



PLANNING COMMISSION MEETING

June 12, 2025 at 5:00 PM

Angels Fire House – 1404 Vallecito Road

AGENDA

To view or participate in the meeting online, please use the following link:

[Join the meeting now](#)

Meeting ID: 229 834 844 875

Passcode: Ei2V7x7X

Dial in by phone

[+1 209-662-6676,,891634542#](#) United States, Stockton

[Find a local number](#)

Phone conference ID: 891 634 542#

In person public attendance will be available with limited seating. Seats are available on a first come, first served basis. Members of the public shall have the right to observe and offer public comment at the appropriate time.

THE PLANNING COMMISSION appreciates your interest and encourages your participation. Regularly scheduled meetings are held the 2nd Thursday of each month.

The numerical order of the items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Chair or Commission Members. All questions shall be directed to the Chair who, at his/her discretion, will refer to Staff.

Appeals: Any decisions of the Planning Commission may be appealed to the City Council within 10 days of the decision, by submitting a written request and applicable fee to Angels Camp City Hall.

Chair John Broeder | **Vice Chair** Gary Gordon

Commissioners Daniel Whitford, Matthew Stammerjohan, Clavey Wendt

Planning Director Amy Augustine | **Deputy City Clerk** Caytlyn Schaner

5:00 PM REGULAR MEETING

1. ROLL CALL
2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF THE AGENDA AS POSTED (OR AMENDED)

4. APPROVAL OF MINUTES

A. Approval of Minutes from May 08, 2025

5. PUBLIC COMMENT

Any land use item of interest to the public that is within the subject matter jurisdiction of the Commission and is not posted on the Consent or Regular agendas may be addressed during the Public Comment period. California law prohibits the Commission from taking action on any matter which is not posted on the agenda unless it is determined to be an emergency by the Commission. Five minutes per person.

6. PLANNING COMMISSION BUSINESS

- A. Resolution 25-08 for a Site Development Permit for PG&E at 1108 Murphys Grade Road for 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, 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
- B. Resolution 25-09 Conditional Use Permit New Geneva School Three Month Review
- C. Resolution of Intent 25-10 to amend Angels Municipal Code Sections 17.09 (P) defining personal services, 17.27.020, 17.27.025, 17.30.020, 17.30.025, 17.37.020, 17.37.030 and 1.17.080 (Public Nuisances) to make salons and spas a permitted use and establish standards for declaring odors a public nuisance when they affect adjacent land uses as measured at the property boundary
- D. Resolution of Intent 25-11 to update Chapter 2.12 and associated sections of the Angels Municipal Code relative to Civil Defense and Disaster Organization adopted in 1958 and renaming it Emergency Management and Response with updates reflecting current emergency response procedures and adopted emergency response documents.
- E. Discuss and make recommendations to the City regarding the sign ordinance including, but not limited to: Allowing temporary signs including Feather Signs and Banners (and other temporary signs), Updating outdated sections of the code, and allowing the City Planner to approve Historic District signage consistent with adopted Sign Design Guidelines

7. COMMITTEE REPORTS

8. ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at City Hall 209-736-2181. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title II) Materials related to an item on this Agenda submitted to the City Council after distribution of the Agenda packet are available for public inspection at City Hall at 200 Monte Verda Street Ste. B, Angels Camp, CA 95222 during normal business hours. The Agenda is also available on line at www.angelscamp.gov.



PLANNING COMMISSION MEETING

May 08, 2025 at 5:00 PM

Angels Fire House – 1404 Vallecito Road

MINUTES

To view or participate in the meeting online, please use the following link:

Join on your computer, mobile app or room device:

Click here to join the meeting: Teams link URL

Meeting ID: 229 834 844 875 | Passcode: Ei2V7x7X

Download Teams: Add link/URL | Join on the web: Add Link/URL

Or call in (audio only): +1 209-662-6903,,253817460# United States, Stockton

Phone Conference ID: 253 817 460#

In person public attendance will be available with limited seating. Seats are available on a first come, first served basis. Members of the public shall have the right to observe and offer public comment at the appropriate time.

THE PLANNING COMMISSION appreciates your interest and encourages your participation. Regularly scheduled meetings are held the 2nd Thursday of each month.

The numerical order of the items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Chair or Commission Members. All questions shall be directed to the Chair who, at his/her discretion, will refer to Staff.

Appeals: Any decisions of the Planning Commission may be appealed to the City Council within 10 days of the decision, by submitting a written request and applicable fee to Angels Camp City Hall.

Chair John Broeder | Vice Chair Gary Gordon

Commissioners Daniel Whitford, Matthew Stammerjohan, Clavey Wendt

Planning Director Amy Augustine | Deputy City Clerk Caytlyn Schaner

5:00 PM REGULAR MEETING

1. ROLL CALL

PRESENT

Chair John Broeder

Vice Chair Gary Gordon

Commissioner Matthew Stammerjohan

Commissioner Daniel Whitford

ABSENT

Commissioner Clavey Wendt

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF THE AGENDA AS POSTED (OR AMENDED)

Motion made to amend agenda by Vice Chair Gordon, Seconded by Commissioner Stammerjohan.
Voting Yea: Chair Broeder, Vice Chair Gordon, Commissioner Stammerjohan, Commissioner Whitford

Absent: Wendt

4. APPROVAL OF MINUTES

A. Approval of Minutes from April 10, 2025

Motion made by Commissioner Stammerjohan, Seconded by Vice Chair Gordon.
Voting Yea: Chair Broeder, Vice Chair Gordon, Commissioner Stammerjohan, Commissioner Whitford

Absent: Wendt

5. PUBLIC COMMENT

Any land use item of interest to the public that is within the subject matter jurisdiction of the Commission and is not posted on the Consent or Regular agendas may be addressed during the Public Comment period. California law prohibits the Commission from taking action on any matter which is not posted on the agenda unless it is determined to be an emergency by the Commission. Five minutes per person.

None

6. PLANNING COMMISSION BUSINESS

A. Public Hearing: MACT SITE DEVELOPMENT PERMIT ADDENDUM

Motion made by Vice Chair Gordon, Seconded by Commissioner Whitford.
Voting Yea: Chair Broeder, Vice Chair Gordon, Commissioner Stammerjohan, Commissioner Whitford

Absent: Wendt

B. PUBLIC HEARING: RESOLUTION OF INTENT 25-06 TO AMEND ANGELS MUNICIPAL CODE SECTION 17.33.040 CHANGING THE FRONT SETBACKS IN THE INDUSTRIAL ZONING DISTRICT (IND) TO CORRESPOND TO ADJACENT ROAD SEGMENTS

Motion made by Commissioner Stammerjohan, Seconded by Commissioner Whitford.
Voting Yea: Chair Broeder, Vice Chair Gordon, Commissioner Stammerjohan, Commissioner Whitford

Absent: Wendt

C. PUBLIC HEARING: RESOLUTION OF INTENT 25-07 RECOMMENDING TO THE CITY COUNCIL:

AMENDING CODE SECTIONS INCLUDE NOTIFICATION, ENFORCEMENT OF AND PENALTIES FOR WEED ABATEMENT AND FIRE CODES UNDER THE SAME PROCEDURES AND PENALTIES AS ALL OTHER CODE VIOLATIONS UNDER THE ANGELS MUNICIPAL CODE (AMC)

RELOCATING MULTIPLE CODE SECTIONS RELATED TO FIRE PREVENTION AND FIRE SAFETY AND CREATE A NEW CHAPTER 8.50 FIRE SAFETY REGULATIONS TO INCLUDE ALL FIRE SAFETY REGULATIONS, ADDING NEW DEFINITIONS, HOUSE NUMBERING REQUIREMENTS, FIRE HYDRANT REQUIREMENTS, REQUIREMENTS FOR

NEW CONSTRUCTION WITHIN THE WILDLAND URBAN INTERFACE (WUI) AND VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ) INCLUDING FIRE SPRINKLERS, AND RELATED FIRE SAFETY REGULATIONS.

CONSOLIDATING CODE SECTIONS RELATED TO OPEN BURNING AND CONTROLLED DEBRIS BURNING

AMENDING CHAPTER 8.48 (FIREWORKS) TO INCLUDE A REFERENCE TO EXISTING REQUIREMENTS FOR AN ADMINISTRATIVE CONDITIONAL USE PERMIT FOR FIREWORKS SALES/STANDS

CREATING A NEW TITLE 11 ROADS AND DRIVEWAYS TO CONSOLIDATE AND UPDATE THE CITY'S ROAD AND DRIVEWAY REGULATIONS, REFERENCE THE CITY'S ADOPTED DESIGN STANDARDS, ADD A DEFINITION AND REFERENCE TO LEGACY STREETS (AKA HERITAGE ROADWAYS) AND INCORPORATE ROAD AND DRIVEWAY PROVISIONS PREVIOUSLY FOUND IN OTHER CODE SECTIONS

AMENDING STREET SIGNAGE REGULATIONS IN SECTION 12.08.090 TO CROSS REFERENCE SIGNAGE REQUIREMENTS IN CHAPTER 8.50 (FIRE SAFETY REGULATIONS) FOR CONSISTENCY

REPEALING CHAPTER 8.20 (GARBAGE COLLECTION RATES) AS OUTDATED

Motion made by Commissioner Stammerjohan, Seconded by Vice Chair Gordon.
Voting Yea: Chair Broeder, Vice Chair Gordon, Commissioner Stammerjohan, Commissioner Whitford

Absent: Wendt

7. COMMITTEE REPORTS

Reported Out

8. ADJOURNMENT

Motion to adjourn meeting at 5:50pm by Vice Chair Gordon, Seconded by Commissioner Stammerjohan.

Voting Yea: Chair Broeder, Vice Chair Gordon, Commissioner Stammerjohan, Commissioner Whitford

Absent: Wendt

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at City Hall 209-736-2181. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title II) Materials related to an item on this Agenda submitted to the City Council after distribution of the Agenda packet are available for public inspection at City Hall at 200 Monte Verda Street Ste. B, Angels Camp, CA 95222 during normal business hours. The Agenda is also available on line at www.angelscamp.gov.

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

John Broeder, Chairman

Michelle Gonzalez, Deputy City Clerk



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

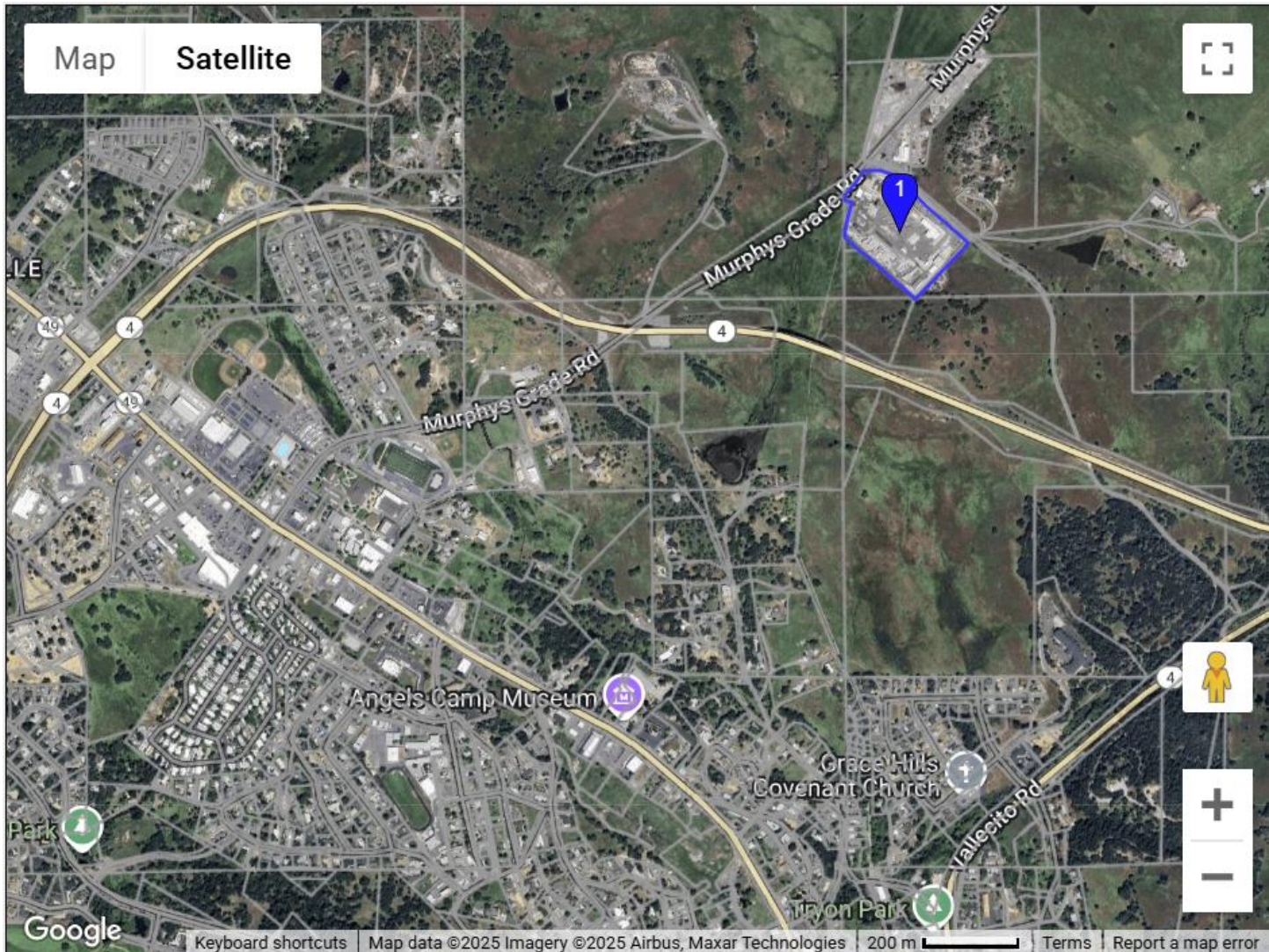
LOCATION: 1108 Murphys Grade Road

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.

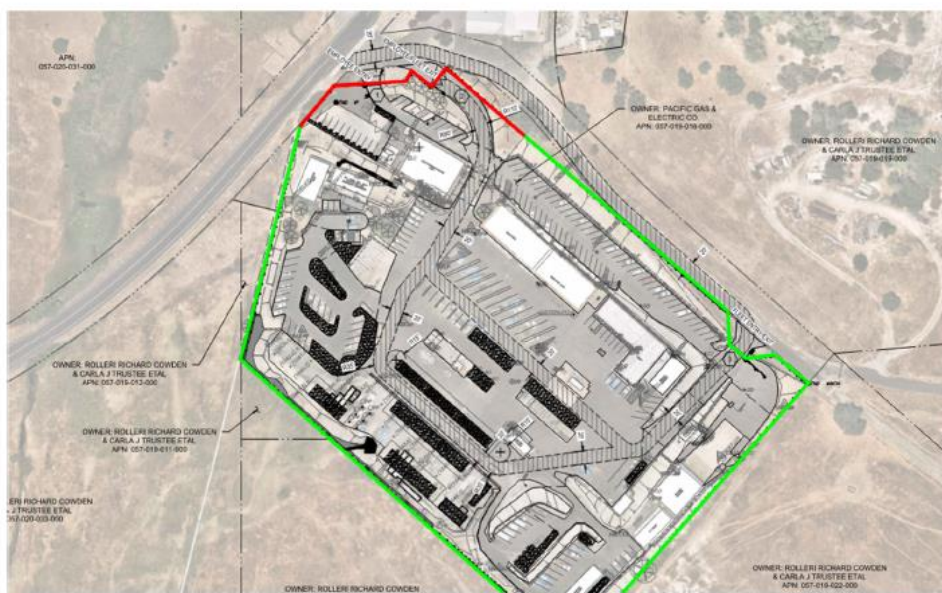
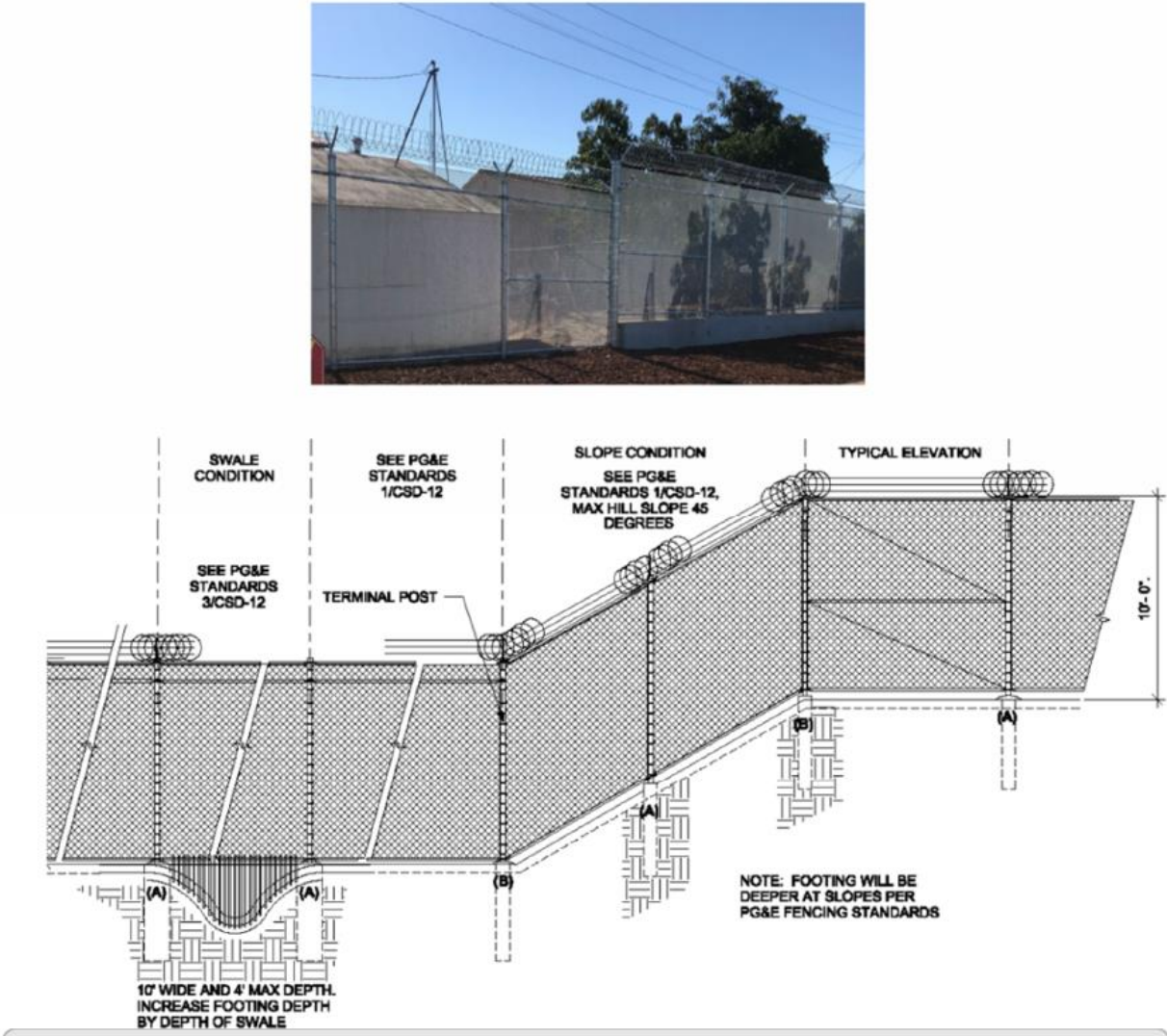


Figure 2: PG&E Response

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



PACIFIC GAS & ELECTRIC COMPANY

ANGELS CAMP SERVICE CENTER PAVEMENT AND FENCE IMPROVEMENTS 1108 MURPHY'S GRADE ROAD, ANGELS CAMP, CA 95222

APPLICABLE CODES:

TITLE 24 CCR, PART 2 - 2022 CALIFORNIA BUILDING CODE, VOLUME 1 AND 2 (CBC)
TITLE 24 CCR, PART 3 - 2022 CALIFORNIA ELECTRICAL CODE (CEC)
TITLE 24 CCR, PART 5 - 2022 CALIFORNIA PLUMBING CODE (CPC)
TITLE 24 CCR, PART 9 - 2022 CALIFORNIA FIRE CODE (CFC) CHAPTER - WELDING AND OTHER HOT WORK

EASEMENT NOTES:

ALL EASEMENTS AND PROPERTY LINES SHOWN HEREIN HAVE BEEN RE-CONSTRUCTED BASED ON FOUND MONUMENTS IN THE FIELD DURING THE BOUNDARY SURVEY CONDUCTED ON MAY 10, 2024 AND AVAILABLE RECORD INFORMATION.

PROJECT PURPOSE:

PACIFIC GAS & ELECTRIC WOULD LIKE TO MAKE VARIOUS WALL SECURITY IMPROVEMENTS AND ASPHALT IMPROVEMENTS AT THE ANGELS CAMP SERVICE CENTER. WALL AND ASPHALT TO BE COMPLIANT WITH CURRENT PG&E STANDARDS. THE SPOOLS AREA IS TO MEET THE CITY OF ANGELS CAMP REQUIREMENTS AND FUSE LATEST STANDARDS.

PROJECT DESCRIPTION:

THIS PROJECT WILL INCLUDE THE CONSTRUCTION OF REMOVAL AND REPLACEMENT OF EXISTING ASPHALT CONCRETE PAVEMENT, NEW ASPHALT CONCRETE PAVEMENT TO REPLACE THE EXISTING GRAVEL, TO PROVIDE MORE PARKING, PROVIDE NEW SECURITY WALL, AND PROVIDE NONFUNCTIONAL, EXTERIOR LIGHTING FOR SECURITY PURPOSES. ALL IMPROVEMENTS ARE TO MEET PG&E AND THE CITY OF ANGELS CAMP REQUIREMENTS AND STANDARDS.

SITE INFORMATION SUMMARY

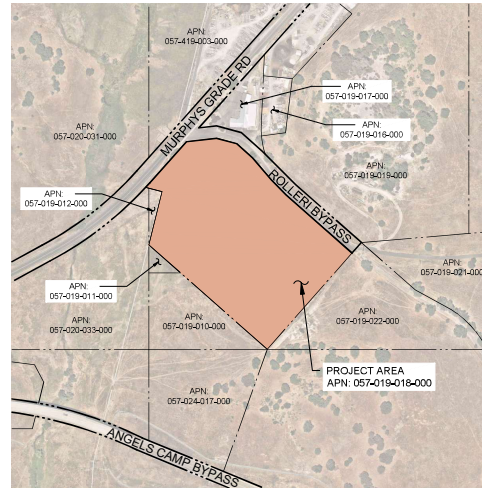
| APN | ZONING | LAND USE DESIGNATION | EXISTING USE | PROPOSED USE | TOTAL AREA | AREA AFFECTED BY PROJECT | EXISTING BUILDING AREA | LANDSCAPE COVERAGE |
|-----------------|--------|----------------------|--------------|--------------|------------|--------------------------|------------------------|--------------------|
| 057-019-018-000 | I | HEAVY INDUSTRIAL | INDUSTRIAL | INDUSTRIAL | 438,908 SF | 303,132 SF | 34,721 SF | 86,638 SF |

STORMWATER COMPLIANCE SUMMARY

| DESCRIPTION | APN 057-019-018-000 |
|--------------------------------|---------------------|
| SITE SIZE | 438,908 SF |
| EXISTING IMPERVIOUS AREA | 327,254 SF |
| ADDED/REPLACED IMPERVIOUS AREA | 262,953 SF |
| TOTAL IMPERVIOUS AREA | 350,278 SF |
| PERCENT INCREASE/REPLACED | 7.04% |
| ESTIMATED DISTURBED AREA | 262,953 SF |

FLOOD HAZARD ZONE INFORMATION:

- FLOOD ZONE DESIGNATION: ZONE X - AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
- FIRM PANEL DESIGNATION: MAP # 60000C05986
- FIRM EFFECTIVE DATE: DECEMBER 17, 2010
- BASE FLOOD ELEVATION: N/A



SITE MAP
NOT TO SCALE

GENERAL DATA:

SITE ADDRESS: 1108 MURPHY'S GRADE ROAD, ANGELS CAMP, CA 95222
APN: 057-019-018-000
JURISDICTION: CITY OF ANGELS CAMP

PROPERTY OWNER:

PACIFIC GAS & ELECTRIC COMPANY
CONTACT: ALLAN DE RO HERNADEZ
PHONE: 558.203.1362
EMAIL: AHE@PG&E.COM

CIVIL ENGINEER:

BLAIR CHURCH & FLYNN CONSULTING ENGINEERS
451 CLOVIS AVE., SUITE 200
CLOVIS CA 93612
CONTACT: PAMELA DUFFY
PHONE: 558.326.1400
EMAIL: PHO@BCF-ENR.COM

ELECTRICAL ENGINEER:

BLAIR CHURCH & FLYNN CONSULTING ENGINEERS
451 CLOVIS AVE., SUITE 200
CLOVIS CA 93612
CONTACT: PAMELA DUFFY
PHONE: 558.326.1400
EMAIL: EDUFFY@BCF-ENR.COM

GENERAL CONTRACTOR:

SEEBERT CONSTRUCTION
308 INDUSTRIAL BLVD
WEST SACRAMENTO, CA 95691
CONTACT: DEWAN JONES
PHONE: 916.565.2589
EMAIL: DEWAN@SEEBERTCONSTRUCTION.COM

| REV | DATE | DESCRIPTION |
|-----|------------|-------------|
| 1 | 2025.01.26 | |

PLAN REVIEW ONLY
NOT FOR CONSTRUCTION



CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA



401 CLOVIS AVE., SUITE 200
CLOVIS, CALIFORNIA 93612
TEL: (558) 326-1400
FAX: (558) 326-1500

| | |
|---------------|----------------|
| DISCIPLINE | SERVICE CENTER |
| FACILITY NAME | ANGELS CAMP |
| SITE ID | - |
| BUILDING ID | - |
| FLOOR ID | - |
| ORDER NO | - |

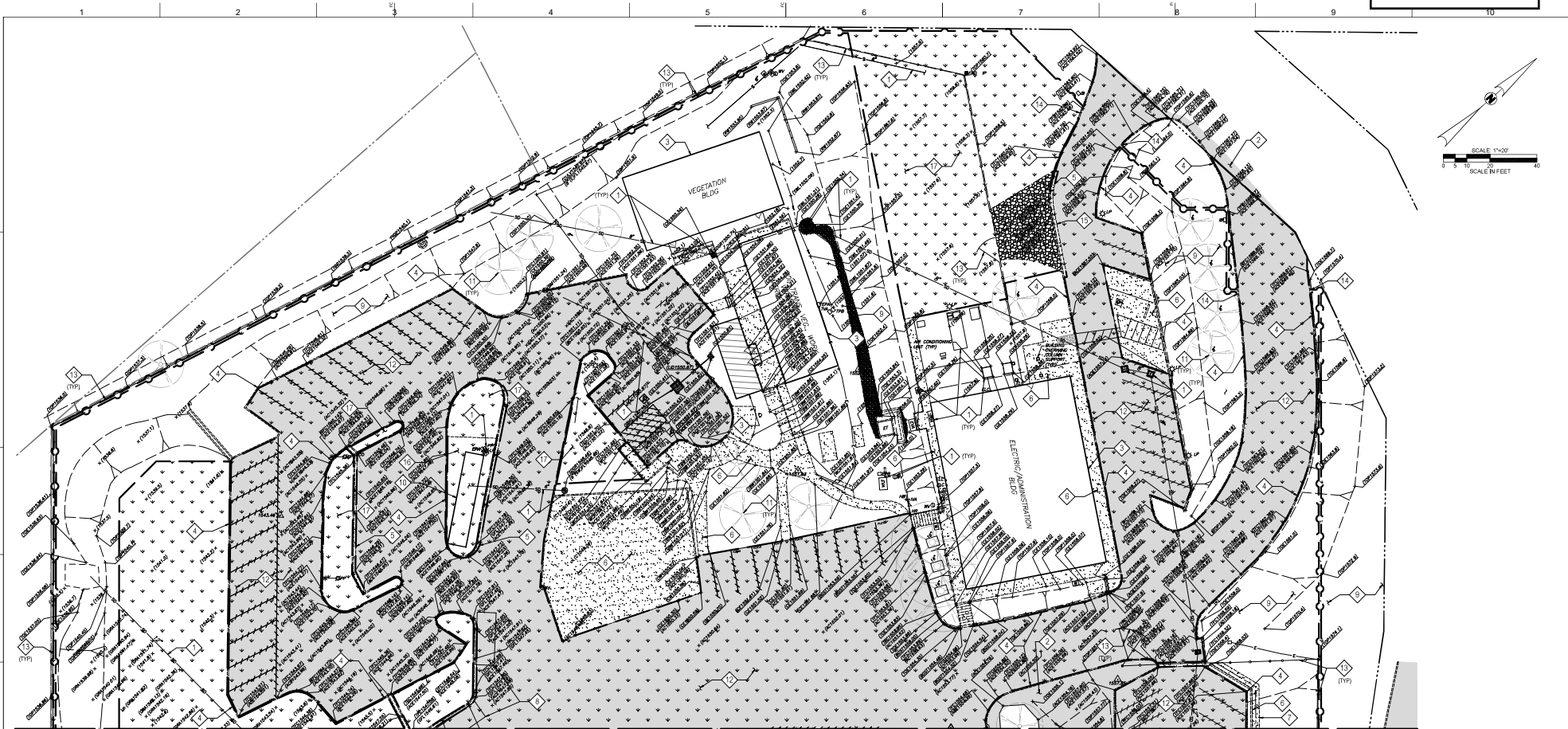


CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR ASSUMES TOTAL AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE PERFORMANCE OF WORK, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, ON A CONTRACT BASIS, NOT LIMITED TO WORKING, WORKING, WORKING. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS BLAIR, CHURCH & FLYNN CONSULTING ENGINEERS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT. EXCEPTED LIABILITY DOES NOT EXCEED THE TOTAL REASONABLE OF BLAIR, CHURCH & FLYNN CONSULTING ENGINEERS.

PG&E ANGELS CAMP SERVICE CENTER
PAVEMENT & FENCING IMPROVEMENTS

COVER SHEET

1108 MURPHY'S GRADE ROAD, ANGELS CAMP, CA 95222



KEYNOTES

- | | |
|---|---|
| 1 EXISTING ABOVE GROUND AND/OR UNDERGROUND UTILITY TO REMAIN AND BE PROTECTED IN PLACE. | 10 EXISTING SEA-TRAILER TO BE TEMPORARILY RELOCATED THEN PLACED AS SHOWN ON THE ENLARGED SITE PLAN. |
| 2 EXISTING ASPHALT CONCRETE PAVING TO REMAIN AND BE PROTECTED IN PLACE. | 11 EXISTING TREE TO REMAIN AND BE PROTECTED IN PLACE. |
| 3 EXISTING BUILDING TO REMAIN AND BE PROTECTED IN PLACE. | 12 EXISTING ASPHALT CONCRETE PAVEMENT TO BE REMOVED AND LAWFULLY DISPOSED OF. |
| 4 EXISTING CONCRETE CURB TO REMAIN AND BE PROTECTED IN PLACE. | 13 EXISTING CHAIN LINK FENCE, GATES, AND MOTORS TO BE REMOVED AND LAWFULLY DISPOSED OF. |
| 5 EXISTING CONCRETE CURB AND GUTTER TO REMAIN AND BE PROTECTED IN PLACE. | 14 EXISTING CONCRETE CURB TO BE REMOVED AND LAWFULLY DISPOSED OF. |
| 6 EXISTING CONCRETE IMPROVEMENTS TO REMAIN AND BE PROTECTED IN PLACE. | 15 EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED AND LAWFULLY DISPOSED OF. |
| 7 EXISTING CONCRETE VALLEY GUTTER TO REMAIN AND BE PROTECTED IN PLACE. | 16 EXISTING CONCRETE IMPROVEMENTS TO BE REMOVED AND LAWFULLY DISPOSED OF. |
| 8 EXISTING DUMPSTER TO BE TEMPORARILY RELOCATED THEN PLACED AS SHOWN ON THE ENLARGED SITE PLAN. | 17 EXISTING LANDSCAPE IMPROVEMENTS TO BE REMOVED AND LAWFULLY DISPOSED OF. |
| 9 EXISTING LANDSCAPE IMPROVEMENTS TO REMAIN AND BE PROTECTED IN PLACE. | |

DEMOLITION LEGEND

- | | |
|--|----------------------------|
| | LIMITS OF STRIPING REMOVAL |
| | LIMITS OF DEMOLITION |
| | PROPERTY LINE |
| | RIGHT OF WAY LINE |

SEE SHEET C200 FOR TOPOGRAPHIC LEGEND.

UTILITY NOTE

UTILITY INFORMATION SHOWN HEREON IS BASED ON RECORD INFORMATION SUPPLIED TO THE ENGINEER BY UTILITY COMPANIES, PUBLIC AGENCIES AND THE PROPERTY OWNER, TOGETHER WITH EVIDENCE GATHERED FROM GPR LOCATING METHODS AND OBSERVATION OF VISIBLE EVIDENCE BY A FIELD SURVEY. THE ENGINEER CAN MAKE NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF THE UNDERGROUND UTILITY FACILITIES SHOWN, PRIOR TO ANY SITE EXCAVATIONS, THE CONTRACTOR SHALL CONTACT THE OWNER AND UNDERGROUND SERVICE ALERT (USA) AND REQUEST THAT THEY IDENTIFY THE LOCATION OF ALL UNDERGROUND UTILITIES AT THE SITE. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

BENCHMARK

BENCHMARK: CNPT #25,
ELEV. 1551.24' (NAD83)
ELEVATIONS ARE BASED ON NAVD83 AND DERIVED FROM AN AVERAGED GPS OBSERVATION UTILIZING THE LEICA SMARTNET NETWORK. ALL GPS COORDINATES ARE GROUND COORDINATES AND HAVE BEEN SCALED ABOUT CNPT #25

| | | | |
|-----|------|-------------|-------------------|
| REV | DATE | DESCRIPTION | JOB NO. 224-0152 |
| | | | DSGN D. HERNANDEZ |
| | | | DIVN S. LEE |
| | | | CHKD D. HERNANDEZ |
| | | | SUPV P. NOGA |
| | | | APVD 1 |
| | | | APVD 2 |
| | | | 2025.01.26 |

PLAN REVIEW ONLY
NOT FOR CONSTRUCTION



CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA



401 CLOVIS AVE., SUITE 200
CLOVIS, CALIFORNIA 93612
TEL (559) 324-4400
FAX (559) 324-1000

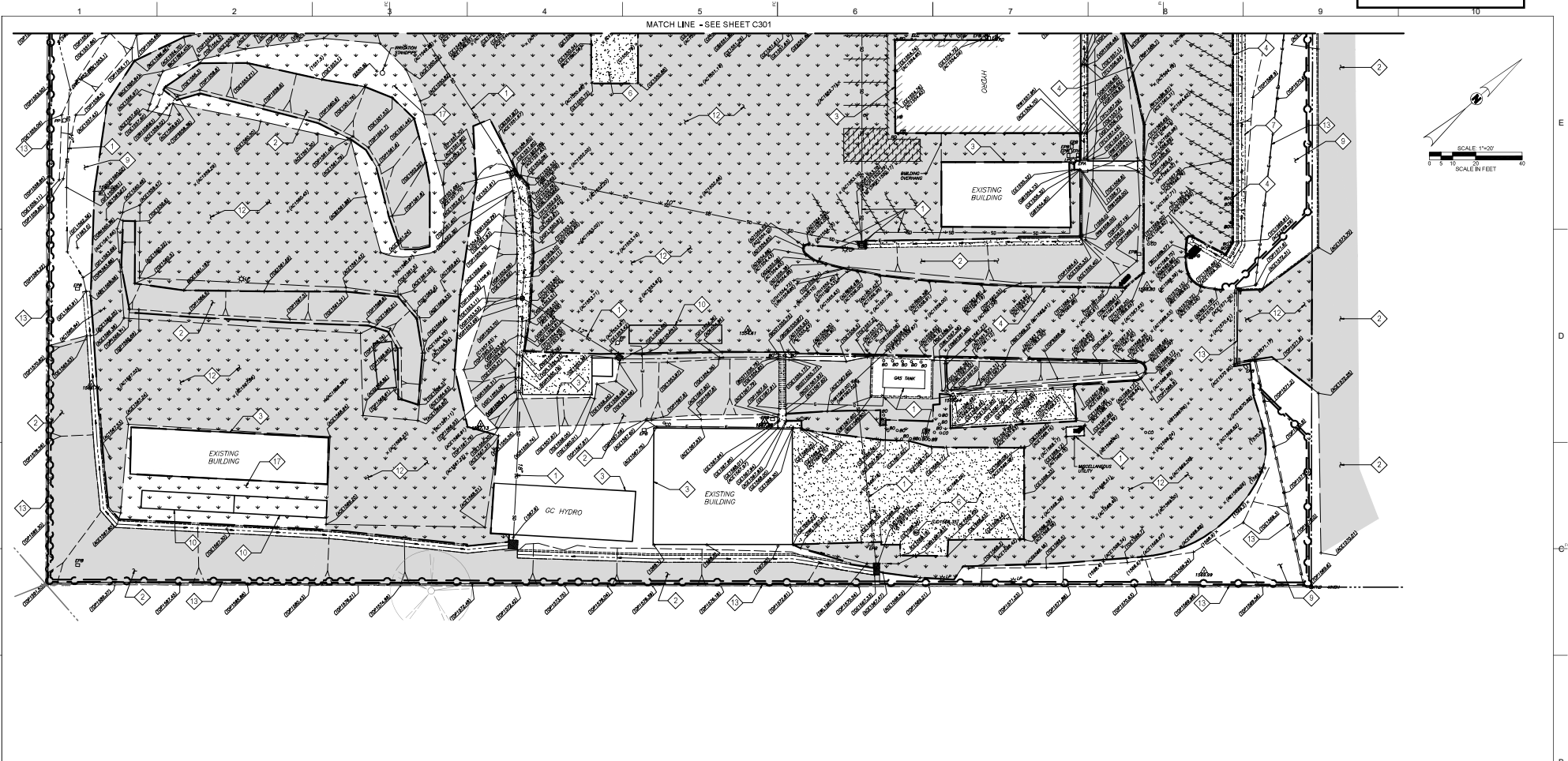
| | |
|---------------|----------------|
| DISCIPLINE | SERVICE CENTER |
| FACILITY TYPE | ANGELS CAMP |
| SITE ID | |
| BUILDING ID | |
| BUILDING NAME | |
| FLOOR ID | |
| ORDER NO | |

PG&E ANGELS CAMP SERVICE CENTER
PAVEMENT & FENCING IMPROVEMENTS

TOPOGRAPHIC SURVEY AND DEMOLITION PLAN

1108 MURPHYS GRADE ROAD, ANGELS CAMP, CA 95222

| | |
|----------------|--------------|
| DATE | 2025.01.26 |
| BY | D. HERNANDEZ |
| CHECKED BY | P. NOGA |
| APPROVED BY | |
| DRAWING NUMBER | C201 |
| REV | |



KEYNOTES

- | | |
|---|--|
| <ul style="list-style-type: none"> 1 EXISTING ABOVE GROUND AND/OR UNDERGROUND UTILITY TO REMAIN AND BE PROTECTED IN PLACE. 2 EXISTING ASPHALT CONCRETE PAVING TO REMAIN AND BE PROTECTED IN PLACE. 3 EXISTING BUILDING TO REMAIN AND BE PROTECTED IN PLACE. 4 EXISTING CONCRETE CURB TO REMAIN AND BE PROTECTED IN PLACE. 5 EXISTING CONCRETE CURB AND GUTTER TO REMAIN AND BE PROTECTED IN PLACE. 6 EXISTING CONCRETE IMPROVEMENTS TO REMAIN AND BE PROTECTED IN PLACE. 7 EXISTING CONCRETE VALLEY GUTTER TO REMAIN AND BE PROTECTED IN PLACE. 8 EXISTING DUMPSTER TO BE TEMPORARILY RELOCATED THEN PLACED AS SHOWN ON THE ENLARGED SITE PLAN. 9 EXISTING LANDSCAPE IMPROVEMENTS TO REMAIN AND BE PROTECTED IN PLACE. | <ul style="list-style-type: none"> 10 EXISTING SEA-TRAILER TO BE TEMPORARILY RELOCATED THEN PLACED AS SHOWN ON THE ENLARGED SITE PLAN. 11 EXISTING TREE TO REMAIN AND BE PROTECTED IN PLACE. 12 EXISTING ASPHALT CONCRETE PAVEMENT TO BE REMOVED AND LAWFULLY DISPOSED OF. 13 EXISTING CHAIN LINK FENCE, GATES, AND MOTORS TO BE REMOVED AND LAWFULLY DISPOSED OF. 14 EXISTING CONCRETE CURB TO BE REMOVED AND LAWFULLY DISPOSED OF. 15 EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED AND LAWFULLY DISPOSED OF. 16 EXISTING CONCRETE IMPROVEMENTS TO BE REMOVED AND LAWFULLY DISPOSED OF. 17 EXISTING LANDSCAPE IMPROVEMENTS TO BE REMOVED AND LAWFULLY DISPOSED OF. |
|---|--|

DEMOLITION LEGEND

- LIMITS OF STRIPING REMOVAL
- LIMITS OF DEMOLITION
- PROPERTY LINE
- RIGHT OF WAY LINE

SEE SHEET C200 FOR TOPOGRAPHIC LEGEND.

UTILITY NOTE

UTILITY INFORMATION SHOWN HEREON IS BASED ON RECORD INFORMATION SUPPLIED TO THE ENGINEER BY UTILITY COMPANIES, PUBLIC AGENCIES AND THE PROPERTY OWNER, TOGETHER WITH EVIDENCE GATHERED FROM GPR LOCATING METHODS AND OBSERVATION OF VISIBLE EVIDENCE BY A FIELD SURVEY. THE ENGINEER CAN MAKE NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF THE UNDERGROUND UTILITY FACILITIES SHOWN, PRIOR TO ANY SITE EXCAVATIONS, THE CONTRACTOR SHALL CONTACT THE OWNER AND UNDERGROUND SERVICE ALERT (USA) AND REQUEST THAT THEY IDENTIFY THE LOCATION OF ALL UNDERGROUND UTILITIES AT THE SITE. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

BENCHMARK

BENCHMARK: CNPT #25,
ELEV. 1551.24' (NAD88)
ELEVATIONS ARE BASED ON NAVD88 AND DERIVED FROM AN AVERAGED GPS OBSERVATION UTILIZING THE LEICA SMARTNET NETWORK. ALL GPS COORDINATES ARE GROUND COORDINATES AND HAVE BEEN SCALED ABOUT CNPT #25

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |

PLAN REVIEW ONLY
NOT FOR CONSTRUCTION

CRESS
CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

Blair Church Flynn
CONSULTING ENGINEER

401 CLOVE AVE., SUITE 300
CLOVE, CALIFORNIA 95012
TEL (925) 324-4400
FAX (925) 324-1000

| | |
|---------------|----------------|
| DISCIPLINE | SERVICE CENTER |
| FACILITY TYPE | ANGELS CAMP |
| SITE ID | - |
| BUILDING ID | - |
| BUILDING NAME | - |
| FLOOR ID | - |
| ORDER NO | - |

**PG&E ANGELS CAMP SERVICE CENTER
PAVEMENT & FENCING IMPROVEMENTS**

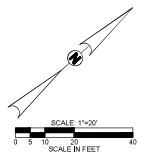
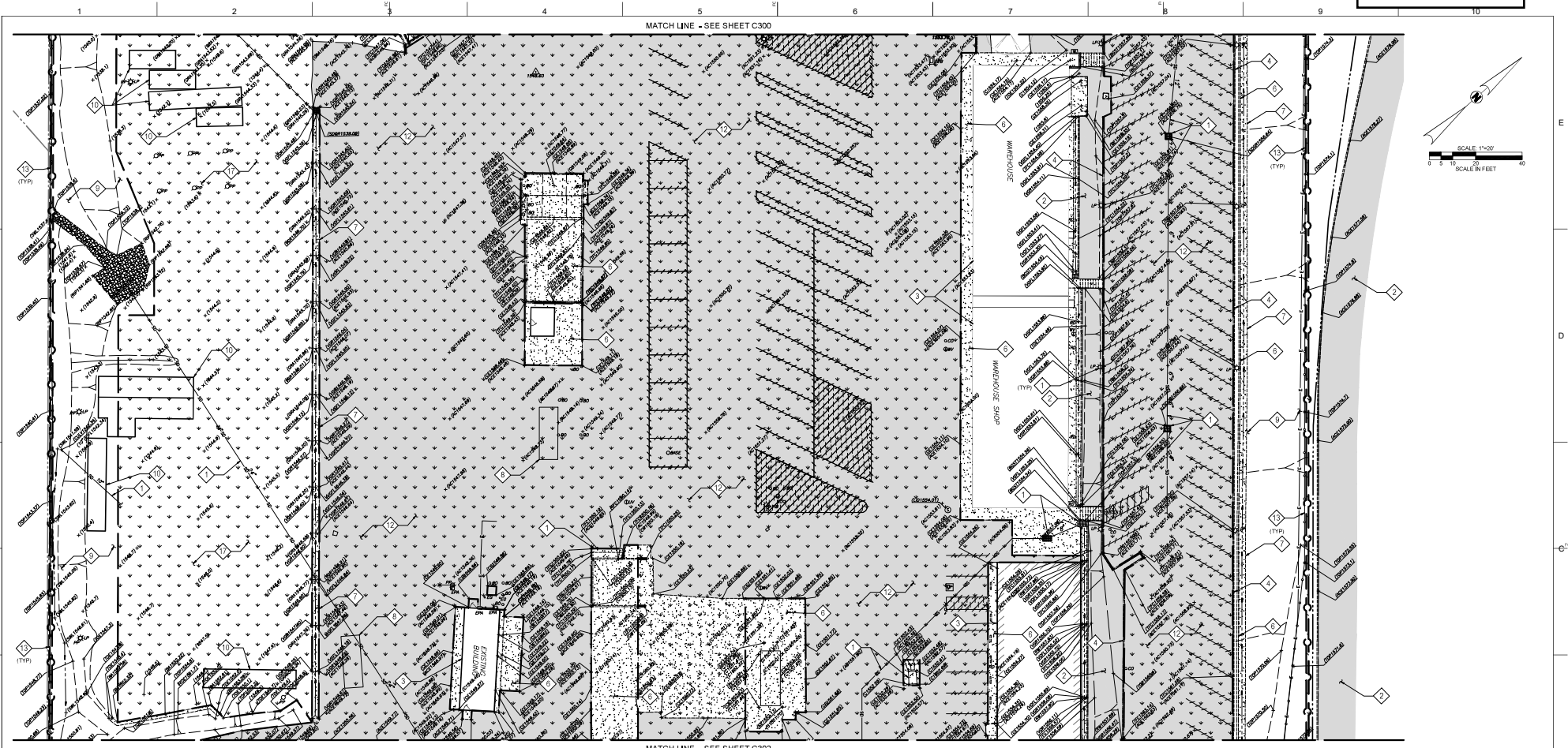
TOPOGRAPHIC SURVEY AND DEMOLITION PLAN

1108 MURPHYS GRADE ROAD, ANGELS CAMP, CA 95222

DRAWING NUMBER
C203

REV

P:\2240152\Production\Drawings\224152_1.dwg 01/26/2025 6:09pm BY: dherandez



KEYNOTES

- | | |
|---|--|
| <ul style="list-style-type: none"> 1 EXISTING ABOVE GROUND AND/OR UNDERGROUND UTILITY TO REMAIN AND BE PROTECTED IN PLACE. 2 EXISTING ASPHALT CONCRETE PAVING TO REMAIN AND BE PROTECTED IN PLACE. 3 EXISTING BUILDING TO REMAIN AND BE PROTECTED IN PLACE. 4 EXISTING CONCRETE CURB TO REMAIN AND BE PROTECTED IN PLACE. 5 EXISTING CONCRETE CURB AND GUTTER TO REMAIN AND BE PROTECTED IN PLACE. 6 EXISTING CONCRETE IMPROVEMENTS TO REMAIN AND BE PROTECTED IN PLACE. 7 EXISTING CONCRETE VALLEY GUTTER TO REMAIN AND BE PROTECTED IN PLACE. 8 EXISTING DUMPSTER TO BE TEMPORARILY RELOCATED THEN PLACED AS SHOWN ON THE ENLARGED SITE PLAN. 9 EXISTING LANDSCAPE IMPROVEMENTS TO REMAIN AND BE PROTECTED IN PLACE. | <ul style="list-style-type: none"> 10 EXISTING SEA-TRAILER TO BE TEMPORARILY RELOCATED THEN PLACED AS SHOWN ON THE ENLARGED SITE PLAN. 11 EXISTING TREE TO REMAIN AND BE PROTECTED IN PLACE. 12 EXISTING ASPHALT CONCRETE PAVEMENT TO BE REMOVED AND LAWFULLY DISPOSED OF. 13 EXISTING CHAIN LINK FENCE, GATES, AND MOTORS TO BE REMOVED AND LAWFULLY DISPOSED OF. 14 EXISTING CONCRETE CURB TO BE REMOVED AND LAWFULLY DISPOSED OF. 15 EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED AND LAWFULLY DISPOSED OF. 16 EXISTING CONCRETE IMPROVEMENTS TO BE REMOVED AND LAWFULLY DISPOSED OF. 17 EXISTING LANDSCAPE IMPROVEMENTS TO BE REMOVED AND LAWFULLY DISPOSED OF. |
|---|--|

DEMOLITION LEGEND

- LIMITS OF STRIPING REMOVAL
- LIMITS OF DEMOLITION
- PROPERTY LINE
- RIGHT OF WAY LINE

SEE SHEET C200 FOR TOPOGRAPHIC LEGEND.

UTILITY NOTE

UTILITY INFORMATION SHOWN HEREON IS BASED ON RECORD INFORMATION SUPPLIED TO THE ENGINEER BY UTILITY COMPANIES, PUBLIC AGENCIES AND THE PROPERTY OWNER, TOGETHER WITH EVIDENCE GATHERED FROM GPR LOCATING METHODS AND OBSERVATION OF VISIBLE EVIDENCE BY A FIELD SURVEY. THE ENGINEER CAN MAKE NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF THE UNDERGROUND UTILITY FACILITIES SHOWN, PRIOR TO ANY SITE EXCAVATIONS, THE CONTRACTOR SHALL CONTACT THE OWNER AND UNDERGROUND SERVICE ALERT (USA) AND REQUEST THAT THEY IDENTIFY THE LOCATION OF ALL UNDERGROUND UTILITIES AT THE SITE. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

BENCHMARK

BENCHMARK: CNPT #25,
ELEV. 1551.24' (NAVD88)
ELEVATIONS ARE BASED ON NAVD88 AND DERIVED FROM AN AVERAGED GPS OBSERVATION UTILIZING THE LEICA SMARTNET NETWORK. ALL GPS COORDINATES ARE GROUND COORDINATES AND HAVE BEEN SCALED ABOUT CNPT #25

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

PLAN REVIEW ONLY
NOT FOR CONSTRUCTION



CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA



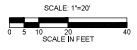
| | |
|---------------|----------------|
| DISCIPLINE | SERVICE CENTER |
| FACILITY TYPE | ANGELS CAMP |
| SITE ID | |
| BUILDING ID | |
| BUILDING NAME | |
| FLOOR ID | |
| ORDER NO | |

PG&E ANGELS CAMP SERVICE CENTER
PAVEMENT & FENCING IMPROVEMENTS

TOPOGRAPHIC SURVEY AND DEMOLITION PLAN

1108 MURPHYS GRADE ROAD, ANGELS CAMP, CA 95222

| | |
|------------------------|-------------------|
| DATE: 01/26/2020 | BY: J. HERNANDEZ |
| CHECKED: S. LEE | DATE: 01/26/2020 |
| APPROVED: D. HERNANDEZ | DATE: 01/26/2020 |
| PROJECT: 224-0152 | PROJECT: 224-0152 |
| DRAWING NUMBER: C202 | REV: |



KEYNOTES

- 1 ACCESSIBLE STALLS TO MEET CBC 2022 CODE, SEE DETAIL, [X0] FOR REQUIREMENTS.
- 2 ADJUST EXISTING UTILITY LID PER DETAIL, [B/C800].
- 3 FURNISH AND INSTALL ASPHALT CONCRETE PAVEMENT PER DETAIL, [A/C800].
- 4 FURNISH AND INSTALL FIXED BOLLARD PER DETAIL, [D/C800].
- 5 FURNISH AND INSTALL CONCRETE CURB PER DETAIL, [H/C800].
- 6 FURNISH AND INSTALL CONCRETE SIDEWALK PER DETAIL, [F/C800].
- 7 FURNISH AND INSTALL HEAVY DUTY CONCRETE PER DETAIL, [E/C800].
- 8 FURNISH AND INSTALL GATE MOTOR PAD PER DETAIL, [C/C801].
- 9 FURNISH AND INSTALL HANDRAILS PER DETAILS, [D/C801] AND [E/C801].
- 10 FURNISH AND INSTALL HI-LO CARD READER PAD PER DETAIL, [B/C801].
- 11 FURNISH AND INSTALL HOFFMAN SECURITY CABINET POST PER DETAIL, [A/C801].
- 12 FURNISH AND INSTALL 10' TALL SHAKESPEARE DOUBLE SWING GATE PER DETAIL, [A/C803].
- 13 FURNISH AND INSTALL 10' TALL SHAKESPEARE ROLL GATE PER DETAILS, [A/C805] & [A/C806].
- 14 FURNISH AND INSTALL 10' TALL SHAKESPEARE WALL WITH TOP GUARD AND ANTI-DIG BARRIER PER DETAILS, [A/C802], [A/C803], AND [A/C804].
- 15 STRIPING PER DETAIL, [G/C800].
- 16 SEE ENLARGED ADA STRIPING PER DETAIL, [A/C303].
- 17 FURNISH AND INSTALL RIP RAP TO ENSURE STORMWATER PERCOLATES ON SITE. RIP RAP TO HELP WITH SLOWING DOWN WATER FROM EXISTING THE FACILITY. CITY OF ANGELS CAMP TO DETERMINE REQUIREMENT FOR STORMWATER ONSITE. RIP RAP AREA IS ROUGHLY 3486± S.F.

SITE LEGEND

- LIMITS OF NEW HEAVY DUTY CONCRETE IMPROVEMENTS PER DETAIL, [F/C800].
- LIMITS OF NEW ASPHALTIC CONCRETE PAVING IMPROVEMENTS PER DETAIL, [A/C800].
- BO BOLLARD
- LIMITS OF 10' TALL SHAKESPEARE WALL IMPROVEMENTS
- PROPERTY LINE
- RIGHT OF WAY LINE

GENERAL NOTES

1. CONTRACTOR TO TRIM ALL COMBUSTIBLE VEGETATION AND ABATE WEEDS TO NO TALLER THAN 6 INCHES IN HEIGHT.
2. ALL ACCESS GATES SHALL BE FITTED WITH APPROVED KNOX BOX PRODUCTS FOR BOTH EMERGENCY AND VALLEY WATER ACCESS.
3. CONTRACTOR TO WORK WITH PG&E TO ENSURE ALL EXISTING INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO ELECTRICAL PANELS, IRRIGATION CONTROL BOXES, IRRIGATION VALVES, WATER VALVES, WATER METERS, HOSE BIBS, ETC. ARE RELOCATED TO REMAIN WITHIN THE NEW FENCE WALL.

| | | | | | | | | | | | |
|--------------------|--|--|--|---------------|--|--|--|--|--|--|--|
| JOB NO. 224-0152 | | | | DISCIPLINE | | | | PG&E ANGELS CAMP SERVICE CENTER | | | |
| DSGN. D. HERNANDEZ | | | | FACILITY TYPE | | | | PAVEMENT & FENCING IMPROVEMENTS | | | |
| DIVN. S. LEE | | | | FACILITY NAME | | | | ENLARGED SITE PLAN | | | |
| CHKD. D. HERNANDEZ | | | | SITE ID | | | | 1108 MURPHYS GRADE ROAD, ANGELS CAMP, CA 95222 | | | |
| SUPV. P. NOGA | | | | BUILDING ID | | | | C300 | | | |
| APVD 1 | | | | BUILDING NAME | | | | REV | | | |
| APVD 2 | | | | FLOOR ID | | | | C300 | | | |
| 2025.01.26 | | | | ORDER NO | | | | REV | | | |

PLAN REVIEW ONLY
NOT FOR CONSTRUCTION

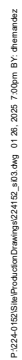


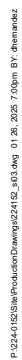
CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA



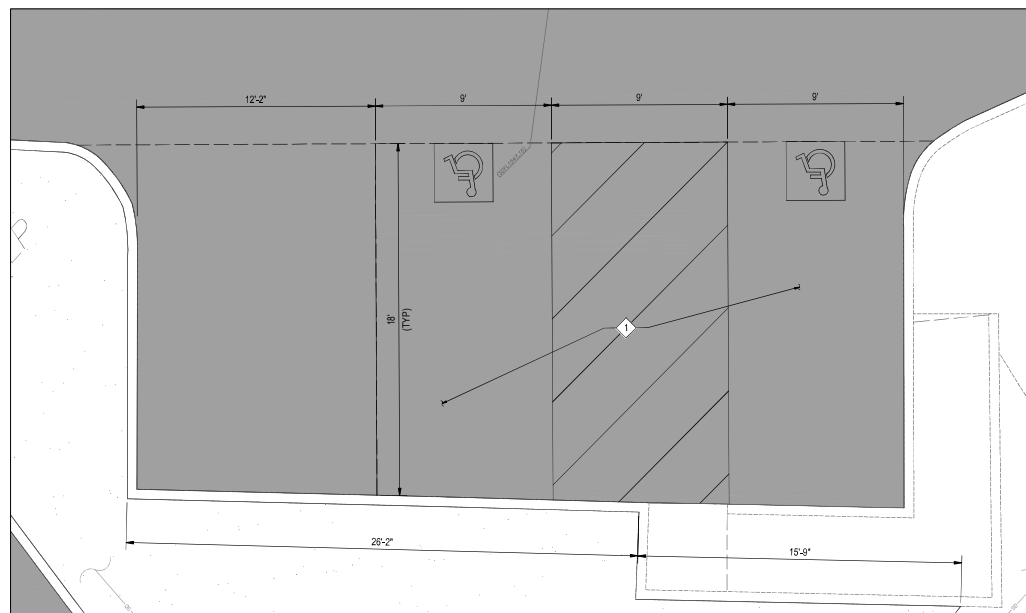
401 CLOVE AVE., SUITE 200
CLOVE, CALIFORNIA 95012
TEL (530) 326-4400
FAX (530) 326-4400

| | |
|--|--|
| PG&E ANGELS CAMP SERVICE CENTER | |
| PAVEMENT & FENCING IMPROVEMENTS | |
| ENLARGED SITE PLAN | |
| 1108 MURPHYS GRADE ROAD, ANGELS CAMP, CA 95222 | |
| C300 | |
| REV | |

[illegible]



| | | | | | | | | | |
|--|------|-------------|--|--|--|--|--|--|--|
| <div style="display: flex; justify-content: space-between;"> <div> <p>JOB NO: 224-0152</p> <p>DESIGN: D.HERNANDEZ</p> <p>DWGN: S.LEE</p> <p>CHKD: D.HERNANDEZ</p> <p>SUPV: P.NOGA</p> <p>APVD 1</p> <p>APVD 2</p> </div> <div style="border: 1px solid black; padding: 5px; transform: rotate(-45deg); transform-origin: center;"> <p>PLAN REVIEW ONLY NOT FOR CONSTRUCTION</p> </div> <div> <p>CRESS CORPORATE REAL ESTATE STRATEGY AND SERVICES PACIFIC GAS AND ELECTRIC COMPANY SAN FRANCISCO, CALIFORNIA</p> <p>Blair Church & Flynn 401 CLOVIS AVE., SUITE 200 CLOVIS, CALIFORNIA 95612 TEL (509) 326-1400 FAX (509) 326-1500</p> <p>CONSULTING ENGINEER</p> </div> <div> <p>PG&E ANGELS CAMP SERVICE CENTER PAVEMENT & FENCING IMPROVEMENTS</p> <p>ENLARGED SITE PLAN</p> <p>1108 MURPHYS GRADE ROAD, ANGELS CAMP, CA 95222</p> </div> <div> <p><small>NOTES: 1. THE DRAWING CONTAINS CONTRACT INFORMATION THAT IS THE PROPERTY OF PG&E AND IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF PG&E. 2. THE DRAWING IS THE PROPERTY OF PG&E AND IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF PG&E.</small></p> <p><small>DATE: 01/26/2025</small></p> <p><small>BY: S. LEE</small></p> <p><small>DRAWING NUMBER: C302</small></p> <p><small>REVISION:</small></p> </div> </div> | | | | | | | | | |
| REV | DATE | DESCRIPTION | | | | | | | |



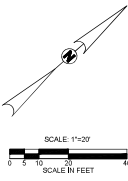
A
C303

ADA STRIPING ENLARGED VIEW
NOT TO SCALE

| | | | | | | | | | |
|---|------|-------------|--|--|--|--|--|--|--|
| <div style="display: flex; justify-content: space-between;"> <div> <p>JOB NO: 224-0152</p> <p>DESIGN: D.HERNANDEZ</p> <p>DWGN: S.LEE</p> <p>CHKD: D.HERNANDEZ</p> <p>SUPV: P.NOGA</p> <p>APVD 1</p> <p>APVD 2</p> </div> <div style="border: 1px solid black; padding: 5px; transform: rotate(-45deg); transform-origin: center;"> <p>PLAN REVIEW ONLY NOT FOR CONSTRUCTION</p> </div> <div> <p>CRESS CORPORATE REAL ESTATE STRATEGY AND SERVICES PACIFIC GAS AND ELECTRIC COMPANY SAN FRANCISCO, CALIFORNIA</p> <p>Blair Church & Flynn 401 CLOVIS AVE., SUITE 200 CLOVIS, CALIFORNIA 95612 TEL (509) 326-1400 FAX (509) 326-1500</p> <p>CONSULTING ENGINEER</p> </div> <div> <p>PG&E ANGELS CAMP SERVICE CENTER PAVEMENT & FENCING IMPROVEMENTS</p> <p>ENLARGED SITE PLAN</p> <p>1108 MURPHYS GRADE ROAD, ANGELS CAMP, CA 95222</p> </div> <div> <p><small>NOTES: 1. THE DRAWING CONTAINS CONTRACT INFORMATION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST EDITION OF THE CONTRACT DOCUMENTS. 2. THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST EDITION OF THE CONTRACT DOCUMENTS. 3. THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST EDITION OF THE CONTRACT DOCUMENTS.</small></p> <p><small>DATE: 01/26/2025</small></p> <p><small>BY: S. LEE</small></p> <p><small>DRAWING NUMBER: C303</small></p> <p><small>REVISION: 0</small></p> </div> </div> | | | | | | | | | |
| REV | DATE | DESCRIPTION | | | | | | | |

MATCH LINE - SEE SHEET C400

MATCH LINE - SEE SHEET C402



| REV | DATE | DESCRIPTION |
|-----|------|-------------|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |

PLAN REVIEW ONLY
NOT FOR CONSTRUCTION



CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA



401 CLOVE AVENUE, SUITE 200
CLOVE, CALIFORNIA 95012
TEL (925) 325-4400
FAX (925) 325-1000

| | |
|---------------|----------------|
| DISCIPLINE | SERVICE CENTER |
| FACILITY TYPE | ANGELS CAMP |
| SITE ID | - |
| BUILDING ID | - |
| BUILDING NAME | - |
| FLOOR ID | - |
| ORDER NO | - |

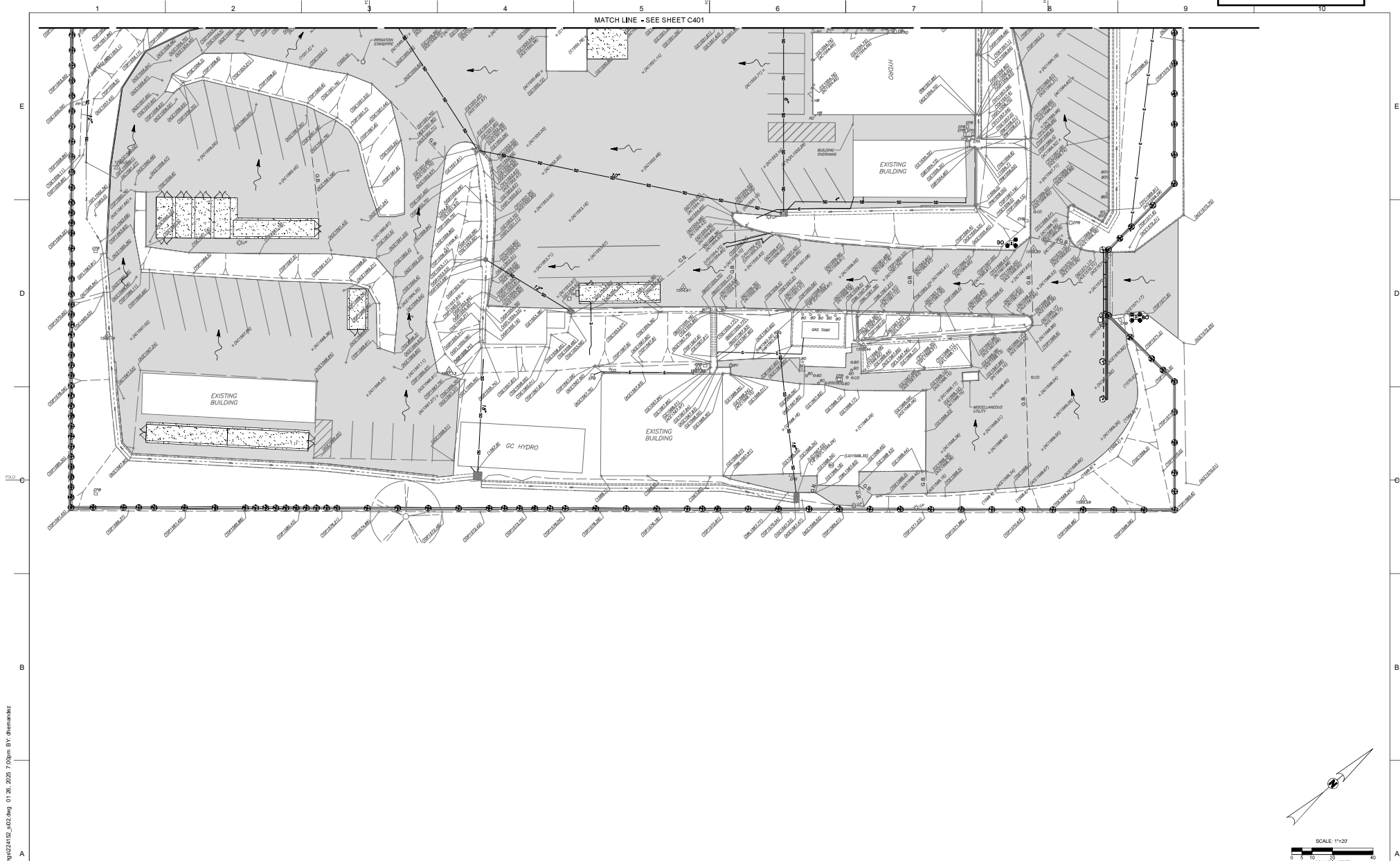
PG&E ANGELS CAMP SERVICE CENTER
PAVEMENT & FENCING IMPROVEMENTS

GRADING AND DRAINAGE PLAN

1108 MURPHYS GRADE ROAD, ANGELS CAMP, CA 95222

| | |
|----------------|--------------|
| DATE | 2025.01.26 |
| BY | P. NOGA |
| CHECKED | D. HERNANDEZ |
| DESIGNED | S. LEE |
| PROJECT NO. | 224-0152 |
| DRAWING NUMBER | C401 |
| REV | |

MATCH LINE - SEE SHEET C401



P:\2440\2440\Production\Drawings\2440_2442.dwg 01.26.2025 7:00pm BY: jhernandez

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |

PLAN REVIEW ONLY
NOT FOR CONSTRUCTION



CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA



401 CLOVIS AVE., SUITE 200
CLOVIS, CALIFORNIA 93612
TEL (559) 325-4400
FAX (559) 325-1000

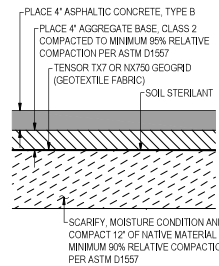
| | |
|---------------|----------------|
| DISCIPLINE | SERVICE CENTER |
| FACILITY NAME | ANGELS CAMP |
| SITE ID | - |
| BUILDING ID | - |
| BUILDING NAME | - |
| FLOOR ID | - |
| ORDER NO | - |

PG&E ANGELS CAMP SERVICE CENTER
PAVEMENT & FENCING IMPROVEMENTS

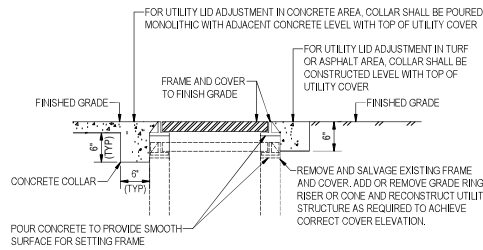
GRADING AND DRAINAGE PLAN

1108 MURPHYS GRADE ROAD, ANGELS CAMP, CA 95222

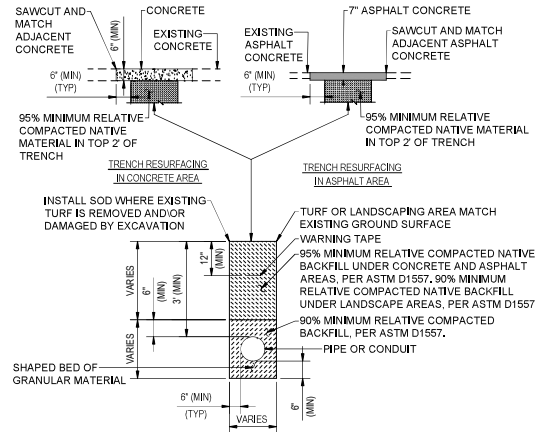
| | |
|----------------|------------|
| DATE | 01/26/2025 |
| BY | JH |
| CHECKED | JH |
| DATE | 01/26/2025 |
| DRAWING NUMBER | C402 |
| REV | |



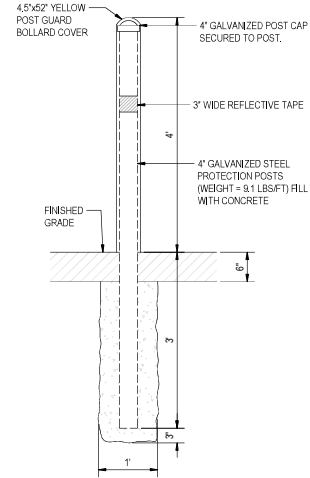
A
C600
NOT TO SCALE
ASPHALT CONCRETE



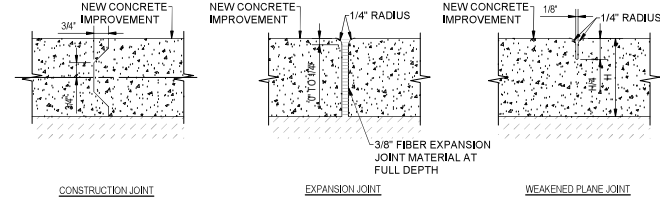
B
C600
NOT TO SCALE
ADJUST UTILITY LID



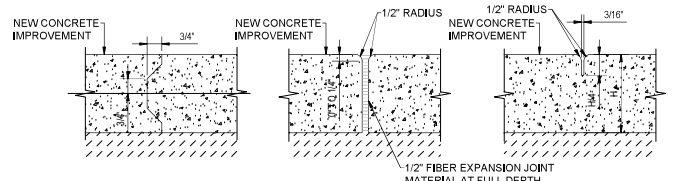
C
C600
NOT TO SCALE
UTILITY TRENCH



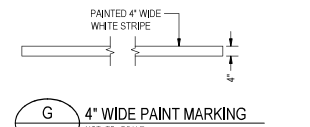
D
C600
NOT TO SCALE
BOLLARD



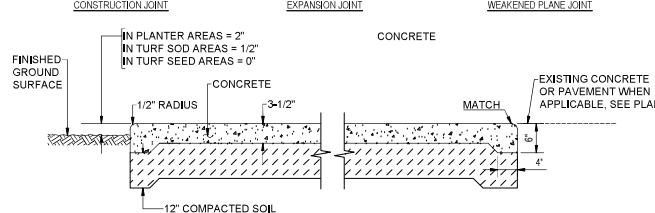
E
C600
NOT TO SCALE
HEAVY DUTY CONCRETE



F
C600
NOT TO SCALE
CONCRETE SIDEWALK



G
C600
NOT TO SCALE
4\"/>

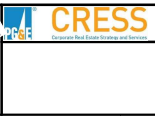


H
C600
NOT TO SCALE
CONCRETE CURB

P:\2440\2440\Production\Drawings\2440\2440_01.dwg 01/26/2025 7:01pm BY: dherandez

| REV | DATE | DESCRIPTION |
|-----|------------|-------------|
| 1 | 2025.01.26 | |

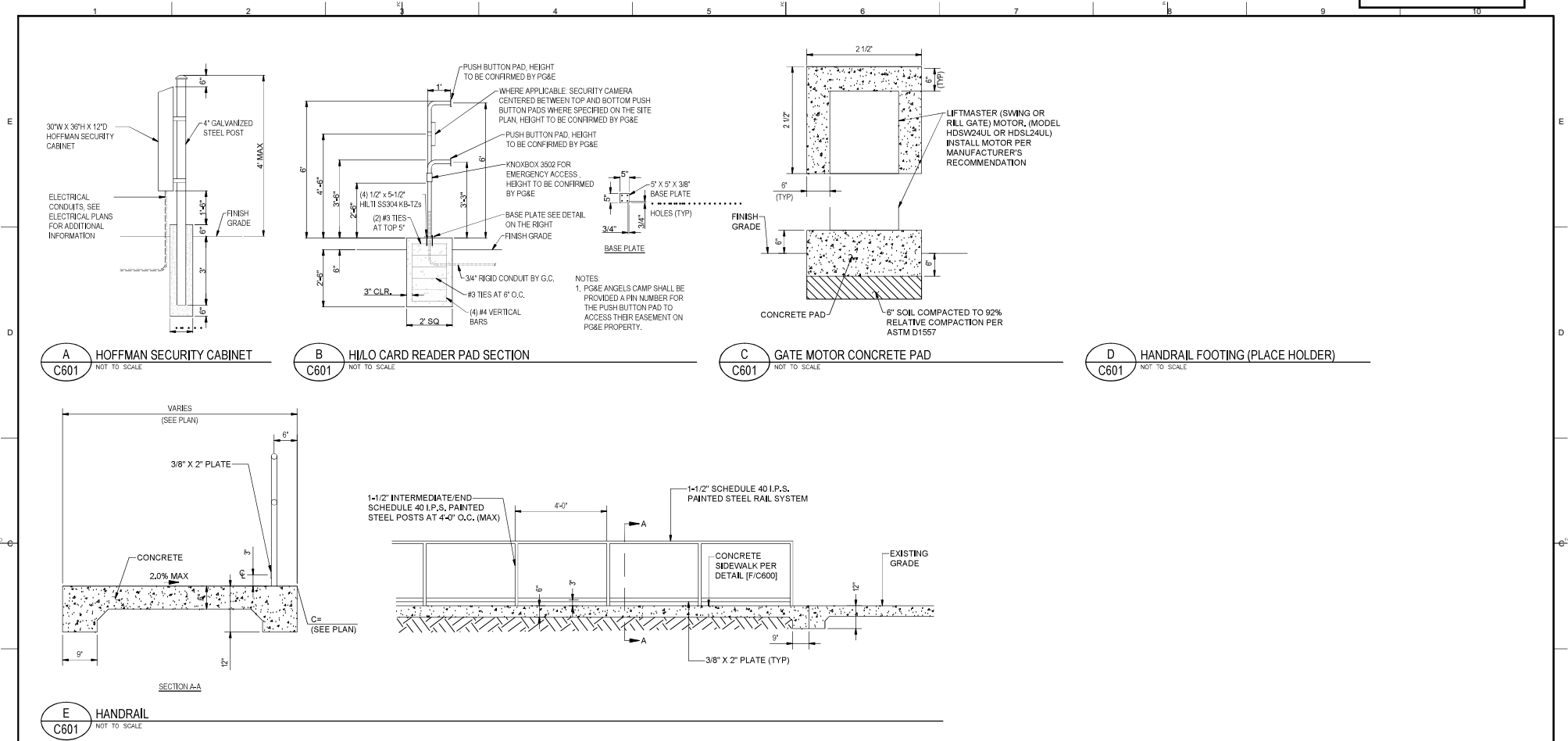
PLAN REVIEW ONLY
NOT FOR CONSTRUCTION



CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA
Blair Church Flynn
CONSULTING ENGINEER

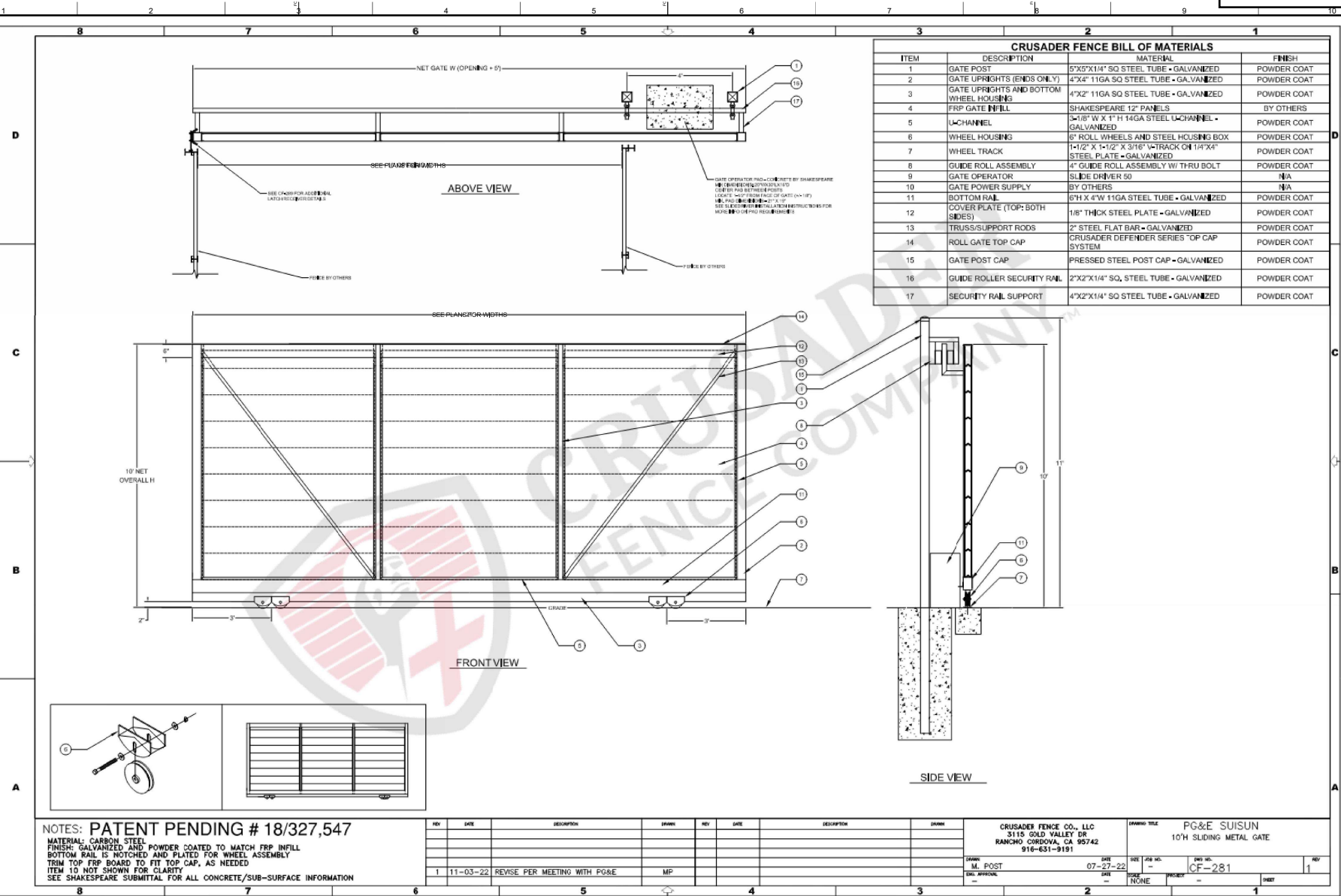
DISCIPLINE: SERVICE CENTER
FACILITY TYPE: ANGELS CAMP
SITE ID: -
BUILDING ID: -
BUILDING NAME: -
FLOOR ID: -
ORDER NO: -

**PG&E ANGELS CAMP SERVICE CENTER
PAVEMENT & FENCING IMPROVEMENTS**
CIVIL CONSTRUCTION DETAILS
1108 MURPHYS GRADE ROAD, ANGELS CAMP, CA 95222
DRAWING NUMBER: C600
REV: 1



P:\244102\03\Production\Drawings\244102_0301.dwg 01/26/2025 7:01pm BY: dherandez

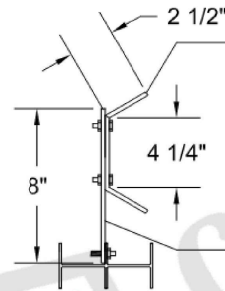
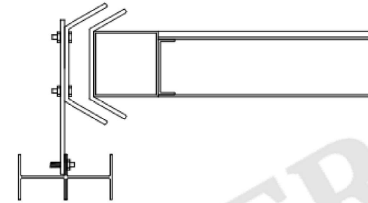
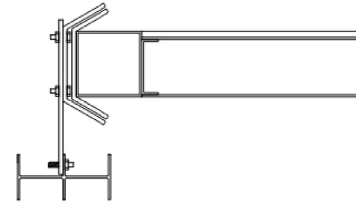
| | | | | | | | |
|---------------------|--|----------------------------|--|---|--|--|--|
| JOB NO: 224-0152 | | DISCIPLINE: SERVICE CENTER | | PG&E ANGELS CAMP SERVICE CENTER PAVEMENT & FENCING IMPROVEMENTS | | 1108 MURPHYS GRADE ROAD, ANGELS CAMP, CA 95222 | |
| DSGN: D. HERNANDEZ | | FACILITY TYPE: ANGELS CAMP | | CIVIL CONSTRUCTION DETAILS | | C601 | |
| DIVN: S. LEE | | SITE ID: - | | DRAWN BY: [Signature] | | REV | |
| CHKD: D. HERNANDEZ | | BUILDING ID: - | | CHECKED BY: [Signature] | | DATE | |
| SUPV: P. NOGA | | BUILDING NAME: - | | DATE: 2025.01.26 | | DESCRIPTION | |
| APVD 1: [Signature] | | FLOOR ID: - | | 1 | | 2 | |
| APVD 2: [Signature] | | ORDER NO: - | | 3 | | 4 | |



A SHAKESPEARE SLIDING GATE
C605 NOT TO SCALE

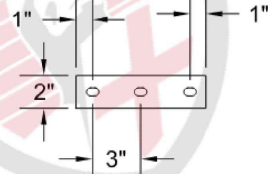
| | | | | | | | | | | | |
|---|--|---|--|--|--|--|--|--|--|------------------------------|--|
| JOB NO: 224-0152 DSON: D. HERNANDEZ DIVN: S. LEE CHKD: D. HERNANDEZ SUPV: P. NOGA APVD 1: APVD 2: | | CRESS CORPORATE REAL ESTATE STRATEGY AND SERVICES PACIFIC GAS AND ELECTRIC COMPANY SAN FRANCISCO, CALIFORNIA | | DISCIPLINE: SERVICE CENTER FACILITY NAME: ANGELS CAMP SITE ID: BUILDING ID: BUILDING NAME: FLOOR ID: ORDER NO: | | PG&E ANGELS CAMP SERVICE CENTER PAVEMENT & FENCING IMPROVEMENTS SLIDING GATE DETAILS 1108 MURPHYS GRADE ROAD, ANGELS CAMP, CA 95222 | | PG&E SUISUN 10" SLIDING METAL GATE DATE: 07-27-22 DESIGNED BY: M. POST CHECKED BY: | | DRAWING NUMBER: C605 REV: | |
|---|--|---|--|--|--|--|--|--|--|------------------------------|--|

P:\2240152\03\Production\Drawings\224152_0301.dwg 01/26/2025 7:01pm BY: dbernandez

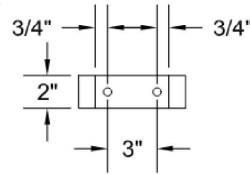


LATCH RECEIVER DETAIL

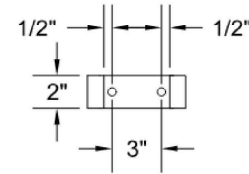
GATE LATCH DETAIL



DETAIL: A



DETAIL: B



DETAIL: C

NOTES: PATENT PENDING # 18/327,547
MATERIAL: CARBON STEEL
FINISH: GALVANIZED AND POWDER COATED TO MATCH FRP INFILL
SEE CF-281 FOR ADDITIONAL GATE DETAILS

| REV | DATE | DESCRIPTION | BY | CHKD | DATE | DESCRIPTION | BY | CHKD |
|-----|------|-------------|----|------|------|-------------|----|------|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

| | | | | | | | |
|--|------------------|----------|-----------------|--|------------|------------|----------|
| CRUSADER FENCE CO., LLC 3115 GOLD VALLEY DR RANCHO CORDOVA, CA 95742 916-631-9191 | | | | PG&E SUISUN ROLL GATE LATCH/RECEIVER DETAIL | | | |
| DRAWN BY M. POST | DATE 11-03-22 | REV - | JOB NO. - | PROJ NO. CF-289 | SHEET 1 | TOTAL 1 | REV - |
| ECL. APPROVAL - | DATE - | REV - | JOB NO. NONE | PROJ NO. - | SHEET - | TOTAL - | REV - |

A SHAKESPEAR SLIDING GATE
C606 NOT TO SCALE

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |
| | | |

PLAN REVIEW ONLY
NOT FOR CONSTRUCTION

CORPORATE REAL ESTATE STRATEGY AND SERVICES
 PACIFIC GAS AND ELECTRIC COMPANY
 SAN FRANCISCO, CALIFORNIA

401 CLOVE AVE., SUITE 200
 CLOVE, CALIFORNIA 95012
 TEL (530) 326-4400
 FAX (530) 326-1000

| | |
|---------------|----------------|
| DISCIPLINE | SERVICE CENTER |
| FACILITY TYPE | ANGELS CAMP |
| SITE ID | - |
| BUILDING ID | - |
| BUILDING NAME | - |
| FLOOR ID | - |
| ORDER NO | - |

PG&E ANGELS CAMP SERVICE CENTER
 PAVEMENT & FENCING IMPROVEMENTS
 SLIDING GATE DETAILS
 1108 MURPHYS GRADE ROAD, ANGELS CAMP, CA 95222

| | |
|------------------------|----------|
| DRAWING NUMBER C606 | REV - |
|------------------------|----------|

STRONG.

UNFAILING ALL-DAY ACCESS.

The perfect solution for Class I, II, III and IV heavy gate and extreme applications. The continuous operation of the HDSL24UL keeps commercial properties, distribution facilities and gated communities working 24/7.



HDSL24UL
24VDC HEAVY-DUTY VARIABLE SPEED SLIDE GATE OPERATOR

- Engineered for use with gates up to 3,000 lbs. and 25 ft. long
- Variable cycle speed adjusts from 5-1 ft. per second to meet application needs
- Custom heavy-duty gear box, size 40, direct drive 40:1 gear ratio delivers high-cycle, high temperature continuous-duty gate operation
- #40 industrial chain provides a pull strength of 2X the gate weight
- Included accessories:
 - One (1) Monitored Retro-Reflective Photo Eye (LARRJUL)
 - One (1) Monitored Swath-Profile Resistive Edge (SSGAL)

RELIABLE.

CONTINUOUSLY MOVE TRAFFIC.

This operator was designed for high-traffic Class I, II, III and IV applications with heavy swing gates. Ideal for moving day-to-day traffic through residential communities and commercial facilities.

HDSW24UL
24VDC HEAVY-DUTY VARIABLE SPEED SWING GATE OPERATOR

- Engineered for use with gates up to 2,800 lbs. or 22 ft. long (with standard arm)
- Variable speed adjusts from 13-36 seconds for a 90-degree opening to quickly secure property and prevent unauthorized access
- Custom heavy-duty gear box, size 40 with size 63 reducer, direct drive 550:1 gear ratio delivers high-cycle, high temperature continuous-duty gate operation
- Ultra-reliable high-cycle, high-temperature continuous-duty operator
- Sealed limit system will prevent rodents from causing repeated limit and false reverse failures
- Included accessories:
 - One (1) Monitored Retro-Reflective Photo Eye (LARRJUL)

Learn more at LIFTMaster.com/heavy-duty-gate-operator

MOVING HEAVY GATES JUST GOT EASIER AND SMARTER.

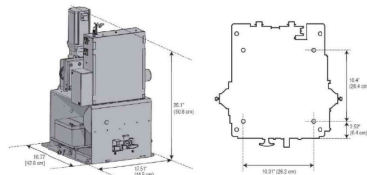
The new LiftMaster® line of heavy-duty Gate Operators with variable speed control make the challenge of moving the heaviest of gates a thing of the past. This family of smart commercial slide and swing gate operators provides the perfect solution for commercial or residential community environments with over-sized gates. Facility and community managers can rely on these operators for 24/7 uptime, secure access, operational longevity, remote monitoring of all access points and seamless integration with additional LiftMaster safety accessories for a fully connected system.



- OUTSTANDING GATE OPERATING TIME**
Variable speed technology allows for gate opening speeds from 5 to 1 foot per second to meet application needs
- RELIABLE 24/7 CONTINUOUS-DUTY OPERATION**
1.5 HP peak bushless custom DC motor delivers up to 6 million cycles
- KNOW MORE ABOUT YOUR GATE**
Remotely connect with the myQ® Community Control platform for real-time alerts and data on gate status
- INCREASE HARDWARE LIFE**
Custom reinforced unit box, spacer adjustability and smooth start/stop feature reduce hardware wear and tear

* When tested with an operator control system by LiftMaster. Outdoor use of 10 HP accessories required. Test equipment required and safety safety measures.

| INTRODUCTION | |
|---|---|
| Operator Specifications | |
| Range Classification | Class I, II, III and IV |
| Main AC Supply | 120 VAC, 4 Amps (19 Amps including Accessory Outputs) @ 240 VAC, 2 Amps When Optional Transformer Kit (HDC20T) is installed on the unit, operator is rated 240VAC/60HZ/2.5 VAC, 3.2A/5.0/2.0/1.5A, 60 Hz, 1 PH |
| System Operating Voltage | 24 VDC (Transformer from Battery Backup) |
| Emergency Power | 24 VDC, 1A max. for 24 x 60 (included) |
| Static Power Req. | 24 VDC/400 mA (max) |
| Maximum Gate Weight | 5,000 lbs. (1,360 kg) |
| Minimum Gate Travel Distance | 4' (1.2 m) |
| Maximum Gate Travel Distance | 75' (22.86 m) |
| Maximum Gate Travel Speed | 1 ft/sec |
| Maximum Duty Cycle Rate | Continuous for line voltage, not continuous for solar |
| Maximum Duty Cycle | Continuous |
| Operating Temperatures | Without heater: -20°C to 60°C (-4°F to 140°F) With optional heater: -40°C to 60°C (-40°F to 140°F) |
| 200VAC accessory power outlets | 6 Amps |
| When the HDSW24UL is used, the cables are only rated 1 Amp | |
| Non-impact, no touch close-entrapped protection device and 1 open-entrapped protection device | |
| Entrapped-Entrapped Protection Device Inputs (non-impact and/or contact) | |
| Entrapped-Entrapped Protection Device Inputs (non-impact and/or contact) | |



GATE MOTOR SPECIFICATIONS

| REV | DATE | DESCRIPTION | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|-----|------------|-------------|---|---|---|---|---|---|---|---|---|----|
| 1 | 2025.01.26 | | | | | | | | | | | |
| 2 | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | |
| 6 | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | |

PLAN REVIEW ONLY
NOT FOR CONSTRUCTION



CORPORATE REAL ESTATE STRATEGY AND SERVICES
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA



401 CLOVE AVE., SUITE 300
CLOVE, CALIFORNIA 95012
TEL (925) 254-4100
FAX (925) 254-4100

| | |
|---------------|----------------|
| DISCIPLINE | SERVICE CENTER |
| FACILITY TYPE | ANGELS CAMP |
| SITE ID | - |
| BUILDING ID | - |
| FLOOR ID | - |
| ORDER NO | - |

PG&E ANGELS CAMP SERVICE CENTER
PAVEMENT & FENCING IMPROVEMENTS

ELECTRICAL REFERENCES

1108 MURPHYS GRADE ROAD, ANGELS CAMP, CA 95222

| | |
|----------------|----------------------------|
| PROJECT NO. | ANGELS CAMP SERVICE CENTER |
| DRAWING NUMBER | R001 |
| REV | |

Electronic Timer Control - Autonomic 365-Day 8-Circuit Electronic Control, 120-277 VAC, 50/60 Hz, 8-SPDT-4-DPDT, Outdoor Metal Enclosure, Ethernet Included
Item ET90815CR



PRODUCT DESCRIPTION

The ET90801 series combines powerful and intuitive scheduling with true maintenance-free convenience and included security of a 2-hour warranty. The ET-900 and Master App provide true time across control, and the USB connector and Ethernet capabilities make it a real option. These products can be used to help meet the 24 requirements.

FEATURES

- Automatic input voltage selection from 120 to 277 VAC, 50/60 Hz
- Over 2,000 weekly on/off holiday schedule
- Allows for simple over-the-counter when paired with MS-101-800 Memory Switch (sold separately)
- Advanced scheduling including weekly events, such as fourth Thursday of November and week of year
- 30-day maintenance
- 100-hour capacitor eliminates the need for batteries
- 800 maintenance for updating, downloading and troubleshooting programs
- Easy-to-follow on-screen manual for programming to the minute accuracy
- Non-volatile memory protecting programming
- Removes on-line operation to meet on-line or off-line
- Intuitive display, 4-in. color touchscreen, up to 10 displays for 4, 8, and 12 circuit mode

APPLICATIONS

- Interior Lighting Control
- Outdoor Lighting Control
- Thermostat/Security/Alarm
- Residential & Pump Controls

TECHNICAL DATA

| | |
|-------------------------------|--|
| General | |
| Model Number | ET90815CR |
| Description | Autonomic 365-Day 8-Circuit Electronic Control, 120-277 VAC, 50/60 Hz, 8-SPDT-4-DPDT, Outdoor Metal Enclosure, Ethernet Included |
| IPC Code | 47020701-24000 |
| Date | 10/20/2015 |
| Country of Origin (Internal) | MEXICO |
| Warranty Period | 2-Year Limited |
| Control Specifications | |
| Minimum ON/OFF Times | 1 sec |
| Minimum Pulse Time | 1 sec |
| Maximum Pulse Time | 250 Hours, 50 minutes |
| Maximum ON/OFF Times | 365 days |
| Maximum ON/OFF Operations | 2000 |
| Relay Program Count | 2000 |
| ON/OFF Operations | 2000 |
| Operation Features | Autonomic, Holiday |
| Maximum Motor | 9000 watt |
| Relay Terminal Options | Standard Terminal Block |
| Output Damage Adjustment | Automatic |

| | | |
|---------------------------------------|--|--|
| Backup Protection Time | | 30 Minutes |
| Backup Type | | Supercapacitor |
| Backup Protection Time | | 120 Hour |
| Mechanical Specifications | | |
| Enclosure Type | | Outdoor type 3B metal |
| Dimensions | | |
| Product Dimensions (H x W x D) | | 17.8 x 12.7 x 5.4 in |
| Material Specifications | | |
| Color | | Gray |
| Construction Method | | |
| Hot Wire | | No |
| Load Ratings | | |
| Typical ON Load Ratings | | 5 A, 120 VAC, 50 Hz; 5 A, 24 VAC, 50 Hz; 5 A, 50 VAC, 50 Hz; 5 A, 110 VAC, 50 Hz; 5 A, 115 VAC, 50 Hz; 5 A, 120 VAC, 50 Hz; 5 A, 125 VAC, 50 Hz; 5 A, 130 VAC, 50 Hz; 5 A, 135 VAC, 50 Hz; 5 A, 140 VAC, 50 Hz; 5 A, 145 VAC, 50 Hz; 5 A, 150 VAC, 50 Hz; 5 A, 155 VAC, 50 Hz; 5 A, 160 VAC, 50 Hz; 5 A, 165 VAC, 50 Hz; 5 A, 170 VAC, 50 Hz; 5 A, 175 VAC, 50 Hz; 5 A, 180 VAC, 50 Hz; 5 A, 185 VAC, 50 Hz; 5 A, 190 VAC, 50 Hz; 5 A, 195 VAC, 50 Hz; 5 A, 200 VAC, 50 Hz; 5 A, 205 VAC, 50 Hz; 5 A, 210 VAC, 50 Hz; 5 A, 215 VAC, 50 Hz; 5 A, 220 VAC, 50 Hz; 5 A, 225 VAC, 50 Hz; 5 A, 230 VAC, 50 Hz; 5 A, 235 VAC, 50 Hz; 5 A, 240 VAC, 50 Hz; 5 A, 245 VAC, 50 Hz; 5 A, 250 VAC, 50 Hz; 5 A, 255 VAC, 50 Hz; 5 A, 260 VAC, 50 Hz; 5 A, 265 VAC, 50 Hz; 5 A, 270 VAC, 50 Hz; 5 A, 275 VAC, 50 Hz; 5 A, 280 VAC, 50 Hz; 5 A, 285 VAC, 50 Hz; 5 A, 290 VAC, 50 Hz; 5 A, 295 VAC, 50 Hz; 5 A, 300 VAC, 50 Hz; 5 A, 305 VAC, 50 Hz; 5 A, 310 VAC, 50 Hz; 5 A, 315 VAC, 50 Hz; 5 A, 320 VAC, 50 Hz; 5 A, 325 VAC, 50 Hz; 5 A, 330 VAC, 50 Hz; 5 A, 335 VAC, 50 Hz; 5 A, 340 VAC, 50 Hz; 5 A, 345 VAC, 50 Hz; 5 A, 350 VAC, 50 Hz; 5 A, 355 VAC, 50 Hz; 5 A, 360 VAC, 50 Hz; 5 A, 365 VAC, 50 Hz; 5 A, 370 VAC, 50 Hz; 5 A, 375 VAC, 50 Hz; 5 A, 380 VAC, 50 Hz; 5 A, 385 VAC, 50 Hz; 5 A, 390 VAC, 50 Hz; 5 A, 395 VAC, 50 Hz; 5 A, 400 VAC, 50 Hz; 5 A, 405 VAC, 50 Hz; 5 A, 410 VAC, 50 Hz; 5 A, 415 VAC, 50 Hz; 5 A, 420 VAC, 50 Hz; 5 A, 425 VAC, 50 Hz; 5 A, 430 VAC, 50 Hz; 5 A, 435 VAC, 50 Hz; 5 A, 440 VAC, 50 Hz; 5 A, 445 VAC, 50 Hz; 5 A, 450 VAC, 50 Hz; 5 A, 455 VAC, 50 Hz; 5 A, 460 VAC, 50 Hz; 5 A, 465 VAC, 50 Hz; 5 A, 470 VAC, 50 Hz; 5 A, 475 VAC, 50 Hz; 5 A, 480 VAC, 50 Hz; 5 A, 485 VAC, 50 Hz; 5 A, 490 VAC, 50 Hz; 5 A, 495 VAC, 50 Hz; 5 A, 500 VAC, 50 Hz; 5 A, 505 VAC, 50 Hz; 5 A, 510 VAC, 50 Hz; 5 A, 515 VAC, 50 Hz; 5 A, 520 VAC, 50 Hz; 5 A, 525 VAC, 50 Hz; 5 A, 530 VAC, 50 Hz; 5 A, 535 VAC, 50 Hz; 5 A, 540 VAC, 50 Hz; 5 A, 545 VAC, 50 Hz; 5 A, 550 VAC, 50 Hz; 5 A, 555 VAC, 50 Hz; 5 A, 560 VAC, 50 Hz; 5 A, 565 VAC, 50 Hz; 5 A, 570 VAC, 50 Hz; 5 A, 575 VAC, 50 Hz; 5 A, 580 VAC, 50 Hz; 5 A, 585 VAC, 50 Hz; 5 A, 590 VAC, 50 Hz; 5 A, 595 VAC, 50 Hz; 5 A, 600 VAC, 50 Hz; 5 A, 605 VAC, 50 Hz; 5 A, 610 VAC, 50 Hz; 5 A, 615 VAC, 50 Hz; 5 A, 620 VAC, 50 Hz; 5 A, 625 VAC, 50 Hz; 5 A, 630 VAC, 50 Hz; 5 A, 635 VAC, 50 Hz; 5 A, 640 VAC, 50 Hz; 5 A, 645 VAC, 50 Hz; 5 A, 650 VAC, 50 Hz; 5 A, 655 VAC, 50 Hz; 5 A, 660 VAC, 50 Hz; 5 A, 665 VAC, 50 Hz; 5 A, 670 VAC, 50 Hz; 5 A, 675 VAC, 50 Hz; 5 A, 680 VAC, 50 Hz; 5 A, 685 VAC, 50 Hz; 5 A, 690 VAC, 50 Hz; 5 A, 695 VAC, 50 Hz; 5 A, 700 VAC, 50 Hz; 5 A, 705 VAC, 50 Hz; 5 A, 710 VAC, 50 Hz; 5 A, 715 VAC, 50 Hz; 5 A, 720 VAC, 50 Hz; 5 A, 725 VAC, 50 Hz; 5 A, 730 VAC, 50 Hz; 5 A, 735 VAC, 50 Hz; 5 A, 740 VAC, 50 Hz; 5 A, 745 VAC, 50 Hz; 5 A, 750 VAC, 50 Hz; 5 A, 755 VAC, 50 Hz; 5 A, 760 VAC, 50 Hz; 5 A, 765 VAC, 50 Hz; 5 A, 770 VAC, 50 Hz; 5 A, 775 VAC, 50 Hz; 5 A, 780 VAC, 50 Hz; 5 A, 785 VAC, 50 Hz; 5 A, 790 VAC, 50 Hz; 5 A, 795 VAC, 50 Hz; 5 A, 800 VAC, 50 Hz; 5 A, 805 VAC, 50 Hz; 5 A, 810 VAC, 50 Hz; 5 A, 815 VAC, 50 Hz; 5 A, 820 VAC, 50 Hz; 5 A, 825 VAC, 50 Hz; 5 A, 830 VAC, 50 Hz; 5 A, 835 VAC, 50 Hz; 5 A, 840 VAC, 50 Hz; 5 A, 845 VAC, 50 Hz; 5 A, 850 VAC, 50 Hz; 5 A, 855 VAC, 50 Hz; 5 A, 860 VAC, 50 Hz; 5 A, 865 VAC, 50 Hz; 5 A, 870 VAC, 50 Hz; 5 A, 875 VAC, 50 Hz; 5 A, 880 VAC, 50 Hz; 5 A, 885 VAC, 50 Hz; 5 A, 890 VAC, 50 Hz; 5 A, 895 VAC, 50 Hz; 5 A, 900 VAC, 50 Hz; 5 A, 905 VAC, 50 Hz; 5 A, 910 VAC, 50 Hz; 5 A, 915 VAC, 50 Hz; 5 A, 920 VAC, 50 Hz; 5 A, 925 VAC, 50 Hz; 5 A, 930 VAC, 50 Hz; 5 A, 935 VAC, 50 Hz; 5 A, 940 VAC, 50 Hz; 5 A, 945 VAC, 50 Hz; 5 A, 950 VAC, 50 Hz; 5 A, 955 VAC, 50 Hz; 5 A, 960 VAC, 50 Hz; 5 A, 965 VAC, 50 Hz; 5 A, 970 VAC, 50 Hz; 5 A, 975 VAC, 50 Hz; 5 A, 980 VAC, 50 Hz; 5 A, 985 VAC, 50 Hz; 5 A, 990 VAC, 50 Hz; 5 A, 995 VAC, 50 Hz; 5 A, 1000 VAC, 50 Hz; 5 A, 1005 VAC, 50 Hz; 5 A, 1010 VAC, 50 Hz; 5 A, 1015 VAC, 50 Hz; 5 A, 1020 VAC, 50 Hz; 5 A, 1025 VAC, 50 Hz; 5 A, 1030 VAC, 50 Hz; 5 A, 1035 VAC, 50 Hz; 5 A, 1040 VAC, 50 Hz; 5 A, 1045 VAC, 50 Hz; 5 A, 1050 VAC, 50 Hz; 5 A, 1055 VAC, 50 Hz; 5 A, 1060 VAC, 50 Hz; 5 A, 1065 VAC, 50 Hz; 5 A, 1070 VAC, 50 Hz; 5 A, 1075 VAC, 50 Hz; 5 A, 1080 VAC, 50 Hz; 5 A, 1085 VAC, 50 Hz; 5 A, 1090 VAC, 50 Hz; 5 A, 1095 VAC, 50 Hz; 5 A, 1100 VAC, 50 Hz; 5 A, 1105 VAC, 50 Hz; 5 A, 1110 VAC, 50 Hz; 5 A, 1115 VAC, 50 Hz; 5 A, 1120 VAC, 50 Hz; 5 A, 1125 VAC, 50 Hz; 5 A, 1130 VAC, 50 Hz; 5 A, 1135 VAC, 50 Hz; 5 A, 1140 VAC, 50 Hz; 5 A, 1145 VAC, 50 Hz; 5 A, 1150 VAC, 50 Hz; 5 A, 1155 VAC, 50 Hz; 5 A, 1160 VAC, 50 Hz; 5 A, 1165 VAC, 50 Hz; 5 A, 1170 VAC, 50 Hz; 5 A, 1175 VAC, 50 Hz; 5 A, 1180 VAC, 50 Hz; 5 A, 1185 VAC, 50 Hz; 5 A, 1190 VAC, 50 Hz; 5 A, 1195 VAC, 50 Hz; 5 A, 1200 VAC, 50 Hz; 5 A, 1205 VAC, 50 Hz; 5 A, 1210 VAC, 50 Hz; 5 A, 1215 VAC, 50 Hz; 5 A, 1220 VAC, 50 Hz; 5 A, 1225 VAC, 50 Hz; 5 A, 1230 VAC, 50 Hz; 5 A, 1235 VAC, 50 Hz; 5 A, 1240 VAC, 50 Hz; 5 A, 1245 VAC, 50 Hz; 5 A, 1250 VAC, 50 Hz; 5 A, 1255 VAC, 50 Hz; 5 A, 1260 VAC, 50 Hz; 5 A, 1265 VAC, 50 Hz; 5 A, 1270 VAC, 50 Hz; 5 A, 1275 VAC, 50 Hz; 5 A, 1280 VAC, 50 Hz; 5 A, 1285 VAC, 50 Hz; 5 A, 1290 VAC, 50 Hz; 5 A, 1295 VAC, 50 Hz; 5 A, 1300 VAC, 50 Hz; 5 A, 1305 VAC, 50 Hz; 5 A, 1310 VAC, 50 Hz; 5 A, 1315 VAC, 50 Hz; 5 A, 1320 VAC, 50 Hz; 5 A, 1325 VAC, 50 Hz; 5 A, 1330 VAC, 50 Hz; 5 A, 1335 VAC, 50 Hz; 5 A, 1340 VAC, 50 Hz; 5 A, 1345 VAC, 50 Hz; 5 A, 1350 VAC, 50 Hz; 5 A, 1355 VAC, 50 Hz; 5 A, 1360 VAC, 50 Hz; 5 A, 1365 VAC, 50 Hz; 5 A, 1370 VAC, 50 Hz; 5 A, 1375 VAC, 50 Hz; 5 A, 1380 VAC, 50 Hz; 5 A, 1385 VAC, 50 Hz; 5 A, 1390 VAC, 50 Hz; 5 A, 1395 VAC, 50 Hz; 5 A, 1400 VAC, 50 Hz; 5 A, 1405 VAC, 50 Hz; 5 A, 1410 VAC, 50 Hz; 5 A, 1415 VAC, 50 Hz; 5 A, 1420 VAC, 50 Hz; 5 A, 1425 VAC, 50 Hz; 5 A, 1430 VAC, 50 Hz; 5 A, 1435 VAC, 50 Hz; 5 A, 1440 VAC, 50 Hz; 5 A, 1445 VAC, 50 Hz; 5 A, 1450 VAC, 50 Hz; 5 A, 1455 VAC, 50 Hz; 5 A, 1460 VAC, 50 Hz; 5 A, 1465 VAC, 50 Hz; 5 A, 1470 VAC, 50 Hz; 5 A, 1475 VAC, 50 Hz; 5 A, 1480 VAC, 50 Hz; 5 A, 1485 VAC, 50 Hz; 5 A, 1490 VAC, 50 Hz; 5 A, 1495 VAC, 50 Hz; 5 A, 1500 VAC, 50 Hz; 5 A, 1505 VAC, 50 Hz; 5 A, 1510 VAC, 50 Hz; 5 A, 1515 VAC, 50 Hz; 5 A, 1520 VAC, 50 Hz; 5 A, 1525 VAC, 50 Hz; 5 A, 1530 VAC, 50 Hz; 5 A, 1535 VAC, 50 Hz; 5 A, 1540 VAC, 50 Hz; 5 A, 1545 VAC, 50 Hz; 5 A, 1550 VAC, 50 Hz; 5 A, 1555 VAC, 50 Hz; 5 A, 1560 VAC, 50 Hz; 5 A, 1565 VAC, 50 Hz; 5 A, 1570 VAC, 50 Hz; 5 A, 1575 VAC, 50 Hz; 5 A, 1580 VAC, 50 Hz; 5 A, 1585 VAC, 50 Hz; 5 A, 1590 VAC, 50 Hz; 5 A, 1595 VAC, 50 Hz; 5 A, 1600 VAC, 50 Hz; 5 A, 1605 VAC, 50 Hz; 5 A, 1610 VAC, 50 Hz; 5 A, 1615 VAC, 50 Hz; 5 A, 1620 VAC, 50 Hz; 5 A, 1625 VAC, 50 Hz; 5 A, 1630 VAC, 50 Hz; 5 A, 1635 VAC, 50 Hz; 5 A, 1640 VAC, 50 Hz; 5 A, 1645 VAC, 50 Hz; 5 A, 1650 VAC, 50 Hz; 5 A, 1655 VAC, 50 Hz; 5 A, 1660 VAC, 50 Hz; 5 A, 1665 VAC, 50 Hz; 5 A, 1670 VAC, 50 Hz; 5 A, 1675 VAC, 50 Hz; 5 A, 1680 VAC, 50 Hz; 5 A, 1685 VAC, 50 Hz; 5 A, 1690 VAC, 50 Hz; 5 A, 1695 VAC, 50 Hz; 5 A, 1700 VAC, 50 Hz; 5 A, 1705 VAC, 50 Hz; 5 A, 1710 VAC, 50 Hz; 5 A, 1715 VAC, 50 Hz; 5 A, 1720 VAC, 50 Hz; 5 A, 1725 VAC, 50 Hz; 5 A, 1730 VAC, 50 Hz; 5 A, 1735 VAC, 50 Hz; 5 A, 1740 VAC, 50 Hz; 5 A, 1745 VAC, 50 Hz; 5 A, 1750 VAC, 50 Hz; 5 A, 1755 VAC, 50 Hz; 5 A, 1760 VAC, 50 Hz; 5 A, 1765 VAC, 50 Hz; 5 A, 1770 VAC, 50 Hz; 5 A, 1775 VAC, 50 Hz; 5 A, 1780 VAC, 50 Hz; 5 A, 1785 VAC, 50 Hz; 5 A, 1790 VAC, 50 Hz; 5 A, 1795 VAC, 50 Hz; 5 A, 1800 VAC, 50 Hz; 5 A, 1805 VAC, 50 Hz; 5 A, 1810 VAC, 50 Hz; 5 A, 1815 VAC, 50 Hz; 5 A, 1820 VAC, 50 Hz; 5 A, 1825 VAC, 50 Hz; 5 A, 1830 VAC, 50 Hz; 5 A, 1835 VAC, 50 Hz; 5 A, 1840 VAC, 50 Hz; 5 A, 1845 VAC, 50 Hz; 5 A, 1850 VAC, 50 Hz; 5 A, 1855 VAC, 50 Hz; 5 A, 1860 VAC, 50 Hz; 5 A, 1865 VAC, 50 Hz; 5 A, 1870 VAC, 50 Hz; 5 A, 1875 VAC, 50 Hz; 5 A, 1880 VAC, 50 Hz; 5 A, 1885 VAC, 50 Hz; 5 A, 1890 VAC, 50 Hz; 5 A, 1895 VAC, 50 Hz; 5 A, 1900 VAC, 50 Hz; 5 A, 1905 VAC, 50 Hz; 5 A, 1910 VAC, 50 Hz; 5 A, 1915 VAC, 50 Hz; 5 A, 1920 VAC, 50 Hz; 5 A, 1925 VAC, 50 Hz; 5 A, 1930 VAC, 50 Hz; 5 A, 1935 VAC, 50 Hz; 5 A, 1940 VAC, 50 Hz; 5 A, 1945 VAC, 50 Hz; 5 A, 1950 VAC, 50 Hz; 5 A, 1955 VAC, 50 Hz; 5 A, 1960 VAC, 50 Hz; 5 A, 1965 VAC, 50 Hz; 5 A, 1970 VAC, 50 Hz; 5 A, 1975 VAC, 50 Hz; 5 A, 1980 VAC, 50 Hz; 5 A, 1985 VAC, 50 Hz; 5 A, 1990 VAC, 50 Hz; 5 A, 1995 VAC, 50 Hz; 5 A, 2000 VAC, 50 Hz; 5 A, 2005 VAC, 50 Hz; 5 A, 2010 VAC, 50 Hz; 5 A, 2015 VAC, 50 Hz; 5 A, 2020 VAC, 50 Hz; 5 A, 2025 VAC, 50 Hz; 5 A, 2030 VAC, 50 Hz; 5 A, 2035 VAC, 50 Hz; 5 A, 2040 VAC, 50 Hz; 5 A, 2045 VAC, 50 Hz; 5 A, 2050 VAC, 50 Hz; 5 A, 2055 VAC, 50 Hz; 5 A, 2060 VAC, 50 Hz; 5 A, 2065 VAC, 50 Hz; 5 A, 2070 VAC, 50 Hz; 5 A, 2075 VAC, 50 Hz; 5 A, 2080 VAC, 50 Hz; 5 A, 2085 VAC, 50 Hz; 5 A, 2090 VAC, 50 Hz; 5 A, 2095 VAC, 50 Hz; 5 A, 2100 VAC, 50 Hz; 5 A, 2105 VAC, 50 Hz; 5 A, 2110 VAC, 50 Hz; 5 A, 2115 VAC, 50 Hz; 5 A, 2120 VAC, 50 Hz; 5 A, 2125 VAC, 50 Hz; 5 A, 2130 VAC, 50 Hz; 5 A, 2135 VAC, 50 Hz; 5 A, 2140 VAC, 50 Hz; 5 A, 2145 VAC, 50 Hz; 5 A, 2150 VAC, 50 Hz; 5 A, 2155 VAC, 50 Hz; 5 A, 2160 VAC, 50 Hz; 5 A, 2165 VAC, 50 Hz; 5 A, 2170 VAC, 50 Hz; 5 A, 2175 VAC, 50 Hz; 5 A, 2180 VAC, 50 Hz; 5 A, 2185 VAC, 50 Hz; 5 A, 2190 VAC, 50 Hz; 5 A, 2195 VAC, 50 Hz; 5 A, 2200 VAC, 50 Hz; 5 A, 2205 VAC, 50 Hz; 5 A, 2210 VAC, 50 Hz; 5 A, 2215 VAC, 50 Hz; 5 A, 2220 VAC, 50 Hz; 5 A, 2225 VAC, 50 Hz; 5 A, 2230 VAC, 50 Hz; 5 A, 2235 VAC, 50 Hz; 5 A, 2240 VAC, 50 Hz; 5 A, 2245 VAC, 50 Hz; 5 A, 2250 VAC, 50 Hz; 5 A, 2255 VAC, 50 Hz; 5 A, 2260 VAC, 50 Hz; 5 A, 2265 VAC, 50 Hz; 5 A, 2270 VAC, 50 Hz; 5 A, 2275 VAC, 50 Hz; 5 A, 2280 VAC, 50 Hz; 5 A, 2285 VAC, 50 Hz; 5 A, 2290 VAC, 50 Hz; 5 A, 2295 VAC, 50 Hz; 5 A, 2300 VAC, 50 Hz; 5 A, 2305 VAC, 50 Hz; 5 A, 2310 VAC, 50 Hz; 5 A, 2315 VAC, 50 Hz; 5 A, 2320 VAC, 50 Hz; 5 A, 2325 VAC, 50 Hz; 5 A, 2330 VAC, 50 Hz; 5 A, 2335 VAC, 50 Hz; 5 A, 2340 VAC, 50 Hz; 5 A, 2345 VAC, 50 Hz; 5 A, 2350 VAC, 50 Hz; 5 A, 2355 VAC, 50 Hz; 5 A, 2360 VAC, 50 Hz; 5 A, 2365 VAC, 50 Hz; 5 A, 2370 VAC, 50 Hz; 5 A, 2375 VAC, 50 Hz; 5 A, 2380 VAC, 50 Hz; 5 A, 2385 VAC, 50 Hz; 5 A, 2390 VAC, 50 Hz; 5 A, 2395 VAC, 50 Hz; 5 A, 2400 VAC, 50 Hz; 5 A, 2405 VAC, 50 Hz; 5 A, 2410 VAC, 50 Hz; 5 A, 2415 VAC, 50 Hz; 5 A, 2420 VAC, 50 Hz; 5 A, 2425 VAC, 50 Hz; 5 A, 2430 VAC, 50 Hz; 5 A, 2435 VAC, 50 Hz; 5 A, 2440 VAC, 50 Hz; 5 A, 2445 VAC, 50 Hz; 5 A, 2450 VAC, 50 Hz; 5 A, 2455 VAC, 50 Hz; 5 A, 2460 VAC, 50 Hz; 5 A, 2465 VAC, 50 Hz; 5 A, 2470 VAC, 50 Hz; 5 A, 2475 VAC, 50 Hz; 5 A, 2480 VAC, 50 Hz; 5 A, 2485 VAC, 50 Hz; 5 A, 2490 VAC, 50 Hz; 5 A, 2495 VAC, 50 Hz; 5 A, 2500 VAC, 50 Hz; 5 A, 2505 VAC, 50 Hz; 5 A, 2510 VAC, 50 Hz; 5 A, 2515 VAC, 50 Hz; 5 A, 2520 VAC, 50 Hz; 5 A, 2525 VAC, 50 Hz; 5 A, 2530 VAC, 50 Hz; 5 A, 2535 VAC, 50 Hz; 5 A, 2540 VAC, 50 Hz; 5 A, 2545 VAC, 50 Hz; 5 A, 2550 VAC, 50 Hz; 5 A, 2555 VAC, 50 Hz; 5 A, 2560 VAC, 50 Hz; 5 A, 2565 VAC, 50 Hz; 5 A, 2570 VAC, 50 Hz; 5 A, 2575 VAC, 50 Hz; 5 A, 2580 VAC, 50 Hz; 5 A, 2585 VAC, 50 Hz; 5 A, 2590 VAC, 50 Hz; 5 A, 2595 VAC, 50 Hz; 5 A, 2600 VAC, 50 Hz; 5 A, 2605 VAC, 50 Hz; 5 A, 2610 VAC, 50 Hz; 5 A, 2615 VAC, 50 Hz; 5 A, 2620 VAC, 50 Hz; 5 A, 2625 VAC, 50 Hz; 5 A, 2630 VAC, 50 Hz; 5 A, 2635 VAC, 50 Hz; 5 A, 2640 VAC, 50 Hz; 5 A, 2645 VAC, 50 Hz; 5 A, 2650 VAC, 50 Hz; 5 A, 2655 VAC, 50 Hz; 5 A, 2660 VAC, 50 Hz; 5 A, 2665 VAC, 50 Hz; 5 A, 2670 VAC, 50 Hz; 5 A, 2675 VAC, 50 Hz; 5 A, 2680 VAC, 50 Hz; 5 A, 2685 VAC, 50 Hz; 5 A, 2690 VAC, 50 Hz; 5 A, 2695 VAC, 50 Hz; 5 A, 2700 VAC, 50 Hz; 5 A, 2705 VAC, 50 Hz; 5 A, 2710 VAC, 50 Hz; 5 A, 2715 VAC, 50 Hz; 5 A, 2720 VAC, 50 Hz; 5 A, 2725 VAC, 50 Hz; 5 A, 2730 VAC, 50 Hz; 5 A, 2735 VAC, 50 Hz; 5 A, 2740 VAC, 50 Hz; 5 A, 2745 VAC, 50 Hz; 5 A, 2750 VAC, 50 Hz; 5 A, 2755 VAC, 50 Hz; 5 A, 2760 VAC, 50 Hz; 5 A, 2765 VAC, 50 Hz; 5 A, 2770 VAC, 50 Hz; 5 A, 2775 VAC, 50 Hz; 5 A, 2780 VAC, 50 Hz; 5 A, 2785 VAC, 50 Hz; 5 A, 2790 VAC, 50 Hz; 5 A, 2795 VAC, 50 Hz; 5 A, 2800 VAC, 50 Hz; 5 A, 2805 VAC, 50 Hz; 5 A, 2810 VAC, 50 Hz; 5 A, 2815 VAC, 50 Hz; 5 A, 2820 VAC, 50 Hz; 5 A, 2825 VAC, 50 Hz; 5 A, 2830 VAC, 50 Hz; 5 A, 2835 VAC, 50 Hz; 5 A, 2840 VAC, 50 Hz; 5 A, 2845 VAC, 50 Hz; 5 A, 2850 VAC, 50 Hz; 5 A, 2855 VAC, 50 Hz; 5 A, 2860 VAC, 50 Hz; 5 A, 2865 VAC, 50 Hz; 5 A, 2870 VAC, 50 Hz; 5 A, 2875 VAC, 50 Hz; 5 A, 2880 VAC, 50 Hz; 5 A, 2885 VAC, 50 Hz; 5 A, 2890 VAC, 50 Hz; 5 A, 2895 VAC, 50 Hz; 5 A, 2900 VAC, 50 Hz; 5 A, 2905 VAC, 50 Hz; 5 A, 2910 VAC, 50 Hz; 5 A, 2915 VAC, 50 Hz; 5 A, 2920 VAC, 50 Hz; 5 A, 2925 VAC, 50 Hz; 5 A, 2930 VAC, 50 Hz; 5 A, 2935 VAC, 50 Hz; 5 A, 2940 VAC, 50 Hz; 5 A, 2945 VAC, 50 Hz; 5 A, 2950 VAC, 50 Hz; 5 A, 2955 VAC, 50 Hz; 5 A, 2960 VAC, 50 Hz; 5 A, 2965 VAC, 50 Hz; 5 A, 2970 VAC, 50 Hz; 5 A, 2975 VAC, 50 Hz; 5 A, 2980 VAC, 50 Hz; 5 A, 2985 VAC, 50 Hz; 5 A, 2990 VAC, 50 Hz; 5 A, 2995 VAC, 50 Hz; 5 A, 3000 VAC, 50 Hz; 5 A, 3005 VAC, 50 Hz; 5 A, 3010 VAC, 50 Hz; 5 A, 3015 VAC, 50 Hz; 5 A, 3020 VAC, 50 Hz; 5 A, 3025 VAC, 50 Hz; 5 A, 3030 VAC, 50 Hz; 5 A, 3035 VAC, 50 Hz; 5 A, 3040 VAC, 50 Hz; 5 A, 3045 VAC, 50 Hz; 5 A, 3050 VAC, 50 Hz; 5 A, 3055 VAC, 50 Hz; 5 A, 3060 VAC, 50 Hz; 5 A, 3065 VAC, 50 Hz; 5 A, 3070 VAC, 50 Hz; 5 A, 3075 VAC, 50 Hz; 5 A, 3080 VAC, 50 Hz; 5 A, 3085 VAC, 50 Hz; 5 A, 3090 VAC, 50 Hz; 5 A, 3095 VAC, 50 Hz; 5 A, 3100 VAC, 50 Hz; 5 A, 3105 VAC, 50 Hz; 5 A, 3110 VAC, 50 Hz; 5 A, 3115 VAC, 50 Hz; 5 A, 3120 VAC, 50 Hz; 5 A, 3125 VAC, 50 Hz; 5 A, 3130 VAC, 50 Hz; 5 A, 3135 VAC, 50 Hz; 5 A, 3140 VAC, 50 Hz; 5 A, 3145 VAC, 50 Hz; 5 A, 3150 VAC, 50 Hz; 5 A, 3155 VAC, 50 Hz; 5 A, 3160 VAC, 50 Hz; 5 A, 3165 VAC, 50 Hz; 5 A, 3170 VAC, 50 Hz; 5 A, 3175 VAC, 50 Hz; 5 A, 3180 VAC, 50 Hz; 5 A, 3185 VAC, 50 Hz; 5 A, 3190 VAC, 50 Hz; 5 A, 3195 VAC, 50 Hz; 5 A, 3200 VAC, 50 Hz; 5 A, 3205 VAC, 50 Hz; |



KEYSTONE
LIGHT MADE EASY

XFIT

KT-WPLED40-M2-8XX-VDIM
ARCHITECTURAL FULL-CUTOFF LED WALL PACK

DESCRIPTION
Architectural 40W Full-Cutoff LED Wall Pack | 100-277V Input | 4000-1000K | Medium Housing | Bronze Finish | Wide Optic Lens

APPLICATION
Building mount for exterior illumination (perimeters, pathways, loading docks, and other general security lighting requirements)



PRODUCT FEATURES

- Architectural full cutoff design that improves building appearance and optimizes functional light distribution
- Heavy duty die cast aluminum housing with (3) 1/2" threaded conduit hubs (1) on back and (2) on all four sides
- Powered by Keystone 5-Volt dimming LED drivers
- Dark Sky friendly performance that eliminates undesirable sky glow and glare
- Features one translucent 3x4" threaded plug with anti-yellowing agent for use with photoacoustic KT-WPLED-PS-LV-KO, sold separately
- Precision-crafted optical lens that provides wide distribution pattern ideal for increased fixture spacing and uniformity
- Covers footprint of mid-size HID wallpacks
- Ambient operating temperature: -40°C to 50°C/2°F to 122°F
- UL Certified for wet locations, IP65 rated
- Fixture impact rating: IK08
- Power Factor: >0.95
- THD: <20%
- LED chip lifetime: L70-100,000 hrs @ 25°C/77°F ambient fixture temperature
- Meets FCC Part 15, Part B, Class A standards for conducted and radiated emissions
- Compatible with Keystone LED Emergency Backups See Accessories page for more details

GENERAL SETUP INSTRUCTIONS

GENERAL WIRING DIAGRAM




Caution: Before installing, make certain that AC power to the fixture is OFF.

Caution: The dimensional rating of this product is 100-277V. Installer must confirm that there is 100-277V at the fixture before installation.

PRODUCT SPECIFICATIONS

| Casting Number | Wattage | Lumens | Beam Angle | Dimming | Color | Efficiency | CRF | Mounting | Input Voltage | Rated Life | Lighting Application |
|------------------------|---------|--------|------------|---------|-------|------------|-----|----------|---------------|------------|----------------------|
| KT-WPLED40-M2-8XX-VDIM | 40W | 4000 | 80° | 0-10V | 4000K | 100lm/W | 90 | Surface | 100-277V | 50,000 hrs | General Purpose |

Keystone Technologies • Philadelphia PA • Phone (800) 404-2000 • www.keystonetechnologies.com
Specifications subject to change. Last revised on 01/04/24

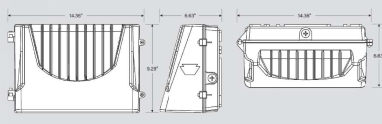


KEYSTONE
LIGHT MADE EASY

XFIT


KT-WPLED40-M2-8XX-VDIM
ARCHITECTURAL FULL-CUTOFF LED WALL PACK

PHYSICAL SPECIFICATIONS



GENERAL SETUP INSTRUCTIONS

GENERAL WIRING DIAGRAM




Caution: Before installing, make certain that AC power to the fixture is OFF.

Caution: The dimensional rating of this product is 100-277V. Installer must confirm that there is 100-277V at the fixture before installation.

PRODUCT SPECIFICATIONS

| Casting Number | Wattage | Lumens | Beam Angle | Dimming | Color | Efficiency | CRF | Mounting | Input Voltage | Rated Life | Lighting Application |
|------------------------|---------|--------|------------|---------|-------|------------|-----|----------|---------------|------------|----------------------|
| KT-WPLED40-M2-8XX-VDIM | 40W | 4000 | 80° | 0-10V | 4000K | 100lm/W | 90 | Surface | 100-277V | 50,000 hrs | General Purpose |

Keystone Technologies • Philadelphia PA • Phone (800) 404-2000 • www.keystonetechnologies.com
Specifications subject to change. Last revised on 01/04/24

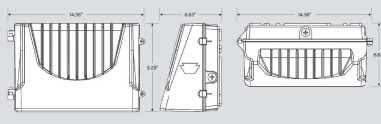


KEYSTONE
LIGHT MADE EASY

XFIT


KT-WPLED40-M2-8XX-VDIM
ARCHITECTURAL FULL-CUTOFF LED WALL PACK

PHYSICAL SPECIFICATIONS



GENERAL SETUP INSTRUCTIONS

GENERAL WIRING DIAGRAM




Caution: Before installing, make certain that AC power to the fixture is OFF.

Caution: The dimensional rating of this product is 100-277V. Installer must confirm that there is 100-277V at the fixture before installation.

PRODUCT SPECIFICATIONS

| Casting Number | Wattage | Lumens | Beam Angle | Dimming | Color | Efficiency | CRF | Mounting | Input Voltage | Rated Life | Lighting Application |
|------------------------|---------|--------|------------|---------|-------|------------|-----|----------|---------------|------------|----------------------|
| KT-WPLED40-M2-8XX-VDIM | 40W | 4000 | 80° | 0-10V | 4000K | 100lm/W | 90 | Surface | 100-277V | 50,000 hrs | General Purpose |

Keystone Technologies • Philadelphia PA • Phone (800) 404-2000 • www.keystonetechnologies.com
Specifications subject to change. Last revised on 01/04/24

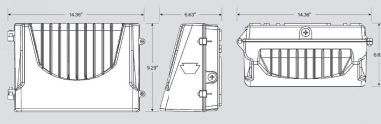


KEYSTONE
LIGHT MADE EASY

XFIT


KT-WPLED40-M2-8XX-VDIM
ARCHITECTURAL FULL-CUTOFF LED WALL PACK

PHYSICAL SPECIFICATIONS



GENERAL SETUP INSTRUCTIONS

GENERAL WIRING DIAGRAM



Caution: Before installing, make certain that AC power to the fixture is OFF.

Caution: The dimensional rating of this product is 100-277V. Installer must confirm that there is 100-277V at the fixture before installation.

PRODUCT SPECIFICATIONS

| Casting Number | Wattage | Lumens | Beam Angle | Dimming | Color | Efficiency | CRF | Mounting | Input Voltage | Rated Life | Lighting Application |
|------------------------|---------|--------|------------|---------|-------|------------|-----|----------|---------------|------------|----------------------|
| KT-WPLED40-M2-8XX-VDIM | 40W | 4000 | 80° | 0-10V | 4000K | 100lm/W | 90 | Surface | 100-277V | 50,000 hrs | General Purpose |

Keystone Technologies • Philadelphia PA • Phone (800) 404-2000 • www.keystonetechnologies.com
Specifications subject to change. Last revised on 01/04/24

KEYSTONE (KT-WPLED40-M2-840-VDIM) LIGHT FIXTURE SPECIFICATIONS

KEYSTONE (KT-WPLED40-M2-840-VDIM) LIGHT FIXTURE SPECIFICATIONS

| | | | | | | | | | | | | |
|--------|------------|-------------|---|---|---|---|---|---|---|---|---|----|
| REV | DATE | DESCRIPTION | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| APVD 1 | 2025.01.26 | | | | | | | | | | | |
| APVD 2 | | | | | | | | | | | | |

JOB NO: 224-0152

DSGN: D. HERNANDEZ

DIVN: S. LEE

CHKD: D. HERNANDEZ

SUPV: P. NOGA

APVD 1

APVD 2

Blair Church Flynn
CONSULTING ENGINEER

DISCIPLINE: SERVICE CENTER

FACILITY NAME: ANGELS CAMP

SITE ID: -

BUILDING ID: -

BUILDING NAME: -

FLOOR ID: -

ORDER NO: -

PG&E ANGELS CAMP SERVICE CENTER
PAVEMENT & FENCING IMPROVEMENTS

1108 MURPHYS GRADE ROAD, ANGELS CAMP, CA 95222

ELECTRICAL REFERENCES

APPROVED FOR CONSTRUCTION: [Signature]

DATE: 2025.01.26

DRAWING NUMBER: R003

REV: 1

STATE OF CALIFORNIA
Electrical Power Distribution
NRC-ELC-E
Page 2 of 4

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Report Version: 2022.0.000
Schema Version: rev 20220101

Generated Date/Time: Documentation Software: Energy Code Ace
Report Generated: 2024-12-18 14:42:03

STATE OF CALIFORNIA
Electrical Power Distribution
NRC-ELC-E
Page 3 of 4

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Report Version: 2022.0.000
Schema Version: rev 20220101

Generated Date/Time: Documentation Software: Energy Code Ace
Report Generated: 2024-12-18 14:42:03

STATE OF CALIFORNIA
Electrical Power Distribution
NRC-ELC-E
Page 4 of 4

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Report Version: 2022.0.000
Schema Version: rev 20220101

Generated Date/Time: Documentation Software: Energy Code Ace
Report Generated: 2024-12-18 14:42:03

STATE OF CALIFORNIA
Electrical Power Distribution
NRC-ELC-E
Page 2 of 4

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Report Version: 2022.0.000
Schema Version: rev 20220101

Generated Date/Time: Documentation Software: Energy Code Ace
Report Generated: 2024-12-18 14:42:03

STATE OF CALIFORNIA
Electrical Power Distribution
NRC-ELC-E
Page 3 of 4

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Report Version: 2022.0.000
Schema Version: rev 20220101

Generated Date/Time: Documentation Software: Energy Code Ace
Report Generated: 2024-12-18 14:42:03

STATE OF CALIFORNIA
Electrical Power Distribution
NRC-ELC-E
Page 4 of 4

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Report Version: 2022.0.000
Schema Version: rev 20220101

Generated Date/Time: Documentation Software: Energy Code Ace
Report Generated: 2024-12-18 14:42:03

STATE OF CALIFORNIA
Electrical Power Distribution
NRC-ELC-E
Page 2 of 4

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Report Version: 2022.0.000
Schema Version: rev 20220101

Generated Date/Time: Documentation Software: Energy Code Ace
Report Generated: 2024-12-18 14:42:03

STATE OF CALIFORNIA
Electrical Power Distribution
NRC-ELC-E
Page 3 of 4

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Report Version: 2022.0.000
Schema Version: rev 20220101

Generated Date/Time: Documentation Software: Energy Code Ace
Report Generated: 2024-12-18 14:42:03

STATE OF CALIFORNIA
Electrical Power Distribution
NRC-ELC-E
Page 4 of 4

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Report Version: 2022.0.000
Schema Version: rev 20220101

Generated Date/Time: Documentation Software: Energy Code Ace
Report Generated: 2024-12-18 14:42:03

STATE OF CALIFORNIA
Electrical Power Distribution
NRC-ELC-E
Page 2 of 4

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Report Version: 2022.0.000
Schema Version: rev 20220101

Generated Date/Time: Documentation Software: Energy Code Ace
Report Generated: 2024-12-18 14:42:03

STATE OF CALIFORNIA
Electrical Power Distribution
NRC-ELC-E
Page 3 of 4

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Report Version: 2022.0.000
Schema Version: rev 20220101

Generated Date/Time: Documentation Software: Energy Code Ace
Report Generated: 2024-12-18 14:42:03

STATE OF CALIFORNIA
Electrical Power Distribution
NRC-ELC-E
Page 4 of 4

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Report Version: 2022.0.000
Schema Version: rev 20220101

Generated Date/Time: Documentation Software: Energy Code Ace
Report Generated: 2024-12-18 14:42:03

Christy Miro

P.O. Box 701
Altaville, CA. 95221
209-559-7271
Christymiro@gmail.com

Dear Ms. Augustine and the Angels Camp Planning Commission, 2/24/2025

We are writing to express our strong opposition to the proposed fence PG&E is requesting approval to install in our community. While we understand that the fence is being proposed as a solution to address theft, which is unfortunate and concerning, we believe there are alternative options that should be carefully considered before moving forward with a decision that would drastically impact the beauty of our area.

Having called Calaveras County home for 40 years and raised our children in Angels Camp, we take immense pride in the natural beauty and charm of our community. The rolling fields, open spaces, and scenic views are not only a source of personal pride but are integral to the overall character of this area. A large, imposing fence would disrupt the visual landscape and detract from the very essence of what makes our home so special.

We fully recognize the importance of security, and we are sympathetic to PG&E’s concerns. However, we urge considering alternative measures that can address this issue without compromising the aesthetics of our community. Here are some potential solutions:

- 1. **Cameras and Surveillance**
- 2. **Lighting**
- 3. **Natural Barriers**
- 4. **Security Patrols or Local Watch Programs**
- 5. **Alarm Systems**



POST OFFICE BOX 915
ANGELS CAMP, CA 95222
TELEPHONE .

February 16, 2025

City of Angels Planning Commission

PO Box 667

Angels Camp, Ca 95222

Dear Ms. Augustine and Members of the Planning Commission:

We are writing in reference to the information we received about the 10' fence that PG&E is proposing to put around their yard. These are fences that you see around junk yards in the city. We live in a beautiful area that attracts many tourists and understand the need to provide extra security to the yard to protect it from thieves, but feel it would be a huge eye sore in the middle of our community.

We are sure if you put this out to the community, you would have many other suggestions. Has the person that recommended this fence actually been to this PG&E yard to see where it is located?

Could PG&E enhance their security systems? If people want to steal, a fence won't really stop them. In doing our own research we came across this website: How to Prevent or Reduce Theft in Your Organization- psafinancial.com

It just seems that there is a need for another study as to what would work best in this area to prevent theft. Please help us research some other options and work with PG&E to come up with a solution that won't be so foreign to the way we want our community to remain.

Dick Rolleri
Carla Rolleri

Dick and Carla Rolleri

209-768-2182

February 22, 2025

Dear Ms. Augustine and Members of the Planning Commission,

We are writing to express our strong objections to the proposed site development project that PG&E is seeking to have permitted.

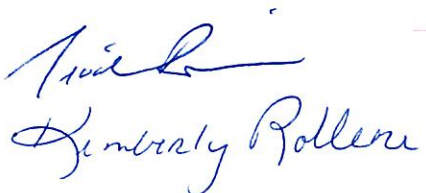
Specifically, we are concerned about the installation of the wall/fence, which we believe will significantly impact the natural beauty of the area and become a severe eyesore.

While we understand and acknowledge the necessity of addressing concerns regarding theft and PG&E's security, we urge you to consider alternative solutions that would be less obstructive to the surrounding environment. We believe that with thoughtful discussion, it is possible to implement a security plan that does not involve such a disruptive visual element. For example, starting with the deployment of a security guard or exploring other non-invasive measures could be a more effective and harmonious approach.

We ask that you carefully consider the long-term effects this decision will have on the aesthetics of the area, the preservation of our family ranch, and the enjoyment of citizens and tourists alike who appreciate the natural landscape. We believe there is a middle ground that can address PG&E's security concerns without compromising the visual integrity of the region.

Thank you for your time and attention to this matter. We trust that you will take the necessary time to reflect on this before making a decision that will impact the beauty of this community.

Sincerely,

A handwritten signature in blue ink, appearing to read "Micah and Kimberly Rolleri".

Micah and Kimberly Rolleri

--- **R**OLLERI
--- **L**ANDSCAPE
--- **P**RODUCTS

February 22, 2024

To: Amy Augustine, AICP, City Planner and Members of the Planning Commission

I am in receipt of the proposed Site Development Permit for PG&E and am writing to express my opposition to this proposal. I am fully aware of the theft issues at PG&E, as I have experienced them at my Landscape business as well. I realize that something needs to be done to prevent the theft, however I am absolutely not in favor of the proposed fence. There are definitely more reasonable options that would suit the needs of PG&E and not create an eyesore for the surrounding land owners and the community in general.

I was born and raised on Roller Ranch located at 1331 Roller Ranch Road, Angels Camp and currently reside on Roller Ranch at 1111 Murphys Grade Road. I am half owner of Roller Ranch and have seen many changes and experienced many hurdles over the years with regard to our property. None of which were done without considerable negotiations. Changes like the proposed fence not only affect us as the property owner, but affect the community as a whole.

I would like to request that, as done in the past, we at least be given the opportunity to negotiate to come up with a solution that will work for all of us.

Sincerely,

G. Romie Roller




February 24, 2025

Dear Planning Commission,

This letter expresses our concern regarding the proposed improvements to the PG&E yard located in Angels Camp, California. Specifically, we have reservations about the aesthetic impact of the planned new fence, particularly its proposed height and design. We believe that a careful reconsideration of the fence's visual impact on the surrounding community would be beneficial.

Sincerely,

Bryan Rolleri

A handwritten signature in black ink that reads "Bryan Rolleri". The signature is written in a cursive, slightly slanted style.

Monica Roller (Parker)
P.O. Box 585
1331 Roller Ranch Road
Angels Camp, CA 95222
209-559-1185

February 19, 2025

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

Re: Site Development Permit for PG&E

Dear Ms. Augustine and Members of the Planning Commission:

My family is in receipt of the proposed Site Development Permit for PG&E. While we are fully aware that something needs to be done about the theft, we do not believe the proposed prison-like fence is the answer. I kindly request that you please consider how this proposed prison-like fence will look to the public, right in the middle of the beautiful ranch land that is enjoyed by so many in our community. Please consider how you would feel pulling in and out of the entry to your home only to be looking at a giant prison-like wall. A wall that will separate us from the beauty that has been preserved for so long.

The 10 acres that belong to PG&E were actually sold to PG&E by my great, great grandfather back in the 60s. Since then, we have worked well at sharing our “driveway” with PG&E despite the mass amounts of their trucks and traffic. The road is less than desirable with potholes, crevices and muddy tire tracks on the sides of the road that have now created large muddy ditches. Traffic is non-stop and many do not have any respect for the fact that it is not just PG&E’s driveway, that people actually live here. Yet we have not complained.

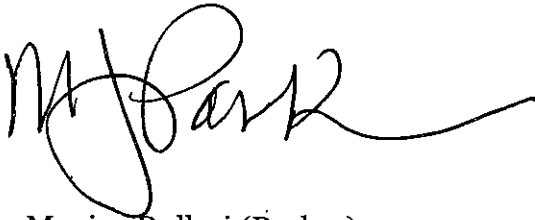
I am one of three members of our family that have been blessed to have the opportunity to live on our ranch located at 1331 Roller Ranch Road, Angels Camp. Roller Ranch has been in our family for seven generations. Owning and operating our ranch has been

handed down from generation to generation. While living here may be a luxury, keeping this ranch and its entirety is not. My father, Richard (Dick) Rolleri, works every single day, all day, to ensure our property is taken care of not only for our family and future generations, but for the community as well.

In response to the proposed Site Development Permit for PG&E, I ask that you please consider those surrounding the PG&E property. It is incredibly important to our family that the land is not only functional, but is also kept BEAUTIFUL for all those in our City to enjoy as they drive over the Highway 4 Bypass or up the Murphys Grade Road.

The theft issue scares and worries us too, however there are many other solutions. We would love to take part in coming up with an alternate plan. Something that is conducive for all of us. If you haven't already, I invite you to come visit our home to get a visual of what is being proposed and then allow us to network together to find a fix. Thank you in advance for your support and for keeping our family, community and future generations in mind when making this decision.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Parker', with a long, sweeping horizontal line extending to the right.

Monica Rolleri (Parker)



To PG&E
3/4/25

Section 6, Item A.

COMMUNITY DEVELOPMENT

CITY OF ANGELS PO Box 667, 200 Monte Verda St. Suite B, Angels Camp, CA 95222 P: (209) 736-1346

PROJECT: PG&E Site Development Permit

Date : 2/20/25

Contact Person : Jeff Taurian

Contact Phone/E-mail 209.484.8111 / jta@cabinetsnmore.com

Comments:

See Attached letter dated 2/20/25.

If you would like to be notified of decisions/hearings related to this proposed project, please check:

Yes

☐

e-mail:

No

☐

Please submit your comments by February 24, 2025, to the following:

Amy Augustine, AICP – Contract City Planner
City of Angels Camp
200 Monte Verda, Building B
P.O. Box 667
Angels Camp, CA 95222
planning@angelscamp.gov
(209) 736-1736 / (209) 743-2323 (cell)



HOME OF THE JUMPING FROG

2/20/25

To whom it may concern,

We have received the letter and corresponding pages in regards to the site development permit for PG&E Dated Feb. 11, 2025.

We are wondering why it is necessary to construct a fence that is intrusive and atrocious to the surrounding environment and scenery when there is an existing fence around the entire property already.

We could understand if this facility was in the middle of a large City for protection and security purposes, but this property is surrounded by rolling foothills, pasture land and cows.

This new fence construction is not only offensive to the surroundings, it will be an eyesore for every person that travels on Murphys Grade Road.

I would think that if there were a less offensive solution to the fencing that would be more aesthetically pleasing the community may embrace such a fence.

**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 12th day of June, by the following vote:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:
- ATTEST:

John Broeder, Chairman

Michelle Gonzalez, Deputy City Clerk

CONDITIONS OF PROJECT APPROVAL

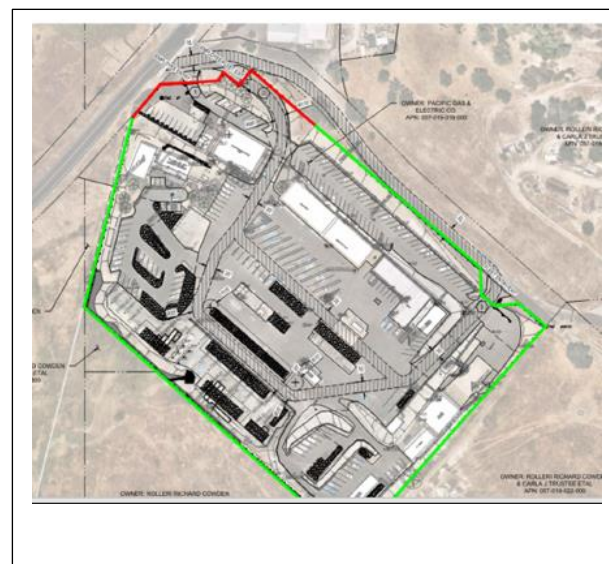
CONDITIONAL USE PERMIT FOR PG&E SUBSTATION

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 | | | | | |
| | | | 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.



MEMORANDUM

City of Angels Planning Commission

Date: June 12, 2025

To: City of Angels Planning Commissioners

From: Amy Augustine, AICP - City Planner

Re: Resolution 25-09 Conditional Use Permit New Geneva School Three Month Review

RECOMMENDATION:

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.

The Planning Commission may pursue either Option 1 (Extension) or Option 2 (Permit revocation).

1. **Adopt Resolution 25-09A to Conditionally and Temporarily Extend the Permit with provisions for automatic revocation for non-compliance** with the addition of the following conditions of project approval:

Condition #1A: The School APPLICANT shall comply (or cause the landowner to comply) with all conditions of project approval established on February 13, 2025, by the City of Angels Planning Commission prior to reopening for the regular school term, or the permit is automatically and immediately revoked as of August 12, 2025, for noncompliance with permit conditions and due to health and safety concerns. For the purposes of this condition, the reopening of school is established to be August 12, 2025 (60 days from the date of this hearing). **No school activities may occur at the site until all permit conditions are met.** The City Planner and City Code Officer may allow for minor extension of some requirements (e.g., Condition #16) based on substantial progress. However, under no circumstances can the school resume school activities until all health and safety code violations and health and safety permit requirements (Conditions 5-10) are completed.

Condition #16 is hereby amended as follows:

Outdoor recreation is immediately revoked as a permitted use at the school. Outdoor recreation may resume after the applicant installs an acoustical fence along the entire common parcel boundary between the Tryon parcel and the school using a design and materials subject to the review and approval of the City Engineer and subject to performing, at applicant's cost, any studies requested by the City Engineer to confirm the effectiveness of such fencing in reducing outdoor noise below 60dB at the property line of adjoining properties.

Failure of either the Applicant or landowner to comply with these conditions shall result in automatic immediate revocation of the permit except as otherwise provided in Condition 1A.

2. **Adopt Resolution 25-09B Recommending to the City Planner Permit Revocation after 30 days with no school activities in the interim.**

Note: The school is determined to be closed for the school year. Had the school not been closed, the City Planner would have determined that action was necessary to prevent potential irreparable harm due to failure to comply with the terms of the permit and immediately revoked the permit. Given the school closure for “summer break,” the school has been issued a Notice and Order to Abate based on health and safety concerns due to noncompliance with conditions 5-10 (see below) in compliance with the following:

Pursuant to Angels Municipal Code Section 17.78.060 (D), this conditional use permit may be revoked as follows:

- D. Revocation. The project conditions of approval are part of the conditional use permit. If the conditions of approval are not carried out in accordance with the approved conditional use permit or administrative conditional use permit and the grantee is given notice by the community development department to bring such use into compliance within thirty days and fails to do so, the city planner may revoke the permit. The city planner may immediately revoke the permit if he/she determines such action is necessary to prevent irreparable harm from failure to comply with the terms of the permit. The city planner may alternatively, or additionally, undertake code enforcement actions pursuant to Chapter [1.16](#), [1.17](#), [1.18](#) or [1.19](#).*

Should the Planning Commission determine, based on the record of noncompliance to date, that the Applicant is unlikely to comply with the conditions of project approval as necessary to make the findings for issuance of a conditional use permit as per the attached staff report, the Planning Commission may recommend to the City Planner to proceed with giving the Applicant thirty (30) days to comply with all permit conditions, and revoke the permit if compliance is not achieved. **Planning Commission adoption of Resolution 25-09B at the public hearing of June 12, 2025, shall be deemed notice to the grantee by the community development department to bring the use into compliance within thirty days or the permit shall be revoked.**

Revocation is based on the following findings:

Based on Applicant's lack of full compliance in keeping students off the area between the parking lot and uphill adjoining home pursuant to Condition 13 resulting in noise incompatible with the adjoining residential use and General Plan Goal 5.A and Implementation Program 1.B.a relative to maintaining compatible land uses described in the attached staff report; the following finding for revocation is made:

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

Applicant's noncompliance with health and safety codes (Conditions 5-10), poses a threat to health, safety and general welfare and the following finding for revocation is made.

Finding E: Under the circumstances of the particular case, the proposed use will 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.

Based on the Applicant's noncompliance with health and safety codes (Conditions 5-10), the school does not comply with adopted city codes or accepted planning and engineering practices and the following finding for revocation is made.

Finding F: The proposed use and design are inconsistent with adopted city design standards, codes, adopted city short- and long-range plans, and accepted planning and engineering practices.

BACKGROUND:

On February 13, 2025, The Planning Commission heard, and approved, on a 3-2 vote, the attached Conditional Use Permit for New Geneva School. As a condition of project approval, the following was required:

16. *A three-month review of this permit shall be conducted at a public hearing before the City of Angels Planning Commission to evaluate whether or not outdoor recreation will continue to be a permitted activity for the school based on compliance with the preceding conditions. At that time, the Planning Commission (or City Council upon appeal), may implement one of the following based on documented violations of these conditions:*

- A. *Revoke outdoor recreation as permitted use at the school; or*
- B. *Require installation of an acoustical fence along the entire common parcel boundary between the Tryon parcel and the school.*

While the focus of this review is on Condition #16 (noise), the condition also addresses school compliance with conditions 1-15 (attached). A summary of compliance with these conditions as of June 4, 2025, is as follows:

| Condition (Summary) | Status of Compliance |
|--|--|
| 1. Permit issuance is for a Private school for up to 36 students in grades K-12 with operating hours of 8:30 a.m. – 3 p.m. Monday through Friday. Drop-offs may begin 30-40 minutes before school starts. Pick-ups for the youngest students occur at 2:15 p.m. with the remainder to be picked up by 3:15 – 3:30 p.m. Later pick-up for students participating in cross-country, golfing or wrestling may occur approximately 6-7 p.m. Outdoor recreation is allowed on a temporary basis on the site in the parking lot adjacent to the building and in the fenced side yard in accordance with Conditions 13-16. This permit does not include approval for a cafeteria. Increases in school capacity shall require an amendment to this permit and creation of additional on-site parking and drop-off/pick-up areas. | The City has not received any formal complaints. The City has been informed by a neighboring landowner that school children are often present until 5-6 p.m. |
| 2. Standard City indemnification agreement. | Not completed. |
| 3. Communicable Disease waiver and release. | Not completed. |
| 4. Requirement to sign and acknowledge conditions. | Not completed. |
| 5. Applicant shall submit an ingress/egress plan for all classrooms and the building. Applicant shall include an occupant load calculation identifying all square footage of all areas used for students and calculating exit passageways and exits in compliance with CFC 1004.1. Should occupancy be limited to less than 36 students as a result of these calculations, then these calculations shall supersede Condition #1 to establish occupancy limits. | Not completed. |
| 6. All blocked exits shall be cleared in compliance with California Fire Code Section 1003.6. All Exit lighting shall be repaired and properly functioning in accordance with CVF 1032.10. | Not completed. |
| 7. Extensions cords shall not be substituted for permanent wiring in accordance with CFC 603.6. | Not completed. |
| 8. A fire alarm shall be installed as required per CVC 907.2.3. | Not completed. As per the City Building inspector and Fire Marshal, this is the most urgent life safety condition and the school cannot reopen until this condition is met. |

| | |
|---|---|
| 9. Combustibles located near any water heaters shall be maintained with the proper clearance in accordance with CFC 315.3.3. | Not completed. |
| 10. A life safety inspection shall be conducted by the Building Inspector. All improvements and requirements identified by the Fire Department shall be installed and maintained throughout the life of the project or as applicable. | Follow-up inspection was conducted in late May and Applicant was notified of the violations on May 27, 2025, with a Notice and Order to Abate requiring corrections by June 10, 2025. |
| 11. Applicant shall replace the existing deteriorating fencing with 4-foot high solid wood fencing between the Nash property and the Church (yellow line in figure below). If the applicant cannot complete this condition within the established timeframe, the City Building Inspector may grant a short extension based on progress made upon request of the applicant, but not to exceed a total of 30 days from final approval. | Not completed. A follow-up inspection was conducted on June 4, 2025. The fence has/has not been installed. No change to the existing fencing is observed. |
| 12. Within 10 days of project approval; the school supervisor shall provide a school contact phone number to all neighboring parcel owners immediately bordering the school site to allow immediately adjacent neighbors to contact said supervisor directly and immediately when noise levels are being exceeded or when other potential conflicts may be occurring. The school is encouraged to contact neighboring landowners in advance whenever they anticipate the rare need to temporarily exceed noise levels. | Not completed. The adjacent landowner has contacted the school and requested a contact phone number. It has not been provided. |
| 13. Student outdoor recreation shall be conducted outside in the paved parking areas only and in the tot lot as shown below. The unpaved grassy area uphill of the parking area shall not be used for school purposes. Outdoor recreation in the grassy area uphill of the paved parking area is prohibited. | Partial compliance. Per the neighboring landowner, children continue to use the space between the parking lot and the neighboring uphill home (less than before the permit was issued, but it is still being used). |
| <p>14. An adult "yard supervisor" shall supervise all outdoor recreation activities at all times outdoor recreation is occurring. The yard supervisor is responsible for ensuring that noise levels do not exceed the decibel levels identified in Attachment A in accordance with the City of Angels General Plan Figure 5-1. Specifically, noise levels at neighboring residential parcel boundaries shall not exceed 60dB. Noise levels may <i>temporarily</i> reach up to 70 dB at parcel boundaries for periods not to exceed two minutes duration up to three times in a 30-day period. All new or existing yard supervisors shall sign the attached statement (Attachment B to conditions) once, acknowledging noise limits, prior to supervising outdoor recreation. The school is responsible for maintaining the acknowledgment log and producing it upon request of the City.</p> <p>The school is encouraged to purchase an outdoor sound meter(s) that displays sound levels on the school building outdoors and install one at neighboring landowner parcel boundaries to assist in monitoring and documentation (e.g., https://www.amazon.com/Decibel-Hanging-Humidity-Temperature-Classroom/dp/B0DNF1QT32?source=ps-sl-shoppingads-lpcontext&ref_=pfifs&psc=1&smid=A2SGE9ZXPAD9NX).</p> <p>Adjacent landowners wishing to document noise violations are encouraged to do the same. The school is encouraged to incorporate a study of noise in student curriculum and involve students in being good neighbors.</p> | Partial compliance. Organized games have been reduced or eliminated which has assisted with noise. However, noise continues to be an issue for the neighboring landowner. Documented noise levels exceeding 60 dB have not been received by the City. |
| 15. Student outdoor uses are restricted to outdoor recreation only. All other activities (e.g., music lessons etc.) shall be conducted indoors. Should verifiable complaints of noise levels exceeding 70 dB for more than two minutes duration occur more than three times in a 30-day period at an adjoining residential property boundary | See above. |

In response to contact by the City's Code Officer regarding the life safety conditions of project approval, the applicant indicated that he was unaware of those conditions of project approval and that the responsibility for fulfilling those conditions belongs to the property owner. Applicant was supplied with a copy of this report prior to the February 13, 2025, public hearing. This report states the conditions. If the Applicant does not or cannot comply with the conditions of project approval herein, the landowner is ultimately held responsible for all code violations occurring on the site.

The landowner was contacted by City Staff on June 4, 2025, but staff have not heard back from the church.

The following is the staff report and use permit approved by the Planning Commission on February 13, 2025. All required conditions necessary to make the identified findings remain in effect. Failure to comply with the identified conditions necessarily means the finding cannot be made.

PROJECT DESCRIPTION:

OWNER: FIRST BAPTIST CHURCH OF ANGELS CAMP

APPLICANT: New Geneva School by Brook Moes

LOCATION: 1555 Depot Road

ASSESSOR'S
PARCEL NO.: 062-006-019 (0.95± acre)

GENERAL PLAN/
ZONING: Single Family Residential (SFR/R-1)

PROJECT
DESCRIPTION: Conditional Use Permit for a K-12 school (New Geneva School) at the Angels Camp First Baptist Church

Figure 1: Project Location and Responding Adjoining Landowners

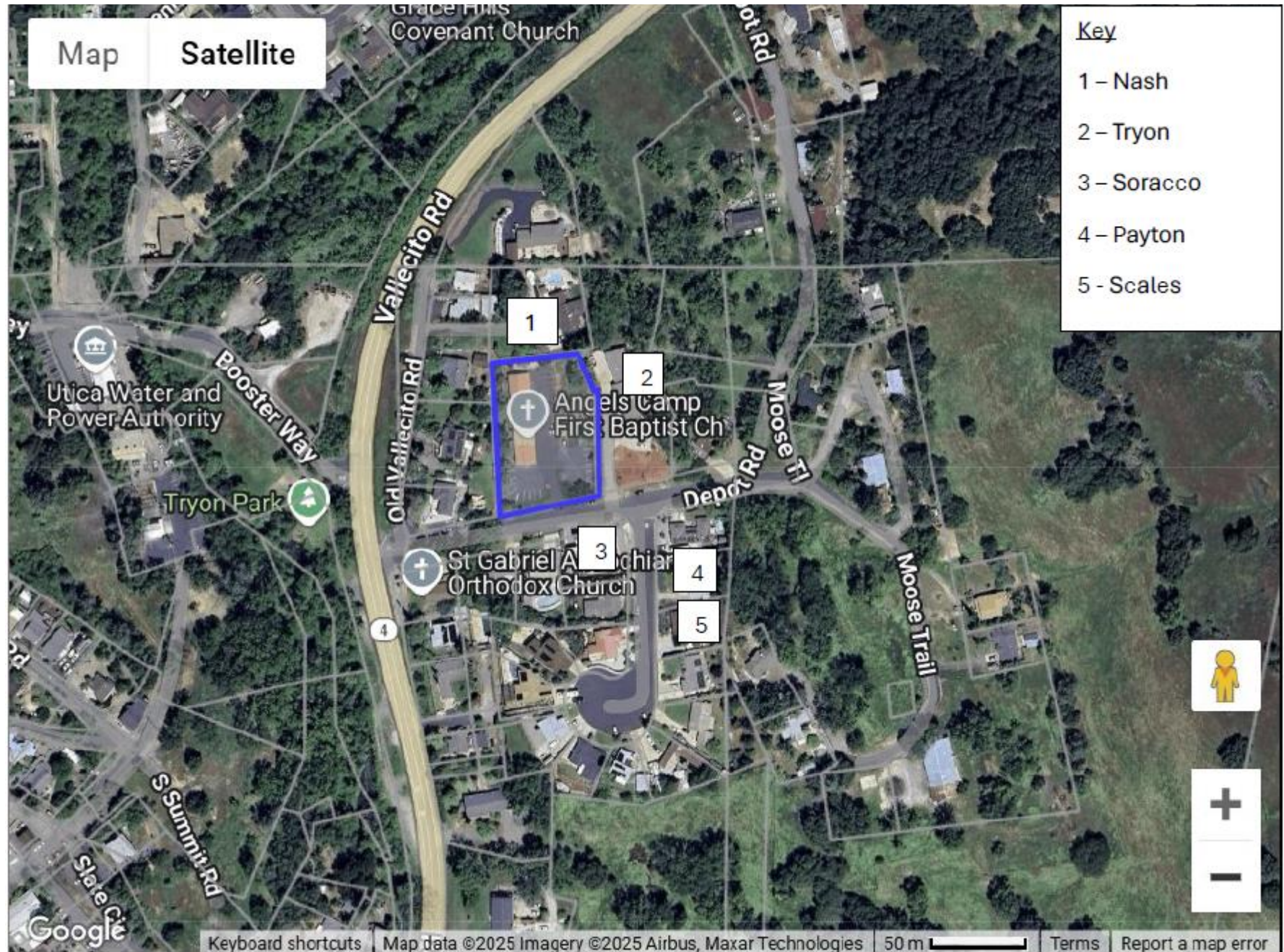


Figure 2: Site Plan



BACKGROUND:

Previous applications and approvals on the project site include:

1. 1976. November 4, 1976. Conditional Use Permit for First Baptist Church (1,600± square feet –) approved with three conditions per the request of neighboring properties: a) paving all driveway and parking areas, b) a four-foot-high fence “abutting residential property” and reduced by Commission from 6-feet, and c) engineered drainage. Project was completed.
2. 1979: Neighbor request for completing fence.
3. 1985. February 14, 1985: Conditional Use Permit approved to add an educational building (1,160± sq. ft.) for Sunday School classes and offices with a 4,000 square foot parking lot. Seven conditions included:
 - a) Compliance with all building and fire codes
 - b) Grading and drainage approval by City Engineer
 - c) 24-foot width driveway with standard City approach
 - d) Minimum of 28 parking spaces
 - e) Lighting to be non-glare and directed away from neighboring properties
 - f) Landscaping plan
 - g) Certificate of occupancy to be issued once all conditions met.

Application noted average Sunday attendance of 43 with maximum capacity of 80. Minutes note that a portion of the required fencing had been removed by a neighboring property owner. Application references future plans for a “larger” auditorium. Project was completed.

4. 1993. July 8, 1993. Conditional Use Permit approved for a 124-seat sanctuary addition adding 3,575± square feet. 11 conditions of project approval (43 parking spaces, sewer connection fee payment, grading and drainage plans, addition to match exterior of existing structures, pay traffic impact mitigation fees; and carry-over of conditions from prior approvals). A reduced size sanctuary was constructed.
5. 2024. Code compliance complaint received of a private school operating on the site without a conditional use permit.

Pursuant to Angels Municipal Code 17.18.030, schools and places of worship are a conditional use in the Single-Family Residential (R-1) zoning district.

A private school presently operates without a conditional use permit with 35± students in grades K-12 representing 17± families at the project site. No maximum has been set by school administrators for the number of students allowed. There are 7 teachers (not all are full-time). Operating hours are 8:30 a.m. – 3 p.m. Monday through Friday. Drop-offs may begin 30-40 minutes before school starts. Pick-ups for the youngest students occur at 2:15 p.m. with the remainder to be picked up by 3:15 – 3:30 p.m. Later pick-up for students participating in cross-country, golfing or wrestling may occur approximately 6-7 p.m. Outdoor recreation is allowed on the site in the parking lot adjacent to the building and in the fenced side yard as well as the grassy area above the parking lot.

The current building size is approximately 5,000 square feet.

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. Finally, pursuant to AMC Section 17.78.030, the following findings are required for issuance of a conditional use permit:

- 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.

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

Pursuant to Angels Municipal Code 17.18.030, schools are a conditional use in the Single-Family Residential (R-1) 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

The primary issue for compatibility of the proposed land use (school) and adjoining landowners is protecting neighboring properties from school-generated noise. The primary source of noise from the school is outdoor recreation. The City does not have a noise ordinance, but the General Plan includes noise goals, policies, implementation programs, and standards.

Applicable General Plan 2020 noise goals, policies and programs include the following from General Plan 2020 Chapter 1 (Land Use Element) and 5 (Noise Element) :

1.B.a. Maintain Compatible Land Uses

*Continue to avoid locating noise-sensitive land uses near major noise sources when updating the general plan, evaluating general plan land use amendments, adopting implementing ordinances and when updating the goals, policies and implementation programs of the Angels Camp General Plan's **Noise (Chapter 5), Circulation (Chapter 3), Housing (Chapter 2) and Conservation and Open Space (Chapter 4) Elements.***

Goal 5.A *Maintain or reduce noise levels throughout the city as necessary to achieve compatibility between differing land uses and to maintain the city's peaceful, rural community atmosphere.*

Policy 5.A.1 Develop uniform, cost-effective and feasible standards for consistently and fairly mitigating temporary and permanent noise impacts associated with new development.

Policy 5.A.3 Separate noise-generating and noise-sensitive land uses to the maximum extent feasible.

Implementation Program 5.A.a Adopt Exterior Ambient Community Noise Exposure Levels (CNEL) for New, Non-Residential Development Adopt the following exterior ambient community noise exposure levels (CNELs) for application to new, non-residential development in Angels Camp. New, non-residential development shall not exceed "normally acceptable" noise levels as defined in the following table, **Figure 5-1**:

Figure 5-1 states establish noise levels of 60 dB to be maintained at the property line of residential properties with 70dB being "conditionally acceptable."

Therefore, to make a finding of consistency with the general for this project, conditions of project approval must ensure that noise levels reaching residential properties surrounding the school be reduced. Proposed Conditions 13-16, are included to ensure compatibility between the proposed school use and neighboring properties and include, fencing, acoustical barrier installation, establishing an adult yard supervisor for outdoor recreation, excluding use of the outdoor grassy hillside, and, reassessing the use of the site as a school and eliminating outdoor recreation for the school if necessary, to maintain compatibility with the general plan.

Proper implementation of these conditions would 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. Similarly, in approving the 124-seat sanctuary, the access driveway was widened to 24 feet and traffic circulation for the sanctuary was approved. Because the proposed use is less intensive and the status of the roadway has not changed from a relatively low-volume, low speed road; traffic impacts from 35 students (17 families) are not anticipated. Therefore, Finding C can be made.

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

The size of the parcel is sufficient for the proposed use. The flat portions of the parcel that were graded for church use and parking are suitable for the proposed school use. The relatively steep hillside between the parking area and Tryon property is less suitable for school use and high use could result in erosion along the hillside. As noted under Finding B, the hillside also allows for noise associated with the school closer to adjacent sensitive land uses (residence). Condition 13 is included to prohibit use of the hillside space for noise and erosion reasons. Proper implementation of the conditions would allow for this finding to 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. Five responses were received. Figure 1 shows the location of those responding. Attachment A includes the responses.

One respondent requested rebuilding the deteriorated 4-foot fence originally required for the church use in 1976 and reiterated in all subsequent project approvals through 1993. That requirement is included in conditions of project approval.

Three respondents supported the school. It is noted that the location of the respondents and their distance relative to the school (and especially to outdoor recreational use) was directly related to their impression of the school (those located further from the site appeared to view the school most favorably and those nearest the school felt the most impacted).

One respondent objected to the school based primarily on noise and traffic. Traffic generation is addressed under Findings D and F. Noise is addressed under Finding B.

Proper implementation of the conditions of project approval included herein relative to noise, fencing and acoustical fencing 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 17.18.040, site development standards in the R-1 zoning district are:

| Development Standard | Complies, Does not Comply, Not Applicable (N/A) |
|--|---|
| Minimum lot area for new lots, 7,260 square feet | N/A - No new lot is proposed. Existing lot is 0.95± acre (41,382± square feet), complies. |
| Impervious surfaces, 80% maximum | N/A - No changes to existing building coverage are proposed, complies |
| Maximum building height, 35 feet | N/A No changes to existing building height are proposed, complies |
| Lot width: 75 feet | Lot width is 184± feet, no changes to lot size proposed, Complies |
| Lot depth: 100 feet | Lot is more than 200 feet deep, no changes to lot size are proposed, complies |
| Front setback – 20 Rear setback - 20 Side setback – 5 feet | Front – Exceeds 20 feet, complies Rear – Exceeds 20 feet, complies Sides – Exceeds 5 feet, complies |

Parking

36± parking spaces exist on site; however, 13 of these spaces are used during the school day as a hardcourt outdoor recreation area. Since parking spaces in the recreation area are not available during school operations; 23 parking spaces are available on site. Pursuant to AMC Section 17.69.040 (Table 1), the following number of parking spaces are required for a school:

| | |
|--|--|
| Schools (public and private)--Elementary and junior high | 2 spaces per each classroom, plus 1 space for every 200 sq. ft. of assembly area in an auditorium. |
| Schools (public and private)--High school | 3 spaces per each classroom, plus 1 space for every 6 students. |

The private school operates in three separate gathering areas (e.g., elementary, junior high, high school), some with multiple grades, rather than individual classrooms. There is no auditorium. Approximately half of the students are high-school age and half are elementary school through junior

high. Given the mix of ages in the classrooms and lack of an auditorium, the more stringent standard is used.

| Parking requirement per code | Parking requirement for Project | # of parking spaces required |
|------------------------------|---------------------------------|------------------------------|
| 3 per classroom | Three classrooms | 9 |
| 1 per every 6 students | 35 students/6 | 6 |
| Total Required | | 15 |

Based on the preceding, 15 spaces are required for the school for 35 students and 23 are provided. Therefore, adequate parking for 35 students exists. In order to accommodate drop-off and pick up, however, it should be assumed that up to 8 of the spaces are not available for use and that only 15 would be available for current and future use. Therefore, parking becomes a limiting factor to total school attendance. Based on the preceding; total school enrollment should be limited to 36 until and unless additional parking can be identified or provided.

Landscaping

Generally, there are no landscaping requirements for a single-family residential parcel. However, in conjunction with issuance of a conditional use permit for the church, landscaping was required. Existing landscaping remains in good condition therefore, additional landscaping is not proposed. However, a condition of project approval has been added to ensure that landscaping required by previous project approvals is maintained throughout the life of the project.

Fencing

Pursuant to the prior project approvals for the church, a four-foot fence has been required since 1976 between the church and residences. As previously stated and based on notifications to landowners within 300 feet, the Nash's have requested replacement of the deteriorating 4-foot fence along the northern project border as required by the project site's original 1976 conditions which remain applicable. This is included as a condition of project approval.

It is noted that the Tryon home did not exist at that time and, therefore, a fence was likely not required on that side to separate the home from the church. The Tryons and the church, over the years, have added shrubbery. In general, fencing must be solid and thick enough and high enough to provide for noise attenuation. Because noise and not privacy is an issue between the Tryons and the school site; acoustical fencing rather than wood fencing has the potential to provide more substantial noise attenuation. However, given the high cost associated with acoustical fencing; conditions of project approval include a six-month "trial" allowing for outdoor recreation using proposed conditions 13-16, before considering acoustical fencing.

Proper implementation of the proposed conditions could allow Finding F to 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 Section 15303, Class 3 (Conversion of small structures) and 15332, Class 32 (in-fill development) and none of the exceptions in Section 15300.2(a-f) apply as described in the following:

The site already is used as a church for a congregation approved up to at least 80 individuals. The addition of a school increases the site use by five weekdays and the hours of that use. The site has seen a series of uses grow over the years; but this has been incremental and, as shown; a project larger than the proposed project was approved in 1993 (for a 124-seat sanctuary) and is therefore not considered cumulatively significant. The project is not adjacent to a scenic highway, the site is not listed or otherwise identified as a hazardous waste site, no demolition or alteration of existing structures or grading will occur,

therefore, no alterations to historical resources are anticipated. As noted in the preceding discussion, the project may be found consistent with the applicable general plan and zoning, is on a site of less than five acres substantially by urban uses, has not value for habitat for rare, threatened, or endangered species, and is adequately served by utilities and public services. As noted herein, the addition of outdoor noise to the site could be considered a potential noise impact on one neighbor which, given the number of residences surrounding the site, the level of significance may be considered less-than-significant; and, with proper implementation of design features, could be eliminated even for the single resident.

ATTACHMENTS:

- A. Adjoining Landowner Responses
- B. Planning Commission Resolution 25-02 with conditions of project approval (previously approved)
- C. Planning Commission Resolution 25-09A and 25-09B

Attachment A
Adjoining Landowner Responses



COMMUNITY DEVELOPMENT

CITY OF ANGELS PO Box 667, 200 Monte Verda St. Suite B, Angels Camp, CA 95222 P: (209) 736-1346

PROJECT: Depot Road School

Date : 12-18-2024

Contact Person : Clyde Nash and Nancy Nash

Contact Phone/E-mail 209-753-9713 209-743-6606 nancynash77@yahoo.com

Comments: The Fence that adjoins our properties is old and in disrepair. We recommend replacement of a taller, more secure, safer fencing.



COMMUNITY DEVELOPMENT

CITY OF ANGELS PO Box 667, 200 Monte Verda St. Suite B, Angels Camp, CA 95222 P: (209) 736-1346

PROJECT: Depot Road School

Date : December 10, 2024

Contact Person : Denise Tryon

Contact Phone/E-mail tdtryon@gmail.com 209.743.0849

Comments: Please see attached letter, for comments in opposition to application for conditional use permit.

December 18, 2024

Dear Members of the Angels Camp City Council and Planning Commision,

We are writing to express our strong opposition to the proposed conditional use permit that would allow a school to operate at the Angels Camp First Baptist Church property.

Since the Fall of 2023, a school has been operating at this location in clear violation of the current zoning regulations, which designate the property as residential. During this unauthorized period of operation, we have experienced firsthand significant negative impacts that make this location wholly inappropriate for a school. Our objections center on three primary concerns: safety, noise, and the overall welfare of our residential neighborhood.

1. Safety Concerns

The church property was never designed to accommodate the substantial daily traffic generated by a school. The increase in vehicles during drop-off and pick-up times creates congestion on our small residential street, posing serious safety risks to pedestrians, cyclists, and residents. Vehicles frequently enter, idle, and exit throughout the day, adding not only to the noise but also creating hazards that endanger our neighborhood's safety and peaceful nature. Additionally, the property itself lacks adequate infrastructure, such as designated drop-off zones and safe outdoor recreation areas, further exacerbating these risks.

2. Noise Disruption

The noise levels associated with a school are disruptive and incompatible with a residential neighborhood. Our home, built in 1981, sits approximately thirty feet from the church property line, with only a hedge we planted years ago serving as a buffer. Since the school began operating in 2023, we have been subjected to constant, loud outdoor activity just feet from our home. This includes shouting, playing, bouncing balls, musical instruments, whistle-blowing, and general playground noise that can be heard not only in our yard but also inside our home throughout the day. Such noise has severely impacted our ability to enjoy our property, particularly during school hours.

3. General Welfare of the Neighborhood

The current zoning regulations exist to protect the character and welfare of residential neighborhoods like ours. Permitting a school to operate on this property represents a fundamental shift in use that is incompatible with both the original intent of the church property and the surrounding community. While churches are permitted to conduct customary activities and services, the operation of a full-time school significantly exceeds these parameters and introduces continuous, disruptive activity. Moreover, the outdoor recreation area referenced in the application includes an unsuitable hillside and parking lot, further underscoring the property's lack of fitness for a school.

For over forty years, we have lived in this neighborhood and experienced the church's moderate activity without issue. However, the addition of a school has transformed our daily lives in ways that are both distressing and unacceptable. The increase in traffic, noise, and activity is not only

unsafe and disruptive but detrimental to the peaceful and residential character of our community.

We urge the City to deny this application for a conditional use permit. Doing so will ensure that the safety, welfare, and livability of our neighborhood remain protected under the current zoning regulations.

Thank you for your time and consideration.

Sincerely,

Denise and Tom Tryon
1639 Depot Road PO Box 1177 Angels Camp, CA 95222
tdtryon@gmail.com 209.743.0849



COMMUNITY DEVELOPMENT

CITY OF ANGELS PO Box 667, 200 Monte Verda St. Suite B, Angels Camp, CA 95222 P: (209) 736-1346

PROJECT: Depot Road School

Date : DECEMBER 11, 2024

Contact Person : LORETTA SORACCO

Contact Phone/E-mail (209) 765-0245

Comments: I live right across the street from
the church. I have had no problems with
the school there.



COMMUNITY DEVELOPMENT

CITY OF ANGELS PO Box 667, 200 Monte Verda St. Suite B, Angels Camp, CA 95222 P: (209) 736-1346

PROJECT: Depot Road School

Date : 12/11/24

Contact Person :

Contact Phone/E-mail

Comments: I enjoy hearing the sound of children's voices in the neighborhood. God bless you all and your teachings.

Please submit your comments by December 18, 2024, to the following:

Amy Augustine, AICP – Contract City Planner
City of Angels Camp
200 Monte Verda, Building B
P.O. Box 667
Angels Camp, CA 95222
planning@angelscamp.gov
(209) 736-1736 / (209) 743-2323 (cell)



HOME OF THE JUMPING FROG

Payton



COMMUNITY DEVELOPMENT

CITY OF ANGELS PO Box 667, 200 Monte Verda St. Suite B, Angels Camp, CA 95222 P: (209) 736-1346

PROJECT: Depot Road School

Date : 12-5-24

Contact Person : Jim or Colette Scales

Contact Phone/E-mail 209-840-8352⁶⁵ / 209 7955020

Comments: fireskyer 511@gmail.com colettes66@hotmail.com

We are OK with the Baptist Church running a school on their property. Please keep us updated on the process.

1663 Tryon Court

Attachment B
Resolution 25-02 and Conditions of Project Approval

**CITY OF ANGELS
PLANNING COMMISSION**

Resolution No. 25-02

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

**CONDITIONAL USE PERMIT FOR NEW GENEVA SCHOOL
APN: 062-006-019 (0.95± ACRE)
1555 DEPOT ROAD AT THE ANGELS CAMP FIRST BAPTIST CHURCH**

- WHEREAS**, the City received an application for a private school at the Angels Camp First Baptist Church; 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 February 13, 2025, by

_____ and duly seconded by Commissioner _____.

PASSED AND ADOPTED THIS 13th day of February, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

John Broeder, Chairman

ATTEST:

Caytlyn Schaner, Deputy City Clerk
City of Angels

CONDITIONS OF PROJECT APPROVAL

CONDITIONAL USE PERMIT FOR NEW GENEVA SCHOOL

APN: 062-006-019 (0.95± ACRE)

1555 DEPOT ROAD AT THE ANGELS CAMP FIRST BAPTIST CHURCH

THIS IS NOT A BUILDING PERMIT

1. This permit is issued to allow for: A private school for up to 36 students in grades K-12 with operating hours of 8:30 a.m. – 3 p.m. Monday through Friday. Drop-offs may begin 30-40 minutes before school starts. Pick-ups for the youngest students occur at 2:15 p.m. with the remainder to be picked up by 3:15 – 3:30 p.m. Later pick-up for students participating in cross-country, golfing or wrestling may occur approximately 6-7 p.m. Outdoor recreation is allowed on a temporary basis on the site in the parking lot adjacent to the building and in the fenced side yard in accordance with Conditions 13-16. This permit does not include approval for a cafeteria. Increases in school capacity shall require an amendment to this permit and creation of additional on-site parking and drop-off/pick-up areas.
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 proceeding with the use of the site as a school:

4. The project proponent shall sign and acknowledge these conditions of approval.

Prior to commencing operations pursuant to this permit:

5. Applicant shall submit an ingress/egress plan for all classrooms and the building. Applicant shall include an occupant load calculation identifying all square footage of all areas used for students and calculating exit passageways and exits in compliance with CFC 1004.1. Should

occupancy be limited to less than 36 students as a result of these calculations, then these calculations shall supersede Condition #1 to establish occupancy limits.

6. All blocked exits shall be cleared in compliance with California Fire Code Section 1003.6. All Exit lighting shall be repaired and properly functioning in accordance with CVF 1032.10.
7. Extensions cords shall not be substituted for permanent wiring in accordance with CFC 603.6.
8. A fire alarm shall be installed as required per CVC 907.2.3.
9. Combustibles located near any water heaters shall be maintained with the proper clearance in accordance with CFC 315.3.3.
10. A life safety inspection shall be conducted by the Building Inspector. All improvements and requirements identified by the Fire Department shall be installed and maintained throughout the life of the project or as applicable.

Within 30 days of project approval:

11. Applicant shall replace the existing deteriorating fencing with 4-foot high solid wood fencing between the Nash property and the Church (yellow line in figure below). If the applicant cannot complete this condition within the established timeframe, the City Building Inspector may grant a short extension based on progress made upon request of the applicant, but not to exceed a total of 30 days from final approval. For the purposes of this condition, Final Approval means issuance of the permit by the Planning Commission, or, upon appeal, by the City Council (whichever is later).



Throughout the Life of the Project:

12. Within 10 days of project approval; the school supervisor shall provide a school contact phone number to all neighboring parcel owners immediately bordering the school site to allow immediately adjacent neighbors to contact said supervisor directly and immediately when noise levels are being exceeded or when other potential conflicts may be occurring. The school is encouraged to contact neighboring landowners in advance whenever they anticipate the rare need to temporarily exceed noise levels.
13. Student outdoor recreation shall be conducted outside in the paved parking areas only and in the tot lot as shown below. The unpaved grassy area uphill of the parking area shall not be used for school purposes. Outdoor recreation in the grassy area uphill of the paved parking area is prohibited.



14. An adult “yard supervisor” shall supervise all outdoor recreation activities at all times outdoor recreation is occurring. The yard supervisor is responsible for ensuring that noise levels do not exceed the decibel levels identified in Attachment A in accordance with the City of Angels General Plan Figure 5-1. Specifically, noise levels at neighboring residential parcel boundaries shall not exceed 60dB. Noise levels may *temporarily* reach up to 70 dB at parcel boundaries for periods not to exceed two minutes duration up to three times in a 30-day period. All new or existing yard supervisors shall sign the attached statement (Attachment B to conditions) once, acknowledging noise limits, prior to supervising outdoor recreation. The school is responsible for maintaining the acknowledgment log and producing it upon request of the City.

The school is encouraged to purchase an outdoor sound meter(s) that displays sound levels on the school building outdoors and install one at neighboring landowner parcel boundaries to assist in monitoring and documentation (e.g., https://www.amazon.com/Decibel-Hanging-Humidity-Temperature-Classroom/dp/B0DNF1QT32?source=ps-sl-shoppingads-lpcontext&ref_=fp_lfs&psc=1&smid=A2SGE9ZXPAD9NX). Adjacent landowners wishing to document noise violations are encouraged to do the same. The school is encouraged to incorporate a study of noise in student curriculum and involve students in being good neighbors.

15. Student outdoor uses are restricted to outdoor recreation only. All other activities (e.g., music lessons etc.) shall be conducted indoors. Should verifiable complaints of noise levels exceeding 70 dB for more than two minutes duration occur more than three times in a 30-day period at an adjoining residential property boundary shared with the school; the City may amend this permit to limit the number and duration of outdoor activities for the school.
16. A three-month review of this permit shall be conducted at a public hearing before the City of Angels Planning Commission to evaluate whether or not outdoor recreation will continue to be a permitted activity for the school based on compliance with the preceding conditions. At that time, the Planning Commission (or City Council upon appeal), may implement one of the following based on documented violations of these conditions:
- C. Revoke outdoor recreation as permitted use at the school; or
 - D. Require installation of an acoustical fence along the entire common parcel boundary between the Tryon parcel and the school.
17. This permit does not include approval for serving students food on site. No cafeteria is approved herein. Approval and permitting from the Calaveras County Environmental Management Division and an amendment to this permit is required prior to allowing for food service for students at the site.
18. A Building Permit is required for any interior alterations, improvements or outside or safety improvements. It is the responsibility of the owner and applicant to check with the City Building Department before undertaking building alterations.
19. Maintain existing 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. Adequate site distance for pedestrians and vehicles on and off-site shall be established and maintained at the project’s driveway intersections with Depot Road. 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.

- 20. There shall be no outdoor storage associated with school operations visible from any public right-of-way or neighboring property.
- 21. New signage, temporary or permanent, shall occur only after issuance of a sign permit by the City.
- 22. 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.
- 23. The Project shall remain in compliance with all applicable local, state and federal regulations.
- 24. Significant changes to the above conditions shall require an amendment to this Conditional Use Permit.
- 25. The City Planner, in consultation with the City Building Inspector, may approve minor deviations from these conditions.
- 26. The Project Proponent will maintain a valid City business license throughout the life of the project.
- 27. The Project shall comply with all provisions of the Project Description and these land use entitlements as approved herein.

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

(Print Name _____)

Owner

(Print Name _____)

Applicant

Attachment A TO CONDITIONS OF APPROVAL

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 | | | | | |
| | | | | 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 | |

General Plan Noise Limits

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.

Attachment B

Acknowledgement of Outdoor Noise limitations for Geneva School

(to be signed by all yard supervisors and produced upon request by the City)

I have read and agree to enforce the following noise condition:

The yard supervisor is responsible for ensuring that noise levels do not exceed the decibel levels identified in Attachment A in accordance with the City of Angels General Plan Figure 5-1. Specifically, noise levels at neighboring residential parcel boundaries shall not exceed 60dB. Noise levels may *temporarily* reach up to 70 dB at parcel boundaries for periods not to exceed two minutes duration up to three times in a 30-day period. All new or existing yard supervisors shall sign the attached statement (Attachment B to conditions) once, acknowledging noise limits, prior to supervising outdoor recreation. The school is responsible for maintaining the acknowledgment log and producing it upon request of the City.

The school is encouraged to purchase an outdoor sound meter(s) that displays sound levels on the school building outdoors and install one at neighboring landowner parcel boundaries to assist in monitoring and documentation (e.g., https://www.amazon.com/Decibel-Hanging-Humidity-Temperature-Classroom/dp/B0DNF1QT32?source=ps-sl-shoppingads-lpcontext&ref_=fplfs&psc=1&smid=A2SGE9ZXPAD9NX).

| Signature | Date |
|-----------|------|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

ATTACHMENT C

RESOLUTION 25-09A

CITY OF ANGELS
PLANNING COMMISSION

Resolution No. 25-09A

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

REVIEW OF CONDITIONAL USE PERMIT FOR NEW GENEVA SCHOOL
APN: 062-006-019 (0.95± ACRE)
1555 DEPOT ROAD AT THE ANGELS CAMP FIRST BAPTIST CHURCH

WHEREAS, the City received an application for a private school at the Angels Camp First Baptist Church; 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; and

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); and

WHEREAS, pursuant to condition #16 of project approval, a review for compliance with project conditions before the Planning Commission three months after initial approval was required; and

WHEREAS, a three-month review for compliance was conducted and numerous conditions were unmet; and

WHEREAS, pursuant to a duly noticed public hearing held June 12, 2025; the Planning Commission heard and considered additional public input on the proposed project;

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Angels hereby approves an extension of the Administrative Conditional Use Permit based on the following findings and subject to the attached conditions including the addition of Conditions 1A and 1B:

- 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 12th day of June, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

John Broeder, Chairman

Michelle Gonzalez, Deputy City Clerk

Added conditions for Resolution 25-09A

Condition #1A: The School APPLICANT shall comply (or cause the landowner to comply) with all conditions of project approval established on February 13, 2025, by the City of Angels Planning Commission prior to reopening for the regular school term, or the permit is automatically and immediately revoked as of August 12, 2025, for noncompliance with permit conditions and due to health and safety concerns. For the purposes of this condition, the reopening of school is established to be August 12, 2025 (60 days from the date of this hearing). **No school activities may occur at the site until all permit conditions are met.** The City Planner and City Code Officer may allow for minor extension of some requirements (e.g., Condition #16) based on substantial progress. However, under no circumstances can the school resume school activities until all health and safety code violations and health and safety permit requirements (Conditions 5-10) are completed.

Condition #16 is hereby amended as follows:

Outdoor recreation is immediately revoked as a permitted use at the school. Outdoor recreation may resume after the applicant installs an acoustical fence along the entire common parcel boundary between the Tryon parcel and the school using a design and materials subject to the review and approval of the City Engineer and subject to performing, at applicant's cost, any studies requested by the City Engineer to confirm the effectiveness of such fencing in reducing outdoor noise below 60dB at the property line of adjoining properties.

Failure of either the Applicant or landowner to comply with these conditions shall result in automatic and immediate revocation of the permit except as otherwise provided in Condition 1A.

Resolution 25-09B

CITY OF ANGELS PLANNING COMMISSION

Resolution No. 25-09B

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

REVIEW OF CONDITIONAL USE PERMIT FOR NEW GENEVA SCHOOL APN: 062-006-019 (0.95± ACRE) 1555 DEPOT ROAD AT THE ANGELS CAMP FIRST BAPTIST CHURCH

WHEREAS, the City received an application for a private school at the Angels Camp First Baptist Church; 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; and

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); and

WHEREAS, pursuant to condition #16 of project approval, a review for compliance with project conditions before the Planning Commission three months after initial approval was required; and

WHEREAS, a three-month review for compliance was conducted and numerous conditions were unmet; and

WHEREAS, pursuant to a duly noticed public hearing held June 12, 2025; the Planning Commission heard and considered additional public input on the proposed project;

WHEREAS, the Planning Commission found failure that the failure to comply with health and safety conditions; and

WHEREAS, Planning Commission adoption of this Resolution 25-09B at the public hearing of June 12, 2025, is deemed notice to the grantee by the community development department to bring the use into compliance within thirty days or the permit shall be revoked;

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Angels hereby recommends to the City Planner giving the Applicant/Landowner thirty (30) days to comply with all permit conditions, and revoke the permit if compliance with all conditions is not achieved based on the following findings:

Based on Applicant's lack of full compliance in keeping students off the area between the parking lot and uphill adjoining home pursuant to Condition 13 resulting in noise incompatible with the adjoining residential use and General Plan Goal 5.A and Implementation Program 1.B.a relative to maintaining compatible land uses described in the attached staff report; the following finding for revocation is made:

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

Applicant's noncompliance with health and safety codes (Conditions 5-10), poses a threat to health, safety and general welfare and the following finding for revocation is made.

Finding E: **Under the circumstances of the particular case, the proposed use will 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.**

Based on the Applicant's noncompliance with health and safety codes (Conditions 5-10), the school does not comply with adopted city codes or accepted planning and engineering practices and the following finding for revocation is made.

Finding F: **The proposed use and design are inconsistent 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 12th day of June, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

John Broeder, Chairman

Michelle Gonzalez, Deputy City Clerk



MEMORANDUM

City of Angels Planning Commission

Date: June 12, 2025

To: City of Angels Planning Commission

From: Amy Augustine, AICP – City Planner

Re: **Resolution of Intent 25-10 to amend Angels Municipal Code Sections 17.09 (P) defining personal services, 17.27.020, 17.27.025, 17.30.020, 17.30.025, 17.37.020, 17.37.030 and 1.17.080 (Public Nuisances) to make salons and spas a permitted use and establish standards for declaring odors a public nuisance when they affect adjacent land uses as measured at the property boundary**

RECOMMENDATION

The Planning Commission may adopt as presented, amend, or deny the proposed resolution.

BACKGROUND

The following uses required a conditional use permit until 2022 when the Angels Municipal Code was revised to make the uses subject to an *administrative* conditional use permit.

C. Salons (e.g., nail, hair) and spas;

The purpose of the additional layer of review for this land use has been to protect the health and general welfare of adjacent businesses from odors that could permeate from these uses (e.g., a nail salon next door to a restaurant).

The 2022 amendment allowed for these uses to be approved by the City Planner (rather than requiring a public hearing before the Planning Commission) after notifying adjoining landowners and advisory agencies. Where no objections were received, the permit could be issued without a public hearing “in-house” by the City Planner. Since that time, applications for multiple salons and spa-related land uses have been processed. None have received an objection from an adjoining landowner. These uses generally are small businesses, often with a single owner and less than five employees. However, the administrative conditional use permit process, though faster than processing required for a conditional use permit, delays the opening of small businesses proposing these uses.

In response, Staff researched other jurisdictions and found these uses to generally be permitted uses. However, those jurisdictions also have an established standard for declaring odors a public nuisance. Based on the preceding, staff is recommending making these uses permitted and further amending the code to incorporate standards for deeming odors a public nuisance when they affect adjoining land use.

ANALYSIS

Pursuant to Angels Municipal Code Section 17.90.040, decisions pertaining to code amendments shall be made upon the following findings of fact:

- A. The proposed change or amendment is consistent with the City of Angels Municipal Code; and
- B. The proposed change or amendment is consistent with the City of Angels General Plan; and
- C. The proposed change or amendment will not be substantially detrimental to the health, safety, or general welfare of the city.

Findings A– Consistency with the Angels Camp Municipal Code

The identified uses require an administrative conditional use permit in the Shopping Center Commercial, Community Commercial, and Business Attraction and Expansion zoning districts. This code amendment will make the use category permitted in the municipal code (i.e., consistent with the municipal code).

Based on the preceding, Finding A may be made.

Finding B – Consistency with the General Plan

Pertinent General Plan goals, policies, and programs include:

Goal 1E

Encourage well-designed commercial development compatible with the rural character of the community that contributes positively to both the city's economic base and the city's jobs/housing balance.

The proposed code amendments will encourage well-designed (i.e., low or no odor) commercial development contributing to the city's economic base.

Based on the preceding, Finding B may be made.

Finding C. The proposed change or amendment will not be substantially detrimental to the health, safety, or general welfare of the city.

The purpose of the administrative conditional use permit has been to protect the health and general welfare of the city, in particular, existing businesses adjacent to uses that may produce odors that could permeate from this class of uses. However, based on processing nearly one dozen of these permits citywide, it is rare to receive a response from an adjoining landowner expressing concerns about odors. In fact, the city has received none. Frequently, however, new small businesses find the process of the administrative CUP onerous and a delay in opening for business.

Staff have identified an established standard used by multiple jurisdictions to regulate the potential for odors from these uses. That, coupled with the reduced use of chemicals creating heavy odors from these uses, can allow for the use to become a permitted use without affecting adjoining businesses. Should odors affect adjoining land use, it may be deemed a public nuisance using the standard established in this code amendment.

Based on the preceding, Finding C can be made.

FISCAL IMPACT:

Amending the code will reduce the amount of staff time and small business costs associated with securing an administrative conditional use permit. City fees for administrative conditional use permits are used to recover costs and don't generate income for the general fund. Therefore, eliminating the requirement for an

administrative conditional use permit will be fiscally neutral because no staff time will be required will no longer be required to conduct extended reviews of these uses.

ENVIRONMENTAL FINDING:

Individual industrial projects would be subject to review pursuant to the Angels Municipal Code based on individual project design and location at such time as a specific project and location is proposed. Until such time as a project is proposed, no direct or indirect physical changes to the environment may be determined and the project is therefore exempt pursuant Section 15378 (Definition of a Project) of the State and City guidelines for the implementation of the California Environmental Quality Act (CEQA).

ATTACHMENTS:

- A. Resolution of Intent 25-10

**CITY OF ANGELS
PLANNING COMMISSION**

RESOLUTION OF INTENT NO. 25-10

**A RESOLUTION OF INTENTION OF THE CITY OF ANGELS PLANNING COMMISSION
RECOMMENDING TO THE CITY COUNCIL AMENDING ANGELS MUNICIPAL CODE SECTIONS 17.09 (P)
DEFINING PERSONAL SERVICES, 17.27.020, 17.27.025, 17.30.020, 17.30.025, 17.37.020, 17.37.030 AND
1.17.080 (PUBLIC NUISANCES) TO MAKE SALONS AND SPAS A PERMITTED USE AND ESTABLISH
STANDARDS FOR DECLARING ODORS A PUBLIC NUISANCE WHEN THEY AFFECT ADJACENT LAND USES
AS MEASURED AT THE PROPERTY BOUNDARY**

WHEREAS, the City of Angels Planning Commission is authorized by Angels Municipal Code Section 17.85.020 to assist and advise the city council and the public in matters pertaining to planning; and

WHEREAS, a small salon and spa business owner requested amending the requirement for an administrative conditional use permit for salons and spas; and

WHEREAS, the Planning Commission held a duly noticed public hearing on June 12, 2025, and received public input on the proposed code amendments; and

WHEREAS, the proposed code amendments are consistent with the City of Angels General Plan; and

WHEREAS, The proposed code amendments are consistent with the City of Angels Municipal Code; and

WHEREAS, the proposed code amendments will not be substantially detrimental to the health, safety, or general welfare of the city; and

WHEREAS, Until such time as a project is proposed, no direct or indirect physical changes to the environment may be determined and the project is therefore exempt pursuant Section 15378 (Definition of a Project) of the State and City guidelines for the implementation of the California Environmental Quality Act (CEQA).

NOW, THEREFORE, BE RESOLVED, the Planning Commission hereby recommends to the City Council Amending Angels Municipal Code Sections 17.09 (P) defining personal services, 17.27.020, 17.27.025, 17.30.020, 17.30.025, 17.37.020, 17.37.030 and 1.17.080 (Public Nuisances) to make salons and spas a permitted use and establish standards for declaring odors a public nuisance when they affect adjacent land uses as measured at the property boundary in accordance with **Attachment A**, and directs staff to provide this recommendation of the planning commission and supporting findings to the City Council in writing within thirty days.

The foregoing resolution was introduced and moved for adoption on June 12, 2025, by Commissioner _____ and being duly seconded by Commissioner _____. **PASSED AND ADOPTED THIS 12th day of June, by the following vote:**



AYES:
NOES:
ABSTAIN:
ABSENT:
ATTEST:

John Broeder, Chairman

Michelle Gonzalez, Deputy City Clerk



Attachment A



Proposed Code **Amendments**

Chapter 1.17
ENFORCEMENT--PUBLIC NUISANCES, ABATEMENT, RECORDING NOTICES OF VIOLATION

Sections:

1.17.010 Intent and purposes.

1.17.020 Enforcement responsibility, rights, procedures, remedies, penalties.

1.17.030 Public nuisance--Generally.

1.17.040 Public nuisance--California Civil Code.

1.17.050 Public nuisance--Attractive nuisances.

1.17.060 Public nuisance--Encroachments.

1.17.070 Public nuisance--Vegetation, trees, shrubs.

1.17.080 Public nuisance--Disruptive activities, noise, dirt, odor, glare.

1.17.090 Public nuisance--Signs.

1.17.100 Public nuisance--Graffiti.

1.17.110 Public nuisance--Vehicles, boats, trailers, campers, camper shells or similar vehicles.

1.17.120 Public nuisance--Maintenance, repair, restoration, or dismantling vehicle(s) or large equipment or machinery.

1.17.130 Public nuisance--Vehicle parking on sidewalk.

1.17.140 Public nuisance--Outdoor storage.

1.17.150 Public nuisance--Rubbish, garbage, refuse and dirt.

1.17.160 Public nuisance--Hazardous substances or wastes, sewage.

1.17.170 Public nuisance--Dangerous animals, livestock.

1.17.180 Public nuisance--Insects, rodents and related.

1.17.190 Public nuisance--Conditions detrimental to public health, safety or general welfare.

1.17.200 Public nuisance--Abandoned and/or vacant buildings or structures.

1.17.210 Public nuisance--Illegal buildings or structures.

1.17.220 Public nuisance--State housing law.

1.17.230 Summary abatement of public nuisances posing immediate threat to public health and safety.

1.17.240 Abatement process--Vehicles.

1.17.250 Abatement process--Weeds, fire hazard, controlled burning.

1.17.260 Abatement process--General.

1.17.270 Abatement/enforcement cost recovery--Establishing costs.

1.17.280 Abatement/enforcement cost recovery--Assessments and liens.

1.17.290 Abatement/enforcement cost recovery--Treble costs.

1.17.300 Abatement/enforcement cost recovery--Assessment for summary abatement.

1.17.310 Abatement/enforcement cost recovery--Time to contest assessment.

1.17.320 Abatement/enforcement cost recovery--Filing copy of report with county auditor/controller.

1.17.330 Notice of violation--Recordation and service.

1.17.340 Notice of violation--Notice of compliance.

1.17.350 Notice of violation--Notice of compliance/cancellation.

1.17.360 Severability.

1.17.080 Public nuisance--Disruptive activities, noise, dirt, odor, glare.

It is unlawful and it shall be a public nuisance for any person to operate or maintain any premises or property within the city in a manner that has resulted in repeated disruptive activities including, but not limited to:

- A. Disturbances of the peace of one's neighbors and quiet of the neighborhood which causes discomfort or annoyance to any reasonable person of normal sensitiveness residing in the area;
- B. Lights, lighted signs, or other devices, that direct or reflect glare onto public right-of-way, or neighboring properties;
- C. Maintenance, or use of premises which, by reason of noise, dirt, odor or other effects caused by using said premises diminishes the livability, enjoyment, use or property values of neighboring properties;
- D. Noise exceeding the normally acceptable noise levels established in the general plan.

E. No emission shall be permitted of odorous gases or other odorous matter in such quantities as to be readily detectable when diluted in the ratio of one volume of odorous air to four volumes of clean air, at the lot line. Any process which may involve the creation or emission of any odors shall be provided with a secondary safeguard system so that control will be maintained if the primary safeguard system should fail. There is established as a guide in determining such quantities of offensive odors, Table III, "Odor Thresholds," in Chapter 5 of the Air Pollution Abatement Manual, copyright 1951 by Manufacturing Chemists' Association, Inc., Washington, D.C., and as may be amended.

Chapter 17.09 DEFINITIONS

17.09.190 P definitions

“Personal services” shall mean the provision of recurrently needed services of a personal nature. This classification includes barber shops and beauty salons, seamstresses, tailors, day spas, nail salons, shoe repair shops, self-service laundries, video rental stores, photocopying and photo finishing services, and travel agencies mainly intended for the consumer. This classification also includes massage establishments in which all persons engaged in the practice of massage are certified pursuant to the California Business and Professions Code Section.

Chapter 17.27 COMMUNITY COMMERCIAL DISTRICT (CC)

Sections:

17.27.010 Purposes and intent.

17.27.015 Existing uses.

17.27.020 Permitted uses.

17.27.025 Administrative conditional use permit.

17.27.030 Conditional uses.

17.27.040 Site development standards.

17.27.020 Permitted uses.

All permitted uses in the CC district are subject to either an administrative site plan review pursuant to Chapter [17.73](#) or a site plan review pursuant to Chapter [17.74](#) unless otherwise exempted pursuant to those chapters. Permitted uses include:

- A. Retail sales and/or services, ~~indoors~~including personal services, indoors unless otherwise provided in Section [17.27.030](#);
- B. Banks, and other financial institutions;
- C. Hotels, motels, inns, bed and breakfasts, vacation rentals;
- D. Professional office(s);
- E. Schools, churches, libraries, museums, art galleries, tourist information facilities;
- F. Restaurants, banquet halls, delis, fast food, take-out;
- G. Outdoor dining in conjunction with a restaurant when proposed in conjunction with the restaurant. Alcohol service is subject to Section [17.27.025](#);
- H. Health clubs, recreational facilities, indoor;
- I. Theaters, indoor;
- J. Private clubs, lodges, social clubs, cultural centers;
- K. Residential use, single-family where the home was pre-existing prior to January 1, 2021;
- L. Transitional and supportive housing within a permitted single-family residence;

- M. Emergency shelters subject to the standards established in Section [17.52.030](#);
- N. Special needs housing regardless of size;
- O. Mixed Use--Residential/Commercial. This section is intended to allow second-floor housing units in ground-floor commercial buildings. Housing units located at the rear of commercial buildings also are permitted;
- P. Medical clinics;
- Q. Animal hospitals, indoors;
- R. Kennels, animal spa, groomers indoors--ten animals or less;
- S. Plant nurseries (retail);
- T. Certified farmer's market, community gardens;
- U. Self-service laundry;
- V. Exterminator services, without on-site storage of vehicles or chemicals;
- W. Public services and facilities including police stations, fire stations, administration, public parks;
- X. Minor public facilities and infrastructure (e.g., water distribution, wastewater distribution, drainage facilities, pumps, lighting, light transit facilities);
- Y. Recycling facilities, small (less than five hundred square feet);
- Z. TV, radio, broadcast studios without towers;
- AA. Nonresidential rooftop solar energy systems (accessory use for private/single building)--See also Chapter [15.28](#);
- BB. Accessory uses and structures appurtenant to permitted uses. (Ord. 516 §1 (Att. A), 2022)

17.27.025 Administrative conditional use permit.

In the CC district, the following uses are subject to the issuance of an administrative conditional use permit in accordance with Chapter 17.78.027:

- A. Sale of alcoholic beverages with food;
- B. Sale of alcoholic beverages requiring an ABC license or change in the type of ABC license other than a change of ownership of an existing license;
- ~~C. Salons (e.g., nail, hair) and spas;~~
- D. Child day care centers;

- E. Temporary buildings (e.g., construction buildings, sales offices) unless otherwise approved in conjunction with a site development permit or administrative site plan review;
- F. Seasonal sales outside the public right-of-way (e.g., candy sales) involving a semi-permanent or permanent structure remaining on site (in use or vacant) more than thirty days in a calendar year;
- G. Vehicle food vendor, food and drink stands not in conjunction with a special event, or proposed for use more than three days in a calendar year. (Ord. 516 §1 (Att. A), 2022)

Chapter 17.30 SHOPPING CENTER COMMERCIAL DISTRICT (SC)

Sections:

17.30.010 Purposes and intent.

17.30.020 Permitted uses.

17.30.025 Administrative conditional use permit.

17.30.030 Conditional uses.

17.30.040 Site development standards.

17.30.050 Large format retail.

17.30.020 Permitted uses.

All permitted uses in the SC district are subject to either an administrative site plan review pursuant to Chapter [17.73](#) or a site plan review pursuant to Chapter [17.74](#) unless otherwise exempted pursuant to those chapters. Permitted uses include:

- A. Retail sales and/or services, ~~indoors~~ including personal services, indoors unless otherwise listed in Section [17.30.030](#);
- B. Drive-through retail sales and/or services unless otherwise listed in Section [17.30.030](#);
- C. Large format retail, up to eighty thousand square feet in accordance with Section [17.30.050](#). Also requires a development agreement;
- D. Banks, and other financial institutions;
- E. Hotels, motels, inns, bed and breakfasts, vacation rentals;
- F. Professional office(s);
- G. Schools, churches, libraries, museums, art galleries, tourist information facilities;
- H. Restaurants, banquet halls, delis, fast food, take-out;
- I. Outdoor dining in conjunction with a restaurant when proposed in conjunction with the restaurant. Alcohol service is subject to Section [17.30.025](#);
- J. Winery, brewery;
- K. Health clubs, recreational facilities, indoor;

- L. Theaters, indoor;
- M. Private clubs, lodges, social clubs, cultural centers;
- N. Emergency shelters subject to the standards established in Section [17.52.030](#);
- O. Special needs housing regardless of size;
- P. Mixed Use--Residential/Commercial. This section is intended to allow second-floor housing units in ground-floor commercial buildings. Housing units located at the rear of commercial buildings also are permitted;
- Q. Medical clinics; hospitals;
- R. Ambulance service, taxi service;
- S. Animal hospitals, indoors;
- T. Kennels, animal spa, groomers indoors--ten animals or less;
- U. Plant nurseries (retail);
- V. Certified farmer's market, community gardens;
- W. Self-service laundry;
- X. Exterminator services, without on-site storage of vehicles or chemicals;
- Y. Public services and facilities including police stations, fire stations, administration, public parks;
- Z. Minor public facilities and infrastructure (e.g., water distribution, wastewater distribution, drainage facilities, pumps, lighting, light transit facilities);
- AA. Recycling facilities, small (less than five hundred square feet);
- BB. TV, radio, broadcast studios without towers;
- CC. Nonresidential rooftop solar energy systems (accessory use for private/single building)--See also Chapter [15.28](#);
- DD. Off-street garage or lot, public or private;
- EE. Accessory uses and structures appurtenant to permitted uses. (Ord. 516 §2 (Att. A), 2022)

17.30.025 Administrative conditional use permit.

In the SC district, the following uses are subject to the issuance of an administrative conditional use permit in accordance with Chapter 17.78.027:

- A. Sale of alcoholic beverages with food;
- B. Sale of alcoholic beverages requiring an ABC license or change in the type of ABC license other than a change of ownership of an existing license;
- ~~C. Salons (nail, hair) and spas;~~
- D. Child day care centers;
- E. Temporary buildings (e.g., construction buildings, sales offices) unless otherwise approved in conjunction with a site development permit or administrative site plan review;
- F. Seasonal sales outside the public right-of-way (e.g., candy sales) involving a semi-permanent or permanent structure remaining on site (in use or vacant) more than sixty days in a calendar year;
- G. Vehicle food vendor, food and drink stands not in conjunction with a special event, or proposed for use more than three days. (Ord. 516 §2 (Att. A), 2022)

Chapter 17.37 BUSINESS ATTRACTION AND EXPANSION DISTRICT¹

Sections:

17.37.010 Purpose and intent.

17.37.020 Uses permitted.

17.37.030 Uses subject to an administrative conditional use permit.

17.37.040 Uses subject to a conditional use permit.

17.37.050 Site development standards.

17.37.060 Outdoor display and sales.

17.37.070 Outdoor storage.

17.37.010 Purpose and intent.

The business attraction and expansion (BAE) district was created to establish and preserve areas for a mixture of light industrial and commercial land uses so that the allowed uses do not create serious compatibility problems with other kinds of land uses. This zone district makes provisions for certain kinds of light industrial and commercial uses such as business parks, educational parks, and wholesale businesses. This zone district makes the BAE land use category consistent with the city's general plan. (Ord. 539 Att A, 2024; Ord. 461 §1 (part), 2014)

17.37.020 Uses permitted.

Permitted uses in the BAE district are subject to either an administrative site plan review pursuant to Chapter [17.73](#) or a site development permit pursuant to Chapter [17.74](#) unless otherwise exempted pursuant to those chapters. Permitted uses include:

- A. Retail sales and/or services, ~~indoors including personal services, indoors~~ unless otherwise specified in Section [17.37.040](#);
- B. In conjunction with a structure, outdoor display for sales of products totaling a square footage of twenty percent or less of the primary structures' gross floor area. Outdoor display and sales areas shall be directly related to the business occupying the primary structure and comply with all provisions of Section [17.37.060](#), Outdoor display and sales;
- C. Professional offices;
- D. Restaurants, banquet halls, delis, fast food, take-out;

- E. Outdoor dining in conjunction with a restaurant when proposed in conjunction with the restaurant. Alcohol service is subject to Section [17.37.030](#);
- F. Health clubs, recreational facilities indoors;
- G. Hotels, motels, inns, bed and breakfasts, vacation rentals;
- H. Theaters, indoors;
- I. Private clubs, lodges, social clubs, cultural centers;
- J. Medical clinics;
- K. Animal hospital, indoors;
- L. Kennels, animal spa, groomers indoors--ten animals or less;
- M. Plant nurseries (wholesale or retail);
- N. Certified farmer's market, community gardens;
- O. Self-service laundry;
- P. Exterminator services, without on-site storage of chemicals;
- Q. Schools, churches, libraries, museums, art galleries, tourist information facilities;
- R. Public services and facilities including police stations, fire stations, administration, public parks;
- S. Minor public facilities and infrastructure (e.g., water distribution, wastewater distribution, drainage facilities, lighting, light transit facilities);
- T. Recycling facilities, small (five hundred square feet or less);
- U. TV, radio, broadcast studios without towers;
- V. Nonresidential rooftop solar energy systems (accessory use for private/single building). See also Chapter [15.28](#);
- W. Manager's quarters accessory to a permitted use;
- X. Accessory uses and structures appurtenant to permitted uses. (Ord. 539 Att A, 2024; Ord. 461 §1 (part), 2014)

17.37.030 Uses subject to an administrative conditional use permit.

In the BAE district, the following uses are subject to the issuance of an administrative conditional use permit in accordance with Section [17.78.027](#):

- A. Sale of alcoholic beverages with food;

B. Sale of alcoholic beverages requiring an ABC license or change in the type of ABC license other than a change in ownership of an existing license;

~~C. Salons (e.g., nail, hair) and spas;~~

D. Child day care centers. (Ord. 539 Att A, 2024)



MEMORANDUM

Section 6, Item D.

City of Angels Planning Commission

Date: June 12, 2025

To: City of Angels Planning Commission

From: Amy Augustine, AICP – City Planner

Re: Resolution of Intent 25-11 to update Chapter 2.12 and associated sections of the Angels Municipal Code relative to Civil Defense and Disaster Organization adopted in 1958 and renaming it Emergency Management and Response with updates reflecting current emergency response procedures and adopted emergency response documents.

RECOMMENDATION

Adopt Resolution of Intent 25-11. The Planning Commission may adopt the Resolution as presented, or with changes.

BACKGROUND The City of Angels City Council approved Resolution 20-46 on November 17, 2020, adopting the City of Angels Camp hazard mitigation projects for the 2021 Calaveras County Operational Area Multi-Jurisdictional Hazard Mitigation Plan). Mitigation Projects included:

MU-6: Update Local Mitigation, Disaster Recovery, and All Hazards Planning Codes. Update or prepare and adopt in the City Codes:

- Fire Safety Standards,
- Flood Hazard Prevention;
- Grading, Drainage and Erosion Control Standards; and
- Post Disaster Recovery Standards.

Funding was secured through the California Governor's Office of Emergency Services (CAL OES) Hazard Mitigation Grant Program to prepare the codes. Interwest was hired through a Request for Proposals to prepare the code amendments in consultation with the All Hazards Planning Codes Steering Committee composed of:

City Council Member
Planning Commission Member
Fire Chief
Fire Marshal
Police Chief

City Engineer
City Planner
Public Works
City Administrator

Public workshops were held on December 12, 2024, and January 16, 2025, to gather public input.

A staff presentation summarizing the program was provided to the Planning Commission at its November 14, 2024, meeting and to the City of Angels City Council at its November 19, 2024, meeting. These Fire and Road Ordinance revisions are the result of those efforts.

A summary of Ordinance highlights includes:

- Changing an emphasis on “Civil Defense” to “Emergency Management and Response”
- Updating Chapter 2.12 and associated sections of the Angels Municipal Code relative to Civil Defense and Disaster Organization adopted in 1958 with updates reflecting current emergency response procedures and adopted emergency response documents.
- Adding Section 2.12.065 Powers of director following a disaster or emergency. These provisions allow for facilitating post-emergency recovery and expedite reconstruction within the city, the director is empowered:
 - A To allow the suspension of certain portions of the Angels Municipal Code when:
 - 1. The normal application of the code would be inconsistent with public health, safety, and welfare, and;
 - 2. The suspension is consistent with any federal or state statutes and regulations.
 - B. To requisition necessary personnel or material of any city department or agency, including expedited employment of contract services needed to facilitate plan review and inspection services for post-disaster demolition and rebuild permits;
 - C. To waive permit fees for post-disaster demolition and rebuild permits.
 - D. To require businesses that provide building, construction, repair, and renovation services to submit to the city proof of a contractor’s license in good standing, prior to commencement of work, in order to prevent post-disaster predatory practices.
- Incorporating and making consistent the Emergency Operations Plan and Hazard Mitigation Plan.

ANALYSIS

Pursuant to Angels Municipal Code Section 17.90.040, decisions pertaining to code amendments shall be made upon the following findings of fact:

- A. The proposed change or amendment is consistent with the city of Angels Municipal Code; and
- B. The proposed change or amendment is consistent with the city of Angels general plan; and
- C. The proposed change or amendment will not be substantially detrimental to the health, safety, or general welfare of the city.

Findings A & B – Consistency with the Angels Municipal Code and General Plan

Adopting the proposed code amendment in the Angels Municipal Code will allow for implementation of the following General Plan goals, policies, and implementation programs:

Goals:

6.A.4, 6.D.3, 6.E.4, 6.F.3 Make emergency preparedness a city priority and keep the city’s emergency response plan updated.

6.C Undertake adequate preparation for and ensure an adequate response to emergency and disaster situations affecting the city.

Policies:

6. B.1 Make emergency preparedness a city priority.

6.B.2 Keep the city’s emergency response plan updated to reflect the most current information available regarding the potential risks to persons and property from flooding and inundation from dam failures within the city.

6.C.4 Make emergency preparedness a city priority and keep the city's emergency response plan updated.

Implementation Programs:

6.A.a, 6Ba, 6Ca, 6Da, 6Ea, 6Fa Prepare an Emergency Operations Plan and Local Hazard Mitigation Plan for the City

Using the guidelines provided by the State Office of Emergency Services and the Federal Emergency Management Agency (FEMA), prepare an emergency operations plan and local hazard mitigation plan for Angels Camp. A draft plan should be completed by December 31, 2008. Anticipated contents of the Emergency Operations Plan may include, but are not limited to:

Administration: *including responsibilities of government during disaster, emergency plan authorities and references, comprehensive emergency management planning, the incident command system, continuity of government, and preservation of records.*

Management Functions and Responsibilities: *including activation of the Emergency Service Plan, resource management, assignment of responsibilities, mutual aid, incident command system, emergency operations center, emergency alerting and broadcast system, emergency broadcast system procedures, emergency public information, evacuation, emergency shelter and feeding, donation management, medical care, public health, mass casualties, mass fatalities, and recovery.*

Hazard Specific Operations:...

6.C.c Adopt an Emergency Operations Plan Enabling Ordinance

Adopt an enabling ordinance in conjunction with an Emergency Operations Plan.

Adoption of the code amendments brings the Angels Municipal Code into partial compliance with these General Plan 2020 goals, policies, and implementation programs as described. Therefore, based on the preceding, findings A and B may be made.

Finding C. The proposed change or amendment will not be substantially detrimental to the health, safety, or general welfare of the city.

The purpose of the proposed code amendments is to protect the health, safety, and general welfare of the city against threats to life and property related to emergency response during hazardous conditions. Based on the preceding, Finding C can be made.

FISCAL IMPACT:

The proposed amendments were prepared through a CAL OES grant with time expended by the City as a "soft match" for the grant. Implementation of the code amendments and standards are covered by permit fees charged by the City. Therefore, no fiscal impact is anticipated.

ENVIRONMENTAL FINDING:

Pursuant to the state guidelines for implementing the California Environmental Quality Act (CEQA), the proposed code amendments are exempt from further review, because the proposed amendments implement a program or programs identified within the scope of the 2020 General Plan Environmental Impact Report adopted for the 2020 General Plan.

ATTACHMENTS:

- A. Planning Commission Resolution of Intent 25-11 with attached changes to existing codes

**CITY OF ANGELS
PLANNING COMMISSION**

RESOLUTION OF INTENT NO. 25-11

**A RESOLUTION OF INTENTION OF THE CITY OF ANGELS PLANNING COMMISSION
RECOMMENDING TO THE CITY COUNCIL APPROVAL OF AND UPDATE TO CHAPTER 2.12 AND
ASSOCIATED SECTIONS OF THE ANGELS MUNICIPAL CODE RELATIVE TO CIVIL DEFENSE AND
DISASTER ORGANIZATION ADOPTED IN 1958 AND RENAMING IT EMERGENCY MANAGEMENT
AND RESPONSE WITH UPDATES REFLECTING CURRENT EMERGENCY RESPONSE PROCEDURES
AND ADOPTED EMERGENCY RESPONSE DOCUMENTS.**

WHEREAS, the City of Angels Planning Commission is authorized by Angels Municipal Code Section 17.85.020 to assist and advise the city council and the public in matters pertaining to planning so as to protect and promote the public health, safety, and general welfare; and

WHEREAS, the establishment of emergency response procedures for the City assists in protecting the health, safety, and general welfare of the community; and

WHEREAS, the Planning Commission held a duly noticed public hearing on June 12, 2025, and received public input on the proposed code amendments and associated supporting documents; and

WHEREAS, the proposed code amendments and supporting documents are consistent with the city of Angels general plan; and

WHEREAS, The proposed code amendments and supporting documents are consistent with the city of Angels Municipal Code; and

WHEREAS, the proposed code amendments and supporting documents will not be substantially detrimental to the health, safety, or general welfare of the city; but will, in fact, assist in protecting the health, safety, and general welfare of the community; and

WHEREAS, pursuant to the state and City guidelines for implementing the California Environmental Quality Act (CEQA), the proposed amendment is exempt from further review, because the proposed amendments implement a program identified within the scope of the 2020 General Plan and was analyzed in conjunction with the Environmental Impact Report adopted for the 2020 General Plan;

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission hereby recommends to the City Council approval of the update to Chapter 2.12 and associated sections of the Angels Municipal Code relative to civil defense and disaster organization adopted in 1958 and renaming it emergency management and response with updates reflecting current emergency response procedures and adopted emergency response documents and directs staff to provide this recommendation of the planning commission and supporting findings to the City Council in writing within thirty days.

The foregoing resolution was introduced and moved for adoption on June 12, 2025, by Commissioner _____ and being duly seconded by Commissioner _____. PASSED AND ADOPTED THIS 12th day of June, by the following vote:



AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

John Broeder, Chairman

Michelle Gonzalez, Deputy City Clerk



City of Angels
Emergency Operations Plan

| Table of Contents | |
|--|----------|
| Table of Contents | i |
| Section 1 – Foreword, Emergency Operations Plan Development and Approval Process | 3 |
| 1.1. Foreword | 3 |
| 1.2. Emergency Operations Plan Development and Approval Process..... | 3 |
| 1.2.1. Decision Process | 3 |
| 1.2.2. Operational Area Council | 3 |
| 1.2.3. Disaster Council <u>Emergency Council</u> | <u>4</u> |
| 1.2.4. Plan Approval and Implementation..... | 4 |
| 1.2.5. Plan Activation | 4 |
| 1.2.6. Supporting Emergency Response Plans | 4 |
| 1.2.6.1. Calaveras County Plans..... | 5 |
| 1.2.6.2. Partner Agency Plans..... | 5 |
| 1.2.6.3. Local Plans..... | 5 |
| Section 2 – Plan Concurrence, Record of Changes, and Record of Distribution | 9 |
| 2.1. Plan Concurrence – City Departments..... | 9 |
| 2.2. Plan Concurrence - City Departments Signature Page..... | 9 |
| 2.3. Record of Changes | 10 |
| 2.4. Record of Distribution..... | 11 |
| Section 3 – Purpose, Scope, Situation Overview and Assumptions | 15 |
| 3.1. Purpose | 15 |
| 3.1.1 Planning Organization and Format | 15 |
| 3.2. Scope | 16 |
| 3.2.1 California Emergency Functions..... | 17 |
| 3.3. Situation Overview | 18 |
| 3.3.1. General | 18 |
| 3.3.2 Hazard Analysis Summary | 18 |
| 3.3.3. Capability Assessment..... | 19 |
| 3.3.4. Mitigation Overview | 19 |
| 3.4. Planning Assumptions | 19 |
| Section 4 – Hazard and Threat Analysis..... | 23 |

City of Angels

Emergency Operations Plan

The County, Angels Camp, and the unincorporated areas of the County first executed an agreement in 1998 and have continued to renew the agreement, most recently in 2014. This agreement formed and recognized the Calaveras County Operational Area Council.

1.2.3. ~~Disaster~~ Emergency Council

The County restructured its ~~Disaster~~ Emergency Council in 2018 to better serve the community by bringing together the Calaveras Operational Area Council members and other community members from non-government agencies, community and faith-based organizations, and other partners involved in emergency management planning, training and operations. Members of the ~~Disaster~~ Emergency Council are policy-level representatives from the County and City within the County. The ~~Disaster~~ Emergency Council is responsible for reviewing and approving emergency management and disaster response programs developed by the Operational Area Council and/or special work groups formed for specific project work. Although the Council will have no overall authority over any individual political jurisdiction, through the consensus process, programs and concepts will be developed that will provide a common platform for all stakeholders, thereby making a more effective and efficient delivery system area wide. The ~~Disaster~~ Emergency Council is also responsible for administering a disaster service worker volunteer program.

The City of Angels is a member of the joint City/County ~~Disaster~~ Emergency Council.

Chapter 2: Council—General Powers and Responsibilities

A. Council Functions

The Council is the legislative body of the City; its members are the community’s decision makers. Power is centralized in the elected Council collectively, and not in individual members of the Council. The Council approves the budget and determines the public services to be provided and the taxes, fees and assessments to pay for these public services. It focuses on the community’s goals, major projects and such long-term considerations as community growth, general plan and land use, development standards, capital improvements, financing and strategic planning. The Council appoints a professional City Administrator to carry out the administrative responsibilities and supervises the City Administrator’s performance.

B. Mayor and Vice Mayor Functions

1. **Mayor:** The Mayor is to preside at all meetings of the Council and perform such other duties consistent with the office as may be imposed by the Council or by vote of the people. At Council meetings, the Mayor assists the Council in focusing on the agenda, discussions and deliberations. The Mayor does not possess any power of veto. As presiding officer of the Council, the Mayor is to faithfully communicate the will of the Council majority in matters of policy. The Mayor is also recognized as the official head of the City for all ceremonial purposes.
2. **Vice Mayor:** The Vice Mayor shall perform the duties of the Mayor during the Mayor’s absence or disability. The Vice Mayor shall serve in this capacity at the pleasure of the Council.

The Mayor and Vice Mayor are appointed for a two (2) year term.

C. Appointment of City Administrator and City Attorney

The Council appoints two (2) positions within the City organization: City Administrator and City Attorney. Both positions serve at the will of the Council.

1. **City Administrator:** Is an employee of the City and has an employment agreement which specifies terms of employment including an annual evaluation by the Council. City Administrator shall be the administrative head of the City government under the direction of the City Council, except as otherwise provided in the A.M.C. He or she shall be responsible for the efficient administration of all the affairs of the City which are under the City Administrator’s control. In addition to his general powers as administrative head, and not as a limitation thereon, it shall be the City Administrator’s duty and the City Administrator shall have the powers listed in the A.M.C.ⁱ
2. **City Attorney:** City Attorney services will be provided by contract. The City Attorney attends all Council Meetings as well as other meetings at the request of the Council as deemed necessary. The City Attorney is appointed and serves at the pleasure of the Council.

D. Role in Emergency

Chapter 2.12 of the Angeles Municipal Code governs the preparation, planning and protection of persons and property in the City in the event of an emergency or disaster. The City also has an *Emergency Operations Plan* that assists in governing emergency response.

Per AMC Section 2.12.030, the City’s “Emergency Council” (~~aka Civil Defense and Disaster Council~~) consists of the following:

- The Mayor, who shall be chairman;
- The City Administrator as Director of Emergency Services, who shall be vice-chair;

- The Assistant Director of Emergency Services, appointed by the mayor with the advice and consent of the City Council who, under the supervision of the Director, shall develop emergency response and disaster plans of the City, ~~and other duties as assigned by the Director~~including Emergency Operations Plans, and Hazard Mitigation Plans, and organize the emergency management and response program of this city, and other duties as may be assigned by the director;
- Such deputy directors and chiefs of emergency services as are provided for in the City's Emergency Operations Plan; and
- Such representatives of civic, business, labor, veterans, professional, or other organizations having an official emergency responsibility as may be appointed by the mayor with the advice and consent of the City Council.ⁱⁱ

The Emergency Council shall be responsible for the development of the City emergency plan, which shall provide for the effective mobilization of the City's resources, both public and private, to meet any condition constituting a local emergency, state of emergency or state of war emergency, and shall provide for the organization, powers and duties, services and staff of the emergency organization. Such plan shall take effect upon adoption by resolution of the City Council.ⁱⁱⁱ The Council shall meet upon call of the Chairman, or in the Chair's absence, upon the call of the Vice Chairman [AMC 12.12.040(B)].

In the event of a local emergency or state emergency, the office of the Director of Emergency Services shall be created who shall appoint the Assistant Director of Emergency Services.^{iv} The Director of Emergency Services' power and responsibilities are outlined in the A.M.C. Section 2.12.050~~and~~, 2.12.060, and 2.12.065^v

Should the Council be unavailable during an emergency, state or federal law, as applicable, specifies a hierarchy of others who may serve in place of the Council

Formatted: Body Text, Indent: Left: 1.1", Hanging: 0.01", Right: 1.94", Space Before: 0.05 pt, Tab stops: 2.35", Left

Title 2

ADMINISTRATION AND PERSONNEL¹

Chapters:

- 2.04 City Council Salaries**
- 2.05 City Clerk**
- 2.06 City Treasurer**
- 2.08 City Administrator**
- 2.10 Community Planner**
- 2.12 ~~Civil Defense and Disaster Organization~~Emergency Management and Response**
- 2.16 ~~Volunteer Fire Department Repealed by Ordinance~~**
- 2.20 Public Library**
- 2.24 Employees' Retirement System**
- 2.28 Law Enforcement Officers' Training**
- 2.32 Development Application Fees**
- 2.36 Conflict of Interest Code--Public Officers and Employees**
- 2.40 Redevelopment Agency**
- 2.44 Procedures for Appointment of Advisory Boards**
- 2.48 Claims Procedures**
- 2.50 Angels Museum Commission**

Formatted: Highlight

¹ For provisions on fees for permits and other city services, see Ch. 15.16 of this code.

Chapter 2.12

CIVIL DEFENSE AND DISASTER ORGANIZATIONEMERGENCY MANAGEMENT AND RESPONSE

Sections:

- 2.12.010 Purpose.
- 2.12.020 Definitions.
- 2.12.030 ~~Civil defense and disaster~~Emergency council--Membership.
- 2.12.040 ~~Civil defense and disaster~~Emergency council--Powers and duties--Meetings.
- 2.12.050 Director of ~~civil defense and disaster~~emergency management and response.
- 2.12.060 Powers of director during disaster or emergency.
- 2.12.065 Powers of director following a disaster or emergency.
- 2.12.070 Composition of organization.
- 2.12.080 Assignment of functions and duties.
- 2.12.090 Resolution setting forth form, functions and duties.
- 2.12.100 Obstruction--Disobedience--Impersonation.

2.12.010 Purpose.

The declared purposes of this chapter are to provide for the preparation and carrying out of plans for the protection of persons and property within this city in the event of an ~~an emergency or~~ disaster, and to provide for the coordination of the ~~civil defense and disaster~~emergency management and response functions of the city with all other public agencies and affected private persons, corporations and organizations.

Any expenditures made in connection with such ~~civil defense and disaster~~emergency management and response activities, including mutual aid activities, shall be deemed conclusively to be for the direct protection and benefit of the inhabitants and property of the city of Angels. (~~Ord. 145 §1, 1958~~)

2.12.020 Definitions.

As used in this chapter:

A. ~~"Civil defense" means preparation for and carrying out of all emergency functions, other than functions for which military forces are primarily responsible, to prevent, minimize and repair injury and damage resulting from disasters. It shall not include, nor does any provision of this chapter apply to any condition relating to a labor controversy.~~

B. ~~"Disaster" means actual or threatened enemy attack sabotage, extraordinary fire, flood, storm, epidemic, riot, earthquake or other similar public calamity. (Ord. 145 §2, 1958)~~

B. "Emergency Management" means the organized process of preparing for, mitigating, responding to, and recovering from emergencies and disasters. It involves the coordination and integration of all activities necessary to build, sustain, and improve the capability to prevent, protect against, respond to, and recover from threatened or actual natural disasters, acts of terrorism, or other man-made disasters. The goal of emergency management is to reduce the harmful effects of all hazards, including saving lives, protecting property, and preserving the environment.

C. "Emergency Response" involves the immediate actions taken during and immediately after an emergency to protect lives, property, and the environment. This includes the deployment of emergency services, such as fire, police, and medical teams, as well as the activation of emergency plans and procedures. The primary focus of emergency response is to manage the incident, provide relief to affected individuals, and mitigate further damage or hazards.

2.12.030 ~~Civil defense and disaster~~Emergency council--Membership.

The city of Angels ~~civil defense and disaster~~emergency council is created and shall consist of the following:

- A. The mayor, who shall be ~~chairman~~chairperson;

Angels Camp Municipal Code
 Chapter 2.12 ~~CIVIL DEFENSE AND DISASTER~~
~~ORGANIZATION~~EMERGENCY MANAGEMENT AND
 RESPONSE

Page 3/8

B. The ~~city administrator as~~ director of ~~civil defense and disaster~~emergency services, who shall be vice chairman;

C. The assistant director ~~of emergency services~~, appointed by the mayor, with the advice and consent of the city council who, under the supervision of the director, shall develop ~~civil defense and disaster~~emergency response and disaster plans, including but not limited to Emergency Operations Plans, and Hazard Mitigation Plans, and and organize the ~~civil defense and disaster~~emergency management and response program of this city, ~~and shall have~~ such other duties as may be assigned by the director;

D. Such deputy directors and chiefs of ~~civil defense and disaster departments~~emergency, services ~~or divisions~~ as are provided for by resolution pursuant to this chapter;

E. Such representatives of civic, business, labor, veterans', professional or other organizations having an official group or organization ~~civil defense and disaster~~emergency services responsibility as may be appointed by the mayor with the advice and consent of the city council. ~~(Ord. 145 §3, 1958)~~

2.12.040 Civil defense and disaster~~Emergency~~ council--Powers and duties--Meetings.

A. It shall be the duty of the city ~~civil defense and disaster~~emergency council, and it is hereby empowered, to review and recommend for adoption by the city council, ~~civil defense and disaster and emergency~~ mutual aid plans, including Emergency Operations Plans, and Hazard Mitigation Plans, and agreements and such ordinances and resolutions and rules and regulations as are necessary to implement such plans and agreements, and provide for the maintenance and regular updates to these plans and agreements..

B. The ~~civil defense and disaster~~emergency council shall meet upon call of the ~~chairman~~ chairperson or, in ~~his~~ their absence from the city or inability to call such meeting, upon the call of the vice ~~chairman~~ chairperson. ~~(Ord. 145 §4, 1958)~~

2.12.050 Director of civil defense and disaster~~emergency management and response~~.

A. There is created the office of director of ~~civil defense and disaster~~emergency management and response. Such officer shall be appointed by the mayor with the advice and consent of the city council.

B. The director is empowered:

1. To request the city council to proclaim the existence or threatened existence of a disaster or an emergency and the termination thereof, if the city council is in session, or to issue such proclamation if the city council is not in session, subject to confirmation by the city council at the earliest practicable time;
2. To request the Governor to proclaim a state of ~~disaster or a state of extreme~~ emergency when, in the opinion of the director, the resources of the area or region are inadequate to cope with the disaster;
3. To control and direct the effort of the ~~civil defense and disaster organization~~emergency council of this city for the accomplishment of the purposes of this chapter;
4. To direct coordination and cooperation between divisions, services and staff of the ~~civil defense and disaster organization~~emergency council of this city, and to resolve questions of authority and responsibility that may arise between them;
5. To represent ~~the civil defense and disaster organization of~~ this city in all dealings with public or private agencies pertaining to ~~civil defense and disaster~~emergency management and response. ~~(Ord. 145 §5, 1958)~~

2.12.060 Powers of director during disaster or emergency.

In the event of the proclamation of a local disaster or emergency as provided in this chapter, or the proclamation of a state of disaster or a state of extreme emergency by the Governor or the director of the California ~~Disaster~~ Office of Emergency Services (CalOES), the director is empowered:

Angels Camp Municipal Code

Page 4/8

Chapter 2.12 ~~CIVIL DEFENSE AND DISASTER ORGANIZATION~~ EMERGENCY MANAGEMENT AND RESPONSE

- A. To make and issue rules and regulations on matters reasonably related to the protection of life and property as affected by such disaster; provided, however, such rules and regulations must be confirmed at the earliest practicable time by the city council;
- B. To obtain vital supplies, equipment and such other properties found lacking and needed for the protection of the life and property of the people, and bind the city for the fair value thereof, and, if required immediately, to commandeer the same for public use;
- C. To require emergency services of any city officer or employee and, in the event of the proclamation of a state of disaster or a state of extreme emergency by the Governor in the region in which this city is located, to command the aid of as many citizens of this community as he thinks necessary in the execution of his duties; such persons shall be entitled to all privileges, benefits and immunities as are provided by state law for registered civil defense and disaster service volunteers;
- D. To requisition necessary personnel or material of any city department or agency;
- E. To execute all of his ordinary powers as mayor, all of the special powers conferred upon him by this chapter or by resolution adopted pursuant thereto, all powers conferred upon him by any statute, agreement approved by the city council, or by any other lawful authority, and, in conformity with Section 38791 of the Government Code, to exercise authority over the city and to exercise all police power vested in the city by the Constitution and general laws. ~~(Ord. 145 §6, 1958)~~

2.12.065 Powers of director following a disaster or emergency.

Following the proclamation of a local disaster or emergency as provided in this chapter, or the proclamation of a state of disaster or a state of extreme emergency by the Governor or the director of Cal OES, in order to facilitate expedited reconstruction within the city, the director is empowered:

- A. To allow the suspension of certain portions of the AMC when:
 - 1. The normal application of the code would be inconsistent with public health, safety, and welfare, and;
 - 2. The suspension is consistent with any federal or state statutes and regulations.
- B. To requisition necessary personnel or material of any city department or agency, including expedited employment of contract services needed to facilitate plan review and inspection services for post-disaster demolition and rebuild permits;
- C. To waive permit fees for post-disaster demolition and rebuild permits.
- D. To require businesses that provide building, construction, repair, and renovation services to submit to the city proof of a contractor's license in good standing, prior to commencement of work, in order to prevent post-disaster predatory practices.

Formatted: Font: Bold

Formatted: Indent: Left: 0.28", Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.61" + Indent at: 0.86"

Formatted: Indent: Left: 0"

2.12.070 Composition of organization.

All officers and employees of this city, together with those volunteer forces enrolled to aid them during a disaster, and all groups, organizations and persons who may, by agreement or operation of law, including persons pressed into service under the provisions of Section 2.12.060(C), be charged with duties incident to the protection of life and property in this city during such disaster, shall constitute the ~~civil defense and disaster organization~~ emergency council of the city of Angels. ~~(Ord. 145 §7, 1958)~~

2.12.080 Assignment of functions and duties.

The functions and duties of ~~the civil defense and disaster organization~~ emergency council shall be distributed among such divisions, services and special staff as the city council shall prescribe by resolution. ~~(Ord. 145 §8(part), 1958)~~

Angels Camp Municipal Code
 Chapter 2.12 ~~CIVIL DEFENSE AND DISASTER-~~
~~ORGANIZATION~~EMERGENCY MANAGEMENT AND
 RESPONSE

Page 5/8

2.12.090 Resolution setting forth form, functions and duties.

The city council shall, concurrently with the adoption of the ordinance codified in this chapter, adopt a resolution setting forth the form of organization, establishment and designation of divisions and services, the assignment of functions, duties and powers, and the designation of officers and employees. Insofar as possible, the form of organization, titles and terminology shall conform to the recommendations of the ~~civil defense and-~~
~~disaster~~emergency management and response agencies of the federal government and the state of California. (~~Ord-~~
~~145 §8(part), 1958)~~

2.12.100 Obstruction--Disobedience--Impersonation.

It is a misdemeanor, punishable by a fine of not to exceed ~~five hundred dollars one thousand dollars (\$1,000)~~ or by imprisonment for not to exceed six months, or both, for any person during a declared emergency or disaster:

- A. ~~Willfully~~Willfully to obstruct, hinder or delay any member of the ~~civil defense and disaster-~~
~~organization~~emergency council in the enforcement of any lawful rule or regulation issued pursuant to this chapter, or in the performance of any duty imposed upon him by virtue of this chapter;
- B. To do any act forbidden by any lawful rules or regulations issued pursuant to this chapter, if such act is of such a nature as to give or be likely to give assistance to the enemy, or to imperil the lives or property of inhabitants of this city, or to prevent, hinder or delay the defense or protection thereof;
- C. To wear, carry or display, without authority, any means of identification specified by the ~~civil defense and-~~
~~disaster agency of the state~~CalOES. (~~Ord. 145 §9, 1958)~~

Chapter 2.16

Repealed by Ordinance

VOLUNTEER FIRE DEPARTMENT

Sections:

~~2.16.010 — Established.~~

~~2.16.020 — Composition.~~

~~2.16.030 — Officer election.~~

~~2.16.040 — Duties of chief.~~

~~2.16.050 — Enforcement of fire hazard laws and ordinances.~~

~~2.16.060 — Annual report to council.~~

~~2.16.070 — Appointment and compensation of chief.~~

~~2.16.080 — Police to assist department.~~

~~2.16.090 — Violation — Penalty.~~

~~2.16.100 — Fire service fees — Established by resolution.~~

2.16.010 — Established.

~~A volunteer fire department, hereinafter known as the "Angels Camp Volunteer Fire Department," a nonprofit organization, the object of which shall be the prevention and extinguishment of fires, and the protection of life and property within the limits of the city of Angels, is created and recognized. (Ord. 246 §1, 1981)~~

2.16.020 — Composition.

~~The fire department shall consist of a chief, his designated officers and companies. (Ord. 246 §2(1), 1981)~~

2.16.030 — Officer election.

~~The department shall elect its own officers according to the bylaws of the department. (Ord. 246 §2(2), 1981)~~

2.16.040 — Duties of chief.

~~The duties of the chief shall be as so stated in the job description. (Ord. 246 §2(3), 1981)~~

2.16.050 — Enforcement of fire hazard laws and ordinances.

~~The building official, or any member of the department designated by the building official, is empowered to enforce all city ordinances and laws of the state of California regarding the abatement of fire hazards to real property and structures thereon. (Ord. 389, 2002; Ord. 246 §3(1), 1981)~~

2.16.060 — Annual report to council.

~~The chief shall make an annual report to the council on the operation of the volunteer fire department, such report to include comparative data for previous years and recommendations for~~

~~improving the effectiveness of the department. (Ord. 246 §3(2), 1981)~~

2.16.070 — Appointment and compensation of chief.

~~The position of the fire chief shall be appointed by the city council, and that person so appointed shall be compensated at a rate to be determined by the city council. (Ord. 246 §4, 1981)~~

2.16.080 — Police to assist department.

~~It is made the special duty of the chief of police and the other officers of the city police department who may be on duty and available for fire duty to respond to all fire alarms and assist the department in the protection of life and property, in regulating traffic, maintaining order and enforcing observance of all sections of this chapter. (Ord. 246 §5, 1981)~~

Angels Camp Municipal Code
Chapter 2.16 VOLUNTEER FIRE DEPARTMENT

Page 7/8

~~2.16.090 — Violation — Penalty.~~

The Angels Camp Municipal Code is current through Ordinance 523, passed March 15, 2022.



MEMORANDUM
City of Angels City Council

Date: June 12, 2025
To: City of Angels City Council
From: Amy Augustine, AICP – City Planner
Re: Discuss and make recommendations to the City regarding the sign ordinance including, but not limited to: Allowing temporary signs including Feather Signs and Banners (and other temporary signs), Updating outdated sections of the code, and allowing the City Planner to approve Historic District signage consistent with adopted Sign Design Guidelines

RECOMMENDATION

Discuss and make recommendations to the City regarding changes to the sign ordinance including, but not limited to: Allowing temporary signs including Feather Signs and Banners (and other temporary signs), Updating outdated sections of the code, and allowing the City Planner to approve Historic District signage consistent with adopted Sign Design Guidelines. Recommendations will be used to prepare a code amendment tentatively at the July meeting.

BACKGROUND

One of the primary purposes of the City’s sign code is to:

“Enhance the economic values of the community and avoid wasteful and unsightly competition in signs, as overly ostentatious signs violate the rights of other sign users as well as the public”

Temporary signs are defined as: “...any sign, banner, pennant, valance, political sign or advertising display constructed of cloth, canvas, light fabric, cardboard, wallboard or other light materials, with or without frames, intended to be displayed for a period of not more than thirty calendar days.” Banners are temporary signs. Currently, they may be permitted as a temporary sign subject to the issuance of a Temporary Sign Permit by the City (Angels Municipal Code Section 15.12.210).

Code enforcement has been pursuing removal of feather signs and banners citywide in response to complaints. Per City policy, code enforcement is complaint driven and is not proactive. The City has, from time to time, been asked to reconsider its code requirements for signs, especially “temporary” signage. The City Council considered feather flags and inflatable tube signs at its May 21, 2024, meeting. At that time, the Planning Commission recommended the following to the City Council:

The City of Angels Planning Commission considered allowing feather flags and inflatable tube signs as permanent signs at its May 9, 2024, meeting. The Planning Commission recommends to the City Council that feather flags and



inflatable tube signs should not be allowed as permanent signs and that no code changes should be made to expand the use of these signs. Their recommendations are based on:

1. *Aesthetics.*
2. *Permanent signage is available to all businesses.*
3. *These signs are allowed on a temporary basis already under the code. Temporary use is adequate for a grand opening or special event.*
4. *If additional advertising is needed, current technology allows for social media, messaging, texts, and related methods that can achieve the same result without allowing these signs to be permanent signs.*
5. *Inadequate enforcement staff exists to regulate such signs as “Portable” signs taken in and out at open and close of business*

The City Council concurred.

On May 20, 2025, the City Council again directed staff to consider the following changes to the City of Angels Municipal Code related to signage, requesting specific changes to the code relative to temporary signs and including:

- Allowing temporary signs to be issued over-the-counter, for a limited period of time and include feather signs and banners, but outside the historic district. Reduce cost for temporary signs issued over-the-counter.
- Limit temporary signs to one per business.
- Remove language related to election signage inconsistent with court decisions
- Allow the City Planner to issue sign permits for Historic District signage for signs consistent with the City’s adopted Historic District Sign guidelines. Planner may refer them to the Planning Commission where consistency is in question.
- Allow temporary signs during elections in all zoning districts.
- Other changes as may be identified by local businesses and consistent with the intent of the sign code. The City will be conducting outreach as part of a broader economic development outreach program.

STRATEGIC PLAN CONSISTENCY

A4 Economic Development

Promote a wide variety of economic opportunities consistent with the city's social, cultural, environmental, and aesthetic resources. The signs proposed herein represent both an economic (advertising) issue and an aesthetic issue.

ANALYSIS

This item is for discussion only at this time.

FISCAL IMPACT:

Costs incurred will include staff costs researching drafting code amendments, legal noticing requirements for code amendments, legal review, public hearings and final publication costs. It is anticipated that these costs would be approximately \$3,000, unless more complex legal review is triggered.

ENVIRONMENTAL FINDING:

The item is to provide direction for staff. It does not meet the definition of a project pursuant to the California Environmental Quality Act until the nature and scope of the ordinance changes are identified. Environmental evaluation will occur at the time the item is brought before the Planning Commission.

ATTACHMENTS:

None.