



AGENDA ITEM _____

- ☒ Public Hearing
- ☐ Ordinance
- ☐ Consent Calendar
- ☐ Discussion/Transaction

WALNUT CITY COUNCIL

AGENDA DATE: MAY 26, 2021

TO: Mayor Pacheco and Council Members

VIA: Rob Wishner, City Manager
Tom Weiner, Assistant City Manager – Development Services *Tw*

FROM: Chris Vasquez, Senior Planner *CV*

SUBJECT: Brookside Equestrian Center (Brookside): A proposal to subdivide a 25.8-acre property into twenty-eight (28) single-family residential lots and other on-site improvements at 800 Meadowpass Road (APN: 8709-093-001, 002, & 003).

RECOMMENDATION:

It is recommended that the City Council:

1. Open the Public Hearing;
2. Hear the Staff Report;
3. Solicit public input on this item;
4. Discuss amongst the City Council Members;
5. Close the Public Hearing; and
6. Accept the Planning Commission's March 4, 2020 recommendation(s) and approve the Brookside Project with the following actions:
 - a. Adopt Resolution No. 21-25 certifying the Final Environmental Impact Report (FEIR) with Statement of Findings;
 - b. Adopt Resolution No. 21-26 approving Conditional Use Permit (CUP) 2015-006;
 - c. Adopt Resolution No. 21-27 approving Tentative Tract Map (TTM) No. 72798, and
 - d. Introduce by title only and waive further reading of, Ordinance No. 21-02, approving (in substantial form) Development Agreement (DA) No. 2019-02; and agendize Ordinance No. 21-02 for adoption at the regularly scheduled City Council meeting of June 9, 2021.

PROJECT PROPONENT

Property Owner: Spring Meadows Homes LLC/Meadow Pass Estates LLC
Attn: Mr. Jack Su
18217 Gale Avenue, Suite A
City of Industry, CA 91748

BACKGROUND

The subject property is a 25.8-acre site formerly known as “Brookside Equestrian Center” (Brookside) located at 800 Meadow Pass Road within the R.P.D. 28,500 – 1.3 DU; Residential Planned Development Zoning District. The subject property is east of Lemon Avenue, with Meadow Pass Road and La Puente Road located to the north and south, respectively. Lemon Creek flows south through the central portion of the subject site with equestrian/hiking trails along the easterly portion of the property and Lemon Creek. Various equestrian facilities (including horse barns, stables, fenced corals, feed sheds, and a covered riding arena) are located throughout the subject site but are no longer in use. All existing improvements and structures for accessory uses are currently located on private property.

Project Timeline

The following is a general overview of the project timeline:

May 20, 2014: Original Application Submittal

Initially, the Applicant submitted the following entitlement requests pertaining to the development of the subject property:

- TTM 72798;
- Specific Plan (SP);
- Site Plan Case and Architectural Review (SPC/AR), and
- General Plan Amendment (GPA) and Zone Change (ZC).

The original proposal was to subdivide the 25.8-acre property and develop it into forty-six (46) detached single-family residential lots (with homes), one (1) recreation center, six (6) open space areas, two (2) private streets, and one (1) public street.

The Applicant held two (2) outreach meetings on August 14, 2014 and March 10, 2015 to inform the public of the project and to receive community input. The Applicant also met with local stakeholder groups, including the Walnut Historical Preservation Committee (WHPC) and the Walnut Valley Riders Club (WVRC), in order to address any concerns expressed by these groups.

In response to community input, the Applicant worked to address concerns related to the proposed development site design/use and preservation of the unique qualities of the site.

June 1, 2015: Project Revision

The revised proposal comprised the following:

- Residential unit reduction to thirty-three (33) lots;
- An increase to the number of open space lots to nine (9);
- One (1) ingress/egress outlet from Meadow Pass Road, and
- Twenty-six (26') foot wide emergency vehicle access (EVA) point at the southern portion of the site.

Furthermore, the preservation of the existing main barn and stable(s), located on the northeast section of the property, was first proposed on this iteration in an effort to protect a portion of community significant structures existing on the Brookside property.

August 5, 2015: PC Review

The June 1 revision to the project was presented to the PC on August 5, 2015.

At the meeting, the PC expressed appreciation for the efforts by the Applicant to further refine and design the project to address community concerns and reduce the overall intensity of the development, while preserving key components of the site. However, the PC continued the project for ninety (90) days in order to allow the Applicant sufficient time to address concerns received and presented at the meeting, including concerns related to the proposed lot sizes.

December 16, 2015: PC Review and Amended Entitlement Request

On December 16, 2015, the PC was presented with a third revision to the project for discussion purposes, where no action to approve or deny the project was up for consideration. This review was subsequent to the ninety (90) day time extension, and included the following revisions to the project:

- A reduction in density from thirty-three (33) lots to twenty-eight (28) lots;
- An increase in open space lots from nine (9) to ten (10) lots;
- Increased lot sizes ranging from 14,904 square-feet to 75,773 square-feet, with an average lot size of 19,611 square-feet (excluding open space areas);
- Ingress/egress onto Meadow Pass Road via a public street (Street A) that transitions into a private street (Street B);
- Preservation of the primary barn and stable(s) and thus incorporated into the design of the subdivision as Lot 4 of TTM 72798;
- Removal of the originally proposed gated community design concept, and

- The proposal of a twenty-six (26') foot wide emergency vehicle access point from La Puente Road.

The Applicant also amended the proposed entitlements to withdraw the SP, SPC/AR, GPA, and ZC. Entitlements requested, as presented to the PC, included only the Conditional Use Permit (CUP 2015-006) in accordance with the Residential Planned Development (RPD) zoning designation to request a reduction of lot sizes and TTM 72798 for the subdivision of the 25.8-acre site.

The item was continued off-calendar, allowing the project to move forward and the Applicant to begin working on the California Environmental Quality Act (CEQA) required studies based on the defined project (as presented above).

Post December 16, 2015 PC Meeting

Following the PC's continuance of the project (off-calendar) on December 16, 2015, staff and the City's contracted third-party CEQA consultant started work to prepare the CEQA required Environmental Impact Report (EIR), which identifies impacts the Project may have on the environment (e.g. biology, wildlife, noise, aesthetics, etc.) within the Project Area.

Further refinements to the project were also being made to the proposed subdivision, such as the inclusion of landscape easements along the rear yard(s) of proposed lots abutting the public right-of-way. The total number of lots and layout of the subdivision, however, remained the same as previously presented to the PC.

June 5, 2019: PC Review and Amended Entitlement Request

On June 5, 2019, the PC held a Public Hearing to consider the Brookside Project and receive public input. Staff recommended the Brookside project adhere to Alternative 1 of the DEIR, which provides for a single family development under the R-1 zoning with minimum 28,500 square-foot lots.

The PC was also presented an alternative project to develop the proposed project as a Residential Planned Development with density not to exceed 1.3 DU/acre and a CUP allowing for a reduction in lot sizes consistent with the options provided in the RPD Zone. Based on input provided during the Hearing, the PC continued the project in order to give the Applicant additional time to design the project based on PC feedback and direction during the June 5th meeting, which included the following:

- Allow the development of a residential planned development with lots sizes of less than 28,500 square-feet pursuant to a CUP (as allowed by the RPD Zone).
- Permit the Applicant to move forward with a total of twenty-eight (28) residential lots (not to include all applicable lettered and/or open space lots), which included preservation of the primary barn and stables on a 1.74-acre Lot.

- Time to continue working with staff on project refinements.
- Update the Draft Environmental Impact Report (DEIR) for consistency with prepared exhibits and technical reports, such as the Tree Preservation Report/Plan.

January 15, 2020 PC Meeting

During the January 15, 2020 PC meeting, the Commission received public testimony related to the project and was provided with a brief update from the as it related to the project status and Applicant proposed change of the project to present an Alternative 3 to the Draft Environmental Impact Report (DEIR) that eliminated the preservation of the "Cottage" house with stables. During this meeting the PC expressed no concern for the Applicant's revision to the project and the matter was continued so that details and technical reports could be finalized and incorporated into the DEIR reflecting not only the information requested by the PC in June 2019, but to also include updated information related to the Applicant proposed Alternative 3.

March 4, 2020 PC Meeting

Subsequent to the publishing of the February 5, 2020 PC meeting staff report and prior to the Public Hearing, the Applicant advised that the most recently introduced Alternative 3 would be taken off the table and instead, a revision to the project would be pursued. This revision, which is the current proposal being presented for consideration, reintroduced the "Cottage" house with stables to remain as part of the project as either a retrofit or entirely reconstructed structure to be included as part of a new Open Space Lot K. At the March 4, 2020 meeting, the PC opted to not forward with the Staff presented Alternative 1, which requires the project build to R-1 Zoning with 28,500 minimum Lot sizes. The PC adopted the following Resolutions and actions:

- PC Resolution 20-02 recommending that the City Council certify the Final Environmental Impact Report (FEIR);
- PC Resolution 20-03 recommending that the City Council approve TTM 72798 for the subdivision of land into twenty-eight (28) residential lots, eleven (11) open space lots (including Lot K for the retrofitting/rebuilding of the Cottage House and stables) and CUP 2015-006 allowing for development of a Residential Planned Development with density not to exceed 1.3 DU/acre, and
- PC Resolution 20-04 recommending to the City Council approval of DA 2019-02.

A copy of the March 4, 2020 PC Staff Report, Meeting Minutes, and Resolutions are provided as Attachment 7.

Project Description

The proposed project for City Council consideration is comprised of the following:

- CUP 2015-006 for development of a RPD with density not to exceed 1.3 DU/acre and reduced minimum lot sizes;
- TTM No. 72798 for the subdivision of 25.8-acres of land into twenty-eight (28) residential Lots, eleven (11) Open Space Lots (Lots A-K), one (1) public street (Street A), one (1) private street (Street B), and related site improvements such as infrastructure and grading, and
- DA 2019-02 providing for specified public benefits, including but not limited to, the requirements and manner in which the Brookside Trail and Open Space Lot K ("Brookside Park") with "Cottage" house and stables will be offered for dedication and accepted by the City in a fully improved turnkey condition.

A Final Environmental Impact Report (FEIR) has been prepared for the project and is also being presented for consideration consistent with the California Environmental Quality Act (CEQA).

Conditional Use Permit (CUP 2015-006) – RPD 1.3 DU/Acre & Lot Size Reduction

The 25.8-acre project site is designated Residential Planned Development Zone (RPD 28,500-1.3 DU). The intent of the RPD Zone is to create a better living environment through creative and imaginative planning principles, practice, techniques, and regulations such as clustering of development and reservation of large contiguous open space areas. However, property within the RPD zone may be used consistent with conventional R-1 zoning. Under the R-1 development scenario, the first number following the RPD designation (i.e., 28,500) refers to the minimum lot size that would be required if the land is not developed as a residential planned development.

The second number following the RPD designation (i.e., 1.3) is a density factor that applies to the property if it is developed as a residential planned development. The Walnut Municipal Code (WMC) requires a project applicant to obtain a Conditional Use Permit (CUP) in conjunction with a residential planned development which, if approved, imposes a maximum density in place of a minimum lot size requirement. In the case of the proposed project, density is calculated as the gross acreage (25.8 acres) multiplied by 1.3 dwelling units per acre. The maximum number of dwelling units permitted under this designation on the subject property is 33.

The Applicant is requesting approval of a CUP as required for a Residential Planned Development with density not exceeding 1.3 DU/acre and lot sizes of less than 28,500 square feet. The TTM proposes 28 lots ranging between 14,476 square-feet and 32,900 square-feet.

The CUP mechanism was previously used in the early 1990's for the development of Tract 48286 (Meadow Pass Heights) to reduce minimum lot sizes within the development. The Meadow Pass Heights neighborhood is located within the same RPD 28,500 – 1.3 DU Zoning District as the Brookside Project. The CUP mechanism was also used for the Three-Oaks Community, including the most recent development

at The Peak within Three-Oaks, and similar types of development within various RPD Zones throughout the City.

As outlined within the RPD Section of WMC 6.24.030(O):

“...Where the proposed division would create one or more lots or parcels of land having an area of less than that specified if developed as provided in subsection (A)(1) of this section [R-1 Zoning], such map shall also delineate the relationship between such lots or parcels of land and open space provided as required in subsection F of this section. The conditional use permit shall consider whether the proposed separation provides as well or better for planned development within the intent of this section.”

Reducing the lot size is contemplated under the WMC to provide opportunities to better and further improve development within the RPD Zone(s) to increase areas designed for Open Space, recreational areas, trails, landscaping adjacent to right-of-ways, and the opportunity to incorporate the “Cottage” house with stables into a newly created Open Space Lot K (Brookside Park) for future dedication to the City.

Tentative Tract Map 72798

TTM 72798 is proposed to facilitate the subdivision of 25.8-acres of land into twenty-eight (28) residential Lots, eleven (11) Open Space Lots (Lots A-K), one (1) public street (Street A), one (1) private street (Street B), and related site improvements such as infrastructure and grading. Residential Lot sizes range between 14,476 square-feet and 32,900 square-feet. A summary of the Lot sizes are provided in Table 1.

Table 1. Lot Sizes

Lot Number	Lot Area (SF)	Lot Number	Lot Area (SF)
1	24,693	15	19,900
2	21,466	16	17,550
3	21,429	17	14,955
4	32,900	18	14,904
5	16,510	19	16,325
6	19,758	20	17,384
7	21,728	21	16,618
8	17,616	22	15,907
9	15,243	23	15,772
10	15,975	24	20,386
11	16,336	25	14,997
12	14,476	26	14,969
13	15,100	27	15,705
14	15,100	28	15,706

The project proposes eleven (11) Open Space Lots (Lots A-K), which range in size between 361 square-feet to 240,016 square-feet. A total of 10.84-acres (42% of the project area) of Open Space is proposed for the project. Lot K totals 40,470 square-feet, and includes the proposed “Cottage” house with stables, which will be offered for dedication to the City with provisions for acceptance provided within the Development Agreement. A summary of the proposed Open Space is provided in Table 2, below.

One (1) public street is proposed (Street A), which provides access to the development from Meadow Pass Road. An interior private street (Street B) is also proposed and provides access through the development. An emergency vehicle access (EVA) point is provided at the southerly end of the development and is accessible from La Puente Road adjacent to Los Angeles County Fire Department Station No. 61. Access to and from the development has been reviewed by emergency and public safety services, such as the Los Angeles County Fire Department and Los Angeles County Sheriff's Department.

Table 2. Open Space Summary

Lot Number	Lot Area (SF)	Lot Area (acres)
A	361	0.01
B	26,670	0.61
C	2,863	0.06
D	45,050	1.03
E	9,950	0.23
F	52,382	1.21
G	39,314	0.9
H	240,016	5.51
I	9,668	0.22
J	5,618	0.13
K	40,470	0.93
Total	472,362	10.84

Development Agreement (DA) 2019-02

A DA is also proposed to vest the development rights under the project entitlements, if approved, in exchange for additional exactions and public benefits (e.g. Development Agreement Fees, Trails, Open Space, Lot K (Brookside Park) with “Cottage” house and stables, etc.) which will be offered for dedication, along with the timeline and manner in which such improvements will be accepted by the City (e.g. turnkey). The following points are highlights of the DA as proposed:

- A Development Agreement Fee of \$3.50 per square-foot of approved residential square-footage for each lot;

- Dedication of Lot K (Brookside Park) with turnkey improvements for the “Cottage” house and stable(s) retrofit/reconstruction along with full site improvements early in the development process by requiring completion of said improvements prior to the issuance of a Certificate of Occupancy of any home and limiting the number of buildings permits to the first four (4) homes on the Public Street (Street A), which are adjacent to Lot K;
- Creation of easements that will, in perpetuity, provide public access throughout the trail network(s) within the project boundary and preservation of Open Space within the project, including HOA maintained areas, and
- Improvement fees that would be used towards future improvements on City owned property outside the southerly end of the project boundary (behind the Los Angeles County Fire Station).

City and HOA/Privately Maintenance Areas

The proposed project is comprised of public and private areas, including areas that require regular and ongoing maintenance to ensure safe public access through the site. The following is a general breakdown of maintenance areas between the City and HOA, which staff is proposing for this project:

City Maintained Areas

- Lot K (Brookside Park), which includes the retrofitted and/or rebuilt “Cottage” House with stables and park improvements.
- The Brookside Trail, which is the main trail that traverses the project site and connects to existing public trails owned and maintained by the City.
- Public Street (Street A), which provides access into the Project Area and provides direct access to Lot K (Park Area).
- Continued maintenance of street lighting by the current LOSMD Zone (will require annexation of new Lots in to the Zone).

HOA Maintained Areas

- Open Space(s) other than the Brookside Trail and Lot K (Brookside Park).
- Private Street (Street B), which provides access into the development from Public Street A.
- Infrastructure such as the bridge and culverts.

California Environmental Quality Act (CEQA) – DEIR

The City of Walnut is the Lead Agency under the *California Environmental Quality Act* (CEQA), and is responsible for preparing the Draft Environmental Impact Report (DEIR) for The Brookside Project (State Clearinghouse No. 2016051030). A DEIR has been prepared in conformance with CEQA (*California Public Resources Code* [PRC] Section 21000 et seq.); CEQA Guidelines (*California Code of Regulations* [CCR], Title

14, Section 15000 et seq.); and the rules, regulations, and procedures for implementation of CEQA, as adopted by the City of Walnut. The principal *CEQA Guidelines* section(s) governing content of this document are Sections 15120 through 15132 (Content of an EIR), and Section 15161 (Project EIR).

CEQA requires the preparation of an objective, full disclosure document which informs agency decision-makers and the public of the direct/indirect environmental effects of the proposed action. The main purposes of a DEIR are further clarified in *CEQA Guidelines* Section 15121:

- Provide decision-makers and the public with specific information regarding the environmental effects associated with the proposed project;
- Identify ways to minimize the significant effects of the proposed project, and
- Describe reasonable alternatives to the proposed project.

A copy of the Draft Environmental Impact Report (DEIR) is included with this report for the Council's reference (Attachment 2 – FEIR/DEIR). The purpose of the FEIR/DEIR is to review the existing conditions, analyze potential environmental impacts, and identify feasible mitigation measures and alternatives to avoid or lessen potentially significant effects of the proposed Brookside Project. Mitigation measures are provided that may be adopted as COA's in order to avoid or minimize the significance of impacts resulting from the project. In addition, this FEIR/DEIR is the primary reference document in the formulation and implementation of a mitigation monitoring program for the proposed project, and are included as part of the FEIR/DEIR, which is also provided as Attachment 2. (FEIR/DEIR).

Though the FEIR/DEIR fully assesses the environmental impacts (if any), the below discussion is an overview of the key components of the FEIR/DEIR analysis.

Biological Resources (Habitat Assessment)

The Biological Resource (Habitat Assessment) Analysis assesses the natural habitat on the subject property that is of significant importance, including the manner in which the project interacts/impacts said habitat. This assessment takes into consideration environmental qualities on the site that consists of vegetation, wildlife, and jurisdictional "waters of the United States" and "waters of the State", such as creeks and streams.

Vegetation

The existing site is comprised of a mix of natural and ornamental plant material/vegetation, and has been previously disturbed through the activities associated with the development and use of the site for equestrian purposes (Brookside Equestrian Center). As such, the project would not result in an impact to any special-status plant species, which have been found to occur within the region.

However, there is one (1) special-status species tree (California walnut *Juglans California*) that exists on-site and located generally near the riparian corridor of Lemon Creek. Although impacts will be less than significant, a comprehensive tree survey and arborists report has been prepared (Attachment 5c – Arborist Report). Within the report and incorporated as part of the environmental documents is a tree preservation and replacement plan, for which the Applicant is proposing to preserve existing California Walnut and Oak trees that may exist on the subject property. In addition, existing mature trees have also been taken into consideration and are going to be protected to the extent reasonably possible, and if necessary, replaced within the development if removal is necessary.

Wildlife

Special-status wildlife species that have been recorded in the region and could possibly occur on site include the following wildlife species: Cooper's hawk, merlin, hoary bat, western yellow bat, arroyo chub, mastiff bat, coastal whiptail, western mastiff bat, yellow-breasted chat, pocketed free-tailed bat, big free-tailed bat, coast horned lizard, bank swallow, western yellow-billed cuckoo, coastal California gnatcatcher, and least Bell's vireo.

In an effort to ensure that there are no impact(s) to any of the listed species, mitigation measures have been incorporated into the DEIR and Mitigation Monitoring Program (MMP) to ensure there will be less than significant impacts to these species after mitigation. Such mitigation includes provisions to conduct site surveys for these special-status species during the breeding (April 10 through July 31) and nesting seasons (generally from February 1 through August 31).

Jurisdictional Waters

The Lemon Creek water feature traverses the site beginning at the northeasterly boundary and flows southerly toward La Puente Road. In addition, a drainage channel that enters the site towards the westerly boundary is also taken into consideration. These waters are identified as both State and Federal jurisdictional areas as illustrated in Table 3, below.

Table 3. On-Site Jurisdictional Areas Summary

Jurisdictional Feature	Corps	Regional Water Board	CDFW	
	Acreage	Acreage	Vegetated Streambed Acreage	Associated Riparian Vegetation
Lemon Creek	0.49	0.49	1.75	0.83
Drainage A	0.01	0.01	0.01	0.00
Total	0.50	0.50	0.50	0.83

With the presence of Federal and State jurisdictional waters on site, the development has been designed to mitigate impacts to existing water way(s) by preserving the areas adjacent to these water features and limiting development within these area(s). Further, the project is required to obtain the following Agency approvals and permit(s) prior to development of the site:

- United States Corps of Engineers CWA Section 404 Permit.
- Regional Board CWA Section 401 Water Quality Certification.
- California Department of Fish and Wildlife Section 1602 Streambed Alteration Agreement (SAA).

In addition, the DEIR assesses impacts such as noise, traffic, aesthetics, etc. These impacts are fully analyzed within the CEQA report and any impacts that may be significant and require mitigation have been incorporated into the MMP (Attachment 2 – FEIR/DEIR).

Tree Survey/Arborist Report and Preservation Plan

A tree survey/arborist report and preservation plan has been prepared to identify the impact(s) to trees within the project limits. The report/plan identifies 1,876 existing trees that exists throughout the site/project boundary. In total, 448 trees are proposed to be removed as these trees are either located within the grading limit(s), have been identified by the Arborist as being unsafe, or are diseased/dead. A total of 524 trees will be replaced within the project boundary including the grading limits, resulting in a minimum net increase of 76 trees. It should also be noted 410 non-native trees to be removed will be replaced with California native trees at a ratio of 1:1 (one-to-one).

Table 4 provides a summary of the trees to be removed and replanted as part of the project, along with the minimum size tree that will be used.

Table 4. Tree Replacement Schedule

Tree Type	Removed No.	Replacement Ratio	Replacement Tree	Minimum Size	Quantity
Valley Oak	5	3 to 1	Valley Oak	24" Box	15
Black Walnut	1	3 to 1	Black Walnut	24" Box	3
CA Native	32	3 to 1	CA Native	24" Box	96
Non Native	410	1 to 1	CA Native	15 Gallon	410
Total	448	-	-	-	524

PUBLIC NOTICE

Public Hearing Notices were mailed to all property owners within a five-hundred (500') foot radius of the project boundary, and to all interested parties whom have requested to be notified of any meetings related to the Brookside Project. In total, 210 notices were mailed to property owners surrounding the project site and residents who have requested to be notified of upcoming public meetings concerning the project. Notice of the City Council Public Hearing was published in the San Gabriel Valley Tribune on Friday, May 14, 2021, in addition to posting of the Public hearing Notice on the City's website, Walnut City Hall, Walnut Senior Center, and Walnut Post Office.

Staff has also created a dedicated Brookside Webpage in which project information, including the meeting notice, CEQA documents, project materials, and other related information is published for public review. The Brookside dedicated webpage was created in response to request by residents to remain informed and ease of sourcing Brookside materials on the City website. A direct link was also created on the City's homepage and the page updated as new information becomes available. For reference, the webpage can be found at: <https://www.cityofwalnut.org/residents/departments/community-development/brookside-project>.

Public Correspondence Regarding The Brookside Project

Public comments have been provided to Staff as well as during the PC Public Hearing on March 4, 2020, and are summarized below for the Council's consideration.

- Lot sizes within the development should not be less than 28,500 square-feet.
- The proposed private street should be a public street.
- Preservation of buildings should include the "Cottage" house with stables and minor structure (Barn) to the rear and become City owned.

- Secondary public access should be provided at the southerly end of the site to La Puente Road.
- The main site entrance should be aligned with Colt Lane and signalized for traffic control.
- The creek and other natural open space and unique environmental qualities must be preserved.
- Public access to trails and open space should be provided.

Conclusion

On March 4, 2020, the PC (acting as an advisory body on this matter) adopted Resolutions recommending that the City Council approve the Brookside Project with related entitlement request. Should the CC accept the PC's recommendation(s) and approve the project (as presented), a second reading of Ordinance No. 21-02 approving DA 2019-02 will be agendized for adoption on June 9, 2021.

Attachments:

1. City Council Resolutions:
 - a. Resolution No. 21-25 certifying the (FEIR) with Findings.
 - b. Resolution No. 21-26 approving Conditional Use Permit (CUP) 2015-006.
 - c. Resolution No. 21-27 approving TTM No. 72798.
 - d. Ordinance No. 21-02, approving (in substantial form) Development Agreement (DA) No. 2019-02; and agendize for adoption at the regularly scheduled City Council meeting of June 9, 2021.
2. Environmental Impact Report (FEIR/DEIR):
 - FEIR
 - DEIR
4. March 26, 2021 City Council Public Hearing Notice with Mailing Labels
5. Development Plans:
 - a. TTM 72798 (Page 1 and Page 2)
 - b. Illustrative Site Plan
 - c. Arborist Report
 - d. Tree Preservation/Enhancement Plan
 - e. Open Space Plan
 - f. Grading Plan
 - g. Wall and Fence Plan
 - h. Trail Plan
 - i. Structural Assessment of Existing "Cottage" House with Stables
6. Development Agreement No. 2019-02
7. March 4, 2020 PC Staff Report and Meeting Minutes