



MEMORANDUM

City of Angels Planning Commission

Date: April 7, 2026

To: City of Angels Planning Commission

From: Amy Augustine, AICP – City Planner

Re: Resolutions 26-09, 26-10, 26-11, 26-12 for the Annexation of Assessor's
Parcels: 058-011-017, -029, -030 (Copello); 057-011-015 (City Water Tank);
057-023-002, -025, -030 (Bret Harte High School); 064-004-037, -039, -040
(Finnegan Lane)

RECOMMENDATION

Adopt Resolution 26-09 (058-011-017, -029, -030 - Copello), Resolution 26-10 (057-011-015 - City Water Tank); Resolution 26-11 (057-023-002, -025, -030 - Bret Harte High School); and Resolution 26-12 (064-004-037, -039, -040 - Finnegan Lane).

BACKGROUND/ PROJECT DESCRIPTION

The City is proposing annexation of 10 parcels described in **Table 1** and shown in **Figures 1 - 3**. Many of the annexations are for clerical purposes (i.e., the City is required to pay property taxes for parcels it owns located outside of the city limits). Others are for recreational purposes (e.g., Finnegan

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

ANALYSIS

Pursuant to Angels Municipal Code Section 17.85.020(C) the Planning Commission is required to make recommendations to the city council regarding annexations. The Planning Commission reviewed and recommended approval of all proposed annexations unanimously at their meeting of 3/12/26.

In 2024, the City Council adopted Resolution 24-59, the City of Angels Camp Annexation Policy (**Attachment A**).

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

General Plan Goal 1H calls for the city to:

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

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

The City of Angels Annexation Policy was established pursuant to General Plan Implementation Program 1.H.a to establish a City annexation plan. The following identifies how each annexation is consistent with that policy (Attachment A):

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

064-004-037 (City of Angels)	26-04	Vacant	Land providing recreation and open space opportunities; Scenic vistas; City-owned land.
064-004-039 (Medberry)	26-04	Vacant	0.13 acre entirely surrounded by City-owned property
064-004-040 (City of Angels)	26-04	Vacant	Land providing recreation and open space opportunities; Scenic vistas; City-owned land

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

Table 1: Proposed Annexations

Parcel Number (Owner)	Resolution	Current Use	Acreage	Purpose for Annexation	County Zoning	City General Plan post annexation	City Zoning post annexation
058-011-017 AMA	26-01	AMA Sports Complex	6.79	Requested by applicant	Recreation	Public/Quasi Public (P)	Parks/Recreation (REC)
058-011-029 AMA	26-01	AMA Sports Complex	1.59	Requested by applicant	Recreation	Public/Quasi Public (P)	Parks/Recreation (REC)
058-011-030 City of Angels	26-01	Vacant	0.18	City owned property	Recreation	Public/Quasi Public (P)	Public (P)
057-011-015 City of Angels	26-02	Water Tank	0.66	City owned property	Public Service (PS)	Public/Quasi Public (P)	Public (P)
057-023-002 (Bret Harte HS)	26-03	Bret Harte HS	0.43	Requested by applicant Keep entire school within the City	Public Service (PS)	Public/Quasi Public (P)	Public (P)
057-023-025 (Bret Harte HS)	26-03	Bret Harte HS	7.45	Requested by applicant Keep entire school within the City	Public Service (PS)	Public/Quasi Public (P)	Public (P)
057-023-030 (Bret Harte HS)	26-03	Bret Harte HS	0.86	Requested by applicant Keep entire school within the City	Public Service (PS)	Public/Quasi Public (P)	Public (P)
064-004-037 (City of Angels)	26-04	Vacant	10.26	City owned property; Angels Creek Trail; Discontinue property taxation	Angels Camp (AC)	Public/Quasi Public (P)	Public (P)

064-004-039 (Medberry)	26-04	Vacant	0.13	Conditional/a/; State regulations to avoid a "gap" between city/county ownership and place entire property under one jurisdiction	Angels Camp (AC)	Rural Residential (RR)	Residential Estate, five-acre minimum (RE-5)
064-004-040 (City of Angels)	26-04	Vacant	0.15	City owned property; Angels Creek Trail; Discontinue property taxation	Angels Camp (AC)	Public/Quasi Public (P)	Public (P)
			28.5				

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

Figure 1: Annexations Copello and Bret Harte High School

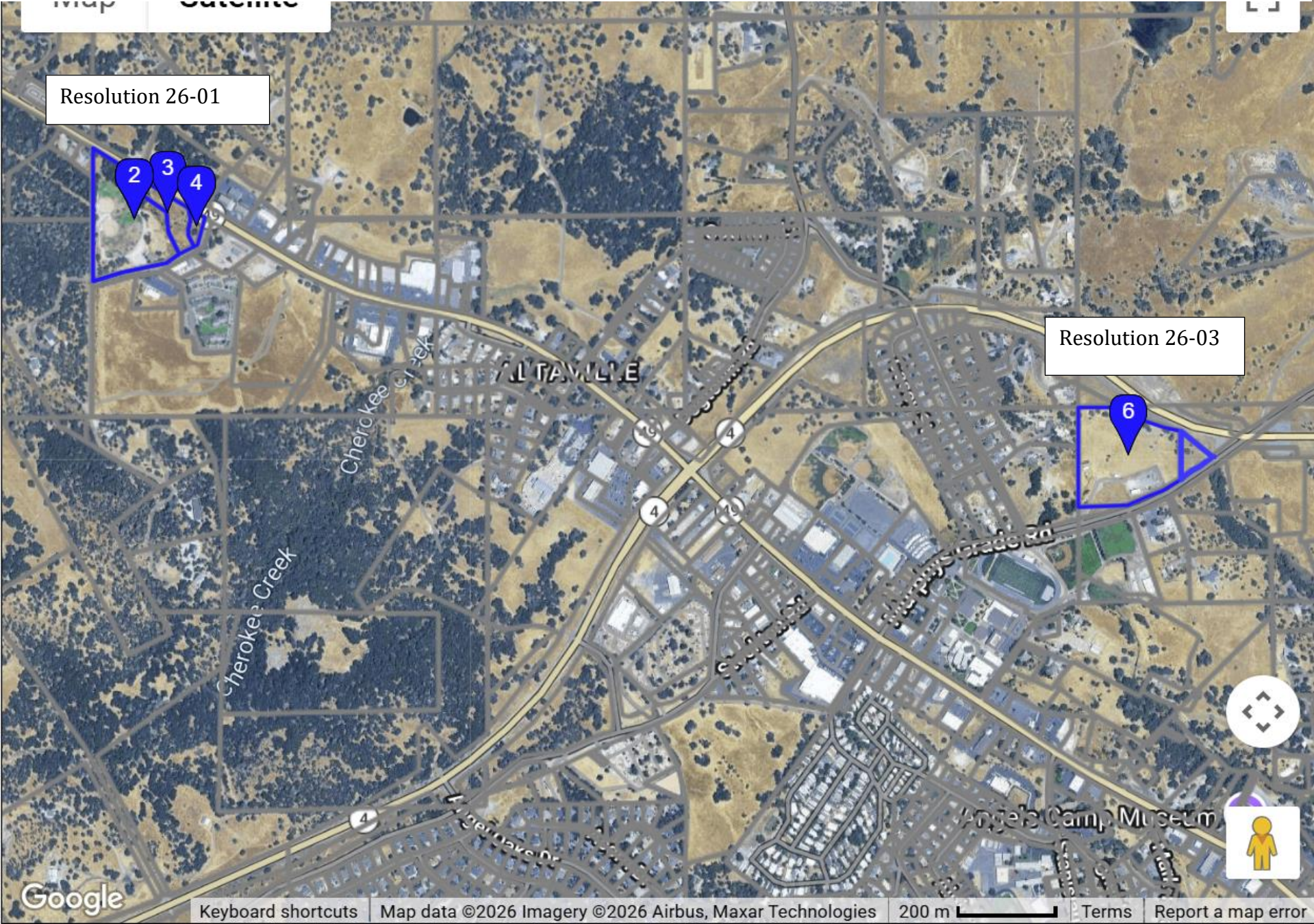
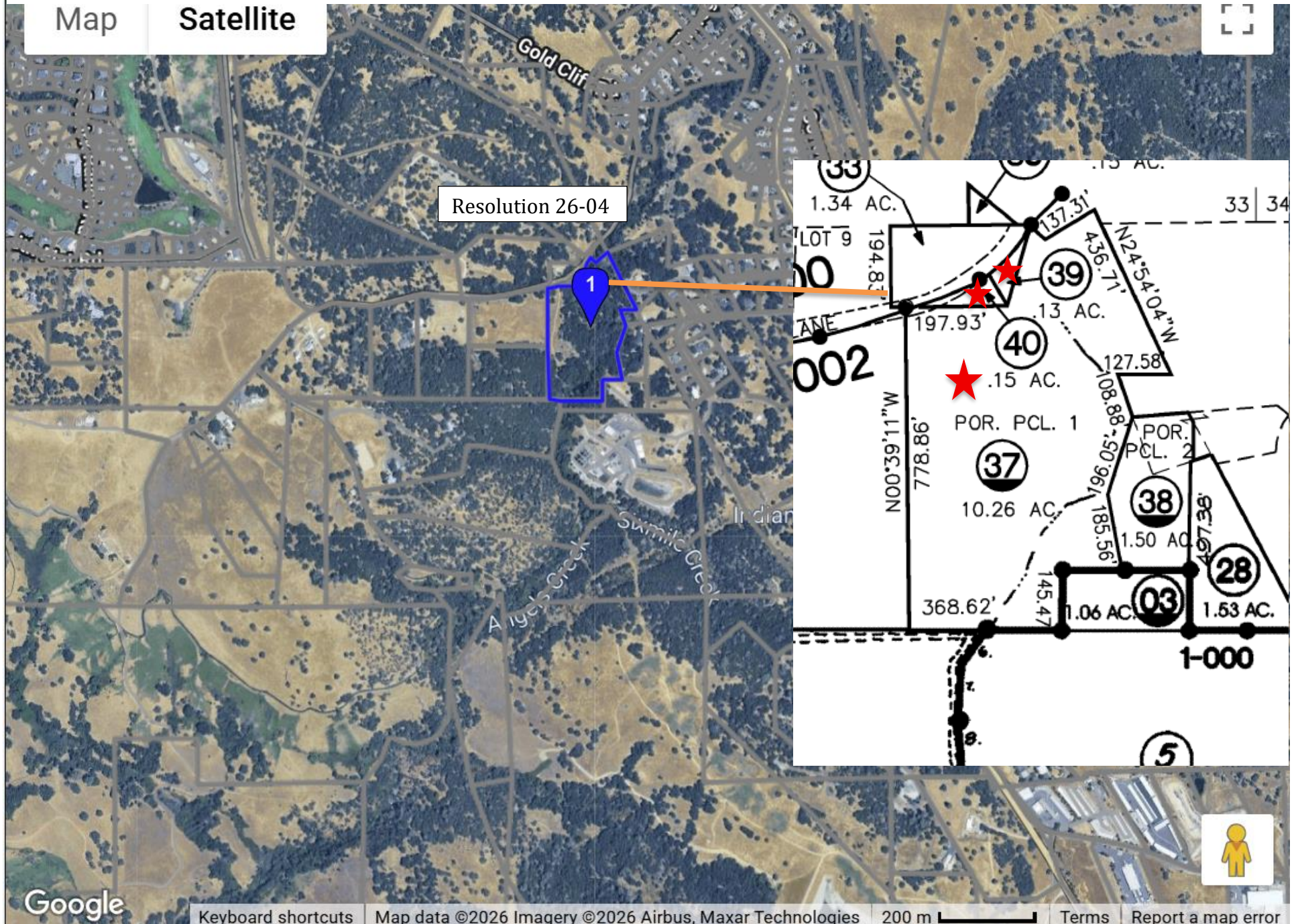


Figure 2: Annexation City Water Tank



Figure 3: Finnegan Lane Parcels



FISCAL IMPACT:

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

ENVIRONMENTAL FINDING:

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

ATTACHMENTS:

- A. Annexation Policy
- B. Resolutions 26-09, 26-10, 26-11, 26-12

ATTACHMENT A

City of Angels Camp Annexation Policy

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

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

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

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

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

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