CALL TO ORDER

Chair Broeder called the meeting to order at 6:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Chair Broeder, Vice-Chair Gordon, Commissioner Gonzalez, Commissioner Moncada and Commissioner Johnston

Commissioners Absent: None

Staff Present: City Planner Amy Augustine, City Attorney Vincent Vu and Deputy City Clerk Jennifer Preston

APPROVAL OF AGENDA

MOTION BY COMMISSIONER JOHNSTON AND DULY SECONDED BY COMMISSIONER GONZALEZ AND CARRIED 5-0 TO APPROVE THE SEPTEMBER 13, 2018 PLANNING COMMISSION AGENDA AS PRESENTED.

APPROVAL OF MINUTES

1. Approval of the Regular Meeting Minutes of July 12, 2018.

 Corrections to Minutes of June 12, 2018.
 Page 1, under Reorganization, 2nd paragraph, change “Gonzales” to “Gonzalez”.
 Page 2, under Approval of Minutes, 1st line, change “May” to “June”.

MOTION BY COMMISSIONER GORDON AND DULY SECONDED BY COMMISSIONER MONCADA AND CARRIED 5-0 TO APPROVE THE REGULAR MEETING MINUTES OF JULY 12, 2018 AS AMENDED.

PUBLIC COMMENTS

OPENED AT 6:02 P.M.

CLOSED AT 6:03 P.M.
PUBLIC HEARINGS

1. Resolution 2018-12, a Resolution passed and adopted by the City of Angels Planning Commission recommending to the City Council approval of a Mitigated Negative Declaration with Mitigation Monitoring and Reporting Plan, Rezoning from Suburban Commercial to Business Attraction and Expansion, Site Plan Review, Variance, Parcel Merger, Tree Removal Permit, and Demolition Permit for Project 18-08 Tractor Supply Company located at 389 and 407 North Main Street APNS: 058-011-010 and 058-011-032.

Chair Broeder asked if any of the commissioners had any exparte with anyone regarding this public hearing.

Commissioner Johnston stated that she met with the developer along with Amy Augustine and walked the site and talked with different members of the public.

Commissioner Gordon stated that he talked with the developer by phone and spoke with different members of the public.

Commissioner Gonzalez stated that she did not talk with the developer but had some communication with the public.

Commissioner Moncada stated that he did not talk with the developer but had some communication with the public.

Chair Broeder stated that he had not talked with anyone regarding the public hearing.

Planner Amy Augustine presented the staff report dated September 5, 2018 and a slide presentation of the site plan. Planner Amy Augustine reviewed items such as, traffic, driveways, acceleration and deceleration lanes, oak tree removal, economic impacts on existing businesses, general plan land use and zoning, fire flow and the cultural resources of the property.

PUBLIC HEARING OPENED: 6:17 P.M.

Scot Patterson – California Gold Development Corporation.
Mr. Patterson stated that he and his brother are life long members of the foothill community and for the last 10 years they have developed 13 Tractor Supply Companies (TSC) across northern California and Nevada. Mr. Patterson stated that TSC has been in business since 1938 and are mostly in rural America to provide items to home owners and small ranches. TSC also supports many charities such as 4-H and FFA. This TSC plans to hire 10 to 15 people and hire local subcontractors to build the project. TSC will help keep the sales tax base local instead of leaking elsewhere and it will increase the property taxes of the parcel. TSC has worked with the Caltrans engineers and will provide safe access to Main Street. TSC is an infill redeveloped project, they will donate the greenhouse, donate the oak wood to a charity, donate the barn wood for reuse and the fire department can use the house for training proposes. Mr. Patterson stated that they have tried to meet with the adjoining property owners and addressed their concerns. Mr. Patterson stated that they have met with the local Miwuk Tribe and worked with them to preserve around
16,000 sq. ft. at the back of the property and agreed to have a representative from the tribe to be present at the time of grading. Mr. Patterson stated that the design of the building will be a farm style look and he passed out a picture of one they developed (See attachment 1). TSC has complied with all Caltrans requirements but would be open to reducing speed to 35 mph in front of the property. Mr. Patterson stated that TSC is consistent with the General Plan and the Business Attraction and Expansion zoning district. TSC has addressed all requests from stakeholders, the City and Caltrans to the best of their ability and agree with the Conditions of Approval as presented.

Tom Holloway – KLA Landscape Architect.
Mr. Holloway stated that KLA will be planting at least 60 native oak trees onsite to provide south and north screening of adjacent properties along with some parking lot and street trees. Some existing trees will remain onsite along with the largest valley oak towards the back of the property. KLA will use a landscape pallet of shrubs, trees and some grasses to have a layering effect. KLA has designed the landscape to only use about 20% of the water that California has set for restrictions.

Larry Cornish – DAC Chairman.
Mr. Cornish read into the record a letter of support from DAC (See attachment 2).

Matt Stammerjohan – Property owner south of TSC.
Mr. Stammerjohan stated that California Gold Development has addressed all his concerns regarding noise, driveway access and the landscaping that will provide privacy that he doesn’t currently have now. This site needs to be redeveloped.

Troy Williams – resident of the City of Angels.
Mr. Williams stated that he was born and raised in Angels Camp. Mr. Williams stated that he can remember as a child that people complained about the shopping centers that came into town, but now everyone loves Starbucks and CVS. Mr. Williams stated that Angels Camp must continue to grow or the City will die.

Anne Forrest – DAC member.
Ms. Forrest stated that TSC is compatible with the General Plan and as an infill project will improve the area, bring shoppers from different areas and boost sales tax and property taxes. DAC sees TSC as a benefit to Angels Camp and to the County. Ms. Forrest stated that TSC will give consumers a choice of where to shop and competition is good for the consumers.

Jeff Rasmussen – Next Home Utica Properties.
Mr. Rasmussen stated he is working for both the buyer and seller of this project. Mr. Rasmussen stated as member of the community he has watched Angels Camp develop over the years and he is involved in committees such as the school board and others. He has chosen to live and work in this community. The general public will decide where they are going to spend their money. Mr. Rasmussen stated that Angels Camp needs to embrace things that will bring the town into the future and make opportunities for future generations to raise their families here. Mr. Rasmussen stated that when the City has a responsible project that comes here, the City needs to handle it appropriately so that the next business will want to work with the City and see that we are business friendly. Mr. Rasmussen stated that the future of our town depends on small decisions that the policy makers make.
Debbie Ponte – Executive Director of DAC.
Ms. Ponte stated that DAC is in support of the project. The mission of DAC is to help create a vibrant business environment, and to help the business infrastructure and create economic development for Angels Camp. DAC keeps track of a commercial database that lets developers know what properties are for sale or might be for sale or lease and TSC used this tool to locate this property. DAC also helped with locating charities that might use the oak wood that will be cut down, and located someone that wanted the greenhouse. DAC has found that this developer was willing to listen to the community and their concerns and mitigate those concerns. Ms. Ponte stated that this is one of the most thorough studies that she has seen in a long time, it addresses most of the concerns from the community.

Deputy City Jennifer Preston read an email into the record (See attachment 3).

Patti Spence – Owner of Spence’s Feed Store.
Ms. Spence questioned that one person says that this will create 10 to 15 jobs and another says 7 jobs, which one is correct. Ms. Spence questioned why it is so important to rezone this property. Ms. Spence stated that the traffic is already a mess and the suicide lane area needs to be reduced to 35mph before someone gets killed there. Ms. Spence stated that the City supposedly did traffic studies at Dollar General and it is a mess and she doesn’t feel safe pulling out onto Hwy 49 there. Ms. Spence stated that the current owner of the property didn’t want her property rezoned to BAE 5 years ago, but now it is suddenly important to rezone it. Ms. Spence stated that TSC is going to add jobs, but she believes that those jobs will be mostly part-time jobs at minimum wage and TSC runs a very minimal crew. Ms. Spence stated that TSC and her store sell a lot of the same items and she feels that it is only going to cut her tax dollars and not make new tax dollars because it is out of the same pie, just smaller pieces. Ms. Spence stated that the Planning Commission is the one commission that listens to the citizens and cares about the community. Ms. Spence stated that she knows that the City needs to grow but believes that this is the wrong way to grow, what the City needs is new population.

Bob Middleton – Business owner across street from TSC.
Mr. Middleton stated that he is not against the project but he is concerned about traffic and the driveways being across from one another, an accident will happen there, it’s just a matter of time. Fire flow needs to be addressed and the City needs to make sure that there is enough water and sewer availability. Mr. Middleton stated that he is not interested in changing any of the accesses to his shopping center and on Friday’s the traffic is backed up past his shopping center.

Mike Fullaway – Owner of Calaveras Lumber.
Mr. Fullaway questioned if the commission has seen the poll completed by Calaveras Enterprise and he handed out a copy of the poll (See attachment 4). Mr. Fullaway agrees that the City needs to grow and that competition is a good thing for consumers, and competition is not his concern but the health of the City is. Mr. Fullaway stated that he has seen the track record from planning in Angels Camp and the planning of CVS, 4 and 49 intersection, and the Dogtown Road intersection concerns him because the they don’t handle the traffic that is already here. Mr. Fullaway is concerned about future traffic and the suicide lane and hopes that the commission takes the future into account. Mr. Fullaway stated that it is important that the City grows, but when we grow it needs to be done correctly, unlike the dirt bank next to Dollar General not being cut back like it was suppose to so you can see better when you exit the parking lot.
Bob Middleton stated that Caltrans said that the City has the right to change the traffic speeds along Hwy 49, right now it is 45 mph in front of his shopping center and he would like to see it dropped to 35 mph and lowered at Spence’s from 55 mph to 45 mph, the speed limits need to be lower throughout that area.

Jessica Hitchcock – Works at Aspen Street Architects.
Ms. Hitchcock stated that the traffic is bad in that area and she wanted to know what the cost of the traffic mitigation fee was going to be for TSC.

Ms. Augustine stated that traffic mitigation fees are different for each type of land use, but TSC fees will be around $100,000.00 and TSC will receive some discounts for the existing uses.

Ms. Hitchcock stated that $100,000.00 doesn’t pay for a traffic light and she is not sure what that amount would actually do to improve that area. Ms. Hitchcock stated that in the Mitigated Negative Declaration that road area is already failing. Ms. Hitchcock stated that she visited the Sonora TSC and it definitely crosses over with what Calaveras Lumber and Spence’s sales. Ms. Hitchcock stated that she is an urban economist and she looks at how cities function along with their retail areas, she believes that the types of businesses that do well bring people from outside Angels Camp to shop. Ms. Hitchcock stated that if existing businesses are impacted by a new business it could be detrimental and the City doesn’t have to accept every business that comes here, the City should only accept a business if it adds to the base. Ms. Hitchcock stated that the City can say that we don’t want any national retailers. Ms. Hitchcock stated that she has a young family and TSC doesn’t make her want to stay here, it’s a vibrant downtown and all the small businesses.

Mr. Fullaway stated he wanted the commission to make sure that Hwy 49 doesn’t become Washington Street in Sonora where the traffic is horrible.

Scot Patterson stated that he agrees with the reduction in speed to 35 mph in front of the store and that TSC only creates 1% more traffic during peak hours according to the traffic counts. Caltrans engineers have asked TSC to have the driveways directly across from one another. Mr. Patterson stated that having a CHP or radar trailer on Hwy 49 will help slow traffic down. Mr. Patterson stated that it is not the job of the Planning Commission, City Council or any form of government to pick the winners and losers in business, competition is the way capitalism works. TSC is not trying to hurt others businesses, they are only trying to conduct business to the best of their ability. TSC has told him that they hire between 10 and 15 people, he doesn’t know what the percentages are of full-time or part-time jobs will be, but both the Sonora and Jackson TSC are doing well. Mr. Patterson stated that the reason this parcel needs to be rezoned is so that it is compliant and consistent with the City’s General Plan.

PUBLIC HEARING CLOSED: 7:11 P.M.

Commissioner Moncada stated that the property value will increase with the new development and that will increase the City’s tax money. TSC will look better than what is currently there.

Commissioner Gonzalez stated that the environmental document was done very well. She was happy that the Native American monitor came out and met with the developer and that the developer complied with what the Native Americans wanted done. Commissioner Gonzalez
stated that these other businesses see to the needs of the community and try to work with what the population here needs and she feels that TSC is a good fit for the area, that it will fill a need but it will have to compete with current businesses.

Commissioner Gordon stated that he wished that TSC could save the old barn and have it as a center piece. Commissioner Gordon stated that he would like to see TSC save more of the older oak trees, because he would not see the growth of the new trees to the current oak trees sizes in his life time and he believes that TSC could redesign the building, parking or retention pond to save more oak trees. Commissioner Gordon stated that the structure blends with the foothills but he is not in favor of box stores. The tourism and financial growth that the City receives or needs is mostly downtown and he would like to see more eating establishments and small niche stores, the tourist don’t want box stores. TSC is a fine project but it duplicates what the city already has. Commissioner Gordon stated that traffic will only worsen and not only because of TSC. Commissioner Gordon stated that the City needs to fix the infrastructure before allowing more construction. Commissioner Gordon stated that the City needs to take a stance for what our values are, people move or visit here because of our small population. Commissioner Gordon stated we need to promote tourism and not have box stores, we need more clothing stores and restaurants within the City.

Commissioner Johnston stated that she appreciates the transparency of TSC with this project and their tendency to mitigate what issues they could. Commissioner Johnston questioned how the City or Caltrans can reduced the speed through that area.

Ms. Augustine stated that it is the responsibility of the City and Caltrans to work together to get the speed reduced in the area, hopefully we can meet in the near future to start the process.

Commissioner Johnston stated that she believes that the city needs responsible growth, but there is also a lot of retail leakage to other communities. When people shop at a TSC they also usually go to lunch and to other stores which helps the over all retail community. Commissioner Johnston stated that she believes that a TSC will bring additional people into the city.

Chair Broeder stated you can’t fix the traffic in town until you get more people here which in turn makes more traffic. Chair Broeder stated that you don’t invite stores or businesses here just because you want them here, each business has their own criteria or thresholds and once those thresholds are reached then that business looks to come to that area. There are restaurants in town and do well, if more restaurants come to town they might do ok or not. Chair Broeder responded to the poll that Mr. Fullaway give to the commission called “What do People Want?”, the poll says people want Target or a Walmart here, the City put in an ordinance to limit these types of large box stores. The poll also says that most people don’t want any new stores here. Chair Broeder stated that 20 cars lined up here is not a nightmare, he stated that he lived in a place that would have over 500 cars lined up to get through a stop light. Chair Broeder stated that he recently drove 6500 miles and there are places that have no traffic at all, but there is nothing there and then there are places that have tons of traffic and are really nice places, so it seems that the two go together.

Corrections to Resolution 2018-12.
5th Whereas, add “proposed” before “Project”.

6
MOTION BY CHAIR BROEDER AND DULY SECONDED BY COMMISSIONER GONZALEZ AND CARRIED BY THE FOLLOWING ROLL CALL VOTE TO ADOPT RESOLUTION 2018-12 RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A MITIGATED NEGATIVE DECLARATION WITH MITIGATION MONITORING AND REPORTING PLAN, REZONING FROM SUBURBAN COMMERCIAL TO BUSINESS ATTRACTION AND EXPANSION, SITE PLAN REVIEW, VARIANCE, PARCEL MERGER, TREE REMOVAL PERMIT AND DEMOLITION PERMIT FOR PROJECT #18-08 TRACTOR SUPPLY COMPANY LOCATED AT 389 AND 407 NORTH MAIN STREET APNS: 058-011-010 AND 058-011-032 AS AMENDED:

COMMISSIONER JOHNSTON: AYE
COMMISSIONER MONCADA: AYE
COMMISSIONER GONZALEZ: AYE
VICE-CHAIR GORDON: NO
CHAIR BROEDER: AYE

RESOLUTION 2018-12 PASSED 4-1.

PLANNING MATTERS

1. Presentation and Update (Anne Forrest): Installing 49± Historical Plaques in the Historic District.

Anne Forrest – ACBA.
Ms. Forrest stated that this project was approved in 2011 by the planning commission that is no longer part of this commission and she just wanted to let the commission know that these 12” x 14” plaques will start to be placed in the downtown. There will be 36 plaques that are made with Corian, then etched and the etched parts will be painted black. The frames are aged metal. These plaques will be placed on buildings in the downtown to let people know the history behind the buildings, and in some places where the building no longer exists they will be placed on monuments with 3 to 4 plaques.

COMMITTEE REPORTS

GPI - General Plan Implementation Committee – Amy Augustine, Contract Planner

Ms. Augustine stated that there is nothing to report.

COMMISSIONER’S REPORTS

Commissioner Moncada had nothing to report.

Commissioner Gonzalez stated that she attended a county homeless task force meeting.

Vice-Chair Gordon stated that he attended the City Council meeting.

Commissioner Johnston stated that she attended the City Council meeting, she attended the state of the county breakfast and a community club concert.
Chair Broeder stated that on his vacation he was amazed by towns of 200 to 300 people that had beautiful large parks.

**STAFF REPORTS**

Ms. Augustine stated that items coming to the commission in October and November will be the GHC Hotel, an ABC license for the Angels Theatre, and the Dogtown Apartments. The Utica Hotel will be buttoning things up on the outside for the coming winter and the owners are projecting a month and half for the bar to be open.

**MOTION BY COMMISSIONER GONZALEZ AND DULY SECONDED BY COMMISSIONER JOHNSTON AND CARRIED 5-0 TO ADJOURN THE MEETING.**

MEETING WAS ADJOURNED AT 7:52 P.M.

ATTEST:

Jennifer Preston, Deputy City Clerk

[Signature]

John Broeder, Chairman

[Signature]
August 17, 2018

City of Angels – Planning Commission
P.O. Box 667
Angels Camp, CA 95222

Dear Fellow Planning Commissioners:

The Board of Directors of Destination Angels Camp reviewed the Tractor Supply Initial Study and Mitigated Negative Declaration as prepared by the City of Angels Planning & Building Department during its August Board meeting. Upon the review and discussion, the Board of Director voted to support the Tractor Supply Study as presented. We look forward to this project coming before the Planning Commission to be reviewed in a public forum and action taken.

It was noted by members of the DAC Board that this project report was very thorough and addressed a variety of issues that were mitigated that appeared fair and reasonable.

This project will bring a variety of benefits to our residents, city government and special districts. The location will see improved property values and infrastructure which in turn increase property tax dollars that support special districts such as our schools, our cemetery district and our healthcare district. It is estimated that this project will bring 7 to 9 new jobs to our City with those payroll dollars multiplying 3 to 4 times in our local area supporting a multitude of purchases of goods and services. Lastly, the sales taxes generated from this type of ag-related retail store will generate new sales tax dollars to the City of Angels which will help sustain basic city services such as public safety, maintenance of streets and sidewalks, city parks and the museum.

We thank you for the time you have committed to this project and look forward to working with you.

Sincerely,

Larry Cornish
Larry Cornish, Chair

The “GO-TO” Place for Anything Business in Angels Camp
Our Mission: To Create a vibrant business environment showcasing Angel’s Camp strengths and uniqueness; Cultivate social and educational opportunities; and improve upon tourism infrastructure year round for residents, businesses and visitors through Economic Development.
Very sorry but I am behind on emails.....can this be read for the record? Thanks, ME

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Dear Ms. Eads and the Angels Camp Planning Commission:

We have reviewed the letter of notification you sent us a copy of and commend the city on their ability to mitigate any problems and allow the developer and Tractor Supply to move forward with this wonderful project.

We completely approve of the handling of the plans by Amy Augustine and the City, and like most others in the area, look forward to shopping at the new Tractor Supply. The additional sales tax the city receives from a large project like this will assist it in moving forward.

Thank you for your attention to this project,

Ron and Donna Broglio, current owners of 389 and 407 North Main in Angels Camp
Learn more about the 2018 Elections.

**Online Poll**

What large retail chain would you most like to see open in Calaveras County?

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Current e-Edition

New director at Blue Mountain Coalition

Coach wins cancer bout

CALAVERAS ENTERPRISE

Attachment 4