I. INTRODUCTION

A. Project Description

The ARC is requested to provide a recommendation on the proposed Planned Unit Development District & Concept Plan for the Reliez Terraces project (applicant: Mt. Diablo View Associates LLC) for consideration by the Planning Commission and City Council pursuant to the Planned Unit Development rezoning process described in Section 18.30.060 of the zoning ordinance. The applicant is not seeking approval of an Architectural Review Permit for the development at this time.

The project includes a vesting tentative map, and a Planned Unit Development District and Concept Plan for 17 detached single-family homes and a minimum of four accessory dwelling units (ADU’s) on an approximately 4.42-acre site. Project improvements would include stormwater treatment and retention facilities, new pedestrian pathways, and open space. Residential lots would range in size from 8,055 to 13,368 square feet. The project would construct an on-site private road with a circular turnaround that would include 18 on-street parking spaces. The project site would be developed with one- and two-story homes, all with two and three car garages and driveways, with six floor plan options. Four of the 17 units would be built to include accessory dwelling units with separate entrances. One-story homes would be intermixed with two-story homes along the project’s internal street. The site is proposed to be rezoned from the existing R-10 Single Family – 10,000 square foot lots zoning district to a PUD (Planned Unit District).

The proposed PUD “Concept Plan” addresses the following:

1. Site plan for the PUD.
2. Standards and criteria for development relative to natural resources and open space.
3. Development regulations.
4. Design guidelines/criteria including architecture and landscaping.
5. General Plan consistency.

The proposed PUD is based on the *Single Family 10,000 square foot lot Zoning District* with modifications to development standards related to minimum lot area, minimum lot width & depth, and maximum lot coverage. The project is also proposing a waiver to the utility undergrounding requirement for the existing utility poles/lines along the project site’s Pleasant Hill Road street frontage.

**B. Background**

The Planning Commission has held two study sessions on the proposed project. The first study session was held on February 28, 2017 and a follow up study session was held on July 11, 2017. The ARC has not held any study sessions on the project.

Preliminary PC comments provided at the last study session included the following:

1. Additional information was requested on the costs and difficulties of undergrounding utilities. This includes, but is not limited to, providing more detailed information on the location of utilities within Pleasant Hill Road, cross-section of Pleasant Hill Road with existing utility locations, and the resulting impacts to the western side of Pleasant Hill Road.
2. Photos were requested of the existing streetscape condition of Pleasant Hill Road (showing all existing above ground utilities along both sides of the street along the project site’s frontage).
3. Noted that tree preservation and impacts are still open for discussion.
4. One Commissioner noted that there are still concerns that the project has not solidified the basis (and findings) for approval of the Planned Unit Development by demonstrating sufficient public benefit beyond the improvements that would already be required for a residential subdivision.

A summary of the study session comments, both from the Commission and the public are provided in attachment G.

**C. Project Location**

The project site is on southeast corner of the intersection of Boyd Road and Pleasant Hill Road; Assessor’s Parcel Number’s 149-051-002, 003, 004, 009, 011. There are currently multiple access points to the site as the site currently consists of multiple parcels. The site generally slopes from west to east, with Contra Costa Canal to the east of the site.
II. GENERAL INFORMATION

A. General Plan

The General Plan designates the site as *Single-Family Medium Density*. The project site is also included in the Housing Element as a Housing Opportunity Site.

B. Zoning

The zoning designation is *Single Family – 10,000 sq. ft. lots*.

C. Site Description and Existing Land Use

The site is currently vacant and contains multiple parcels that together are approximately 4.46 acres. The site currently contains multiple access points from Pleasant Hill Road. The site is located at the southeast corner of Pleasant Hill Road and Boyd Road. The site generally slopes from in a northeast direction.

D. Surrounding Zoning and Uses

<table>
<thead>
<tr>
<th></th>
<th>Zoning</th>
<th>Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>North</strong></td>
<td>Single Family – 10,000 sf lots</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td><strong>South</strong></td>
<td>Single Family – 10,000 sf lots</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td><strong>East</strong></td>
<td>Single Family – 10,000 sf lots</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td><strong>West</strong></td>
<td>Single Family – 10,000 sf lots</td>
<td>Single Family Residential</td>
</tr>
</tbody>
</table>

E. CEQA Status

Pursuant to the California Environmental Quality Act (CEQA), the City of Pleasant Hill intends to issue a Mitigated Negative Declaration for this project. The Draft Initial Study and Mitigated Negative Declaration (IS/MND) prepared for this project was available for public review from March 13, 2018 through April 2, 2018 at the Planning Division and on the City of Pleasant Hill webpage at [www.pleasanthillca.org](http://www.pleasanthillca.org). The IS/MND has identified potential project issues requiring mitigation in the following areas: Biological Resources, Air Quality, Cultural Resources, Geology & Soils and Hazards/Hazardous Materials. After mitigation, the project would not have any significant unavoidable impacts, nor impacts which would be cumulatively considerable. The IS/MND, associated Mitigation Measure Monitoring and Reporting Program (MMRP) and Errata to the IS/MND are included as Attachment J and K (Combined this forms the Final IS/MND). No public comments/responses were received during circulation of the Draft IS/MND.
F. Public Notice

A notice of the public hearings, and Initial Study/Mitigated Negative Declaration, was mailed to each residence and/or owner of properties within 300 feet (+/-) of the project site. Notices were also sent to all applicable/required public and private agencies. In addition, notice for the public hearing was provided on signs posted at the site, on the City website and planning project website, on the City Hall changeable message sign and via publication in the Contra Costa Times Newspaper on March 13, 2018.

II. NECESSARY FINDINGS

Architectural Review Commission Findings

Per PHMC § 18.30.060(A), the Architectural Review Commission may recommend approval or conditional approval of a PUD Concept Plan based upon the following findings:

1. The design of the structures conforms to the topographic features of the particular site;
2. The design of the structures enhances the natural attributes of the particular site;
3. The scale and bulk of the structures are appropriate to the particular site, and
4. The landscape plan is appropriate to the particular site.

III. ANALYSIS

The project will require subsequent Architectural Review when the final architectural and landscaping plans are submitted for City review. Thus, the discussion is based on the proposed Concept plan and the conceptual architectural and landscape plans submitted.

A. PUD Development Standards

The project site is currently zoned R-10 Single Family Residential, 10,000 square foot lot. The project is consistent with the majority of the development standards for the zoning district.

The applicant proposes to deviate from the standards related to minimum lot size (10,000 square feet), minimum site area per dwelling unit (down to 9,700 square feet, 10,000 square feet minimum), minimum lot width & depth (20% reduction, 64 feet wide and 72 feet deep) and maximum lot coverage (30%). A PUD may include site specific development standards tailored to the particular project site and
proposed development; however, with respect to building setbacks, (per Section 18.30.050E of the Zoning Ordinance – PUD/PPD) the maximum reduction allowable through a PUD is 20% compared to the existing base zone district setback standards. The project proposes conforming setback provisions.

The table below compares the existing Single Family Residential – 10,000 square foot lots development standards (contained in Section 18.20.030 of the Zoning Ordinance) and subdivision standards with the proposed PUD development standards for the project.

### Development Standards

<table>
<thead>
<tr>
<th>R-10 Single Family Residential Zoning District</th>
<th>Proposed as part of the PUD/Concept Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Setbacks</strong></td>
<td></td>
</tr>
<tr>
<td>Front Yard: 20 ft.</td>
<td>20 ft.</td>
</tr>
<tr>
<td>Rear Yard: 15 ft.</td>
<td>15 ft.</td>
</tr>
<tr>
<td>Aggregate Side Yard: 20 ft.</td>
<td>20 ft.</td>
</tr>
<tr>
<td>Interior Side Yard: 5 ft.</td>
<td>5 ft.</td>
</tr>
<tr>
<td>Corner Side Yard: 15 ft.</td>
<td>15 ft.</td>
</tr>
<tr>
<td><strong>Building Height</strong></td>
<td></td>
</tr>
<tr>
<td>Maximum Building Height: 35 ft.</td>
<td>35 ft.</td>
</tr>
<tr>
<td>Maximum Number of Stories: 2.5</td>
<td>2 stories</td>
</tr>
<tr>
<td><strong>Lot Dimensions and Site Coverage</strong></td>
<td></td>
</tr>
<tr>
<td>Minimum Lot Width: 80 ft.</td>
<td>69 feet</td>
</tr>
<tr>
<td>Minimum Lot Depth: 90 ft.</td>
<td>83 feet</td>
</tr>
<tr>
<td>Minimum Lot Area: 10,000 s.f.</td>
<td>Varies to as small as 8,055 square feet</td>
</tr>
<tr>
<td>Minimum Site Area Per Dwelling Unit: 10,000 s.f.</td>
<td>11,328 square feet</td>
</tr>
<tr>
<td>Maximum Lot Coverage: 30%</td>
<td>35%</td>
</tr>
<tr>
<td>Maximum Floor Area Ratio: 40%</td>
<td>40%</td>
</tr>
<tr>
<td>Front Yard Landscaping: 50% of front yard setback area</td>
<td>50%</td>
</tr>
</tbody>
</table>
Note: Section 18.30.040 (PUD/PPD Development Regulations) of the Zoning Ordinance requires a minimum area of four contiguous acres for sites to be rezoned as PUD.

B. Conceptual Architecture

The applicant has provided preliminarily six (6) floor plans, some with accessory dwelling units and some with stand-alone residences. Size of the units will be determined when the applicant submits for the associated Development Plan and Architectural Review Permit. As currently proposed, the proposed residences would be a mix of one and two story buildings with single-story buildings designated adjacent to existing residences on Kelsey Court.

In the Concept Plan, the applicant notes that project architecture would be compatible with the existing architecture throughout the neighborhood, including a mix of farmhouse, modern ranch, prairie and contemporary craftsman styles with prominent front porch elements. The residences would have a mix of materials including board and batten, stone and brick veneer. Building colors are expected to be a mix of beiges and grays.

The applicant proposes to incorporate four (4) attached accessory dwelling units that will be located throughout the project site.

The proposed Concept Plan includes structures that would comply with building floor area ratio, building heights and setbacks of the R-10 zoning district, thus, it is not expected to overpower the existing setting. The Concept Plan does propose to increase the allowed lot coverage limitation by 5% (equates to a 16.7% increase). With the mix of smaller and larger lots, the project would have similar massing and appearance as other similar density development that is interspersed throughout the City.

The preliminary grading plan notes that the building pads of the proposed homes would not be higher than the existing adjacent residences’ building pads to the south. In addition, the homes on the southern boundary are proposed to be one-story residences. In addition, the proposed grading plan would not significantly alter the site; the general sloping pattern would remain the same and would not negatively impact the existing natural setting.

C. Site Circulation/Parking

The site would have an internal private road that would be accessed from the southwest corner of the site, from Pleasant Hill Road. The private road would have a circular pattern that would terminate at the southeast portion of the site in a cul-de-sac/turnaround. The planned layout would allow for emergency access out of the northern end of the site. All of the proposed lots, except one, would have access off
of this private road. The lot at the corner of Boyd and Pleasant Hill Road would have access directly off of Boyd Road. Access is proposed in this manner to provide improved and maximized lot layouts internal to the site as this would remove the need to have a lengthy vehicular access to get from this lot to the internal private roadway. Staff is concerned with this single access off of Boyd Road, from a design standpoint. The subdivision would be more cohesive if all of the lots would access the private roadway; this would reduce access onto the surrounding major roadways, thus, improving safety, and this access is in close proximity to the Boyd and Pleasant Hill Road intersection. While not a safety concern from an Engineering perspective, generally, reducing the number of driveways accessing directly onto an adjoining public road would reduce the potential for conflicts.

The project plans also incorporate a sidewalk along the private road on one side, except near the central passive open space area where a sidewalk would be located on both sides of the private street.

*Staff recommends further consideration of eliminating the singular access off of Boyd Road.*

It should be noted that the site includes a common area that will be used for stormwater runoff and will be a passive open space area in the middle of the project site. While the stormwater detention would be used as it implies, the common area, while only approximately 1,600 square feet, could include amenities such as benches and tables, barbecue facilities, a small tot lot, or a combination of small outdoor recreation amenities.

**On-site Parking:** Every lot would accommodate a two-car garage, and a two car driveway apron fronting each garage. Units with accessory dwelling units would have a third garage space.

**On-Street Parking (private street):** A total of 18 parking spaces would be available within the private road through the project site.

**D. Conceptual Landscape Plan**

The conceptual site landscaping plan incorporates street trees along the private road and enhanced landscaping along Pleasant Hill Road and at the entry into the project site. Individual residence landscapes would include a small lawn area, accent trees and shrubs. While it is uncertain whether this will comply with water efficient landscape provisions due to its conceptual nature, it is likely that the use of turf may result in the replacement of other low-water use ground cover. Fences are proposed at the side and rear of lots with a solid six foot high fence with wood lattice work, to be installed at side and rear yard for areas fronting Pleasant Hill Road. The enhanced landscaping proposed along Pleasant Hill Road would have clusters of trees interspersed with shrubs and ground cover.
Within the Pleasant Hill Road right of way, the project proposes a new sidewalk with adjoining landscaping. The frontage along Boyd Road would include a new sidewalk and retention areas fronting Boyd Road. Lastly, the applicant is proposing to install a new landscape median within Pleasant Hill Road (See Sheet 2 in Attachment D).

**Tree Removal:** 91 trees are proposed to be removed, 68 of which are “protected” trees in accordance with the City’s Tree Preservation Ordinance. While many of the trees would be removed from the site to allow development of the project, the applicant does propose to preserve a large specimen oak tree (#49) that is located in the northeast corner of the site and four other trees (#17, 18, 19 & 20) that would not be affected by development. Thus, while the existing condition of a heavily vegetative site would change, the applicant is proposing a conceptual landscape plan that would soften and buffer views of the development from the surrounding public streets and sidewalk areas.

Staff recommends that the following trees should be preserved until final building plans are submitted and/or when final grading plans prove preservation is not possible, including trees #9, 15, 25, 26, 29, 38, 41, 86, 191, 193, 199. These trees are all in healthy condition and may not be impacted by development that would require removal.

**E. Compatibility**

The areas surrounding the proposed subdivision include single family residential neighborhoods with R-10 zoning and Planned Unit Development projects with compact development. The site is also buffered to the east by the Contra Costa Canal. The project has a mix of smaller and larger parcels, but would not increase the density beyond the surrounding area, thus, with proposed single-family residences, the site appears to be compatible with the surrounding single-family residential neighborhood.

**G. PC Summary Letter from July 2017 Study Session**

The following is a summary of the comments and responses (in *italics*) made from the last Planning Commission study session. It should be noted that the applicant did not request a study session with the Architectural Review Commission as the applicant is not proposing to concurrently submit for an Architectural Review Permit.

- Additional information was requested on the costs and difficulties of undergrounding utilities. This includes, but is not limited to, providing more detailed information on the location of utilities within Pleasant Hill Road, cross-section of Pleasant Hill Road with existing utility locations, and the resulting impacts to the western side of Pleasant Hill Road.
Information was provided by the applicant addressing difficulties with undergrounding existing utilities in the area, the condition of existing poles in the area and disruption to neighbors. No cost estimate provided.

- Photos were requested of the existing streetscape condition of Pleasant Hill Road (showing all existing above ground utilities along both sides of the street along the project site’s frontage).
  
  To be provided at the meeting.

- Noted that tree preservation and impacts are still open for discussion.
  
  Tree removal and preservation remains as noted from Study Session.

- One Commissioner noted that there are still concerns that the project has not solidified the basis (and findings) for approval of the Planned Unit Development by demonstrating sufficient public benefit beyond the improvements that would already be required for a residential subdivision.

The applicant has noted the following public benefits of the project:

  - Providing additional new housing, including four accessory dwelling units (ADU’s).
  - Open space within the project site.
  - 18 guest parking spaces.
  - High quality architecture.
  - Sidewalks and traffic calming within the project site.
  - Pleasant Hill Road frontage will be improved with sidewalks and landscaping.
  - No solid wall along Pleasant Hill Road.
  - Median within Pleasant Hill Road along the project frontage.

The public benefits noted by the applicant would either be within the project site, mostly for the benefit of project residents (sidewalks within the site, guest parking spaces, etc.), or would typically be required through the entitlement process (frontage improvements, high quality architecture). The one public benefit noted by the applicant would be the median improvements proposed within Pleasant Hill Road. Staff recommends consideration of additional public benefits, such as potentially providing additional ADU’s and/or enhanced useable open space not just a passive open area.

In addition, the applicant is requesting a waiver of the requirement to underground utilities along the Pleasant Hill Road frontage. The applicant has noted that the cost to underground would be prohibitive. While a final decision on this waiver request will ultimately be determined by the City Council, the ARC’s input on this issue from a design/aesthetic perspective would be helpful for the Planning Commission and City Council. As currently
proposed, staff recommends denial of the waiver request as adequate information has not been provided to deem the action infeasible, nor has there been adequate public benefit proposed as part of the proposed PUD.

The following comments were made by members of the public:

- The need for park area within the project was noted.  
  *Only a passive open area is proposed, largely for stormwater collection purposes. However, as noted in the section above in the staff report, there are opportunities to add amenities to make an active use area.*

- The project should be sensitive to the historical narrative of Pleasant Hill.  
  *No modifications to project made, pertaining to historical narrative, since Study Session. Consideration of a marker or other similar feature recalling the prior use of the site as an orchard and as the location of the Molino home and ravioli business was suggested.*

- Concerns were expressed about the size of the future residences.  
  *The size of the residences are noted in the project plans. A mix of one and two story residences is proposed, with one story homes on the southern boundary of the site.*

- Concern with the potential public improvements on the western side of Pleasant Hill Road and the effects of undergrounding of utilities on the western side of Pleasant Hill Road.  
  *The applicant is not proposing any public improvements on the western side of Pleasant Hill Road, nor undergrounding on the western side. Engineering staff is recommending that the utilities be undergrounded.*

K. Waiver Request for NOT Underground Utilities on Pleasant Hill Road

The applicant is requesting a waiver from the underground utilities provision noted below:

“**18.50.120 Underground utilities.**  
All electrical, telephone, cable television, and similar distribution lines providing direct service to a development site shall be installed underground within the site and within any public right-of-way or public easement directly adjacent to the site subject to review and approval by the final decision-making body (zoning administrator, planning commission, architectural review commission or city council) on the development project.”
While, the City Council will be making a final decision on the waiver request, staff is requesting the Commission to provide feedback on the proposed request. The applicant’s justification for the waiver is provided in Attachment E.

Staff notes that if the City approves the waiver request, there should be some additional public benefit provided in-lieu of the undergrounding. This can include, but not be limited to the following:

- Additional on-site or off-site affordable housing;
- Additional public right-of-way improvements, including illuminated/flashing pedestrian crossings at the canal crossing;
- Provide enhanced crosswalks at the intersection of Boyd and Pleasant Hill Road and/or at the project entrance;
- Enhanced paving at the entrance to the project;
- Inclusion of artwork reflecting the history of the site;
- Reducing the size of lot 1, by 1,000 to 2,000 feet and incorporating a public amenity such as a trail head feature or enhanced landscaping that may incorporate historical remembrances of the site;
- Contribute to stormwater retention (green) facilities in other parts of the City;
- Enhance the frontage along Boyd Road that would provide a link from Pleasant Hill Road to the Contra Costa Canal Trail.

L. Engineering Comments

Engineering staff has reviewed the concept plan and offers the following comments.

The grading in general appears to meet current standards of maximum slope of 2:1. The applicant has provided retaining walls at select locations adjacent to developed areas to minimize disturbance to the existing homes to the south on Kelsey Court and to the open space area next to the Contra Costa Canal Trail.

The preliminary drainage plan indicates that runoff from developed areas will be collected and conveyed into the proposed bio-retention areas. There appears to be sufficient hydraulic capacity in the proposed storm drain network and will be confirmed during final design. The applicant proposes to meet C.3 stormwater quality requirements for the development by utilizing low-impact development (LID) strategies including bio-retention. There are three proposed bio-retention areas which appear to be sized correctly from a preliminary review of the calculations and the site plan. The future homeowner’s association will be expected to maintain these areas.

The proposed roadway configuration allows sufficient access for residents, emergency responders, and service providers. The private roadway indicates four foot wide sidewalk on one side of the road to provide an accessible link to the
residential units, Pleasant Hill Road and on-street visitor parking. The proposed improvements such as landscaped median, raised pedestrian crosswalk, parkway strip between the road and the sidewalk on Pleasant Hill Road will provide safer pedestrian access and a traffic calming measure as outlined in the “Pleasant Hill Road Corridor Concept Study”.

M. Planned Unit Development District Findings

The Architectural Review Commission is required to make specific findings in its recommendation to the City Council. The PUD/Concept Plan’s consistency with each required finding is discussed below:

1. The design of the structures conforms to the topographic features of the particular site.

The project does not propose to significantly alter the current topographic features of the site. The site would still mainly slope from the northwest corner to the east. The proposed conceptual design of the homes would be a mix of one and two story structures, similar to surrounding residences. The placement of the homes on the site would generally follow the existing topography of the site. While the project does propose to remove almost all of the trees at the site, the conceptual landscape plan shows replacement of trees throughout the site with heavier landscaping at the perimeter of the site and the inclusion of multiple trees on the front yard areas of each residence. As noted above, staff is also recommending preservation of additional existing trees, if feasible.

2. The design of the structures enhances the natural attributes of the particular site.

The proposed Concept Plan includes architecture that is similar to styles found in the neighborhood, including a mix of farmhouse, modern ranch, prairie and contemporary craftsman styles with prominent front porch elements. In addition, proposed residences would have a mix of materials including board and batten, stone and brick veneer. Building colors are expected to be a mix of earth-tone beiges and grays. While the site has an easterly slope, without any prominent natural features, development with single family homes with designs that complement surrounding development would enhance the attributes of the site.

3. The scale and bulk of the structures are appropriate to the particular site.

The proposed project would provide a mix of one and two story detached single family residences. The surrounding neighborhood includes a mix of one and two story residences, thus, the project from a model type will be similar to the surrounding area. The site proposes to have lots smaller than 10,000 square
feet, however, the density would be similar to the surrounding neighborhood. Lastly, the project proposes to have lot coverage that exceeds the R-10 zoning district by 5% (30% to 35%), however, similar lot coverage of up to 35% is allowed in the same General Plan designated area within the R-10A zone district.

4. **The landscape plan is appropriate to the particular site.**

The proposed conceptual landscape plan would provide improved landscaping throughout the project site, particularly, along the frontage of Pleasant Hill Road. The surrounding area does not have a particular landscape theme, however, the mix of oak trees, redbuds and crape myrtle can often be found in recently approved projects and in the surrounding area. The proposed conceptual front yard landscaping would be similar to other single family residences in the area with a logical tiered layout from the private street. Thus, the proposed conceptual landscaping would be appropriate for the site, within an existing single family residential neighborhood.

N. **Public Comments**

The City did not receive any public comment letters on the Draft Mitigated Negative Declaration for the proposed Reliez Terraces Subdivision. However, it should be noted that public comments were received from affected public agencies as part of their normal review of proposed City projects (see Attachment I).

IV. **CONCLUSION**

The project is before the ARC for recommendations concerning the proposed PUD Concept Plan. The ARC’s recommendations will be forwarded for consideration to the Planning Commission and subsequently the City Council, which will be the final decision-maker on the project. Staff recommends discussion/review of the following issues:

- General design of homes (size, mass, compatibility/scale, etc.)
- Proposed conceptual landscape plan, including perimeter landscaping
- Proposed tree removals.
- Comments on the proposed underground utilities waiver request on Pleasant Hill Road.
- Recommendations for potential additional public benefits (i.e. additional open space, trail connection improvements, off-site improvements, etc.).
V. RECOMMENDATION

Staff recommends that the Commission receive public testimony, review the proposed project, provide any further direction regarding the proposed Concept Plan, and adopt the attached resolution recommending approval of the proposed Planned Unit Development District (rezoning) and associated Concept Plan, subject to the staff-recommended findings and conditions, for consideration by the Planning Commission and City Council.

VI. ATTACHMENTS

Attachment A  Draft Resolution for proposed PUD/Concept Plan
Attachment B  Location Map
Attachment C  Planned Unit Development (District) Conceptual Plan and Rezoning Map
Attachment D  Applicant Information (including Noise Assessment) & Vesting Tentative Map Plans (for reference)
Attachment E  Applicant Discussion on Waiver for Undergrounding of Utilities Poles
Attachment F  Weblink to February 28, 2017 and July 11, 2017 Planning Commission Study Session Staff Report
Attachment G  Planning Commission Study Session Summary Letters
Attachment H  Public Hearing Notice
Attachment I  Outside Agency Comments
Attachment J  Initial Study/Mitigated Negative Declaration (IS/MND) and associated Mitigation Monitoring Report Program
  - Appendix Part 1
  - Appendix Part 2
  - Appendix Part 3
  - Appendix Part 4
  - Appendix Part 5
Attachment K  Errata to the IS/MND
Attachment L  Public Comment Letters