



# Cool General Retail

Woodcrest REV  
Project File No. DR19-0006

*May 28, 2020*  
*Planning Commission Public Hearing*



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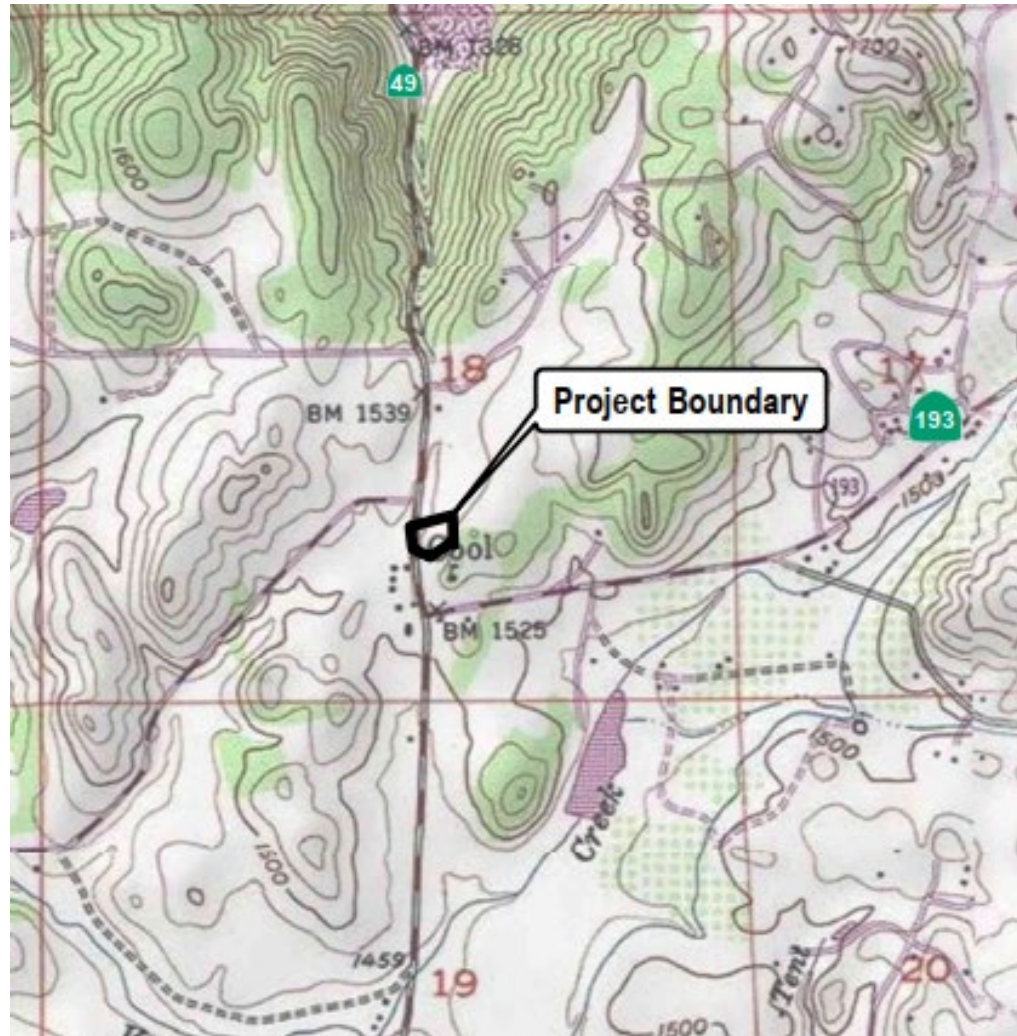
## Recap

- Application submitted 10/1/2019
- Application complete 11/8/2019
- Interdepartmental Review  
12/30/2019
- Mitigated Negative Declaration  
prepared (SCH# 2020049050)



# Location Map

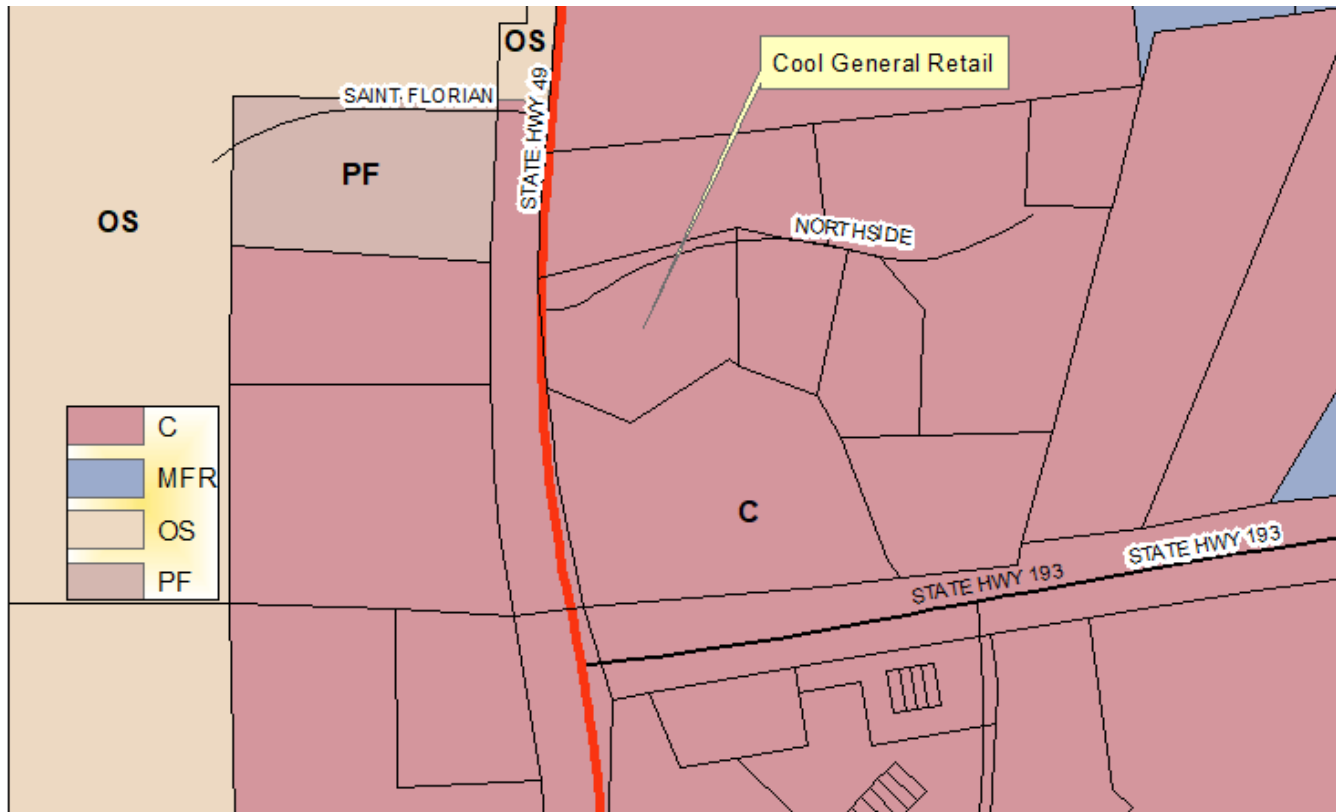
- Cool (corner of SR 49 and Northside Drive)
- Vacant; 1.69 acres in size
- Commercial
- Surrounding commercial (including vacant commercial) uses



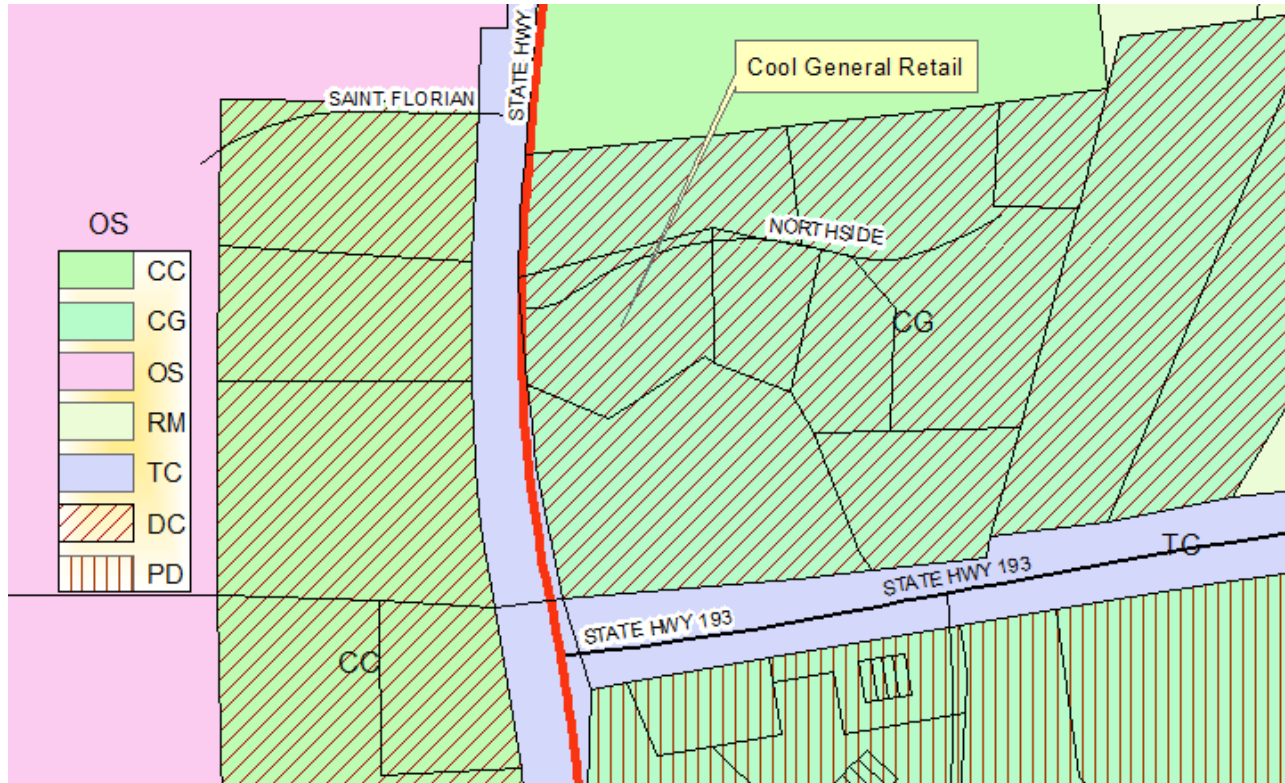
# Project Site



# Project General Plan Land Use Designation



# Zoning Designation



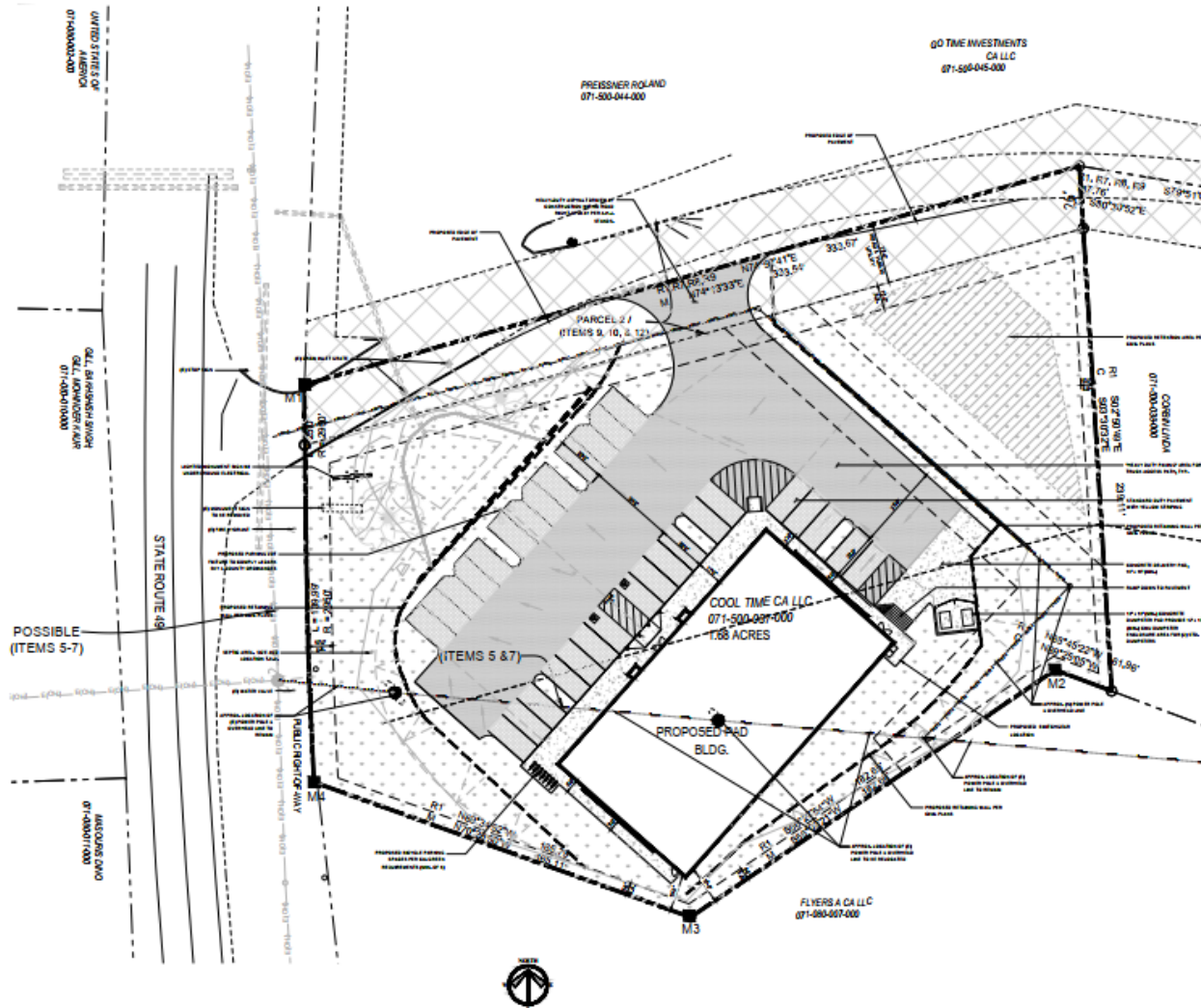
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## Proposed Project

- 9,100 SF Retail Store
- On-Site Parking
- Landscaping
- Monument Sign
- Lighting (Parking lot and building)
- Access (Northside Drive)
- Public Utilities (Water and Storm Drainage)



# Project Site Plan





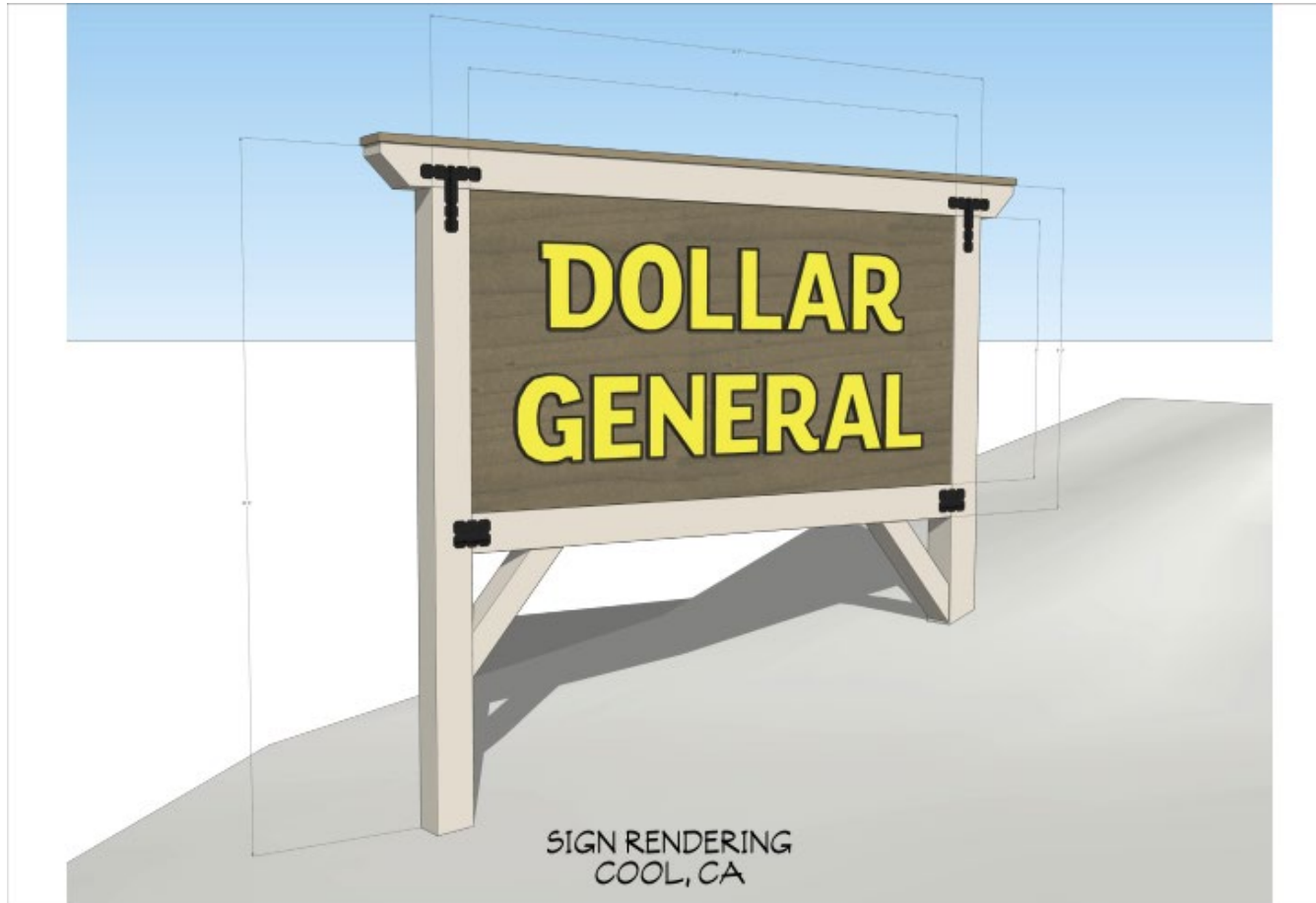
# Project Landscaping Plan



# Proposed Project – Building Elevation



## Proposed Project Monument Sign



# Proposed Project Color Board

Batt & Board / Horizontal Siding: Barrel Stove (DE6216), Deep Crimson (DEA152),  
Golden Rays (DE5423), Trinity Islands (DE6249), Downpour (DE5871)  
Trim: Fossil (DE6225)  
Metal Panel: Light Stone (Ceco)  
Roof: Owens Corning "Teak" Shingles  
Metal Roof: Bronze



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# Environmental Review



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# Mitigated Negative Declaration

## Technical Studies

- Air Quality and Greenhouse Gas Emissions Study
- Biological Resources and Wetland Delineation
- Oak Tree Report
- Cultural Resources
- Geotechnical Report
- Phase I Environmental Site Assessment
- Traffic Report

Note – the Initial Study for the project considered all CEQA topics



# Transportation

- Level of Service (LOS) Study Prepared
  - No longer used for CEQA
  - No impacts to study intersections
- Vehicle Miles Travelled (VMT)
  - New metric for evaluating transportation impacts
  - Required July 1, 2020
  - OPR Guidance: Retail stores below 50,000 SF generally do not require a quantitative study
  - A qualitative VMT memorandum and economic analysis support classifying the proposed project as local retail



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# Potentially Significant Impacts and Mitigation Measures

## Impacts

- Nesting birds
- Tribal Cultural Resources

## Mitigation

- Pre-construction bird survey; establish exclusion zones if nests are present.
- Procedures for discovery of previously unidentified artifacts during construction





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## Recap of MND Public Review

- Public Review Period: April 24, 2020 through May 27, 2020 (*30-day review period*)
- The County received 1 comment letter to date:
  - Caltrans District 3



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## Recommendations

- Adopt the Mitigated Negative Declaration (SCH No. 2020049050)
- Adopt the Mitigation Monitoring Reporting Program (MMRP)
- Approve Design Review Permit DR19-0006 with findings and conditions of approval

