

**TO:** Planning Commission

**FROM:** Kelvin Parker, Community Development Director

**DATE:** July 1, 2024

**SUBJECT:** Residential Planned Development–Major Modification (RPMJ)  
2017-70164-RPMJ  
Oak Tree Permit (OTP) 2017-70308-OTP  
Landmark Tree Permit (LTP) 2017-70309-LTP  
Mitigated Negative Declaration (MND) 2017-70530-MND

**APPLICANT:** Tricia Ferruzza / Toscana Enterprises LLC

**LOCATION:** 3948 Skelton Canyon Circle,  
Assessor's Parcel Number (APN) 690-0-010-105 and  
APN 690-0-010-015, Lot 46, Tract 2343-1

**REQUEST:**

To adopt a California Environmental Quality Act (CEQA) Mitigated Negative Declaration (MND) and to allow construction of a four-bedroom, approximately 4,700 square foot two-story single-family residence with basement, attached garage, and associated development permits, including grading on steep slopes, encroachment into the protected zone of 14 protected trees, removal of three oak trees, and removal/transplanting of one other protected tree, hardscape, and landscape for an existing 15.88-acre property located at a vacant lot at 3948 Skelton Canyon Circle (See Attachment #s 1, 2, and 3).

The project site has a General Plan land use designation of Neighborhood Very Low and is zoned Residential Planned Development (RPD)-1.5U-Specific Plan No. 4 (Westlake North Ranch).

**RECOMMENDATION:**

That the Planning Commission adopt a Resolution (Attachment # 4) based on the findings and subject to the conditions contained therein:

1. Approving the MND 2017-70530-MND and Mitigation Monitoring and Reporting Program (MMRP) in accordance with the California Environmental Quality Act (CEQA); and
2. Approving 2017-70164-RPMJ, 2017-70308-OTP, and 2017-70309-LTP.

The above recommendations are made in association with the Project Plans, dated May 1, 2024 (Attachment #5), and Protected Tree Report, dated March 28, 2024 (Attachment #6).

### **PLANNING COMMISSION REVIEW:**

Section 7-3.07 of the Thousand Oaks Municipal Code (TOMC) requires Planning Commission review for requests involving any grading activity within natural sloping terrain exceeding 25% gradient. In this case, the proposed project includes 3,633 square feet of grading within such areas.

Sections 9-4.4206(a)(1) of the TOMC requires the Planning Commission to review any request for the removal of four or more oak trees that are greater than 2-inches in diameter or greater than 24-inches in diameter when measured at a point four-and-one-half feet above the tree's natural grade on a single parcel without hearing or notice. In this case, one of the coast live oaks (*Quercus agrifolia*) on the subject site to be removed exceeds that size requirement and Planning Commission review is required. In addition, two smaller oak trees will be removed, another will be transplanted, and there will be encroachment into the protected zone of 14 protected trees.

Staff has included suggested findings and draft conditions of approval, including the Mitigated Negative Declaration's Mitigation Measures, that ensure compliance with these findings. The recommended findings and suggested conditions of approval are incorporated in the attached resolution (Attachment #4).

The TOMC empowers the Planning Commission, acting as the Advisory Agency, to approve, conditionally approve, or disapprove a proposed Project.

### **BACKGROUND:**

#### *Development History*

The project site is part of a 296-lot residential subdivision that was approved by the City Council in 1976 through RPD 75-136 and Tentative Tract 2343.

At the time of subdivision approval, no specific grading was indicated for the lot due to topographic conditions and the existence of oak trees dotted throughout the acreage. Nevertheless, a grading concept depicting a 26,000-square-foot pad area was submitted by the developer to demonstrate that the lot had adequate development potential. Subsequent to tentative map approval, the developer elected to partially grade this lot in conjunction with tract development.

Consequently, there is a 7,000-square-foot pad with a 20-foot-high cut slope located on a portion of the site immediately south of the existing neighboring residence on lot 45.

In August of 1980, the Planning Commission approved a request to encroach into a 25% or greater natural slope for the construction of a 5,000-square-foot single-family dwelling, which has since expired. The proposed project reduces the overall disturbed area as the design approved in 1980, included a bridge across the existing arroyo, which would have had greater impacts on the sensitive habitat in that area.

### *Project Site and Setting*

The subject property is a vacant and irregularly shaped lot of about 15.88 acres in size<sup>1</sup>. The property, located on the west side of Westlake Boulevard, is the last remaining vacant lot on the terminus of Skelton Canyon Circle and has direct access from the street.

As demonstrated on Attachment #3, the subject property is located within a substantially developed neighborhood with transportation and utility infrastructure in place, and surrounding land uses primarily consisting of existing single-family residences. Adjacent land uses include single-family detached homes to the north, multifamily to the south, an arroyo (Arroyo Conejo) between the property and Skelton Canyon Circle to the east, and open space to the west. An existing trail crosses the adjacent, associated parcel on the western side and is located approximately 720 feet west of the proposed residence.

The Project site has varying topography with slopes having 25% or greater natural slope. As stated above, a building pad has been previously graded on the property. A minor drainage that terminates at a v-ditch on the property, was also constructed before 1980. The v-ditch is designed to capture run-off and convey it to a flat part of the property. The v-ditch does not connect to Arroyo Conejo. As proposed, run-off from the driveway and Fire Department turnaround will be captured in a separate system to store it and release gradually. The water from the v-ditch will not discharge into the Arroyo Conejo.

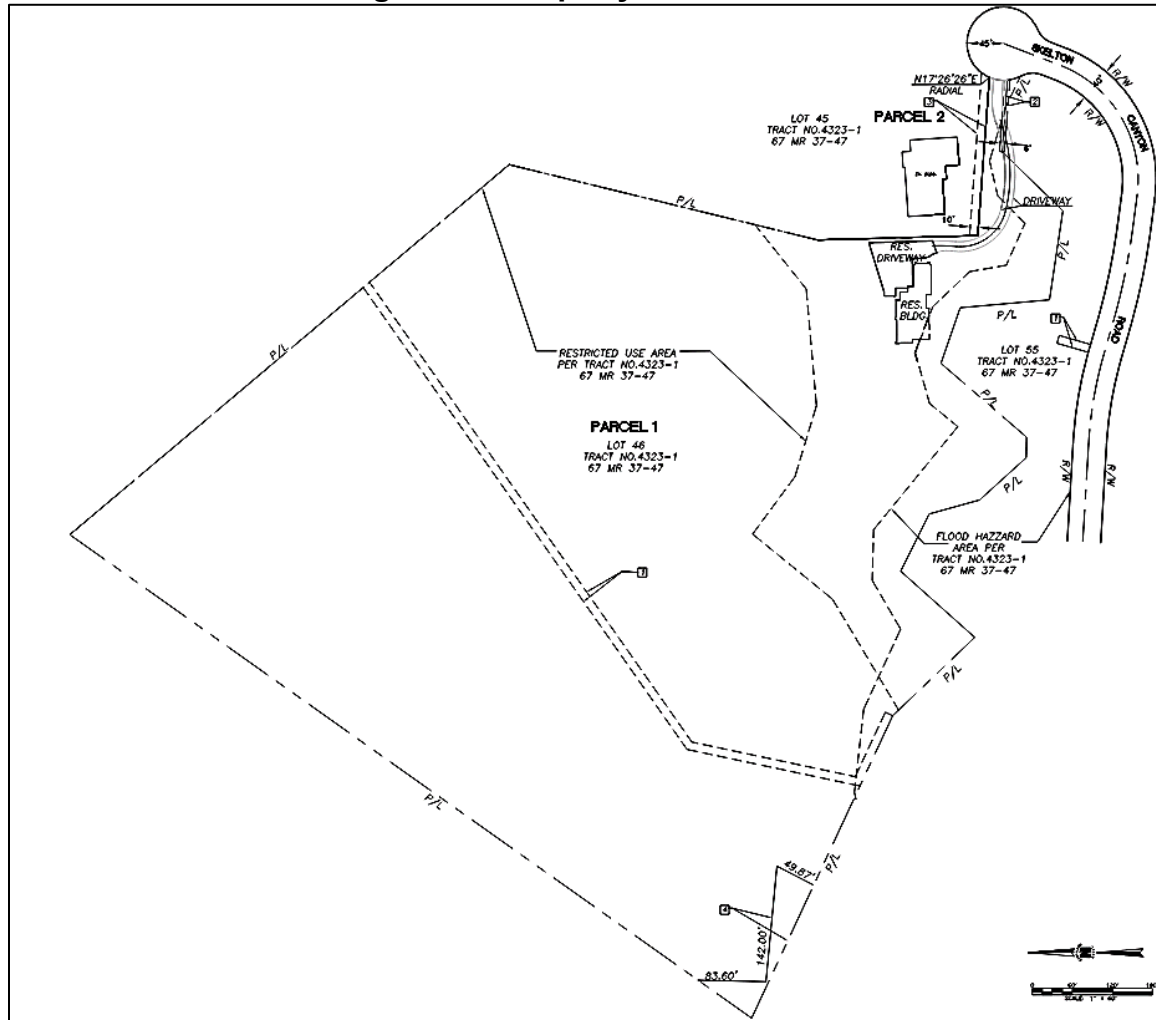
The proposed development area was sited to take advantage of the graded pad and to be situated between the oak trees of the Arroyos on the eastern edge and the hillside to the west. Thirty protected trees (23 onsite oaks, 6 offsite oaks, and 1 offsite sycamore) are within the immediate vicinity of the proposed residence.

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<sup>1</sup> The subject property is one legal lot with two Assessor Parcel Numbers (APNs). The APN associated with the project area is 690-0-010-105.

The western two-thirds of the subject property is designated as a restricted-use area to preserve the natural slope environment and hillside areas in compliance with the goals and policies of the general plan (see Figure 1).

### Figure 1 – Property Boundaries



### *Sensitive Biological Resources*

As the Biological Assessment conducted by Forde Biological, dated June 2022 concluded that a handful of special-status species had low to high potential to occur within the area, the project did not qualify for an exemption under CEQA and an Initial Study/ Mitigated Negative Declaration (IS/MND) was conducted (Attachment #8). With the mitigation measures included, the project has been determined to have a less than significant impact on Air Quality, Biological Resources, and Tribal Cultural Resources. All other issue areas were determined to incur a less than significant impact without Mitigation Measures.

### *Application Process*

On April 27, 2017, the applicant submitted the subject application.

On February 22, 2018, a Notice of Application was posted on the project site and mailed to all required parties and on December 7, 2023, the Notice of Application was reissued.

Between February 5, 2024 and March 6, 2024, the Initial Study / Mitigated Negative Declaration (IS/MND) was circulated for public review.

### **Project Summary:**

The proposed tri-level residence has contemporary villa-style architecture. The proposed residence would have a footprint of approximately 2,500 square feet with a total conditioned space of 4,101 square feet, with a 608-square-foot, two-car garage. The residence will be served by a 290' driveway from the terminus of Skelton Canyon Circle. It will have four bedrooms, a 644-square-foot basement that will serve as a multi-purpose room, a deck, a swimming pool, and a spa. In addition to the garage, two parking spaces are provided within the motor court that also serves as a fire department turnaround.

While the project has been designed to minimize impacts on sensitive resources including steep slopes, protected trees, and sensitive habitat areas, 18 of the 30 protected trees in the immediate development area would be impacted with one being proposed for transplanting, three for removal, and others being encroached upon and pruned for structural and brush clearance.

### **EVALUATION:**

#### *Consistency with General Plan Land Use and Zoning Designations*

The project site has a "Neighborhood Very Low Residential" designation in the Land Use Element of the General Plan and is currently zoned RPD-1.5U-SP located within the Westlake North Ranch Specific Plan (SP No. 4). Within the Specific Plan the property is designated for development at 0.5 units per net acre.

The RPD zoning density is not proposed to change with the project and is consistent with the General Plan's Neighborhood Very Low-density designation. Single-family dwellings and accessory uses such as decks, balconies, swimming pools, parking spaces, etc., are allowed uses in the RPD zone.

In addition, the project adheres to the requirements of Tentative Tract 2343 and RPD 1975-136 which comply with the North Ranch Specific Plan.

### *Zoning Summary*

The project, as designed, meets the TOMC development standards that include but are not limited to height, setbacks, parking, and useable open space. Table 1 provides a summary and indicates that the project meets those standards.

**Table 1: Development Standards**

<b>DEVELOPMENT STANDARD</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>COMPLIES</b>
<b>Setbacks (ft.)</b>			
Front (East)	20'	22' 11"	Yes
Rear (West)	20'	200'+	Yes
North Side	10'	31' 2"	Yes
South Side	10'	200'+	Yes
<b>Parking</b>			
Enclosed	2 spaces	2 spaces	Yes
Open/ Guest	2 spaces	2 spaces	Yes
<b>Open Space (sq. ft.)</b>	1,400 sq. ft. required (1,000 sq. ft. + 400 sq. ft. for (4) bedrooms	1,617.29	Yes
<b>Height (ft.)</b>	25	25	Yes
<b>Driveway Grade</b>	7%	7%	Yes
<b>Retaining Walls (ft.)</b>	3' in front yard, 6' outside front yard	3' (max.) in front yard, 6' outside front yard	Yes

### *Architectural Design*

The design of the home has received preliminary approval from the Architectural Committee of the responsible Homeowners Association (Westlake North Ranch Homeowners Association). The proposed home utilizes a split-level design with a second-floor element, consistent with other homes in the area. The proposed building incorporates gable and flat roof elements that provide horizontal and vertical interest. Materials for the building include concrete tile roofing with metal roof on architectural elements, stone veneer, stucco, and windows that include contemporary contrasting framing.

The building design incorporates enhanced architectural and landscape design, including vertical and horizontal design elements and decorative material finishes and colors; and meets all applicable development standards for the zone (i.e. setbacks, parking, landscaping). Multi-level rooflines, a mix of building materials, and the incorporation of planters and outdoor space into the overall residential development add visual interest and a contemporary style to the design. The south-facing façade incorporates large windows with a cantilevered awning to take advantage of the building's orientation, as directed by the conditions of Tract No. 2343.

The proposed residence is located within a neighborhood that has a mix of single and two-story homes. The proposed scale, massing, roofline, vertical and horizontal design elements, exterior material finishes, and height are compatible with residences in the area, and do not overwhelm them with unbalanced size or a design that is out of character of the neighborhood. Building materials and colors are compatible with the existing natural and man-made environment in the area. In addition, the project will be screened from the view of the adjacent property by existing mature foliage, the unique size of the lot, and varying topography. Overall, the site design and the location and massing of all structures and improvements will, to the extent feasible minimize the loss of privacy to surrounding residents and not unduly impact, restrict, or block significant views.

The architectural design, size, and height of the proposed dwelling are minimally visible from public viewpoints and are complementary to other homes in the vicinity and therefore, will not deter from the orderly development pattern or character of the neighborhood established for the tract. The proposed project substantially complies with the City's design guidelines and is designed to be compatible with the scale and style of the existing neighborhood and will not detract from the established character of the neighborhood. Therefore, staff supports the design.

### *Building Height and Setbacks*

Building heights in the RPD zone are limited to 25'. The tallest portion of the proposed building will be 25' in height<sup>1[OBJ]</sup>.

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<sup>1</sup> Per TOMC 9-4.202, "Building height" is limited to a vertical dimension measured from existing grade or the finished grade, whichever is less, up to a warped plane equal to the height limit of the underlying zone. All portions of the building must be located at or below the building height limit, unless otherwise specified within the code as a building height exception. The "warped plane" is an imaginary plane projected parallel to the topography of the site at the height limit of the applicable zoning district.

For two-story homes, the minimum side yard setback is 10'. The proposal provides setbacks of 31'-2" to the north (neighbor-adjacent yard) side and over 200' to the south side. The front and rear yards are required to provide a minimum of 20'. As the property is a flag lot<sup>1</sup>, the front property line is the one most parallel to Skelton Canyon. The proposed front yard setback is therefore 22' 11" and the rear yard setback is over 200'. Additionally, mature foliage will substantially block the proposed development from the view on Skelton Canyon.

Therefore, as designed, the project complies with the TOMC requirements for height and setbacks.

### *Driveway*

The residence would be served by a driveway that is 15' wide and approximately 250' in length. In order to preserve the greatest number of oak trees the driveway meanders off-site slightly, onto the adjacent property owned and maintained by the Homeowner's Association. Prior to issuance of building permits, the applicant would be required to record an access easement with the adjoining property owner (HOA).

The driveway slope ranges from 2% at the residence to a maximum of 7% near the street entrance. Emergency vehicle and Fire department turnarounds are provided at the middle of the driveway and adjacent to the residence within the motor court, as required and reviewed by the Ventura County Fire Department (VCFD). The driveway complies with the Public Works Department's driveway/roadway standards and meanders both on and offsite in order to minimize the impacts to protected trees as much as possible. In addition, the driveway is lined with a low retaining wall to shield the neighboring property from any incoming headlight glare.

### *Parking*

The Municipal Code requires a two-car garage for residences with up to four bedrooms and two additional guest parking spaces with driveways exceeding 150' in length. The proposed residence will have a two-car garage with minimum

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<sup>1</sup> "Flag lot" shall mean a lot which has at least six (6) courses or sides, at least three (3) of which form a staff which abuts a public or private access way and provides access to the rest of the lot. The staff shall be a minimum of fifty (50') feet in length, measured from the side abutting the public or private access way to the point at which the staff expands into the bulk or flag portion of the lot. The staff shall have a width not less than twenty (20') feet nor greater than forty (40') feet at its widest portion. A flag lot shall have two (2) separate front yards with two (2) front property line designations. One front yard shall be located in the staff portion adjacent to the street with a front property line separating the staff from a street. A second front yard shall be located in the bulk or flag portion of the flag lot with a front property line which closely parallels the street. A front yard in the flag portion of the lot may have a front property line designation that is closely perpendicular to a street where the perpendicular lot line is narrower than the lot line that closely parallels the street provided that the side yards of the flag lot are adjacent to side yards of adjoining lots.



interior dimensions of 18' wide x 20' deep and two 9' wide x 24' deep parking spaces at the motor court outside the fire department's required turnaround which complies with the Municipal Code parking standards.

### *Grading*

Grading would be required for the driveway and residential development area. The total amount of grading associated will be about 3.3% of the total 15.88-acre lot area, leaving approximately 97% of the lot in the natural, undisturbed condition.

The proposed grading would require a cut and fill of 750 cubic yards and 1400 cubic yards respectively with a total import of 650 cubic yards of earth. Using a capacity of 16 c.y. per truck, it is estimated that 41 truck trips will be necessary to import earth. If approved, the applicant will be required to provide a haul route and management plan to the Public Works Department for review and approval prior to commencing grading activities pursuant to the conditions of approval. Additionally, the TOMC limits construction hours between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday with no work allowed on Sunday, minimizing disturbance resulting from construction activities to nearby residents.

Due to existing site conditions and constraints, encroachment into 25% terrain for the proposed dwelling is unavoidable. However, the area of encroachment would not result in a negative visual impact as viewed from a street, as it is located at the base of the slope, behind the proposed residence. To reduce the impact of grading, the applicant has incorporated a split-level, two-story design with the building set into the slope utilizing internal and external retaining walls in lieu of a normal graded pad-type design. The proposed development is also located within the flattest portions of the property, thereby reducing encroachment into slopes greater than 25%. The design takes advantage of the previously graded pad area in order to avoid further major alterations to the terrain, impacting sensitive habitat area, and the need for excessive manufactured slopes. There will be retaining walls ranging from 0.5' to 5.5' to support the driveway, the turnaround area, and the construction pad. No retaining wall will exceed 6' in height.

As such, it is staff's position that the proposed location of the project and split-level design minimizes impact to the natural landforms and will result in a desirable project which contributes to the City's housing goals.

Based on the design and limited amount of grading and 25% slope encroachment and provided open space area, staff supports the grading and site design. Conditions of approval also require that, prior to the issuance of a building permit, final grading plans shall be submitted for the review and approval by the Community Development Department.

### *Brush Clearance*

The proposed development is within a Very High Fire Severity Zone. The Ventura County Fire Department requires a 100' brush clearance from combustible structures. Since the proposed residence is located closer than 100' from the easterly property line, off-site brush clearance onto the adjacent property to the east is necessary. The adjacent property is a restricted open space area that is owned and maintained by the Homeowner's Association. Prior to issuance of building permits, the applicant would be required to provide a "Notice of License Agreement" with the adjoining property owner to perform the required annual brush clearance while the adjacent property remains undeveloped open space. The applicant and adjacent property owner have agreed to this requirement.

As the subject property and adjacent arroyo owned by the HOA contain sensitive habitat areas, a condition of approval has been included to require a Landscape Plan Check with Fuel Modification Plan prior to the issuance of grading permit to ensure compliance with Ventura County Fire Department (VCFD) brush clearance and California Department of Fish and Wildlife requirements.

### *Trail*

The project site includes an informal trail that traverses the subject property from north to south, about 720 feet from the proposed residence. The dedication of an access easement to the Conejo Open Space Conservation Agency (COSCA) was included as part of the original subdivision but was never formally dedicated. As such, a condition of approval which will adjust the location of the easement to be more practical for all parties and align with the actual location of the existing trail is required.

### *Protected Trees*

Per the applicant's Tree Report, dated March 28, 2024 (Attachment #6), as access to all trees on the subject property is difficult due to natural terrain, the tree report only includes the 30 protected trees (23 onsite oaks, 6 offsite oaks, and 1 offsite sycamore) that are immediately within the vicinity of the proposed residence, although there are many more throughout the property.

Descriptions of the protected oak trees impacted by the proposed development through encroachment and removal are provided in Table 2, below. The applicant arborist also submitted a supplemental letter on June 24, 2024 summarizing the tree report findings (Attachment #7). A City Landscape Consultant provided an independent evaluation of the applicant's Tree Report and associated recommendations contained therein.

**Table 2: Protected Trees to be Impacted**

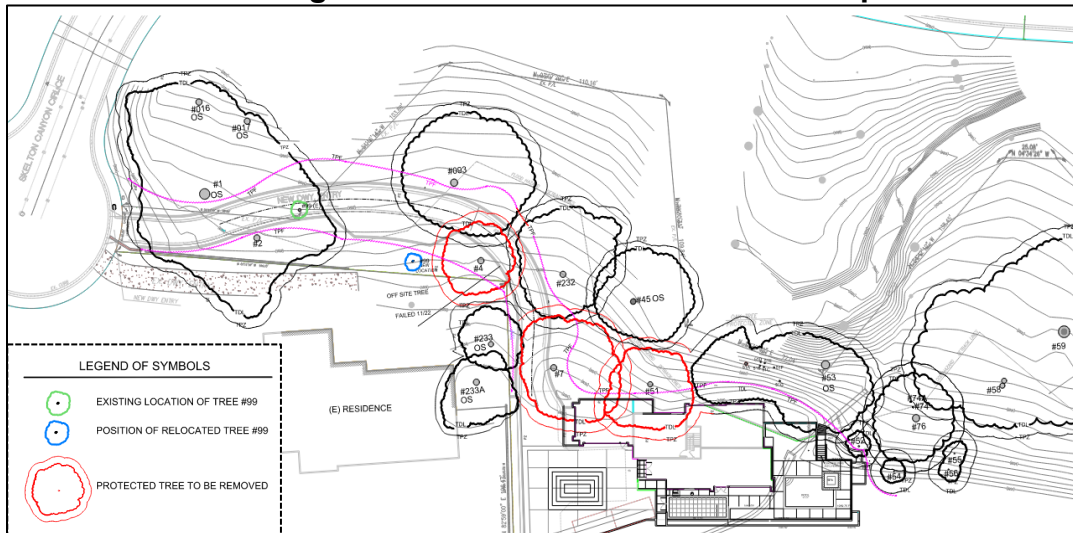
TREE NO.	SPECIES	COMMON NAME	DISPOSITION	DIAMETER	HEALTH	APPEARANCE
4	Quercus agrifolia	Coast Live Oak	REMOVE	1 to 6	C	C
7	Quercus agrifolia	Coast Live Oak	REMOVE	14, 14, 19, 18	B	B
51	Quercus agrifolia	Coast Live Oak	REMOVE	20	A	A
99	Quercus agrifolia	Coast Live Oak	REMOVE & TRANSPLANT	4	A	A
1	Quercus agrifolia	Coast Live Oak	ENCROACHMENT	55	C-	B
2	Quercus agrifolia	Coast Live Oak	ENCROACHMENT	9, 8, 25, 12	B	B
93	Quercus agrifolia	Coast Live Oak	ENCROACHMENT	40	B	B
232	Quercus agrifolia	Coast Live Oak	ENCROACHMENT	30	B	B
233*	Platanus racemosa	California Sycamore	ENCROACHMENT	16	A	A
233A*	Quercus agrifolia	Coast Live Oak	ENCROACHMENT	36	A	A
51a	Quercus agrifolia	Coast Live Oak	ENCROACHMENT	15	A	A
51b	Quercus agrifolia	Coast Live Oak	ENCROACHMENT	8	A	A
51c	Quercus agrifolia	Coast Live Oak	ENCROACHMENT	8	A	A
51g	Quercus agrifolia	Coast Live Oak	ENCROACHMENT	8	A	A
53	Quercus agrifolia	Coast Live Oak	ENCROACHMENT	36	A	A
52	Quercus agrifolia	Coast Live Oak	ENCROACHMENT	9	C+	C+
17	Quercus agrifolia	Coast Live Oak	ENCROACHMENT	27	A	A

\* These trees are located offsite, on the neighboring property.

The project, as designed, requires the removal of one protected tree to accommodate the proposed improvements and grading activities associated with the construction of the new residence and the removal of two protected trees and

the transplanting of another due to the driveway clearance required by the Ventura County Fire Department (see Figure 2). Fourteen other protected trees will be pruned to provide the required driveway clearance, including two offsite trees.

**Figure 2 – Protected Tree Location Map**



The Oak Tree Preservation and Protection Ordinance allows for oak tree encroachments, pruning, and removals if the request is not contrary to the purpose and intent of the ordinance. In this case, although the driveway was carefully designed to avoid impacting as many trees as possible, VCFD requirements invoke the need to prune two of the trees (#4 and #7) to such a degree that removal is required. A third tree (#51) will be removed as the VCFD requires at least 10' of clearance between the tree dripline and the proposed residence. The proposed house could not be sited in a way that would avoid displacing the tree without incurring significantly more encroachment into the steep slope areas. One other tree (#99) will be transplanted as it is in the path of the proposed driveway and could not be avoided. As such, the removals are necessary for reasonable use (single-family residential development of the land).

In addition, approval is consistent with the intent of the Oak Tree Preservation and Protection Ordinance since the proposed removal of three Coast Live Oak (*Quercus agrifolia*) trees will be replaced in accordance with mitigation standards adopted by the Oak Tree Preservation and Protection Guidelines Resolution 2010-14. A condition of approval requires the removed trees to be replaced at a 2:1 ratio. Trees #4 and #51 are less than 48 inches in diameter and may be replaced with a 24-inch-box coast live oak tree. Tree #7, which totals a diameter over 48 inches, must be replaced with two 60-inch-box trees, per the Oak Tree

Preservation and Protection Ordinance. A Landscape Plan Check and Replacement Tree Plan which complies with Resolution 2010-014 will be required to review and approve the location of the replacement trees.

The project is consistent with the general purpose and intent of the Oak and Landmark Tree Ordinance since appropriate mitigation, in the form of replacement trees, will be provided pursuant to the standards of the Oak Tree Preservation and Protection Guidelines (Res. No. 2010-14). In addition, appropriate project conditions are in place to safeguard the oak trees, including the installation of fencing around the protected zones and on-site monitoring by the applicant's consultant during all encroachment and pruning operations.

**PUBLIC CORRESPONDENCE:**

To date, staff has received one email from a neighboring property owner stating opposition to the proposed project during the Notice of Application period. No correspondence was received during the Notice of Hearing period.

**ENVIRONMENTAL REVIEW:**

In accordance with the California Environmental Quality Act (CEQA), a comprehensive evaluation of the potential environmental impacts of this project was performed. This evaluation determined that the project could have a significant effect on the environment without appropriate mitigation measures in place, therefore a Mitigated Negative Declaration was prepared for the project. This evaluation determined that the project could have a significant effect on the environment without appropriate mitigation measures in place, therefore a Mitigated Negative Declaration was prepared for the project (Attachment #8). Appropriate measures are in place to ensure no significant adverse environmental impact results from the project. To that end, mitigation measures have been applied to the project to ensure the potentially significant impacts are reduced to a less than significant level and the project will have no significant adverse effect on the environment.

A Notice of Intent to Adopt a Mitigated Negative Declaration was posted with a 30-day public review period for the proposed Mitigated Negative Declaration between February 5, 2024 and March 6, 2024. The Draft MND (DMND) was also submitted to the State Clearinghouse. Staff did not receive correspondence from any members of the public, but staff received correspondence from two public agencies: Ventura County Air Pollution Control District (VCAPCD) and California Department of Fish and Wildlife, which are included in the Response to

Comments (RTC) within the Final MND (Attachment #8). None of the comments received on the DMND for this project merit any substantive change to the environmental analysis or conclusions contained in the DMND. None of the thresholds required to recirculate the DMND were triggered.

The CEQA Findings for the MND and mitigation measures from the MND are incorporated into the project resolution (Attachment #4). The Mitigation Monitoring and Reporting Program (MMRP) and RTC is included for Planning Commission's information in the Final MND (Attachment #8). Staff is therefore recommending the Planning Commission consider the Final MND prepared for the project in accordance with the California Environmental Quality Act (2017-70530-MND).

**CONCLUSION:**

Staff determined that the proposed project will not result in a dwelling that would be out of character with the neighborhood and will not over-intensify the development of the subject lot.

Due to existing site conditions and constraints, encroachment into 25% terrain for the proposed dwelling is unavoidable. It is staff's position that the proposed location of the residence and associated site improvement limits grading and minimizes impact on the natural landforms, protected trees, and sensitive habitat area, and will result in a desirable project. Staff recommends adoption of the MND and approval of the project, based on the findings and subject to the conditions of approval in the attached resolution.

**PREPARED BY:** Justine Kendall, Senior Planner

**Attachments:**

- Attachment #1 – Vicinity Map
- Attachment #2 – Location Map
- Attachment #3 – Aerial Photo
- Attachment #4 – Proposed Planning Commission Resolution
- Attachment #5 – Project Plans
- Attachment #6 – Tree Report
- Attachment #7 – Supplemental Arborist Letter
- Attachment #8 – Final Mitigated Negative Declaration