

# Planning Commission Hearing

## **DR22-0007** Cool Station Automobile- Based Commercial Project (Revised)



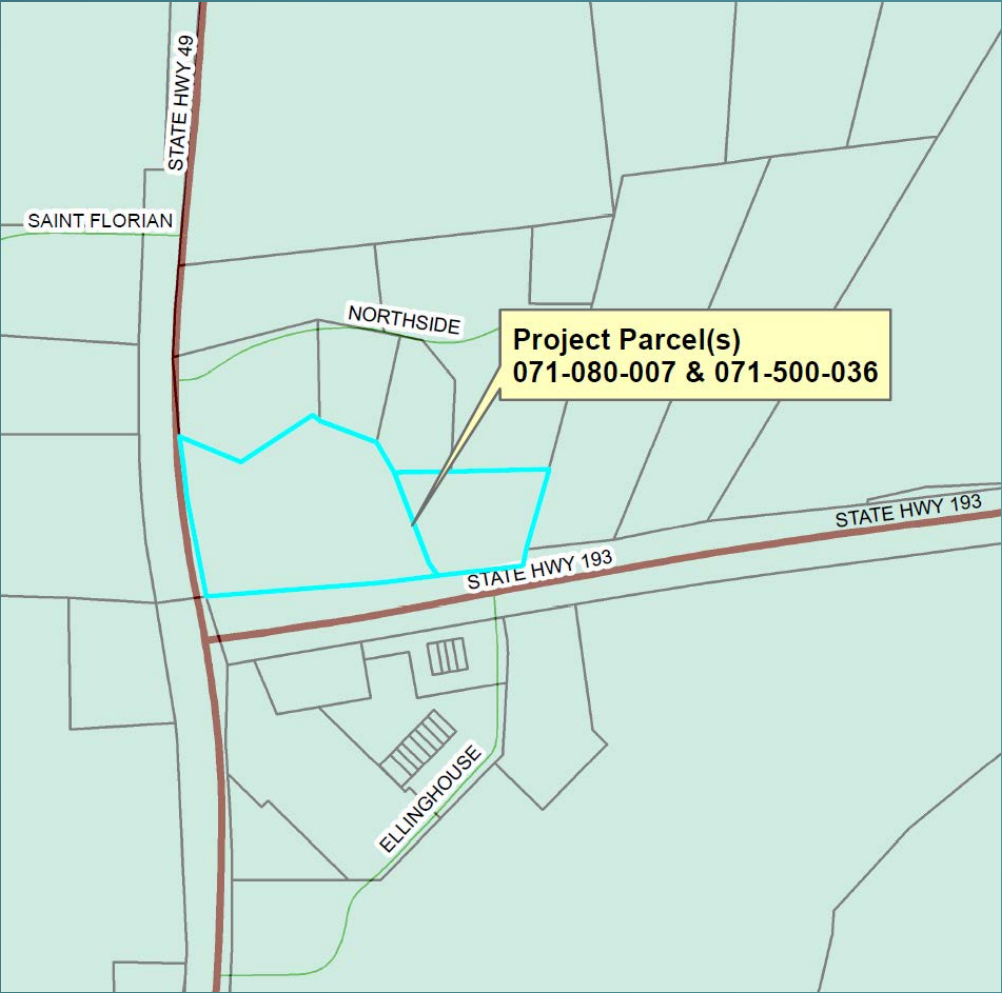
FEBRUARY 26, 2026

PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION

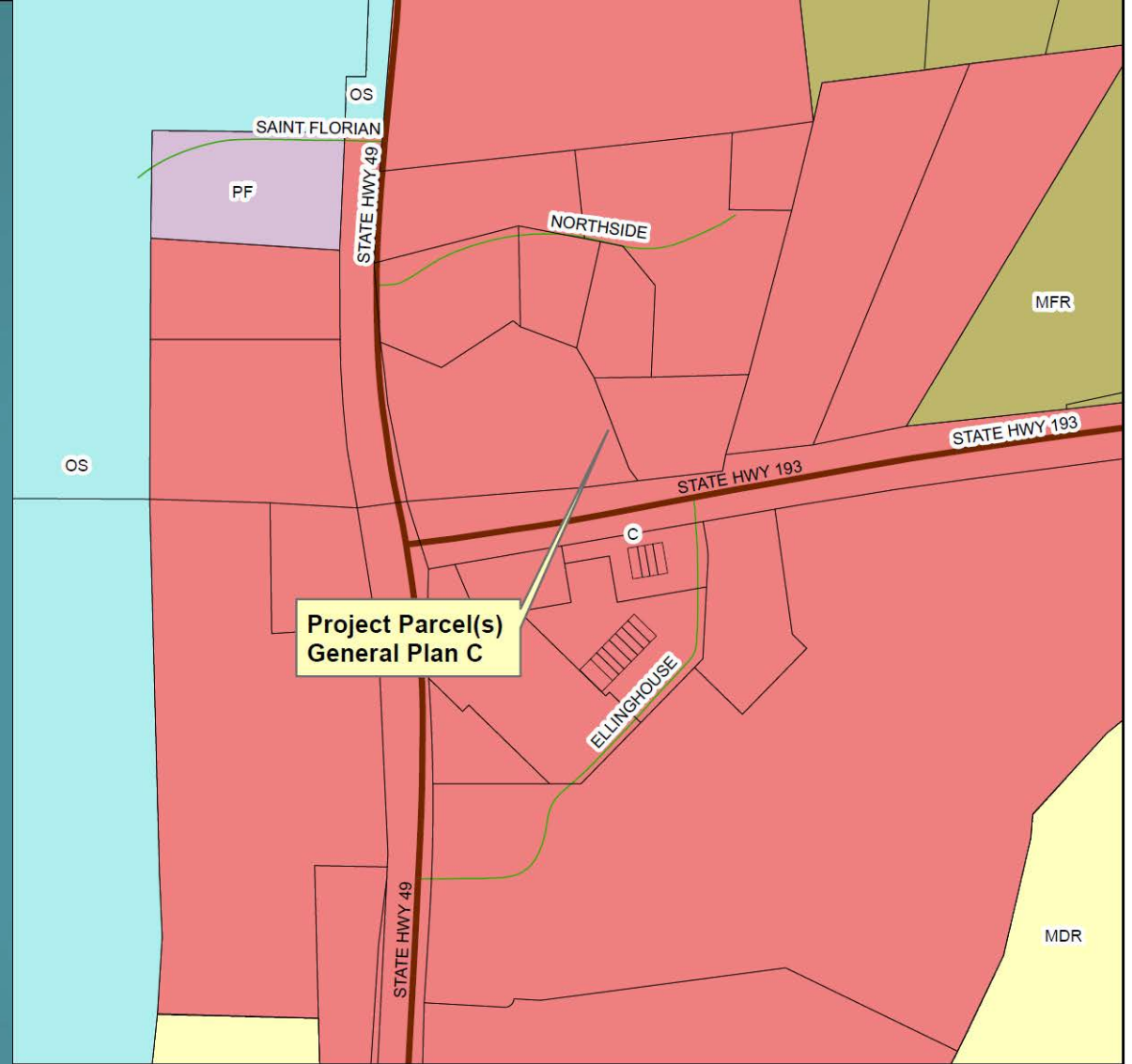
# Project Description

Design Review Permit for proposed construction to include a convenience store, a drive-through quick-serve restaurant, a fuel canopy, and a carwash.

# Project Vicinity Map



# General Plan Land Use Map



Map Created May 15, 2025

## Legend

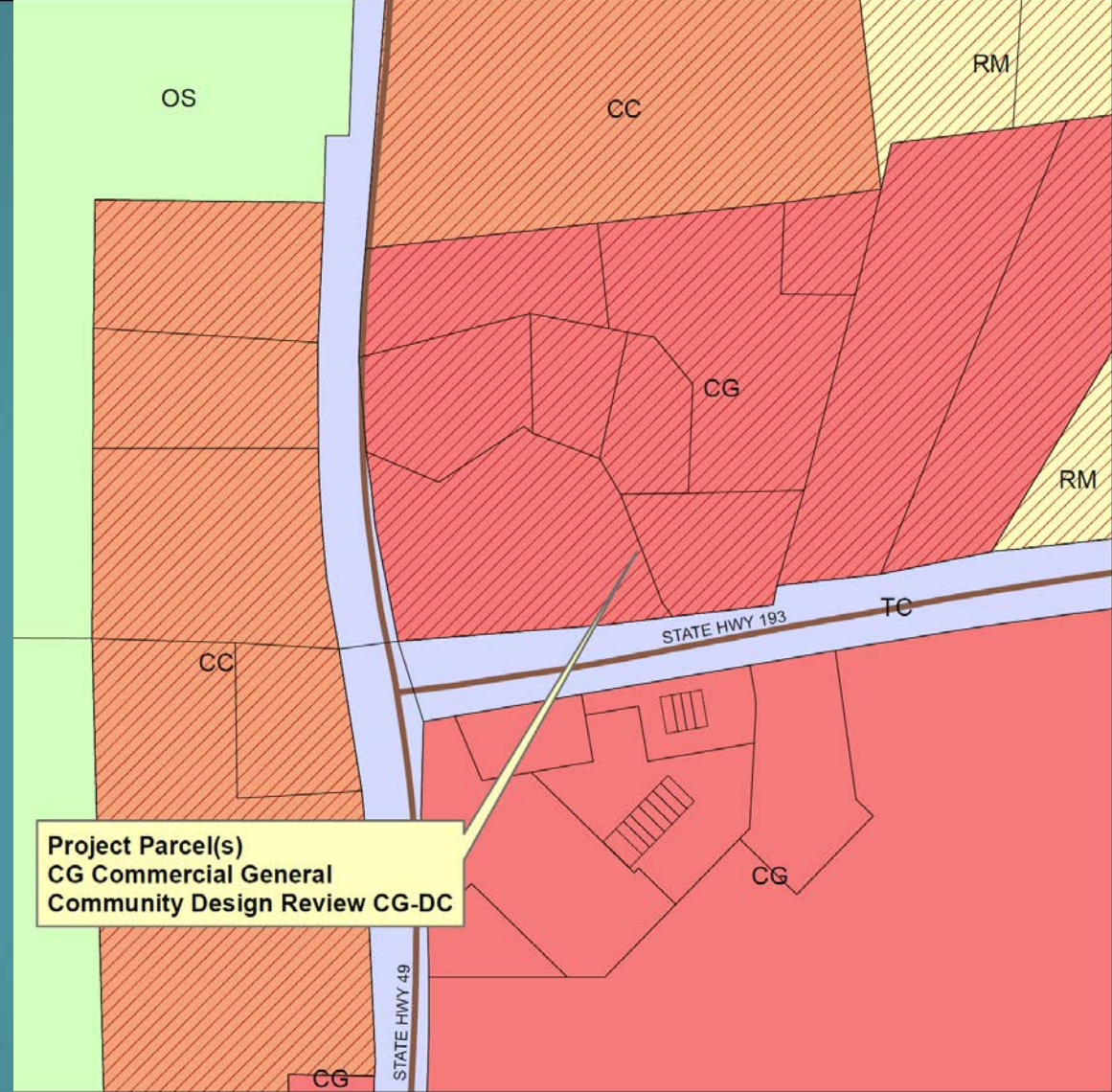
- |  |  |
|--|--|
|  Commercial (C)                   |  Open Space             |
|  Medium Density Residential (MDR) |  Public Facilities (PF) |
|  Multi-Family Residential         |  Major Roads            |
|  |  Roads                  |

0 250 500 1,000 1,500 2,000 Feet

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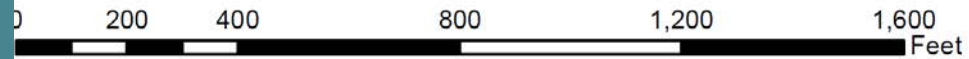
# Zoning Map



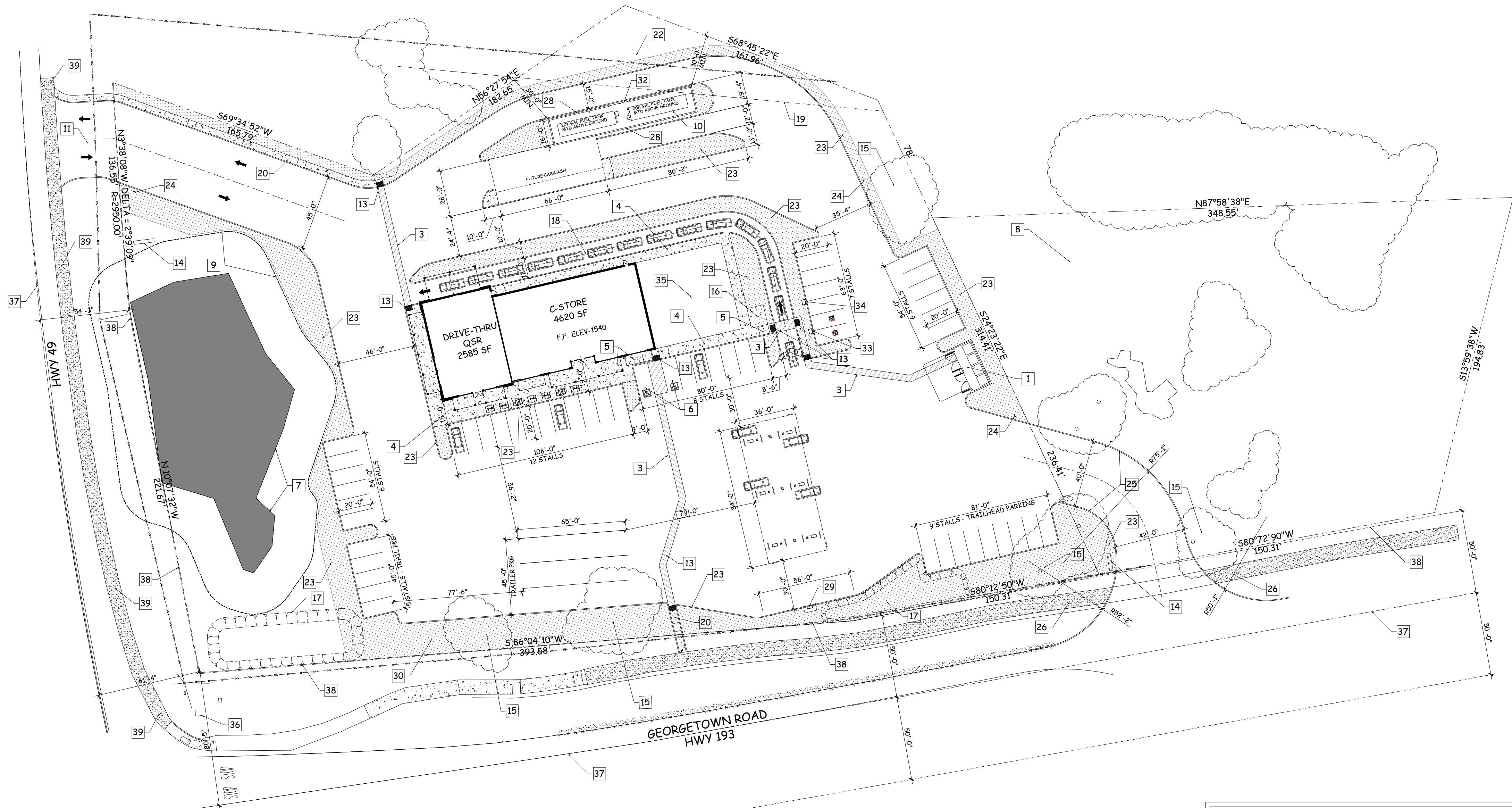
Map Created May 15, 2025

## Legend

- Major Roads
- CG - Commercial General
- RM - Residential Multi-Family
- DC - Design Control
- CC - Commercial Community
- OS - Open Space
- TC - Transportation Corridor



# DR22-0007 Cool Station Automobile - based Commercial Project Exhibit E - Site Plan



### SITE GENERAL NOTES

- POST CONSTRUCTION TREATMENT OF STORMWATER RUNOFF TO MEET CURRENT EL DORADO COUNTY STANDARDS.
- OIL AND WATER SEPARATOR TO MEET CURRENT EL DORADO COUNTY GUIDELINES AND BE PROVIDED AS NECESSARY.
- DRIVEWAYS AND SIDEWALKS TO MEET CURRENT EL DORADO COUNTY DEPARTMENT OF TRANSPORTATION STANDARDS.

### SITE PLAN KEYNOTES

- TRASH ENCLOSURE W/ 20'-4"x20"x6" THICK REINFORCED CONCRETE APRON. PROVIDE 10' CLEAR AT GATES WHEN OPEN. REFER TO TRASH ENCLOSURE PLAN AND CIVIL ENGINEERING PLANS FOR ADDITIONAL INFORMATION.
- FUEL CANOPY OVER 8-PUMP (16 DISPENSER) FUEL ISLAND. PROVIDE CONCRETE SLAB UNDER THE FULL EXTENT OF THE FUEL CANOPY WITH AN IMPERMEABLE SURFACE EXTENDING 8' MIN. BEYOND THE FACE OF THE ADJACENT FUEL PUMP DISPENSER. THIS CONCRETE SLAB MUST BE GRADED AND CONSTRUCTED TO PREVENT DRAINAGE ACROSS, OR FROM, THE DISPENSING AREA. THIS FUEL ISLAND AREA SHALL BE EQUIPPED WITH DRAIN INLETS THAT DIRECT DRAINAGE THROUGH SAND AND OIL SEPARATORS TO THE SANITARY SEWER SYSTEM. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- 48" WIDE ACCESSIBLE ROUTE. VERIFY CROSS SLOPE DOES NOT EXCEED 2% AND RUNNING SLOPE DOES NOT EXCEED 5%.
- ACCESSIBLE CONCRETE SIDEWALK. VERIFY CROSS SLOPE DOES NOT EXCEED 2% AND RUNNING SLOPE DOES NOT EXCEED 5%.
- PROVIDE ACCESSIBLE CURB RAMP. VERIFY CROSS SLOPE DOES NOT EXCEED 2% AND RUNNING SLOPE DOES NOT EXCEED 5%.
- ACCESSIBLE PARKING AND SIGNAGE. VERIFY SURFACE SLOPE DOES NOT EXCEED 2% IN ANY DIRECTION ON ACCESSIBLE PARKING SPACES AND ACCESS AISLES.
- EXISTING ROCK FORMATIONS IN THIS AREA SHALL REMAIN UNDISTURBED AND SHALL BE PROTECTED WITH A 15 TO 25 FOOT NO WORK BUFFER THAT IS IDENTIFIED WITH BUFFER FENCING THAT SHALL REMAIN IN PLACE FOR THE DURATION OF THE PROJECT CONSTRUCTION.
- PROVIDE SEPTIC TANK AND LEACH FIELD WITH BUILT-IN REDUNDANCY. REFER TO SEPTIC DESIGN FOR MORE INFORMATION. BUFFER FENCING TO IDENTIFY UNDISTURBED AREA AROUND ROCK FORMATIONS SHALL REMAIN IN PLACE THROUGH CONSTRUCTION.
- ABOVE GROUND FUEL TANKS INSTALLED PER MFG SPECIFICATIONS.
- NEW FULL ACCESS DRIVEWAY PER COUNTY REQUIREMENTS. REFER TO CIVIL ENGINEERING FOR SPECIFIC DESIGN.
- NEW RIGHT-IN, RIGHT-OUT DRIVEWAY PER COUNTY REQUIREMENTS. REFER TO CIVIL ENGINEERING FOR SPECIFIC DESIGN.
- DETECTABLE WARNING, TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A BASE DIAMETER OF 0.9 INCH (22.9 MM) MINIMUM AND 0.92 INCH (23.4 MM) MAXIMUM, A TOP DIAMETER OF 0.45 INCH (11.4 MM) MINIMUM AND 0.47 INCH (11.9 MM) MAXIMUM, AND A HEIGHT OF 0.2 INCH (5.1 MM) WITH A SPACING OF 2.3 INCHES (58 MM) MINIMUM AND 2.4 INCHES (61 MM) MAXIMUM, AND A BASE-TO-BASE SPACING OF 0.65 INCH (16.5 MM) MINIMUM, MEASURED BETWEEN THE MOST ADJACENT DOMES ON A SQUARE GRID
- MONUMENT SIGN; EXACT LOCATION AND DESIGN SHALL BE DETERMINED BASED ON COUNTY REQUIREMENTS AND DESIGN BY SIGN COMPANY
- PRESERVE EXISTING TREES WHEREVER POSSIBLE AS PRACTICAL AND FEASIBLE.
- (6) BICYCLE PARKING SPACES. BICYCLE RACKS SHALL BE DESIGNED TO ENABLE A BICYCLE TO BE LOCKED TO THE RACK AND SHALL BE INSTALLED IN A MANNER THAT ALLOWS ADEQUATE ACCESS TO THE BICYCLE.
- PROVIDE STORMWATER DETENTION BASIN. REFER TO CIVIL ENGINEERING FOR SPECIFIC LOCATION, SIZE AND DESIGN.
- DRIVE-THRU LANE WITH APPROXIMATELY 275' OF STACKING. 15' UTILITY EASEMENT TO OVERHEAD POWER LINES.
- PROVIDE AN ACCESSIBLE RAMP WITH HANDRAIL WITH MAX. 2% CROSS SLOPE AND MAX. 8% SLOPE IN THE DIRECTION OF TRAVEL. PROVIDE ACCESSIBLE LANDING AT MAX. 30' APART PER CBC-11B.
- MODIFY EXISTING ACCESSIBLE PATH AS REQUIRED TO FACILITATE RECONSTRUCTED DRIVEWAY. REFER TO CIVIL ENGINEERING FOR SPECIFIC DESIGN.
- DEMOLISH AND REMOVE EXISTING CONCRETE PAD.
- LANDSCAPE AREA, TYP. REFER TO LANDSCAPE PLANS FOR SPECIFIC DESIGN.
- FIRE HYDRANT - APPROXIMATE LOCATION AND QUANTITY SHOWN FOR REFERENCE. WE ANTICIPATE THAT A MINIMUM OF TWO WILL BE REQUIRED WITH A POSSIBILITY OF A THIRD. THE EXACT QUANTITY AND LOCATION SHALL BE DETERMINED BY EL DORADO FIRE DURING BUILDING PERMIT REVIEW.
- SPLIT-FACED CMU RETAINING WALL, VARIES IN HEIGHT FROM APPROX. 2' TO 4', DEPENDING ON EXACT DEPT OF DRIVEWAY CUT. REFER TO CIVIL ENGINEERING FOR ADDITIONAL INFORMATION.
- RECONSTRUCT ADJACENT TYPE II BICYCLE PATH AS REQUIRED TO ALLOW FOR NEW DRIVEWAY CUT.
- COMMON AREA WITH OUTDOOR SEATING.
- 8' HIGH CMU SCREEN FENCE AS SHOWN AT FUEL TANKS.
- FUEL DISPENSER FOR RED DIESEL.
- REMOVE EXISTING DRIVEWAY.
- (NOT USED)
- 6' HIGH CHAIN LINK GATE WITH PRIVACY SLATS.
- LEVEL 2 EVC STATION WITH CHARGING PORTS FOR TWO STALLS
- INSTALL INFRASTRUCTURE FOR FUTURE LEVEL 2 EVC STATION WITH CHARGING FOR TWO ADDITIONAL STALLS.
- PAD FOR FUTURE BUILDING EXPANSION, APPROXIMATELY 2852 SF. INSTALL LANDSCAPING AND OUTDOOR SEATING AREA PER LANDSCAPE PLANS. REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- APPROXIMATE LOCATION OF EXISTING SIGN. GC SHALL LOCATE, PROTECT AND PRESERVE THIS EXISTING SIGN IN PLACE.
- CENTERLINE OF STREET. VERIFY WITH CALTRANS.
- ULTIMATE RIGHT-OF-WAY FOLLOWS PROPERTY LINE. REFER TO R.O.W. MAP FROM CALTRANS. VERIFY WITH CALTRANS.
- FRONTAGE IMPROVEMENTS TO SR49: CONSTRUCT AN 8-FT WIDE CLASS 2 BIKE LANE ALONG THE SHOULDER OF SR49 FROM THE EXISTING CURB RAMP AT THE CORNER OF SR49 AND SR193, NORTH TO THE NORTHERN PROPERTY LINE. OBTAIN AN ENCROACHMENT PERMIT(S) FROM CALTRANS FOR IMPROVEMENTS WITHIN STATE RIGHT OF WAY. COMPLETE THIS WORK TO THE SATISFACTION OF CALTRANS.

### PROPERTY DATA

APN: 071-080-007 & 071-500-036  
 PARCEL AREA: 5.2 +/- ACRES  
 ZONING: C6-DC

### PROJECT INFO

PROJECT NAME: COOL STATION

### PARKING CALCULATIONS

**RETAIL FOOD AND BEVERAGE:**  
 1 PER 200 SF. OF AUA; PLUS 1 PER CHECK STAND; PLUS 1 PER 600 SF. OF STORAGE AREA.  
 AUA: 2,400 S.F./200 = 12 SPACES  
 CHECK STANDS: 2 = 2 SPACES  
 STORAGE AREA: 2,220 S.F./600 = 4 SPACES  
 SUB TOTAL: 18 SPACES

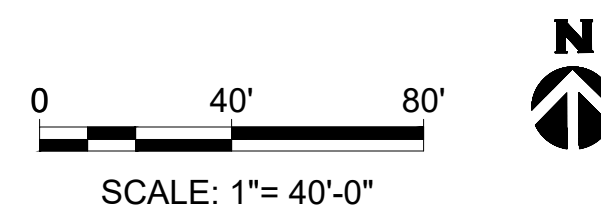
**RESTAURANT W/ DRIVE-THRU:**  
 1 PER 300 SF. OF GFA; PLUS 1 RV SPACE FOR EVERY 20 PARKING SPACES.  
 GFA: 2,585 S.F./300 = 9 SPACES

**TOTAL: 27 SPACES REQUIRED, 68 PROVIDED**

**BICYCLE SPACES:** 1 PER EVERY 5 REQUIRED PARKING SPACES.  
 27 REQUIRED SPACES/5 = 6 BICYCLE SPACES.

### BUILDING SQ. FT. CALCULATION

|                |            |
|----------------|------------|
| MAIN BUILDING  | 7,205 S.F. |
| C-STORE        | 4,620 S.F. |
| DRIVE-THRU QSR | 2,585 S.F. |
| FUTURE PAD     | 2,852 S.F. |
| FUTURE CARWASH | 1,892 S.F. |
| FUEL CANOPY    | 3,024 S.F. |



1 SITE PLAN  
 1"=40'-0" NOTE:

M. HIGGINBOTHAM ARCHITECT  
 LICENSE NO. C-36401  
  
**DESIGN SERVICES**  
 11584 FRANCIS DRIVE  
 GRASS VALLEY, CA 95949  
 (530) 263-5899  
 MelH.Architect@gmail.com

A PROJECT FOR:  
**HBD CAPITAL LLC**  
 10940 TRINITY PKWY, C-274  
 STOCKTON, CA 95219

CONTACT: MEL HIGGINBOTHAM  
 PHONE: (530) 263-5899  
 EMAIL:  
 MelH.Architect@gmail.com



| NO | DESCRIPTION   | DATE     | SCALE | DRAWN | CKD | APPD |
|----|---------------|----------|-------|-------|-----|------|
| 0  | DESIGN REVIEW | 02/06/25 |       |       |     |      |
|    | SET REVISIONS | 02/06/25 |       |       |     |      |

NE COR. HWY-49 & HWY-193, COOL, CA.  
 APN: 071-080-007 & 071-500-036  
**ARCHITECTURAL SITE PLAN**

**A-1.0**

# Exterior Elevations



1 SOUTH EXTERIOR ELEVATION  
7/8"=1'-0" NOTE:



1 EAST EXTERIOR ELEVATION  
7/8"=1'-0" NOTE:



1 WEST EXTERIOR ELEVATION  
1/8"=1'-0" NOTE:



# Exterior Elevations



1 SOUTH EXTERIOR ELEVATION  
1/8"=1'-0"  
NOTE:



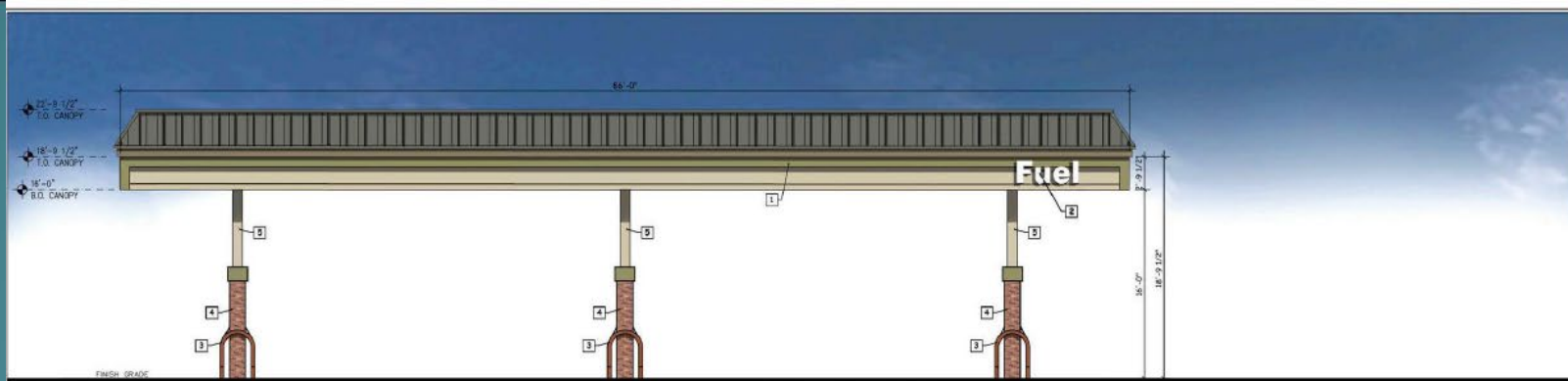
1 EAST EXTERIOR ELEVATION  
1/8"=1'-0"  
NOTE:



1 WEST EXTERIOR ELEVATION  
1/8"=1'-0"  
NOTE:

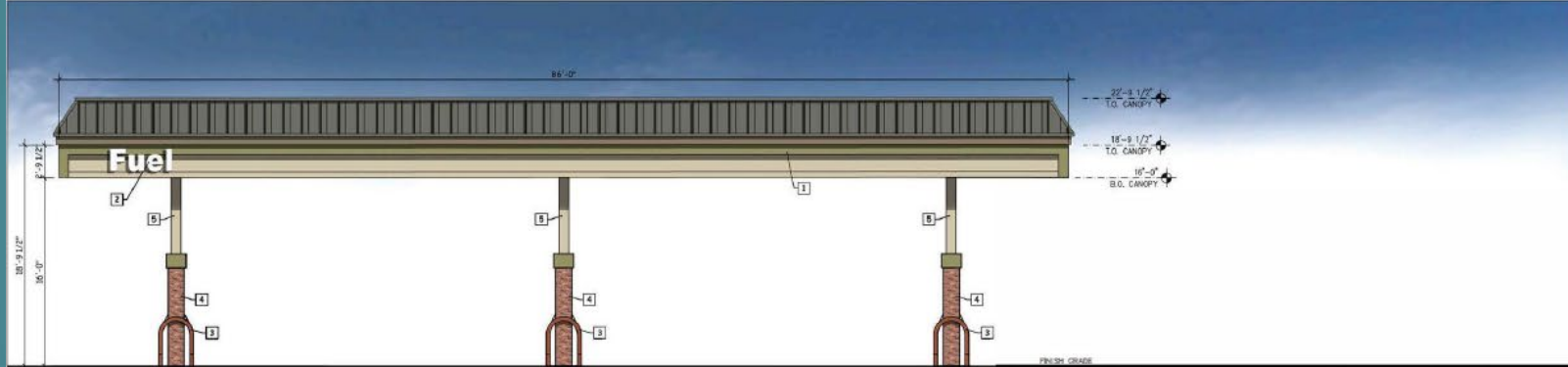


# Exterior Elevations



1 FUEL CANOPY ELEVATION: FRONT (EAST)

1/4" = 1'-0" NOTE:



2 FUEL CANOPY ELEVATION: REAR (WEST)

1/4" = 1'-0" NOTE:



3 FUEL CANOPY ELEVATION: LEFT (SOUTH)

1/4" = 1'-0" NOTE:



4 FUEL CANOPY ELEVATION: REAR (NORTH)

1/4" = 1'-0" NOTE:

FINISH SCHEDULE

KEYNOTES

1. FUEL CANOPY; REFER TO DESIGN BY CANOPY CONTRACTOR; ALL STORMWATER RUNOFF FROM CANOPY ROOF MUST BE FILTERED BY AN APPROVED FILTRATION SYSTEM PRIOR TO DELIVERY INTO THE STORM WATER SYSTEM;
2. SIGN SHOWN FOR REFERENCE ONLY; ALL SIGNAGE DESIGN AND INSTALLATION SHALL BE BY OTHER UNDER SEPARATE PERMIT
3. 4" DIAMETER STEEL BOLLARD.
4. FUEL DISPENSER; REFER TO FUEL DESIGN SPECIFICATIONS.
5. STRUCTURAL CANOPY COLUMN, REFER TO DESIGN BY CANOPY CONTRACTOR FOR SPECIFICATIONS AND DETAILS; CANOPY FOOTINGS SHALL BE DESIGNED BY CANOPY CONTRACTOR AND INSTALLED BY FUEL SYSTEMS CONTRACTOR; PAINT COLUMN TO MATCH PRIMARY BODY COLOR OF THE C-STORE BUILDING; ALL EFFORTS SHALL BE COORDINATED BY GC.
6. GARBAGE RECEPTACLE; PROVIDED AND INSTALLED BY GC.
7. 18" SQ X 6' HIGH STONE VENEER W/ STONE CAP; REFER TO FINISH SCHEDULE
8. 6" HIGH CONCRETE COLUMN BASE TO EXTEND 2" BEYOND STONE VENEER W/ CHAMFERED TOP EDGE FOR DRAINAGE STARTING A FACE OF STONE VENEER.

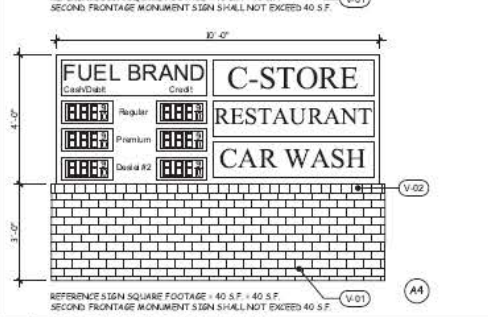
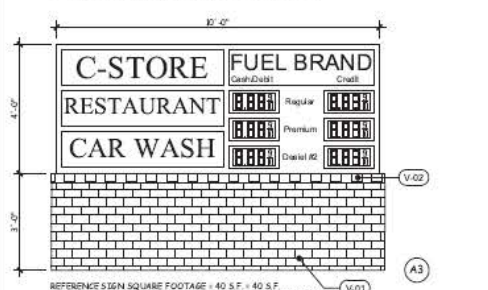
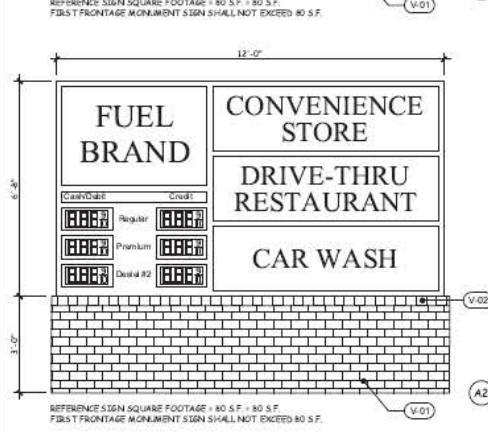
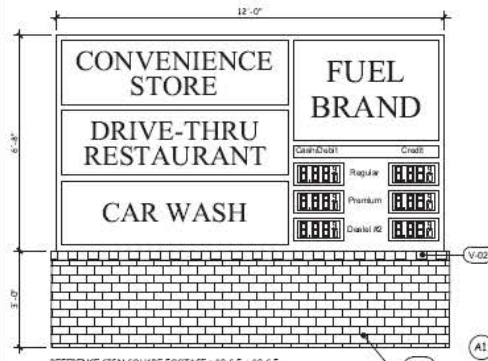
# Architectural Renderings



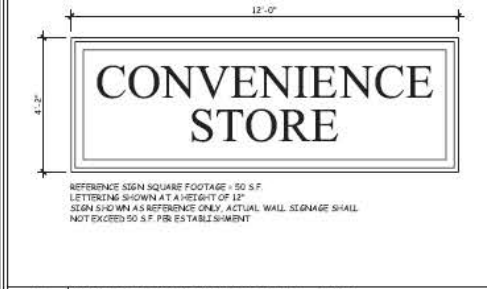
# Architectural Renderings



# Proposed Signage



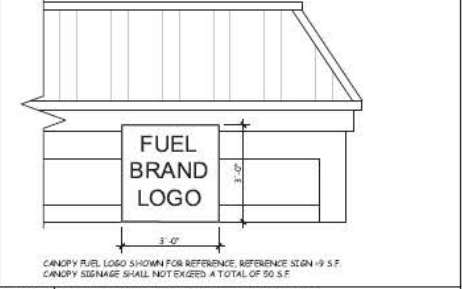
**A MONUMENT SIGN EXHIBIT**



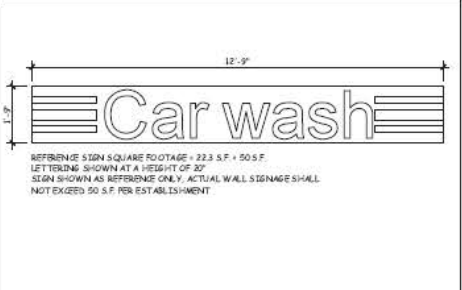
**B CONVENIENCE STORE WALL SIGN**  
N.T.S. NOTE: SIGNS UNDER SEPARATE PERMIT



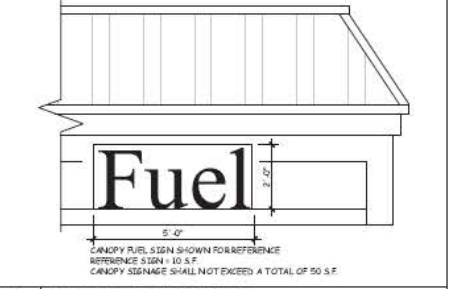
**C DRIVE-THRU RESTAURANT SIGN (X2)**  
N.T.S. NOTE: SIGNS UNDER SEPARATE PERMIT



**D1 FUEL CANOPY SIGN LOGO (X2)**  
N.T.S. NOTE: SIGNS UNDER SEPARATE PERMIT

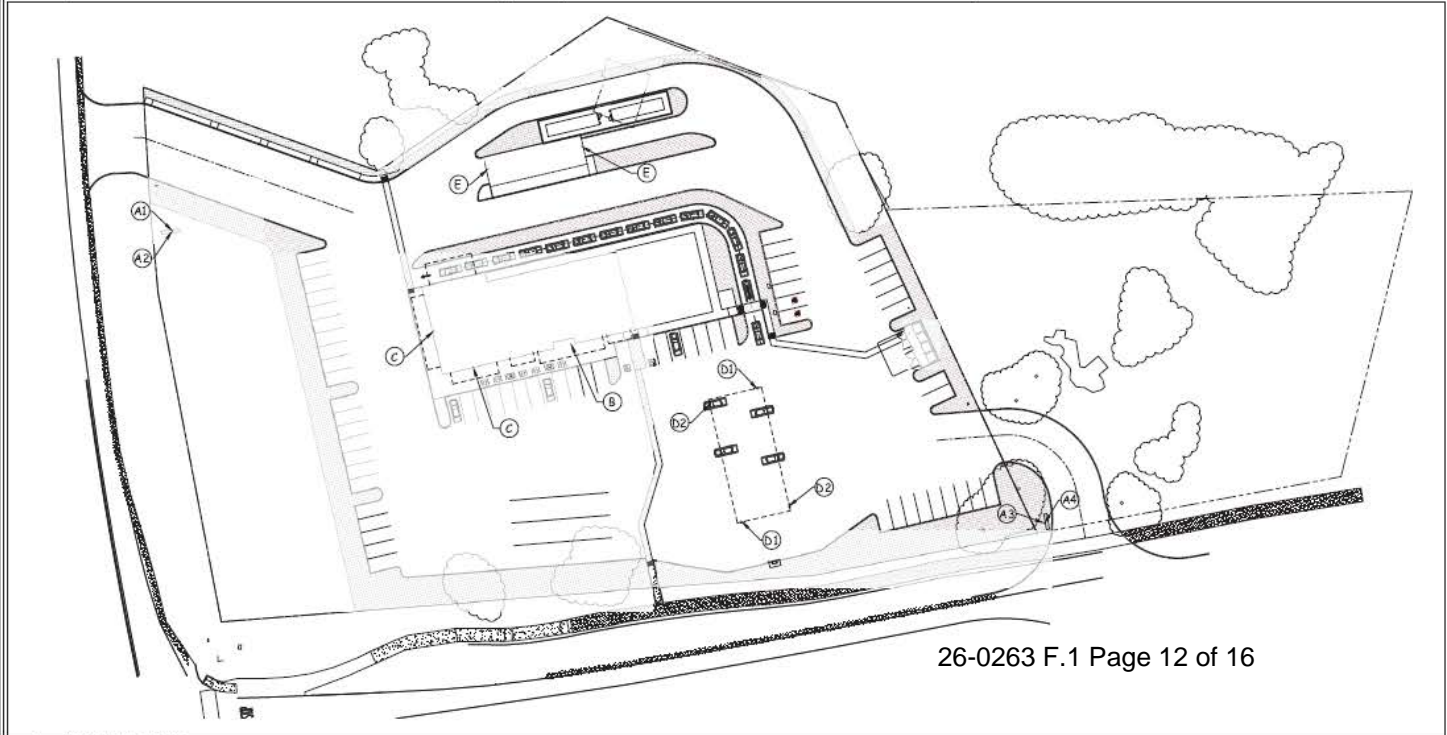


**E CARWASH SIGN (X2)**  
N.T.S. NOTE: SIGNS UNDER SEPARATE PERMIT



**D2 FUEL CANOPY SIGN (X2)**  
N.T.S. NOTE: SIGNS UNDER SEPARATE PERMIT

- GENERAL NOTES**
- A. SIGN SHOWN FOR REFERENCE. SIGNS SHALL BE UNDER SEPARATE PERMIT.
  - B. SIGNS SHALL CONFORM TO EL DORADO COUNTY CODE OF ORDINANCES SECTION 130.36. SIGNS
  - C. SIGNS SHALL NOT EXCEED 50 S.F. PER ESTABLISHMENT IN C.D. DISTRICT.
  - D. EXTERNAL LIGHT SOURCES SHALL BE DIRECTED TOWARD THE SIGN AND FULLY SHIELDED TO LIMIT DIRECT ILLUMINATION OF ANY OBJECT OTHER THAN THE SIGN.
  - E. WALL SIGNS SHALL NOT PROJECT MORE THAN 12 INCHES FROM THE STRUCTURE'S FACADE.
  - F. WALL SIGN RACEWAYS SHALL BE CONCEALED FROM PUBLIC VIEW (E.G., WITHIN THE STRUCTURE'S WALL OR OTHERWISE INTEGRATED WITH THE DESIGN OF THE SIGN AND STRUCTURE) SO AS TO NOT DETRACT FROM THE ARCHITECTURAL CHARACTER OF THE STRUCTURE.
  - G. FREE STANDING SIGNS:
    - G.a. ALL FREE STANDING SIGNS THAT INCORPORATE LIGHTING SHALL HAVE UNDERGROUND UTILITY SERVICE.
    - G.b. 1 MULTI-TENANT SIGN PER PUBLIC STREET FRONTAGE AS FOLLOWS:
      - G.b.a. FIRST STREET FRONTAGE = 80 SF MAX AREA, 20 FT MAX HEIGHT
      - G.b.b. OTHER STREET FRONTAGE(S) = 40 SF MAX AREA, 10 FT HEIGHT LIMIT



**1 SIGN LEGEND**

# Preliminary Landscape Plan

## Water Efficient Landscape Worksheet

| HYDROZONE/PLANTING DESCRIPTION | PLANT FACTOR (PF) | IRRG. METHOD | IRRG. EFFICIENCY (IE) | ETAF (ETAF) | LANDSCAPE AREA (Sq. Ft.) | ETAF x AREA | ESTIMATED TOTAL WATER USE (ETWU) |
|--------------------------------|-------------------|--------------|-----------------------|-------------|--------------------------|-------------|----------------------------------|
| REGULAR LANDSCAPE AREA         |                   |              |                       |             |                          |             |                                  |
| LOW WATER USE PLANTS           | 3                 | DRP          | .81                   | .37         | 18,032                   | 6,661       | 195,340 GAL.                     |
| MODERATE WATER USE PLANTS      | 5                 | DRP          | .81                   | .42         | 330                      | 198         | 5,807 GAL.                       |
| TOTALS                         |                   |              |                       |             | (A) 18,332               | (B) 4,859   |                                  |

ETWU Total: 201,147 GAL.

Maximum Applied Water Allowance (MAWA): MAWA =  $\frac{ETWU}{(Conversion\ Factor) \cdot (ETAF) \cdot (Landscape\ Area) + (I \cdot ETAF) \cdot (S \cdot A)}$   
 $\frac{201,147}{(47.3) \cdot (42)} + [(1.43) \cdot (37) \cdot 24,790]$  GALLONS

Biminated Total Water use (ETWU):  $\frac{ETWU}{(PF) \cdot (Conversion\ Factor) \cdot (ETAF) \cdot (Area)}$   
 $\frac{201,147}{(77.3) \cdot (42) \cdot (6,859)} = 201,147$  GALLONS

### ETAF Calculations

Regular Landscape Area:

|                   |             |
|-------------------|-------------|
| Total ETAF x Area | (B) 6,859   |
| Total Area        | (A) 18,332  |
| Average ETAF      | (B / A) .37 |

Note: 1. Average ETAF for Regular Landscape Areas must be below .55 for residential areas and .45 for non-residential areas.

### WATER USE STATEMENT

"I have complied with the articles of the Landscaping and Water Conservation ordinance, and applied them for the efficient use of water in the landscape design plan."

*Robyn Jaccaro* 6-19-23

| GROUND COVER | QTY | BOTANICAL / COMMON NAME  | CONT.  | WUCOLS | SPACING  |
|--------------|-----|--|--------|--------|----------|
|              | 48  | Cotoneaster dammeri / Barberry Cotoneaster                     | 1 gal. | Low    | 60" o.c. |
|              | 33F | Muhlenbergia rigens / Deer Grass                               | 1 gal. | Low    | 42" o.c. |
|              | 198 | Rosa x Melanthera TM / Lemon Duff Rose                         | 1 gal. | Low    | 36" o.c. |
|              | 51  | Rosmarinus officinalis Prostratus / Huntington Carpet Rosemary | 1 gal. | Low    | 42" o.c. |

## PLANT SCHEDULE

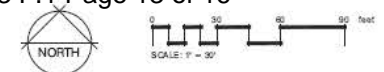
| QTY | BOTANICAL / COMMON NAME   | CONT.   | WUCOLS   |
|-----|---|---------|----------|
| 9   | Acer rubrum 'New World' / New World Red Maple                   | 15 gal. | Moderate |
| 2   | Acer rubrum 'October Glory' / October Glory Red Maple           | 15 gal. | Moderate |
| 4   | Arbutus x Watsonii / Matrona Strawberry Tree                    | 24" box | Low      |
| 8   | Calocedrus decurrens / Incense Cedar                            | 24" box | Low      |
| 13  | Cercis occidentalis / Western Redbud                            | 15 gal. | Low      |
| 9   | Quercus douglasii / Blue Oak                                    | 15 gal. | Low      |
| 16  | Quercus wislizeni / Interior Live Oak                           | 24" box | Low      |
| 9   | Zakoya serrata 'Village Green' / Village Green Japanese Zelkova | 15 gal. | Moderate |

| QTY | BOTANICAL / COMMON NAME  | CONT.  | WUCOLS |
|-----|--|--------|--------|
| 21  | Arctostaphylos densiflora 'Harmony' / Harmony Vine Hill Manzanita    | 5 gal. | Low    |
| 144 | Arctostaphylos x John Douletii / John Douletii Manzanita             | 5 gal. | Low    |
| 268 | Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass    | 1 gal. | Low    |
| 291 | Callistemon viminalis 'LJ1' TM / Better John Bottlebrush             | 5 gal. | Low    |
| 26  | Ceanothus x 'Dark Star' / Dark Star Wild Lilac                       | 5 gal. | Low    |
| 120 | Dianella 'Lemon Drop' / Fountains Lily                               | 1 gal. | Low    |
| 31  | Fragaria californica 'Mount San Bruno' / Mount San Bruno Coffeeberry | 5 gal. | Low    |
| 187 | Nandina domestica 'Firepower' / Firepower Heavenly Bamboo            | 5 gal. | Low    |
| 100 | Phlox paniculata 'Dark Delight' / Dark Delight Flax                  | 5 gal. | Low    |
| 102 | Salvia greggii / Autumn Sage   | 5 gal. | Low    |
| 25  | Salvia x 'Bees Kiss' / Bee's Kiss Sage                               | 1 gal. | Low    |
| 79  | Westringia fruticosa 'Blue Gem' / Coast Rosemary                     | 5 gal. | Low    |



### GENERAL NOTES

- All landscape planting areas shall receive a minimum 3" layer of non-combustible organic mulch top dressing.
- All new trees located within 5' of pavement or permanent structure shall have a root barrier.
- All plants (trees, shrubs and groundcover) shall be irrigated with a drip system, smart controller, weather sensor, etc. and shall meet City of Cool Water Efficient standard/regulations. Irrigation system will utilize potable water unless recycled water is available.
- Landscape Maintenance shall be the responsibility of the property owner.





# Environmental Review

In accordance with the CEQA, staff has prepared an Initial Study analyzing the potential environmental effects resulting from implementation of the project (Exhibit M). Based on the Initial Study, a Mitigated Negative Declaration has been prepared with five (5) mitigation measures (MM 3.4-1, MM 3.4-2, MM 3.5-1, MM 3.18-1, and MM 3.18-2), for potential impacts to Biological Resources, which would lessen the potential impacts to less than significant. A MMRP incorporates these measures (Exhibit N), and public comments were received and considered (Exhibit O).

# Staff Recommendation

**RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff in accordance with the CEQA Guidelines (Exhibit M);
2. Adopt the Mitigation Monitoring and Reporting Program (MMRP) in accordance with CEQA Guidelines Section 15074(d), incorporated as Conditions of Approval (Exhibit N);  
and
3. Approve Design Review DR22-0007, based on the Findings and subject to the Conditions of Approval as presented.