



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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MEMORANDUM

DATE: November 6, 2025

TO: Planning Commission

FROM: Anna Quan, Senior Planner

SUBJECT: CUP23-0007 Durock Road AM/PM (Legistar File No. 25-1835) – Updated Oak Resources Technical Report and and Complete Set of Initial Study CEQA Public Comments

Summary

Staff made errors in producing materials for the upcoming Planning Commission hearing. The oak resources technical report was not the most current, and we inadvertently missed inclusion of several CEQA public comments to the Mitigated Negative Declaration and Initial Study. Staff has addressed these errors by providing revised Exhibit N (Oak Resources Technical Report) and Exhibit R (Initial Study Comments).

Oak Resources Technical Report

Staff has revised Exhibit N (Oak Resources Technical Report) to include the latest oak resources technical report dated October 3, 2025, which would replace the oak resources technical report dated July 28, 2025. The latest oak resources technical report, dated October 3, 2025, does not change the findings or proposed mitigation of the earlier report but provides clarification for several trees within the tree information data (i.e., specifying whether trees are on-site or off-site, removing unclear language).

CEQA Public Comments for Mitigated Negative Declaration and Initial Study

Staff inadvertently did not include the back page of a mailed double-sided public comment (Wiswell) and did not include the three (3) most recently emailed public comments (Hale, Nevis, Glazier) that were received during the CEQA public comment period, which lasted from September 18, 2025 to October 17, 2025. Exhibit R (Initial Study Public Comments) has been revised to include all thirteen (13) public comments and one (1) public agency comment.

Both County Planning and Transportation staff have reviewed and considered each of the thirteen (13) public comments and have determined that there is no substantial evidence that the project will have a significant effect on the environment.