



MEMORANDUM

City of Angels Planning Commission

Date: June 12, 2025

To: City of Angels Planning Commissioners

From: Amy Augustine, AICP - City Planner

Re: Resolution 25-08 Conditional Use Permit for PG&E at 1108 Murphys Grade Road for Improvements to the existing PG&E Angels Camp Service Center including 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

RECOMMENDATION:

The Planning Commission may take one of the following actions:

1. Approve Resolution 25-08 with the conditions as attached;
2. Approve Resolution 25-08 with changes to the attached conditions; or
3. Deny Resolution 25-08

Note: Appeals of planning commission decisions may be made to the city council. If the applicant or any aggrieved party is dissatisfied with the decision of the planning commission, he/she may, within ten calendar days of the date of the decision, appeal to the city council. The appeal must be filed in writing with the city clerk, stating what action is being appealed and stating the reasons for appeal. An appeal must be accompanied by the appropriate fee as established by the city council. The current fee is \$714.00. Failure to provide the fee with the appeal invalidates the appeal.

PROJECT DESCRIPTION:

OWNER: Pacific Gas and Electric

APPLICANT: Whitney Harris for PG&E wharris@bcf-engr.com

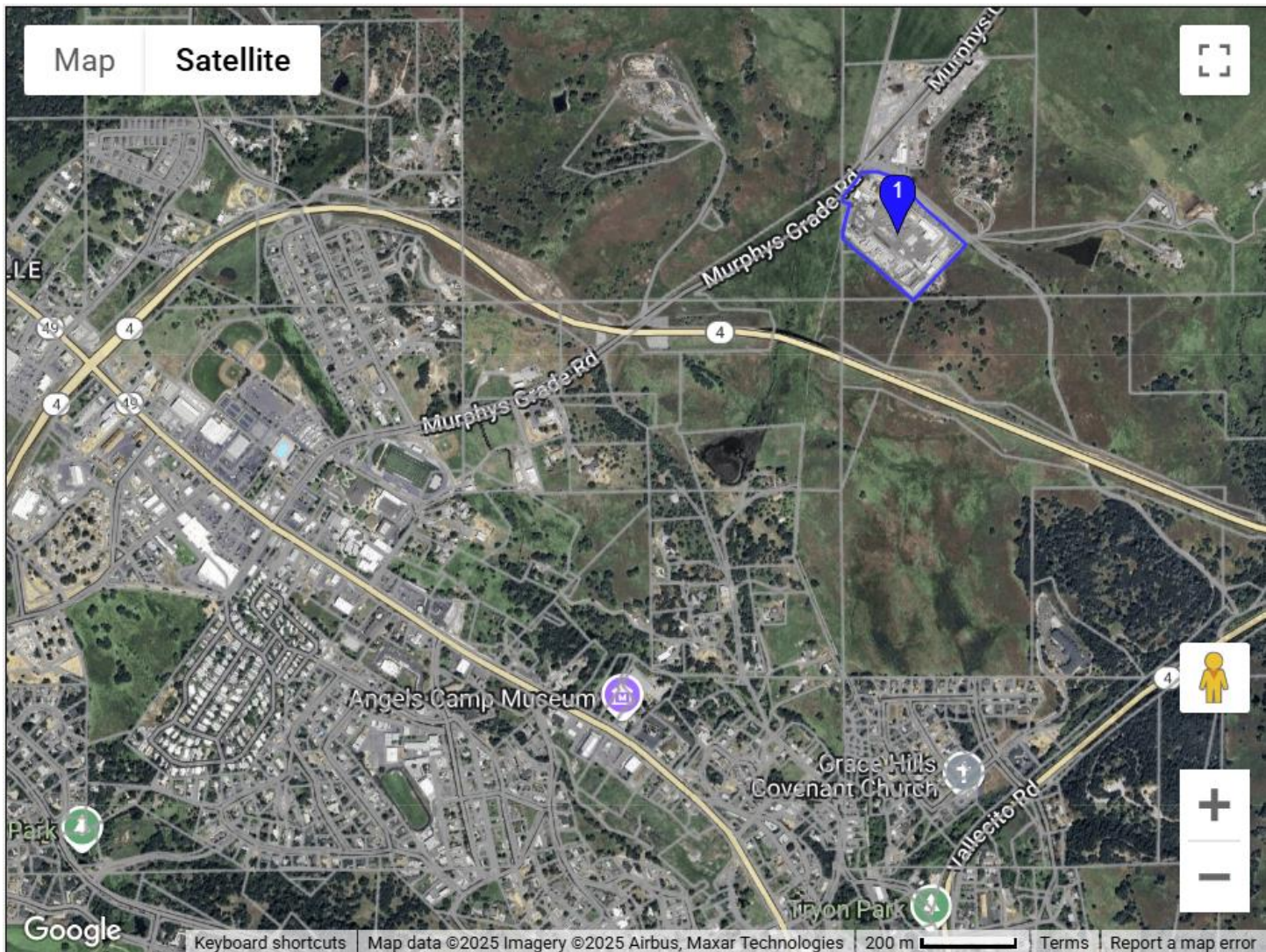
LOCATION: 1108 Murphys Grade Road

**ASSESSOR'S
PARCEL NO.:** 057-019-018, 10.08± acres

**GENERAL PLAN/
ZONING:** Industrial (I)

PROJECT

DESCRIPTION: Improvements to the existing PG&E Angels Camp Service Center including: 4.75± acres of existing asphalt pavement, 0.88± acres of new asphalt, 0.50 acres of new concrete, remove and replace portions of the perimeter fencing, remove and replace existing gates with new ones, proposed exterior lighting to meet PG&E 1 Foot/Candle requirements and Dark Sky



requirements, and stormwater management as needed. Attachment A includes the site plan and building proposal.

BACKGROUND:

Per AMC Section 17.33.030 M, Public utility facilities are a conditional use in the Industrial (I) Zoning District. However, the site was originally established under a site plan review in 1984. Numerous site plan reviews (rather than conditional use permits) have been issued for the site since (2003 and 2005) for facility expansions and upgrades. To “clean up” the clerical inconsistency, a conditional use permit is being processed for this project based on the following:

Per AMC 17.74.020, the project is valued at more than \$500,000; therefore, a site development permit is required in addition to a conditional use permit unless exempted under 17.74.030. The project is exempted from the requirement for a site development permit in addition to the conditional use permit per AMC Section 17.74.030(F) as follows:

17.74.030 F. If a conditional use permit or development agreement has been issued, provided the development under consideration is similar to that required for the site development permit, a site

development permit will not additionally be required; however, those standards included in the site development permit process as set forth in Section [17.74.050](#)(B) shall be included in the review associated with the conditional use permit or development agreement

Based on the preceding, because the project evaluated under the conditional use permit is the same as that for site development permit; only a conditional use permit will be required for this project.

ANALYSIS:

Pursuant to 17.78.010 of the AMC, the purpose of a conditional use permit is to allow public review and City discretion in the control of certain uses which may be necessary, but which may cause public concern, affect property values or disturb the character of a neighborhood if they are not carefully located or designed. The use permit process is necessary to carry out review and exercise discretion over this category of potentially inappropriate or incompatible uses. Conditional use permits may be approved or denied by the planning commission. Administrative conditional use permits may be approved or denied by the city planner. Use permits are usually conditional when they are approved. They may be revocable or valid for a term period. Guarantees to ensure compliance with terms and conditions may be required.

Pursuant to AMC Section 17.78.030 no use permit shall be granted by the planning commission unless all the following findings can be made:

- 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. Where a site development permit or administrative site plan review is waived in accordance with Section [17.74.030](#)(F), the following finding also shall be made: 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.

Finding A: The proposed use is consistent with the City of Angels Municipal Code

Per AMC Section 17.33.030 M, Public utility facilities are a conditional use in the Industrial (I) Zoning District. Approval of this proposed conditional use permit would make the proposed use consistent with the Angels Municipal Code and Finding A could be made.

Finding B: The proposed use is consistent with the City of Angels general plan

Applicable General Plan 2020 programs include the following:

1.F.e and 10.C.c Support Business Retention

Support and encourage the establishment of organizations that promote the retention and growth of existing businesses within Angels Camp. Review the city's municipal code to determine if there are provisions that may discourage retention and growth of existing businesses within Angels Camp; where appropriate propose amendments to the Municipal Code that will encourage the growth and retention of existing businesses.

Approval of the proposed project will assist in retaining PG&E in the City and allow for Finding B to be made.

Finding C: The proposed use will not overburden existing municipal facilities

The project was reviewed by the City Engineer and public works department. Those agencies found that the proposed use would not overburden water or wastewater facilities. However, review by the City Engineer and a complaint from a neighboring landowner identified potential drainage issues. Therefore, a drainage study is required for this project as a condition of project approval. Proper implementation of those conditions will allow for Finding C to be made.

Finding D: The size and terrain of the parcel are suitable for the proposed use

The project has been a PG&E substation since the 1980s and totals more than 10 acres. The project is not adding buildings but is undertaking actions that are primarily related to site maintenance and upkeep. Therefore, given the pre-existing condition and use of the site and that no substantive changes are being made, the size and terrain of the parcel is sufficient for the proposed use and Finding D can be made.

Finding 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

Landowners within 300 feet were notified of the proposed project. Seven responses were received. **Attachment B** includes the responses. All responses objected to the design of the proposed "Shakespeare" fence/wall originally proposed to circle nearly the entire site.

Figure 1: Original Fencing/Wall Proposal



SHAKESPEARE FENCE EXAMPLE PHOTOS FROM INSIDE

Based on the responses, PG&E re-designed the fence returning to chain-link with concertina wire and reduced the amount of fencing as follows (Figures 2 and 3):

After reviewing the concerns that were presented to us, we have decided to proceed with the following:

- We will no longer proceed with the removal and replacement of the entire site's fence. Additionally, the proposed Shakespeare wall will no longer be implemented for the site.
- We will design a chain link fence and gates at the far north end of the property only, to encompass the new parking stalls that are being designed.

Please see below for example images of what the chain link fence will look like, and the area we still plan to proceed with. Again, we will not be using Shakespeare anymore.

The Green line illustrates what is to remain as is, which is chain link fence. The red line depicts the chain link fence we plan to replace with a new chain link fence and gates to encompass the proposed parking lot and restrict access to non-employees. The total linear feet to be replaced is 335± LF, total linear feet being proposed is 450± LF.

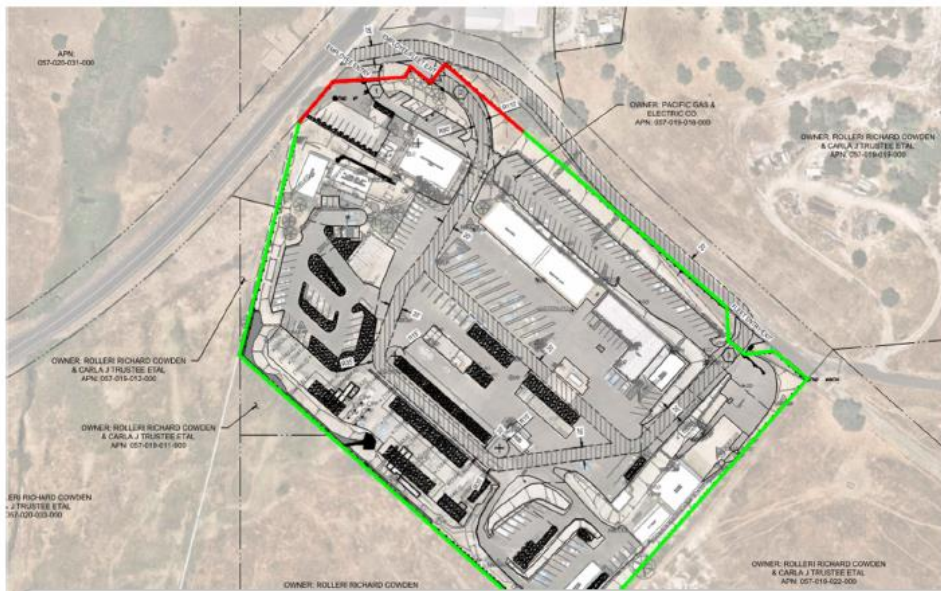
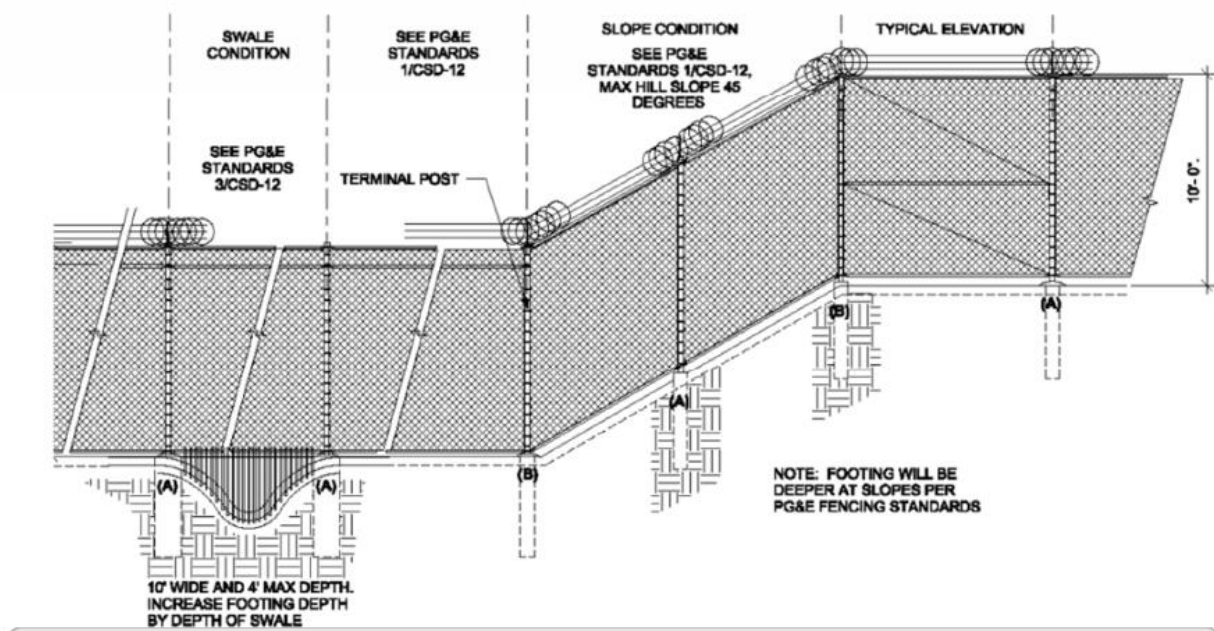


Figure 2: PG&E Response

Figure 3: Fence Design #2



In response, Staff requested removal of the concertina wire and PG&E again redesigned the fence maintaining the reduction in total fencing:

Figure 4: Third proposed fence



Based on a review of the preceding fence, staff requested another change, to restrict the security topping to half of the preceding fencing. This resulted in the current design proposed for the project – also over a reduced area.



Figure 5: Revised Fence recommended for approval

Based on the reduced fencing area and the re-design of the fence, the proposed fencing generally is consistent with existing chain-link fencing at the site and on adjacent sites.

Proper implementation of the conditions of project approval included herein requiring fencing design (Figure 5) with the reduced fencing (Figure 2) could allow for Finding E to be made.

Finding 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.

Yards, spaces, walls, fences, landscaping

Pursuant to AMC 17.33.040, site development standards in the Industrial (I) zoning district are:

Development Standard	Complies, Does not Comply, Not Applicable (N/A)
Minimum lot area for new lots, 10,000 square feet	No changes to lot size are proposed. Existing lot is in excess of 10 acres, well in excess of the minimum requirement
Impervious surfaces, 75% maximum	Does not comply, see discussion below.
Maximum building height, 45 feet	N/A No new buildings are proposed; the project complies
Lot width: 70 feet	No changes to lot size proposed, existing lot width exceeds 300 feet; therefore, the project complies
Lot depth: 100 feet	Lot is more than 600 feet deep, no changes to lot size are proposed, therefore, the project complies.
Front setback – 20* Rear setback – 20* Side setback – 5 feet*	Front – Exceeds 20 feet (nearest building is approximately 40 feet from front), complies Rear – Exceeds 20 feet (all buildings are approximately 40 feet from rear), complies Sides – Exceeds 5 feet (nearest is approximately 20 feet from site), complies
*Pursuant to Planning Commission Resolution of Intent 25-06, setbacks in this district may change; however, this amendment has not yet received City Council approval and setbacks remain as shown.	

Impervious surfacing

Per AMC 17.33.040 (B), impervious surfacing in the Industrial zoning district shall not exceed 75%. Per the plans provided, the total site area is 436,906± square feet. Existing impervious surfacing is 327,254. Impervious surfacing after project completion will be 350,278± (an increase of 7.04%). This totals 81% and exceeds code requirements by 6%. To address this, the following condition is required:

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).

Parking

No additional building space is proposed; therefore, no additional parking is required. Per the last project expansion in 2005, AMC Section 17.69.020(C) requires one parking space per employee per maximum shift. The required number of parking spaces for the site is 109. There are 138 existing spaces. Therefore, no additional spaces are required.

Accessibility

In conjunction with repaving for re-asphalt, if any changes are made to the pre-existing accessible spaces, an accessibility plan shall be submitted for review, approval by the City Building Inspector and implementation by the project proponent.

Landscaping –In 2005; per AMC 17.63.040, 6 square feet of landscaped area for each 100 s.f. of developed area (building coverage, parking and walkways) was required in accordance with the AMC. The 2005 project added 3,390 s.f. of developed area so an additional 203 s.f. was required. PG&E provided more than 1,000 s.f. exceeding the requirement. The current project is not adding new buildings, parking or walkways, but is expanding pavement areas and doing demolition of some areas. This could damage or remove existing landscaping. While the site currently meets landscaping requirements, a condition is included to ensure that any damaged or removed landscaping is replaced.

Fencing

See discussion under Finding E. Based on the preceding, Finding F can be made.

ENVIRONMENTAL ANALYSIS

The Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the state and City guidelines for the implementation of CEQA pursuant to Section 15301, Class 1 which includes the operation, repair, maintenance, permitting, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use and includes existing facilities of both investor and publicly owned utilities used to provide electric power, natural gas, sewerage, or other public utility services. PG&E is a provider of electrical power/public utilities. The project will occur within the existing 10-acre parcel boundaries and does not add buildings, but rather improves security with upgrades to existing facilities and assists with long-term maintenance of the site. None of the exceptions of 15300.2 (b-f) applies. Specifically, the site does not no scenic resources, cultural resources, will not result in a cumulative impact and is not a hazardous materials site (excepting for storage of those materials permitted for the site per site check <https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=angels+camp#> on 6/5/25.

ATTACHMENTS:

- A. Site Plan
- B. Adjoining Landowner Responses
- C. Planning Commission Resolution 25-08 with conditions of project approval