



## MEMORANDUM

### City of Angels Planning Commission

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**Date:** August 14, 2025

**To:** City of Angels City Council

**From:** Amy Augustine, AICP – City Planner

**Re:** RESOLUTION: 25-12: Amending Resolutions 22-12 and 25-02 Site Development Permit for MACT Museum and Administration at 64 South Main Street to approve murals and allowing the City Planning to make minor amendments.

**Recommendation:**

Adopt Resolution 25-12 with or without changes.

**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. On May 8, 2025, the Planning Commission approved the following amendments to the conditions of project approval:

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

A final element of the project includes Native American murals of traditional Native American dancers on the front of the museum, facing SR 49. This amendment includes that element.

Findings made in the original site development permit, as amended, are hereby incorporated by reference, as follows and available on the City's website on the May 8, 2025, Planning Commission agenda at <https://angelscamp-ca.municodemeetings.com/> under Item **6A. PUBLIC HEARING: MACT SITE DEVELOPMENT PERMIT ADDENDUM.**

The following analysis focuses only on the proposed murals as part of the site development permit. Site Development Permits do 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.*

The previously analyses, already incorporated by reference, addressed Municipal code, general plan, city design standards, health, safety, and general welfare findings applicable to the proposed project for parking, lot configuration, setbacks, landscaping, the museum building, roundhouse, traffic circulation, and outdoor area. The following addresses these findings relative to the proposed murals only.

#### Signs/Murals

The existing MACT building currently has 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-premises 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>)

Because the mural is an integral part of the building design, a condition of project approval required 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.

The applicant, since project inception, has proposed murals of Native American dancers in ceremonial dress on the new building behind/flanking the proposed roundhouse. AMC Chapter 15.12 defines mural in the context of the sign ordinance, but does not prohibit or otherwise address them, their size restrictions, or content. Murals generally are considered a type of signage. Pending updates to the sign ordinance are propose re-classifying murals as public art.

## **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/**

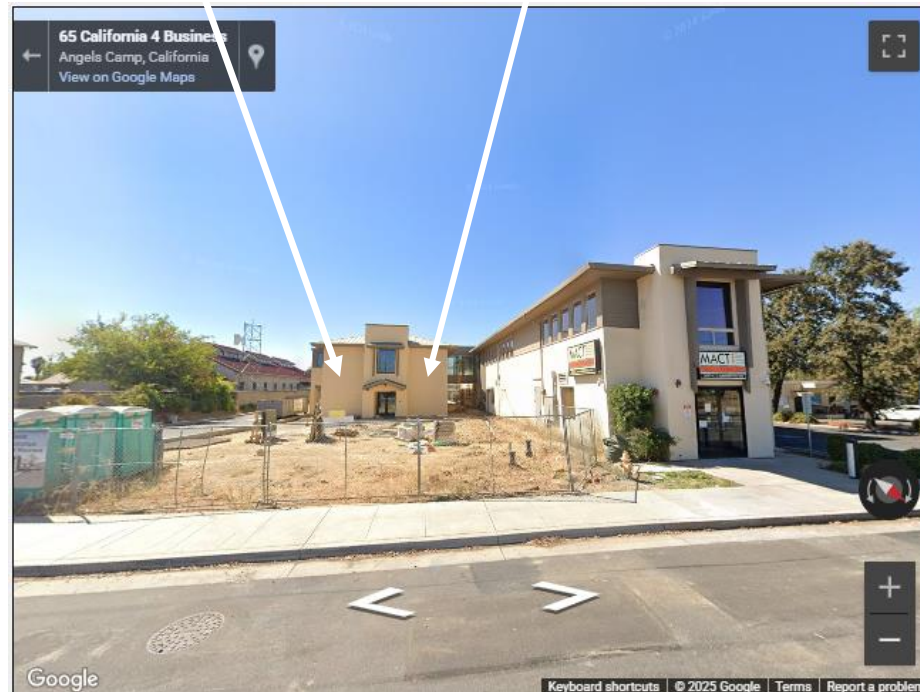
**ZONING:** Community Commercial

PROJECT: Two murals with traditional Native American dancers in ceremonial dress on the east-facing elevation (fronting SR 49) on either side of the building face directly behind the roundhouse

Figure 1: Location









## Analysis:

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

Angels Municipal Code Chapter 15.12 regulates signs and is currently undergoing a comprehensive update. Murals are identified as signs in the current municipal code. However, the updated code proposes amending the classification of murals that contain no advertisement or that are integral to a building's architecture as public art.

Murals are a permitted use pursuant to Chapter 15.12. However, there are no adopted design guidelines for the Community Commercial zoning district that can be used to evaluate design consistency (draft design guidelines do exist). Chapter 15.12 contains no design guidelines for murals, other than, if classified as signage, the murals would "count" towards the 90 square-foot maximum for signage allowable under the current Chapter 15.12 unless a master sign plan is adopted for the entire center. The size of the murals would exceed this allowable signage and would be inconsistent with the Angels Municipal Code unless a master sign plan is proposed (as is anticipated). However, the City Planner has made a determination that, because the murals depict traditional Native American dancers, are part of a Native American museum, and contain no message; they do not qualify as signage, but rather, as public art and, therefore, **Finding A (Consistency of the proposed use) can be made.** Should the Planning Commission disagree with the determination made by the City Planner, **Finding A cannot be made.**

If the Planning Commission concurs with the City Planner's determination, then the issue of design consistency remains. Judging public art can be very subjective. In assessing the project design, the Planning Commission relied on the compatibility of the proposed design with the adjoining buildings. Because the new building mimics the pre-existing "sister" building, the new museum was found to be compatible. Given the use of the building to house a Native American museum (ground floor) and the future installation of a round house between the museum and SR 49, the inclusion of a depiction of traditional Native American dancers may be found consistent and compatible not only with the building design, but also with its use.

The only design issue remaining becomes whether the most compatible design would be a photograph-like mural as proposed, or a more interpretive traditional painting. Because the municipal code lacks guidelines, either design may be found compatible.

**Based on the preceding, Findings A and C can be made with Planning Commission concurrence of the City Planner's determination. Alternatively, Findings A and C cannot be made if the Planning Commission does not concur with the City Planner's determination.**

**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.**

**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 murals do exactly that. In addition to the 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, the traditional Native American dancers also will enhance the educational opportunities to residents, schools, and visitors.

**Based on the preceding, FINDING B 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.**

The proposed murals are set back from SR 49 and will be separated from SR 49 by landscaping and the roundhouse located between the museum entry and SR 49. Because of this setback distance, the murals are not expected to be a distraction to motorists along SR 49. A condition of project approval is included to ensure that any external lighting of the murals does not distract or otherwise interfere with motorists along SR 49. Given the addition of Native American cultural elements to the City, the murals may be considered a contribution to the general welfare of the City.

**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 25-12 with Amended Conditions

**CITY OF ANGELS  
PLANNING COMMISSION**

**Resolution 25-12 Amending Resolution No. 22-12 and Resolution 25-02**

**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 August 14, 2025, by

\_\_\_\_\_ and duly seconded by Commissioner \_\_\_\_\_.

PASSED AND ADOPTED THIS 14<sup>h</sup> day of August, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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John Broeder, Chairman

ATTEST:

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Caytlyn Schaner, Deputy City Clerk  
City of Angels

## **AMENDED CONDITIONS OF PROJECT APPROVAL**

### **Resolution 25-12 Amending Resolutions 25-02 and 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. Applicants’ 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 sight 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 1<sup>st</sup> and August 30<sup>th</sup> (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.



39. Murals – Shall be consistent with the design approved August 14, 2025, by the City of Angels Planning Commission. Lighting for the proposed murals shall be aimed directly at the murals and shall not spill into the adjoining roundhouse or create glare or distractions for motorists along SR 49.



<b>Figure 5-1 : Exterior Community Noise Exposure Levels- <math>L_{dn}</math> or CNEL, (in Decibels, dB)</b>							
<b>Decibels</b>	<b>55</b>	<b>60</b>	<b>65</b>	<b>70</b>	<b>75</b>	<b>80</b>	
<b>Land Use Category</b>							
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)

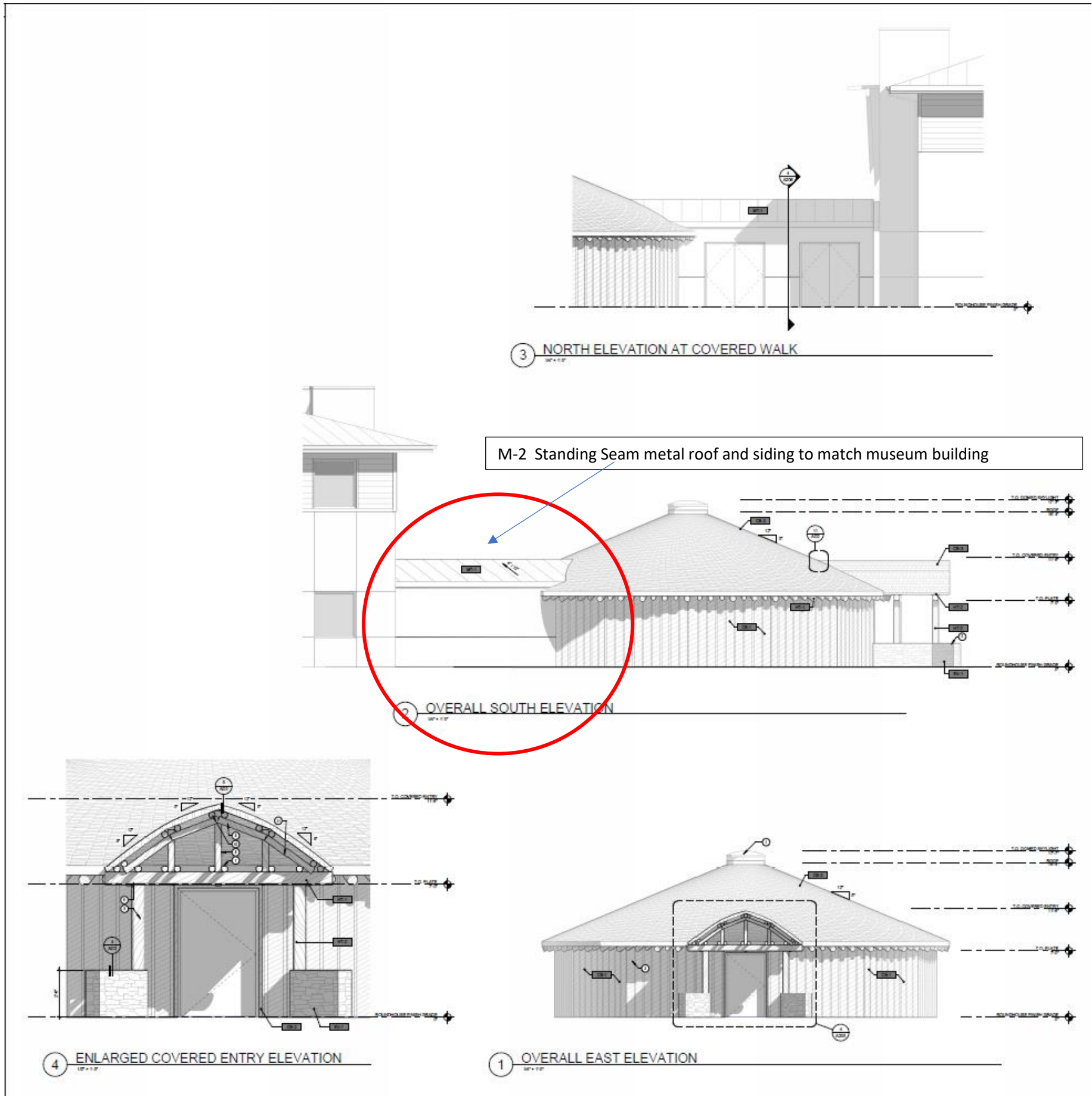


Figure 3: Connector between museum and roundhouse



See Key to Finishes,  
next page

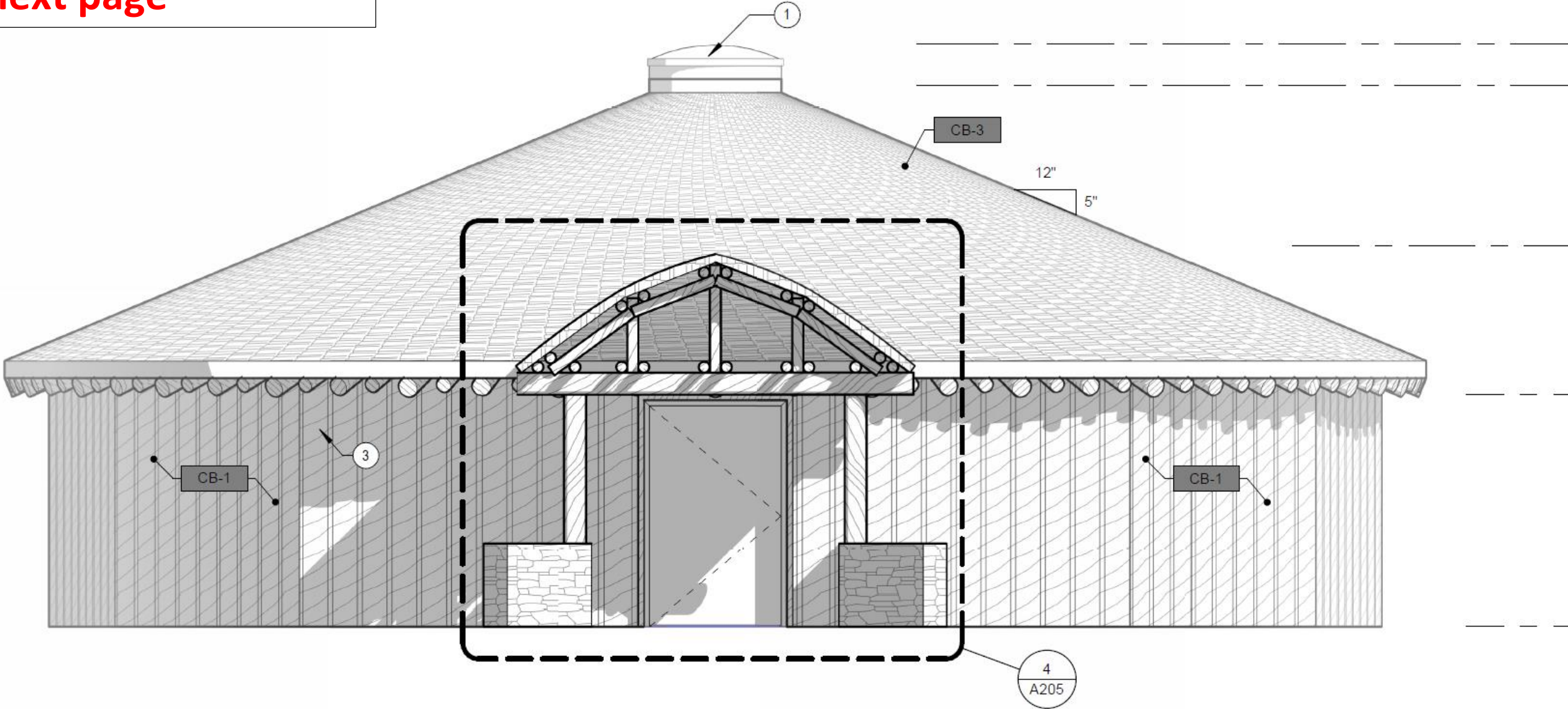


Figure 4: Roundhouse revisions

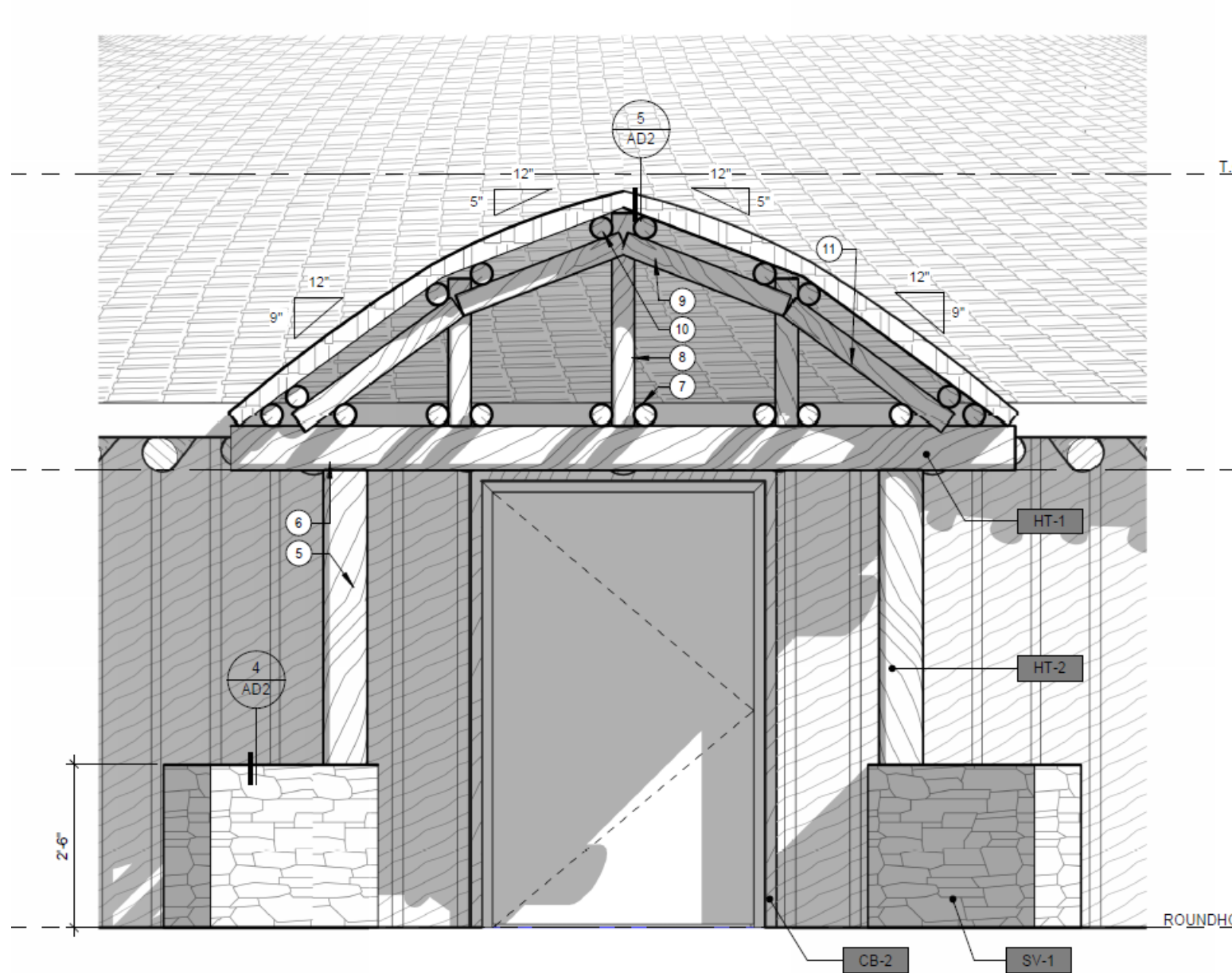


Figure 5: Roundhouse revisions and finishes

## 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