

**CITY OF ANGELS**  
**PLANNING COMMISSION**

**Resolution No. 25-08**

**RESOLUTION PASSED AND ADOPTED BY THE CITY OF ANGELS PLANNING  
COMMISSION FOR**

**CONDITIONAL USE PERMIT FOR PG&E SUBSTATION**

**APN: 057-019-018**

**1108 Murphys Grade Road**

**WHEREAS**, the City received an application for upgrades to the existing PG&E substation at 1108 Murphys Grade Road; and

**WHEREAS**, the City of Angels Municipal Code requires that such development requires a conditional use permit; and

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

**WHEREAS**, the Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the state and City guidelines for the implementation of CEQA Section 15301, Class 1 (Existing Structures);

**NOW THEREFORE BE IT RESOLVED** that the Planning Commission of the City of Angels hereby approves the Administrative Conditional Use Permit based on the following findings and subject to the attached conditions:

- A. The proposed use is consistent with the City of Angels Municipal Code; and
- B. The proposed use is consistent with the City of Angels general plan; and
- C. The proposed use will not overburden existing municipal facilities; and
- D. The size and terrain of the parcel are suitable for the proposed use; and
- E. Under the circumstances of the particular case, the proposed use will not be substantially detrimental to the health, safety, or general welfare of persons in the neighborhood of such proposed use or be substantially detrimental or injurious to property and improvements in the neighborhood;
- F. The proposed use and design are consistent with adopted city design standards, codes, adopted city short- and long-range plans, and accepted planning and engineering practices.

The foregoing resolution was introduced and moved for adoption June 12, 2025, by \_\_\_\_\_ and duly seconded by Commissioner \_\_\_\_\_.

PASSED AND ADOPTED THIS 12<sup>th</sup> day of June, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

\_\_\_\_\_  
John Broeder, Chairman

\_\_\_\_\_  
Michelle Gonzalez, Deputy City Clerk

## CONDITIONS OF PROJECT APPROVAL

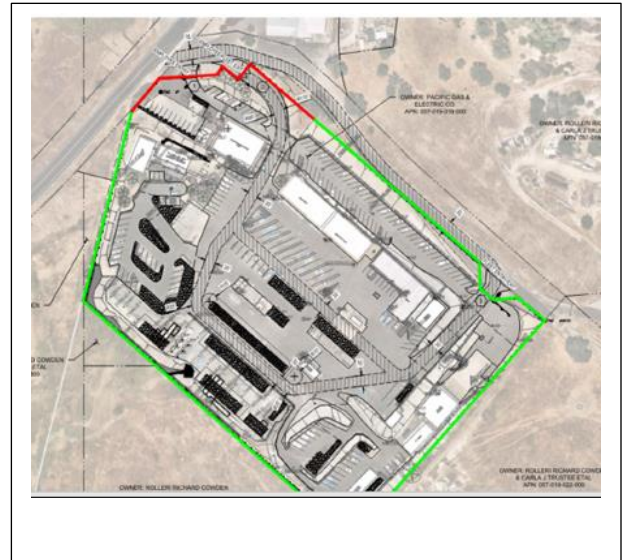
### CONDITIONAL USE PERMIT FOR PG&E SUBSTATION

APN: 057-019-018

1108 Murphys Grade Road

## THIS IS NOT A BUILDING PERMIT

1. This permit is issued to allow for:  
0.88± acres of new asphalt, 0.50± acres of new concrete, remove, replace and relocate some perimeter fencing, remove and replace existing gates with new ones, proposed exterior lighting to meet PG&E's 1 Foot/Candle requirements and Dark Sky requirements, and stormwater management as needed per the attached site plans. Fencing shall be as follows in the location in red:



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

Upon receiving notice of a claim, action, or proceeding, Applicant shall assume the defense of the claim, action, or proceeding through the prompt payment of all attorneys' fees and costs, incurred in good faith and in the exercise of reasonable discretion, of City's counsel in defending such an action. City shall have the absolute and sole authority to control the litigation and make litigation decisions, including, but not limited to, selecting

counsel to defend City and settlement or other disposition of the matter. The modification of a proposal by the applicant or the imposition of conditions by the City shall not alter the effectiveness of this indemnity obligation.

3. Communicable Disease Waiver and Release: Applicant waives and releases the City from any and all claims, causes of action, allegations, or assertions that may arise relating to infection of any person by COVID-19 or other communicable disease that occurs, or is alleged to occur, during any activities undertaken at the project site. Applicant also agrees to defend, indemnify, and hold City harmless from any and all claims, causes of action, allegations, or assertions made against City or City's employees arising from or relating to actual or alleged infection occurring during any event at the site, except where caused by the sole negligence or willful misconduct of the City.

**Prior to issuance of a building permit or commencing project construction:**

4. The project proponent shall sign and acknowledge these conditions of approval.
5. A Building Permit or waiver shall be secured for the identified improvements, unless waived by the City Building Inspector or City Engineer.
6. Submit a drainage study and grading and drainage plans, prepared by a registered civil engineer for review and approval by the City Engineer. Plans shall be approved prior to grading the site. The Plan shall address dust and erosion control, provisions of the Clean Water act and City Improvement Standards.
7. The project proponent shall construct and/or implement all required drainage improvements as identified in the approved drainage study at the Project Proponent's expense. The timing of construction may be amended by the City Engineer.
8. Prior to installing surfacing, the project proponent shall submit an alternative *permeable or semipermeable* surfacing material to the City Engineer and City Planner for review and approval as necessary to reduce total impervious site surfacing from 81% to 75%. The City Engineer may approve alternative approaches to reduce impervious surfacing (e.g., substituting geogrid, geopave, or gravel parking spaces).
9. In conjunction with repaving for re-asphalt, if any changes are made to pre-existing accessible spaces; an accessibility plan shall be submitted for review and approval by the City Building Inspector and implementation by the project proponent.
10. Prior to installing the fence, a building permit or waiver shall be secured from the Building Department.
11. The project proponent shall submit a landscaping plan to the Planning Department for review and approval for any landscaping removed or damaged in conjunction with the proposed project. The project proponent shall install landscaping in accordance with the approved plan.

**Throughout the life of the project:**

12. All construction shall comply with the plans approved by the Planning Commission June 12, 2025. The City Planner, City Engineer or City Building Inspector may make minor changes to these conditions of project approval. Significant changes shall require an amendment by the Planning Commission.
13. Continue to maintain existing landscaping and control vegetation. 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. Failure to maintain landscaping in accordance with this measure is subject to the City's code enforcement provisions. 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.
14. New signage, temporary or permanent, requires a sign permit by the City.
15. No neon signs, banners, waving signs, moving signs or similar signage, temporary or permanent, directional or otherwise shall be permitted unless first approved by the Community Development Department.
16. The Project shall remain in compliance with all applicable local, state and federal regulations.
17. Significant changes to the above conditions shall require an amendment to this Conditional Use Permit.
18. The City Planner, in consultation with the City Building Inspector and City Engineer, may approve minor deviations from these conditions.
19. The Project shall comply with all provisions of the Project Description and these land use entitlements as approved herein.
20. Noise levels shall comply with Table 1 attached.

I, (we) \_\_\_\_\_, have read, understand, and acknowledge the preceding conditions.

(Print Name \_\_\_\_\_)

Owner

(Print Name \_\_\_\_\_)

Applicant

# TABLE 1

## General Plan Noise Limits

**Figure 5-1 : Exterior Community Noise Exposure Levels-  $L_{dn}$  or CNEL, (in Decibels, dB)**

Decibels	55	60	65	70	75	80
Land Use Category						
Residential low-density, single-family, duplex, mobile homes	Normally Acceptable					
		Conditionally Acceptable				
				Normally Unacceptable		
					Clearly Unacceptable	
Residential multi-family	Normally Acceptable					
		Conditionally Acceptable				
				Normally Unacceptable		
					Clearly Unacceptable	
Transient lodging, motels, hotels	Normally Acceptable					
		Conditionally Acceptable				
				Normally Unacceptable		
						Clearly Unacceptable
Schools, libraries, churches, hospitals, nursing homes	Normally Acceptable					
		Conditionally Acceptable				
				Normally Unacceptable		
						Clearly Unacceptable
Auditoriums, concert halls, amphitheaters (during use)						
	Conditionally Acceptable					
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.