Downtown Angels Camp includes bars, restaurants with liquor licenses, live music venues, and late-night events.
- These are not suitable or compatible with a school environment, where noise, alcohol sales, and nightlife activities could create conflicts and potential complaints.

4. Negative Impact on Downtown Character and Tourism

- Historic districts thrive on vibrancy, diversity, and accessibility.
- A private school creates periods of inactivity during weekends, evenings, and school breaks, reducing energy and curb appeal in the area.
- **It also sends a signal that the downtown is shifting from a public destination to institutional or private use, discouraging tourism and investment.**

5. Loss of Limited Commercial Space

- With many existing storefronts already converted to offices and personal services (salons, realtors, chiropractors, etc.), the few remaining retail-oriented spaces are critical for maintaining a balanced and inviting mix of uses.
- Allowing a private school further limits opportunities for restaurants, retail shops, or art spaces that draw locals and visitors alike.

6. Parking and Traffic Concerns

- Schools create peak-hour congestion during drop-off and pick-up times, conflicting with normal downtown traffic and parking needs.
- Visitors, diners, and shoppers may be deterred by limited parking or blocked access during these hours.

7. Inconsistency with Downtown Revitalization Goals

- City and community revitalization plans typically emphasize increasing tourism, supporting small businesses, and preserving historic charm.
- A private school does not align with these goals and could set a precedent for further non-commercial institutional uses that dilute downtown's identity.

8. Limited Community Access and Benefit

- Unlike a public facility, a private school serves a closed membership—students and families only.
- It provides minimal benefit to the broader community, especially compared to a restaurant, shop or gallery that welcomes all residents and visitors.

To Members of Angels Camp City Council,

October 20, 2025

I have been trying to make Angels Camp Historic Downtown vibrant since 2016 when I purchased a dilapidated building and remodeled it. I have spent thousands of dollars in this town trying to make it something people want to come to and enjoy. I have run 2 businesses for almost 8 years and it has not been easy. Swimming upstream with property owners who won't rent spaces, parking issues, Covid just to name a few. We have absolutely no signage driving tourists to this area and when they do find us, buildings sit empty and sidewalks are filthy.

I am a firm believer that business creates business. A charter high school and church office space does not help that belief. The Cascabel space should be another restaurant or retail space bringing locals and visitors to this area and creating tax revenue.

The alley to be used for dropping off/picking up students during a high traffic time is only wide enough for 1 car and has blind spots. There is zero outdoor space for the kids of this school to utilize for breaks. This is completely inadequate, and I am surprised planning approved this concept.

There are far better spaces in this town for this school to locate. Downtown is not the right fit.

Thank you,

Gretel Tiscornia

Owner Pickled Porch Café and Mingos on Main

11/18/2025

Historic Downtown Land Use Concern

Dear Mayor, Councilmembers, and City Staff,

This statement requests that the City Council reconsider approval allowing a private high school to occupy the last remaining restaurant-ready building in the historic downtown district. The downtown area has already been weakened by economic downturns, reduced visitor traffic following the highway bypass, and a growing concentration of offices and personal service businesses that generate little sales tax or tourism activity. With more than half of storefronts no longer serving retail or hospitality purposes, preserving remaining commercial spaces is critical to economic recovery. The introduction of a school, while valuable educationally, is incompatible with nearby restaurants, tasting rooms, and bars, and would further reduce evening activity and revenue potential. The community respectfully urges the Council to reaffirm downtown's intended use as a commercial, cultural, and visitor-oriented district, and to help identify a more appropriate site for the school outside the historic core.

Please refer to the attached documents for comparisons between the Historic Districts of Angels Camp and those of our nearest neighbor, Murphys.

Respectfully submitted,

Concerned Downtown Business Owners and Community Members

DOWNTOWN ANGELS CAMP BUSINESS LIST

BY CATEGORY

As you can see from this list, "retail/hospitality" type businesses take up the minority of storefronts in our historic downtown district. Not counting the 2 "pending" food businesses or the private school, the current ratio of RETAIL/HOSPITALITY to OTHER IS 37% TO 63%. This is troubling for a district that depends on return local AND tourist dollars.

RETAIL/HOSPITALITY

RESTAURANT/FOOD

AVELLINO ITALIAN MARKET & WINE BAR
CRUSCOS RISTORANTE
LEMON TREE BAKERY
PICKLED PORCH CAFÉ
THE PARLOR

BAR

MINERS LOUNGE
MY BAR

RETAIL

CRAFTY CHICKS & CO.
JONNIE THE LABEL
LADIES & GENTS.
MINGOS
NELLIE LOU'S ANTIQUES
PAUL JAMES JEWELERS
STORIES IN STONES
TURNERS WILD WEST

ENTERTAINMENT

ANGELS MOVIE THEATRE
DARBY'S GOLD PANNING (APPT ONLY)

PENDING

THE KILTIED VIKING
49ER EATS

OTHER

OFFICES

CENTURY 21 SIERRA PROPERTIES
HABITAT FOR HUMANITY CALAVERAS
HIGHLAND FINANCIAL
NEXT HOME REALTY - UTICA
US POST OFFICE

PROFESSIONAL SERVICES

ANGELS CAMP BODY SHOP & FITNESS GYM
CALAVERAS CUSTOMS
FOXY FACE
GHH WELLNESS SPACE
GREG PLAUGHER, CHIROPRACTOR
JOYCE MARKWICK, PSYCHIC MEDIUM
SCULPT N GLOW
SHORTIE'S BARBER SHOP
SIGNAL SERVICE
THE SALON
VERONICA'S SALON
YING LI, MASSEUSE

VACANT BUILDINGS

BROSEMER BUILDING
CRAWLEY'S AUTO
FLANNIGAN BLDG (FORMER MTN MOTIVE)
MERCANTILE BLDG
OLD PRESTIGE GALLERY (OFFICE AS OF 11/10)
WHEELER GARAGE (FORMER KAYAK RENTAL)
UTICA HOTEL (2 STORE FRONTS)
49 MOTORS (EAST SIDE OF HWY)
OLD GOLF CART REPAIR PLACE
SIGNAL SERVICE (HALF OF STOREFRONT)
LODE HOTEL

MISC

NATE NATHAN'S MUSIC TEMPLE

DOWNTOWN MURPHYS BUSINESS LIST BY CATEGORY

Murphys is the town that tourists head to after bypassing Angels Camp. As you can see from this list, "retail/hospitality" type businesses take up the MAJORITY of storefronts in the Murphys historic downtown district.

RETAIL

INDEPENDENT MERCANTILE
KRISTINE'S CLOTHING
MURPHYS ART GLASS
MURPHYS MOTORCYCLE CO
MURPHYS TREASURES
SIERRA NEVADA ADVENTURE CO.
THE SPICE TIN
WILLOW ANTIQUES
MARSOLIO'S
BOOKS ON MAIN
KCK COLLECTABLES
JEAN & JANE
MURPHYS VILLAGE TOYS
BRIGHT EYED & BUSHY TAILED
SUSANNA'S
MYSTICAL EMPORIUM
SERENDIPITY
SHIRT TALES
CREATIVE COOKWARE
HANK'S VINTAGE
DEA BATHROOM MACHINERIES

JOIE DE VIE
TIMBERCRAFT
COUNTRY HUTCH FLORAL
MURPHYS DOG SHOP
MOON ALLEY CANDLES
MAISIE BLUE
THE MAN CAVE
BEE ESSENTIALS

RESTAURANT /FOOD

ALCHEMY
ARIA
GOLD COUNTRY ROASTERS
FIREWOOD
MURPHYS WINE BAR
GROUNDS
MURPHYS GRADE
MURPHYS IRISH PUB
MURPHYS POURHOUSE
PABLITO'S BASECAMP
V RESTAURANT, BISTRO & BAR
JESUS' RESTAURANT
MURPHYS HOTEL
TOSCANAS
HOUSE OF PITA
DOKE SUSHI
JOMAS ICE CREAM
NELSON'S CANDIES
DALTON'S DOLE WHIP
SHAVED ICE TRUCK

LODGING

MURPHYS HOTEL
MURPHYS HOUSE ON MAIN
MURPHYS INN
VICTORIA INN

TASTING ROOMS

MILLIAIRE
BODEGA DEL SUR
LAVENDER RIDGE
GOSSAMER CELLARS
FOUR WINDS
TANNER
HATCHER
BROLL MOUNTAIN
BOYLE MCDONALD
BLACK SHEEP
HOVEY WINERY
LA FOLIA
FROGS TOOTH
JAZZ CELLARS
ALLEGORIE
VINA MODA
NEWSOME HARLOW
VILLA VALLECITO
VAL DU VINO

MISC

NDGW RUBY PARLOR
NATIVE SONS HALL
CVB

OFFICES

SABRINA JULIAN INVEST
REMAX SMITH TEAM
C21 SIERRA PROPERTIES
PREMIER PROPERTIES
UPUD
VACANT OFFICE