



## REPORT TO CITY COUNCIL

**To:** Honorable Mayor and Members of the City Council

**From:** Jason Simpson, City Manager

**Prepared by:** Damaris Abraham, Interim Assistant Community Development Director

**Date:** April 25, 2023

**Subject:** **Planning Application No. 2021-34 (Evergreen Commercial Development Project) Requesting to Develop a New 57,254 Sq. Ft. Commercial Center on an 8.863-acre Site**

**Applicant:** Karen Levitt Ortiz, Evergreen Devco, Inc.

### **Recommendation**

1. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION (ER 2021-05) (SCH NO. 2022090133) FOR PLANNING APPLICATION NO. 2021-34 (TENTATIVE PARCEL MAP NOS. 38195 AND 38281, CONDITIONAL USE PERMIT NOS. 2021-09, 2021-10, 2021-11, AND 2021-12, COMMERCIAL DESIGN REVIEW NO. 2021-17, PUBLIC CONVENIENCE AND NECESSITY NOS. 2021-01 AND 2021-02, AND UNIFORM SIGN PROGRAM NO. 2021-35);
2. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPTING FINDINGS THAT PLANNING APPLICATION NO. 2021-34 (TENTATIVE PARCEL MAP NOS. 38195 AND 38281, CONDITIONAL USE PERMIT NOS. 2021-09, 2021-10, 2021-11, AND 2021-12, COMMERCIAL DESIGN REVIEW NO. 2021-17, PUBLIC CONVENIENCE AND NECESSITY NOS. 2021-01 AND 2021-02, AND UNIFORM SIGN PROGRAM NO. 2021-35) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP);
3. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 38195 SUBDIVIDING 8.863 ACRES INTO FOUR LOTS RANGING IN SIZE FROM 1.10 ACRES TO 4.62 ACRES LOCATED AT APNS 377-020-014, 016, 017, 018, and 019;
4. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 38281 SUBDIVIDING 8.863

ACRES INTO FIVE LOTS RANGING IN SIZE FROM 1.10 ACRES TO 3.59 ACRES AT LOCATED APNS 377-020-014, 016, 017, 018, and 019;

5. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 2021-09 TO ESTABLISH A 4,116 SQUARE FOOT CAR WASH ON LOT 1 OF TPM 38195/38281 LOCATED AT APNS 377-020-014, 016, 017, 018, and 019;
6. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 2021-10 TO ESTABLISH A 3,000 SQUARE FOOT DRIVE-THROUGH RESTAURANT ON LOT 2 OF TPM 38195/38281 LOCATED AT APNS 377-020-014, 016, 017, 018, and 019;
7. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 2021-11 TO ESTABLISH A 4,088 SQUARE FOOT CONVENIENCE STORE WITH A GAS STATION ON LOT 3 OF TPM 38195/38281 LOCATED AT APNS 377-020-014, 016, 017, 018, and 019;
8. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 2021-12 TO ESTABLISH A 3,000 SQUARE FOOT DRIVE-THROUGH RESTAURANT ON LOT 5 OF 38281 LOCATED AT APNS 377-020-014, 016, 017, 018, and 019;
9. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPTING FINDINGS OF PUBLIC CONVENIENCE OR NECESSITY (PCN 2021-01) FOR THE SALE OF BEER AND WINE (TYPE 20 ABC) FOR OFF-SITE CONSUMPTION ON LOT 3 OF TPM 38195/38281 LOCATED AT APNS 377-020-014, 016, 017, 018, and 019;
10. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPTING FINDINGS OF PUBLIC CONVENIENCE OR NECESSITY (PCN 2021-02) FOR THE SALE OF BEER, WINE, DISTILLED SPIRITS (TYPE 21 AND 86 ABC) FOR OFF-SITE CONSUMPTION ON LOT 4 OF TPM 38281 LOCATED AT APNS 377-020-014, 016, 017, 018, and 019;
11. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING COMMERCIAL DESIGN REVIEW NO. 2021-17 PROVIDING BUILDING DESIGN AND RELATED IMPROVEMENTS FOR THE EVERGREEN COMMERCIAL DEVELOPMENT PROJECT LOCATED AT APNS 377-020-014, 016, 017, 018, and 019; and
12. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING UNIFORM SIGN PROGRAM (SIGN) NO. 2021-35 ESTABLISHING A UNIFORM SIGN PROGRAM FOR THE EVERGREEN COMMERCIAL DEVELOPMENT PROJECT LOCATED AT APNS 377-020-014, 016, 017, 018, and 019.

## **Background**

### **Planning Commission Action**

The Project was originally heard at the October 18, 2022 and November 15, 2022 Planning Commission meetings but was continued off-calendar in order to allow staff and the applicant additional time to review and address the comments received on the Mitigated Negative Declaration (MND) prepared for the Project. Responses to the comments have been completed and have been attached to the staff report (Attachment 15).

At the April 4, 2023, Planning Commission meeting, the Planning Commission accepted public oral and written testimony regarding the Project. Three (3) comment letters raising concerns about the Project were received. Staff and the applicant have reviewed and addressed the comments. A summary of the issues raised and responses is provided below. One (1) person spoke at the meeting and indicated that he was satisfied with the responses the applicant provided to the concerns raised by the neighbors and indicated that he had no further comments on the Project. The Planning Commission unanimously recommended approval of the Project with a 4-0 vote.

### **Public Comments**

Three (3) written comments were received concerning this application from Chris and Valerie Matteson dated November 14, 2022, David McLean dated November 14, 2022, and Bruce Eichorn dated March 31, 2023 (Attachment 24). The issues raised in the comments include the proposed emergency access gate on Allan Street, the material proposed (wrought iron) for the gate, noise, and traffic. Staff and the applicant have addressed the comments as follows:

1. **Emergency Access Gate:** The proposed gate is required by the Fire Department as a second point of access for residents on Allan Street. The gate will be kept locked with a Knox Box for the Fire Department to access as an emergency fire escape from Allan Street into the shopping center.
2. **Gate Material:** The applicant has proposed to redesign the gate with a solid material rather than a slated gate to provide additional screening for the residents. The project is conditioned to submit a Final Wall and Fence Plan for review that also shows a solid screening material for the gate (COA No. 47).
3. **Noise:** A Noise Impact Analysis dated May 2022, was prepared by Rincon Consultants to evaluate the potential noise impacts for the proposed Project. The study assessed the short-term construction noise impacts as well as operational noise impacts as a result of the Project that include on-site noise sources such as car wash equipment and vacuum stations and traffic generated noise. The study found that the project meets the noise regulations and standards of the LEMC Section 17.176 (Noise Ordinance). To minimize the potential operational noise exposure to the surrounding residences, the study recommended additional mitigation measures (Mitigation Measures NOI-1 and NOI-2). With implementation of these mitigation measures the project would have less than significant impact related to noise. In addition, the hours of operation for the carwash will

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be limited to 7:00 a.m. to 10:00 p.m. to minimize noise impacts to the adjacent existing residences (COA No. 22).

4. **Traffic Study:** The comment letter from Bruce Eichorn raised questions about the two projects not included in the study area of the Project. The City Traffic Engineer has provided a response in an email dated April 3, 2023 clarifying that cumulative projects that are included in the traffic study include nearby projects that have the potential to add traffic to study intersections and roadways by the expected buildout year of the subject Project. If nearby cumulative projects are not expected to be fully or partially built by the expected buildout year of the subject Project, then they are not included in the analysis which is standard practice for traffic studies. The City Traffic Engineer response is included in Attachment 24.

### Community Outreach

The applicant has conducted an outreach meeting on September 26, 2022 to introduce the Project to the community and to provide information to the surrounding neighbors regarding the proposed project.

### Project Location

The Project site is located south of Central Avenue/State Route 74 (SR-74) and east of Interstate 15 (I-15). The Project site encompasses Assessor Parcel Numbers (APNs) 377-020-014, 016, - 017, 018, and 019.

### Environmental Setting

	EXISTING LAND USE	GENERAL PLAN	ZONING
Project Site	Vacant	General Commercial (GC)	General Commercial (C-2)
North	Vacant	General Commercial (GC)	General Commercial (C-2)
South	Residential	Medium Density Residential (MDR) & High Density Residential (HDR)	Medium Density Residential (R-2) & High Density Residential (R-3)
East	Residential	Low Density Residential (LDR)	Residential Estate (R-E)
West	Commercial	General Commercial (GC)	General Commercial (C-2)

**Table 1:** Environmental Setting

### Project Description

The Evergreen Commercial Development Project ("Project") consists of construction of a 57,254 square foot (SF) commercial center that consists of an anchor grocery store, two quick-serve drive-through restaurants, a gas station with a convenience store, and a separate drive-through car wash with 369 parking spaces, which would be constructed in two (2) phases over a total of 8.863 acres.

The Project consists of applications for Tentative Parcel Map (TPM) No. 38195, TPM No. 38281, Conditional Use Permit (CUP) No. 2021-09, CUP No. 2021-10, CUP No. 2021-11, CUP No. 2021-



12, Commercial Design Review (CDR) No. 2021-17, Public Convenience & Necessity (PCN) No. 2021-01, PCN No. 2021-02, and Uniform Sign Program (SIGN) No. 2021-35, which collectively are being processed under Planning Application (PA) No. 2021-34.

**Tentative Parcel Map No. 38195 (Phase 1)** includes a subdivision of the 8.863 gross acre site into four (4) lots ranging in size from 1.10 to 4.62 gross acres.

Lot Number	Phase Number	Lot Size (Gross Acres)	Proposed Use
1	1	1.30	Car Wash
2	1	1.20	Drive-through restaurant
3	1	1.65	Gas station with convenience store
4	2	4.62	Undeveloped
<b>Total</b>		<b>8.863</b>	

**Table 2:** Lot Summary for TPM 38195

**Tentative Parcel Map No. 38281 (Phase 2)** includes a subdivision of the 8.863 gross acre site into five (5) lots ranging in size from 1.03 to 3.59 gross acres.

Lot Number	Phase Number	Lot Size (Gross Acres)	Proposed Use
1	1	1.30	Car Wash
2	1	1.20	Drive-through restaurant
3	1	1.65	Gas station with convenience store
4	2	3.60	Grocery Store
5	2	1.13	Drive-through restaurant
<b>Total</b>		<b>8.863</b>	

**Table 3:** Lot Summary for TPM 38281

**Conditional Use Permit No. 2021-09** proposes to establish a 4,116 SF Car Wash and 25 self-service vacuum stations on Lot 1 of TPM 38195/TPM 38281.

**Conditional Use Permit No. 2021-10** proposes to establish a 3,000 SF Quick-service Restaurant with a drive-through lane on Lot 2 of TPM 38195/TPM 38281.

**Conditional Use Permit No. 2021-11** and **Public Convenience & Necessity No. 2021-01** proposes to establish a 4,088 SF convenience store, fuel canopy with eight (8) pumps with concurrent sale of beer and wine for off-site consumption (Type 20 ABC) on Lot 3 TPM 38195/TPM 38281.

**Public Convenience & Necessity No. 2021-02** includes a PCN finding for the 43,050 SF grocery store for the sale of beer, wine, and distilled spirits for off-site consumption (Type 21 and 86 ABC) on Lot 4 of TPM 38281.

**Conditional Use Permit No. 2021-12** proposes to establish a 3,000 SF Quick-service Restaurant with a drive-through lane on Lot 5 of TPM 38281.

**Commercial Design Review No. 2021-17** provides a comprehensive design review for the entire Project site that includes architectural elevations, on-site stormwater management improvements, lighting, walls and fencing, parking and landscaping.

**Uniform Sign Program (SIGN) No. 2021-35** proposes to create an integrated framework for all signage within the Project site to allow for business branding and identification while complementing the character of the center via architectural compatibility. The sign program includes proposed freestanding signs, a blueprint for building/wall signage, and all other types of contemplated signage that would be allowed in the center. The larger Center identification signs situated at the primary driveway entrances into the center will feature the grocery anchor tenant prominently with panels for the other prospective 4 tenants within the center. The sign program is also proposing a 6' tall freestanding monument sign for each remaining outparcel featuring a single business name/logo with consistent base and sign structure to match the rest of the signs architectural theme. The sign program also incorporates City Identification/Branding sign.

#### Project Phasing

The Project is proposed to be developed in two (2) phases. The first phase would include the gasoline station, convenience store, quick-serve drive-through restaurant, and car wash. All street improvements will also be implemented as part of the first phase of the Project. The second phase would include a grocery store and quick-serve drive-through restaurant.

#### Grading

The Project Site is flat and has already been cleared of most vegetation. Building pads will need to be over-excavated, recompacted and filled prior to construction. Precise grading is anticipated to require 51,000 cubic yards (CY) of exported soils and 60,000 CY of imported soils, for a total of 9,000 CY of net import fill soils. The maximum grading cut depth would be 10.7 feet, with a maximum fill depth of 1 foot.

#### Architecture and Treatments

The proposed Project would consist of modern architectural buildings with a maximum height of 40 feet. The exterior building materials would include stacked CMU block, corrugated metal panels, stone veneers, and metal canopies with supports. Exterior finishes would generally be grays, browns, and whites. The material type, as well as massing and height, would vary for the multiple façades and architectural components proposed for each building. The buildings would incorporate decorative architectural features, including LED light fixtures.

#### Landscaping and Additional Site Improvements

The proposed landscaping plan has been designed to complement the architectural style for the proposed buildings. The Project includes approximately 56,262 SF of landscaping, which is 15.53 percent landscape coverage. Landscaping would be provided in the setback areas along the perimeter of the Project Site, between the operational areas of each pad tenant, and interspersed throughout the shared parking lot. The entire site would include on-site stormwater management

improvements, lighting, and a security gate for the emergency vehicle access at Allan Street. An 8-foot-high concrete block wall would be constructed along the south and east perimeter to screen the Project Site from the adjacent residential uses.

### Site Access

Two-way vehicular driveways are proposed from Central Avenue into Lots 1 and 3, and from Cambern Avenue into Lots 3 and 5. An emergency vehicle only access is also proposed from Allan Street, a residential street to the east, into Lot 1. All vehicular driveways are proposed to be served by dedicated right turn only lanes traveling northbound and eastbound, and by median left turn lanes traveling southbound and westbound. Pedestrian access to the site will be provided by new sidewalks along both street frontages. A future Riverside Transit Agency (RTA) bus shelter is anticipated along eastbound Central Avenue adjacent to Lot 2.

### Street Improvements

*Central Avenue (State Route 74)* is classified as an Augmented Urban Arterial Highway in the City's General Plan Circulation Element, where full-width is 134 feet and curb-to-curb width is 110 feet. The applicant is required to dedicate approximately 12 feet adjacent to the property frontage for a minimum total right-of-way of 67 feet from centerline to the Project property line.

*Cambren Avenue* is classified as a Secondary Highway in the City's General Plan Circulation Element, where full-width is 90 feet and curb-to-curb width is 70 feet. The applicant is required to dedicate approximately 10 feet adjacent to the property frontage for a total right-of-way of 45 feet from centerline to the Project property line.

The Project is required to construct ultimate half-width street improvements along the property frontage on Central Avenue and Cambern Avenue. Improvements include but are not limited to curb, gutter, sidewalk, and roadway widening, including minimum of two travel lanes in each direction and striping for left-turn storage.

### Analysis

#### General Plan Consistency

The Project has a General Plan Land Use designation of General Commercial (GC) and is located within the Business District. The GC Land Use designation provides for retail, services, restaurants, professional and administrative offices, hotels and motels, mixed-use projects, public and quasi-public uses, and similar and compatible uses with a maximum 0.40 Floor Area Ratio (FAR). The Project is proposing to develop a 57,254 square foot (SF) commercial center that consists of an anchor grocery store, two quick-serve drive-through restaurants, a gas station with a convenience store, and a separate drive-through car wash with 0.16 FAR. Therefore, the Project is consistent with the General Plan.

### Municipal Code Consistency

The current zoning for the subject site is General Commercial (C-2). Section 17.124.020 of the C-2 zone states that permitted uses listed in the Neighborhood Commercial (C-1) zone are also permitted in the C-2 zone. Section 170.120.020 of the C-1 zone lists retail stores and food stores as permitted uses. Section 17.124.030 of the C-2 zone states that uses subject to a conditional use permit listed in the C-1 zone are also permitted in the C-2 zone subject to a Conditional Use Permit. Section 170.120.030 of the C-1 zone permits drive-through establishments, gasoline dispensing establishments, and car washes subject to a Conditional Use Permit.

Below are the relevant development standards applicable to the project as identified in the C-2 zone and Section 17.112.090 (Gasoline dispensing establishments) of the Lake Elsinore Municipal Code (LEMC):

Development Standard	Required	Proposed
Lot Area Minimum (Net)	25,000 sq. ft. (0.72 acres)	49,223 sq. ft. (1.13 acres)
Street Frontage Width	100 ft.	194 sq. ft.
Front yard Setback	20 ft.	54.83 ft.
Fueling Canopy	20 ft.	31.56 ft.
Building Height (maximum)	45 ft.	40 ft.
<i>Landscape improvements</i>		
Adjacent to Street	15 ft. min./ Ave. 20 ft.	20 ft.
Buffer Landscaping	15 ft.	15 ft.
Landscape coverage	15%	15.53%

**Table 4:** Development Standards

### Tentative Parcel Map Analysis

Tentative Parcel Map No. 38195 includes a subdivision of the 8.863 gross acre site into four (4) lots ranging in size from 1.10 to 4.62 gross acres. Tentative Parcel Map No. 38281 includes a subdivision of the 8.863 gross acre site into five (5) lots ranging in size from 1.03 to 3.59 gross acres. The proposed subdivisions meet the minimum lot area requirement and street frontage width of the C-2 zone. The tentative maps also comply with Chapter 16.24 (Tentative Map) of the LEMC and the Subdivision Map Act. The Project will be required to form a Property Owner's Association (POA) for reciprocal access easements, shared parking spaces as well as for the maintenance of common areas.

### Parking Analysis

The Project complies with the onsite parking standards listed in Chapter 17.148 (Parking Requirements) of the LEMC. Section 17.148.030.A of the LEMC requires one (1) parking space for each 250 square feet of retail floor area. Section 17.148.030.E.13 of the LEMC requires one (1) parking space for each 45 square feet of customer area, plus one space for each 200 square feet of noncustomer area for food establishments. The Project will provide 369 parking spaces. The Project will be required to install electric vehicle charging stations for at least 6 percent of all



onsite parking spaces per CalGreen 2022 requirements. The proposed parking would exceed the minimum 286 parking spaces required for the site per the LEMC.

### Design Review

The architectural design of the proposed building complies with the Nonresidential Development Standards (Chapter 17.112) of the LEMC. The architecture of the building has been designed to achieve harmony and compatibility with surrounding area. The colors and materials proposed will assist in blending the architecture into the existing landscape and are compatible with other colors and materials used on other properties near the project site. The proposed landscaping improvements serve to enhance the building designs and soften portions of building elevations, provide shade and break-up expanses of pavement.

The Design Review Committee that includes staff from Planning, Building and Safety, Fire, and Engineering have reviewed the proposed project, and have conditioned the Project to ensure compliance with the general plan, the municipal code, and the related environmental document.

### AB 52 Tribal Consultations

On November 24, 2021, the City provided written notification of the Project in accordance with AB 52 to all of the Native American tribes that requested to receive such notification from the City. Staff received requests from Rincon, Pechanga, and Soboba Tribes within the 30-day period, requesting to initiate consultation. Consultation was concluded on January 6, 2022 with the Rincon Band of Luiseño Indians, on January 13, 2022 with the Soboba Band of Luiseño Indians, and on August 15, 2022 with the Pechanga Band of Luiseño Indians. Mitigation measures have been added to address a concern over the potential for uncovering tribal cultural resources (TCRs) or other tribal-affiliated resources during construction of the project.

### Environmental Determination

Pursuant to CEQA Guidelines Section 15063, an Initial Study (Environmental Review No. 2021-05) was prepared for the project to assess potential environmental impacts. The Initial Study revealed that the project would have potentially significant environmental impacts but those potentially significant impacts could be mitigated to less than significant levels. A Mitigated Negative Declaration (MND) (SCH# 2022090133) was prepared and was made available for public review and comment for a 30-day review period from September 12, 2022 to October 12, 2022. The MND determined that the proposed Project would have potentially significant environmental impacts upon Biological Resources, Cultural and Tribal Resources, and Noise. These impacts will be mitigated to below a level of significance through compliance with the mitigation measures set forth in the MND. Notice to all interested persons and agencies inviting comments on the MND was published in accordance with the provisions of CEQA, and posted at the Office of the County Clerk of Riverside County and at the State Clearinghouse on September 12, 2022 for a 30-day public comment period.

Three (3) comment letters regarding the MND were received during the 30-day public comment period from the Riverside County Department of Environmental Health (dated September 15,

2022), California Department of Fish and Wildlife (dated October 7, 2022), and Riverside County Flood Control and Water Conservation District (dated October 11, 2022). Responses to comments were prepared and are attached to the Staff Report (Attachment 15). There were no public comments or changes to the text or analysis contained in the MND that resulted in the identification of any new significant environmental effects. Only clarifications were made to the MND in response to public comments. Therefore, in accordance with Section 15073.5 of the CEQA Guidelines a recirculation of the MND is not warranted.

### **MSHCP Consistency**

The Project is consistent with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The Project site is not located in a Criteria Cell and was not required to be processed through the Lake Elsinore Acquisition Process (LEAP) and Joint Project Review (JPR) processes. The Project complies with all other applicable requirements of the MSHCP.

### **Public Notice**

Notice of the hearing for this application has been published in the Press-Enterprise newspaper and mailed to property owners within 500 feet of the subject property. As of the writing of this report, three (3) written comments were received concerning this application and are attached to the staff report (Attachment 24). Responses to comments has been provided in this staff report under the background section.

### **Fiscal Impact**

The time and costs related to the processing of this application have been covered by application fees paid for by the applicant. No General Fund budgets have been allocated or used in the processing of this application.

### **Attachments**

Attachment 1 – CEQA Resolution  
Exhibit A - MMRP  
Attachment 2 – MSHCP Resolution  
Attachment 3 – TPM 38195 Resolution  
Attachment 4 – TPM 38281 Resolution  
Attachment 5 – CUP 2021-09 Resolution  
Attachment 6 – CUP 2021-10 Resolution  
Attachment 7 – CUP 2021-11 Resolution  
Attachment 8 – CUP 2021-12 Resolution  
Attachment 9 – PCN 2021-01 Resolution  
Attachment 10 – PCN 2021-02 Resolution  
Attachment 11 – CDR Resolution  
Attachment 12 – SIGN Resolution  
Attachment 13 – Conditions of Approval  
Attachment 14 – IS/MND

## Evergreen Commercial Development Project

Attachment 15 – Responses to Comments  
Attachment 16 – Vicinity Map  
Attachment 17 – Aerial Map  
Attachment 18 – TPM 38195  
Attachment 19 – TPM 38281  
Attachment 20 – Design Review Package  
Attachment 21 – Sign Program  
Attachment 22 – Renderings  
Attachment 23 – Public Notice Materials  
Attachment 24 – Public Comments

