

Downs Vehicle Fuel Station

PR-2021-000953 (Conditional Use Permit and Design Review)

**Community & Economic
Development Department**

Planning Commission
Agenda Item: 4
June 24, 2021

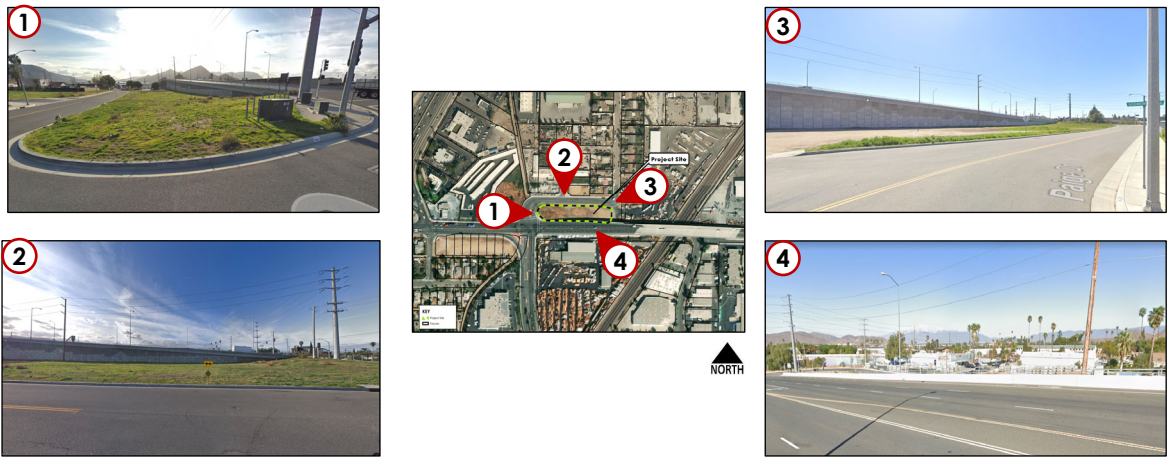
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LOCATION MAP



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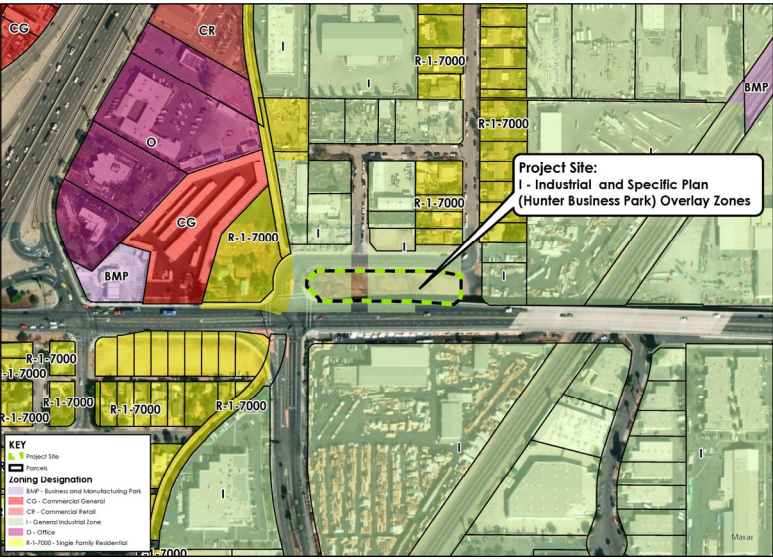
EXISTING SITE PHOTOS



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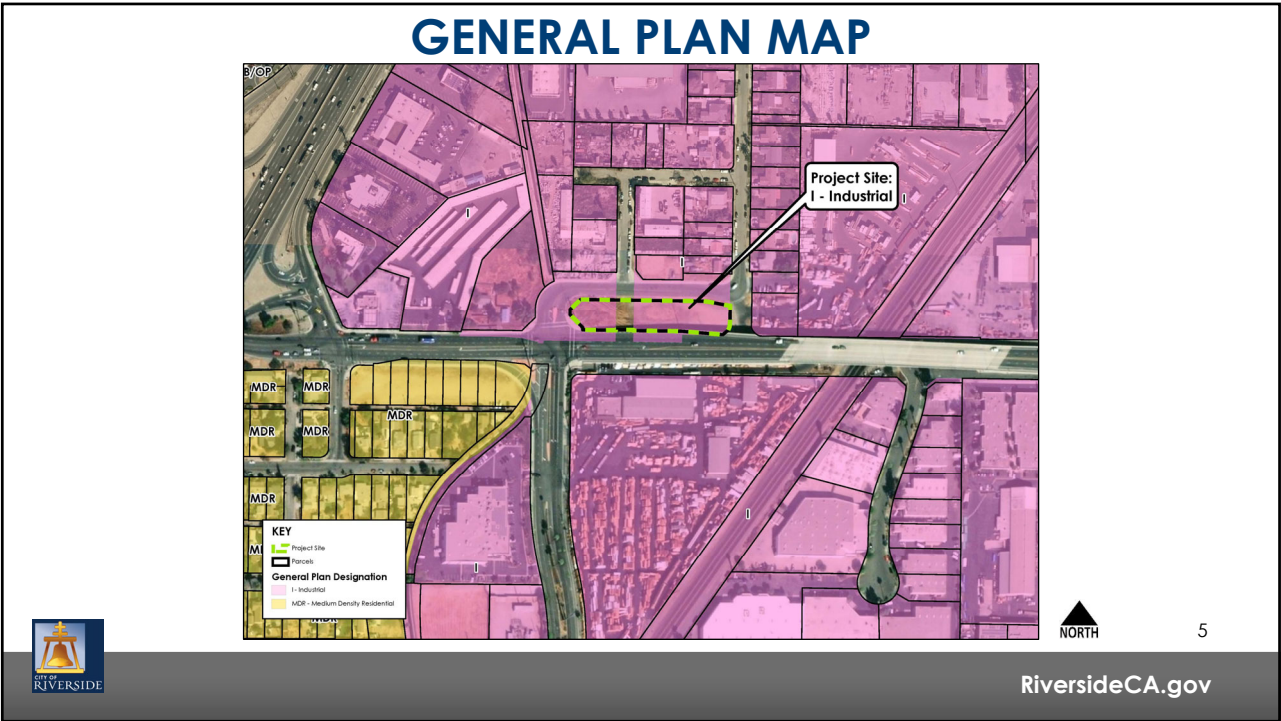
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ZONING MAP

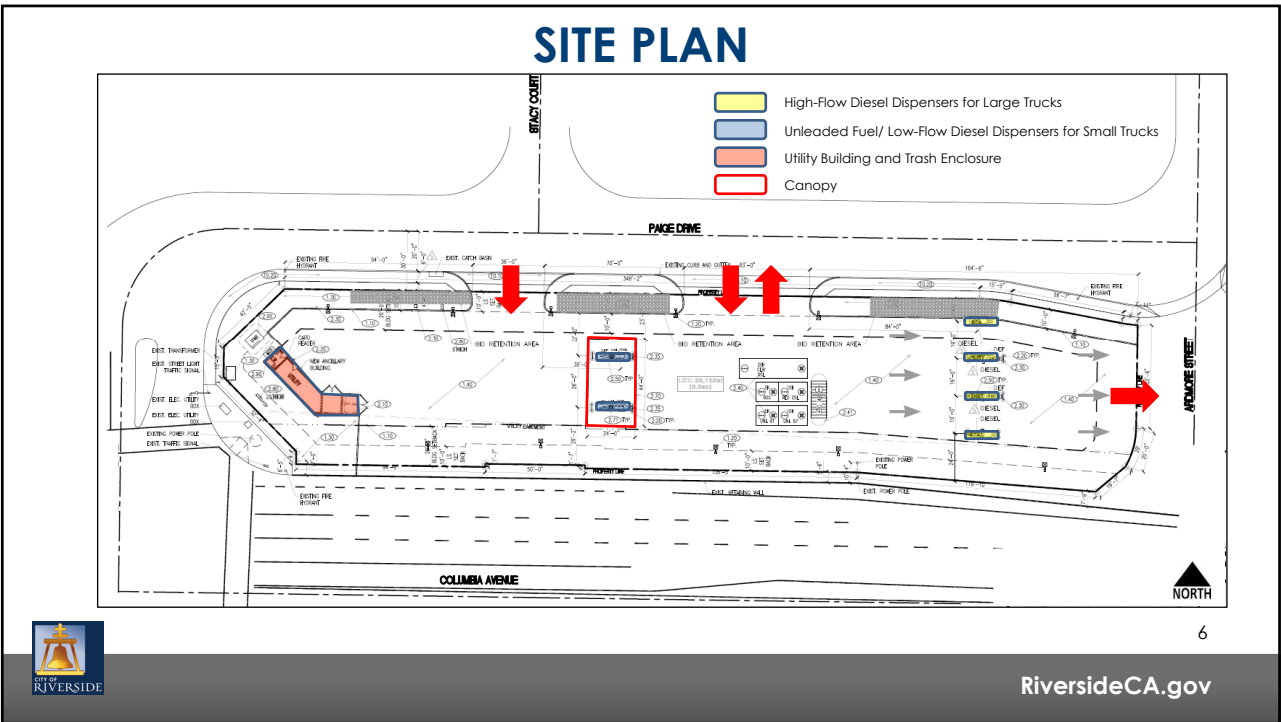


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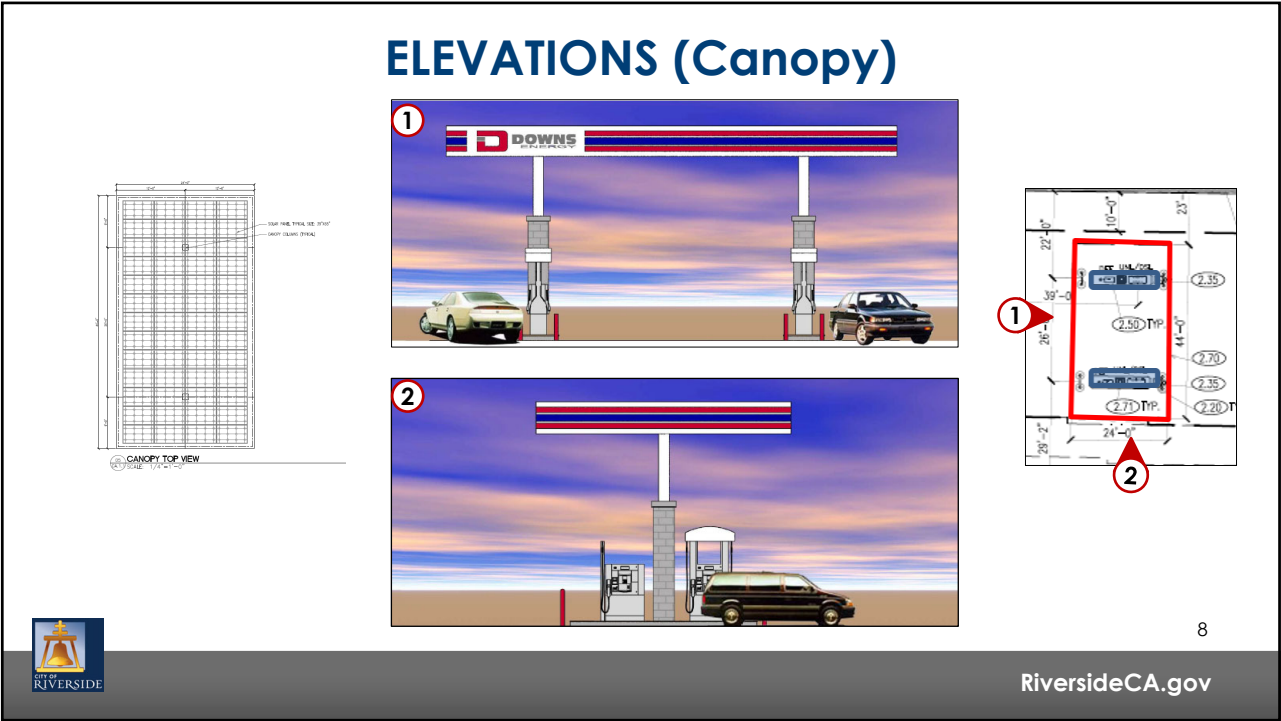
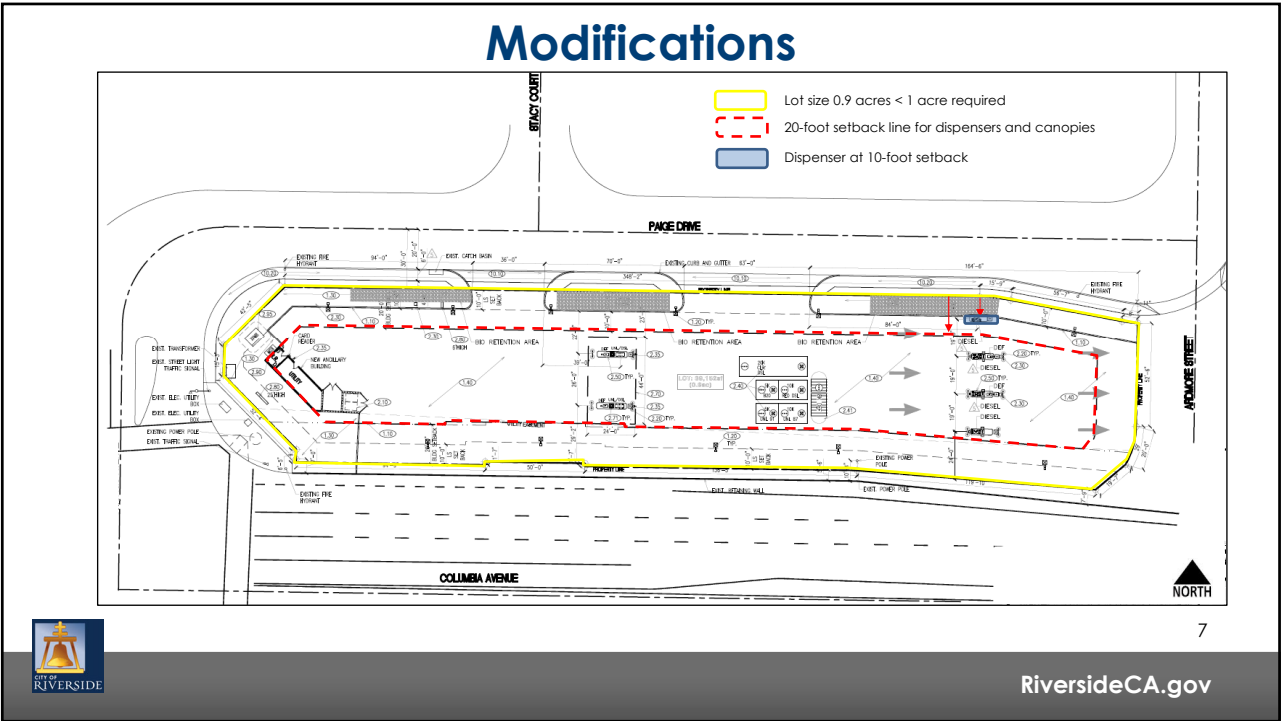
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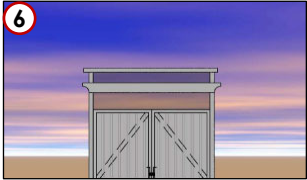





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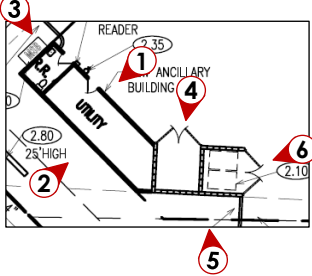



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Elevations (Utility Building/Trash Enclosure)






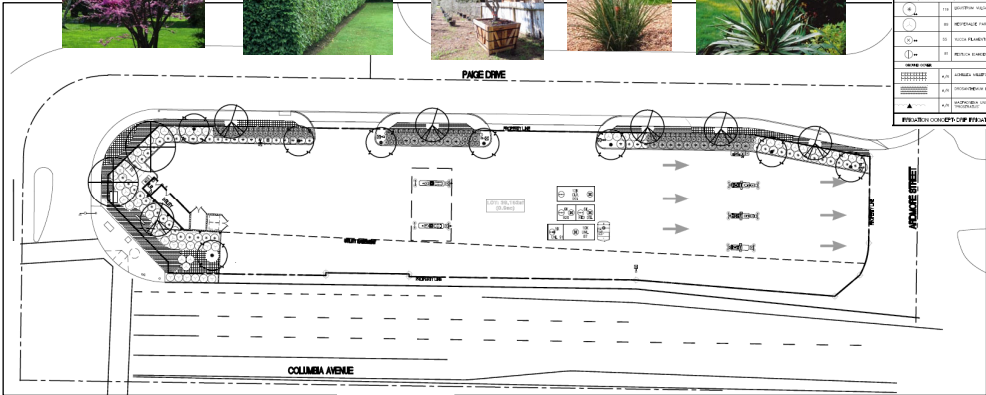


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CONCEPTUAL LANDSCAPE PLAN





NO.	PLANT NAME	PLANT SPECIES	PLANT SIZE	PLANT COLOR	PLANT TYPE
1	ACACIA GUMMI	ACACIA GUMMI	10' HGT.	WHITE	SHRUB
2	ACACIA GUMMI	ACACIA GUMMI	10' HGT.	WHITE	SHRUB
3	ACACIA GUMMI	ACACIA GUMMI	10' HGT.	WHITE	SHRUB
4	ACACIA GUMMI	ACACIA GUMMI	10' HGT.	WHITE	SHRUB
5	ACACIA GUMMI	ACACIA GUMMI	10' HGT.	WHITE	SHRUB
6	ACACIA GUMMI	ACACIA GUMMI	10' HGT.	WHITE	SHRUB
7	ACACIA GUMMI	ACACIA GUMMI	10' HGT.	WHITE	SHRUB
8	ACACIA GUMMI	ACACIA GUMMI	10' HGT.	WHITE	SHRUB
9	ACACIA GUMMI	ACACIA GUMMI	10' HGT.	WHITE	SHRUB
10	ACACIA GUMMI	ACACIA GUMMI	10' HGT.	WHITE	SHRUB
11	ACACIA GUMMI	ACACIA GUMMI	10' HGT.	WHITE	SHRUB
12	ACACIA GUMMI	ACACIA GUMMI	10' HGT.	WHITE	SHRUB
13	ACACIA GUMMI	ACACIA GUMMI	10' HGT.	WHITE	SHRUB
14	ACACIA GUMMI	ACACIA GUMMI	10' HGT.	WHITE	SHRUB
15	ACACIA GUMMI	ACACIA GUMMI	10' HGT.	WHITE	SHRUB
16	ACACIA GUMMI	ACACIA GUMMI	10' HGT.	WHITE	SHRUB
17	ACACIA GUMMI	ACACIA GUMMI	10' HGT.	WHITE	SHRUB
18	ACACIA GUMMI	ACACIA GUMMI	10' HGT.	WHITE	SHRUB
19	ACACIA GUMMI	ACACIA GUMMI	10' HGT.	WHITE	SHRUB
20	ACACIA GUMMI	ACACIA GUMMI	10' HGT.	WHITE	SHRUB



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RECOMMENDATIONS

That the Planning Commission:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and
2. **APPROVE** PR-2021-000953 (Conditional Use Permit and Design Review) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.



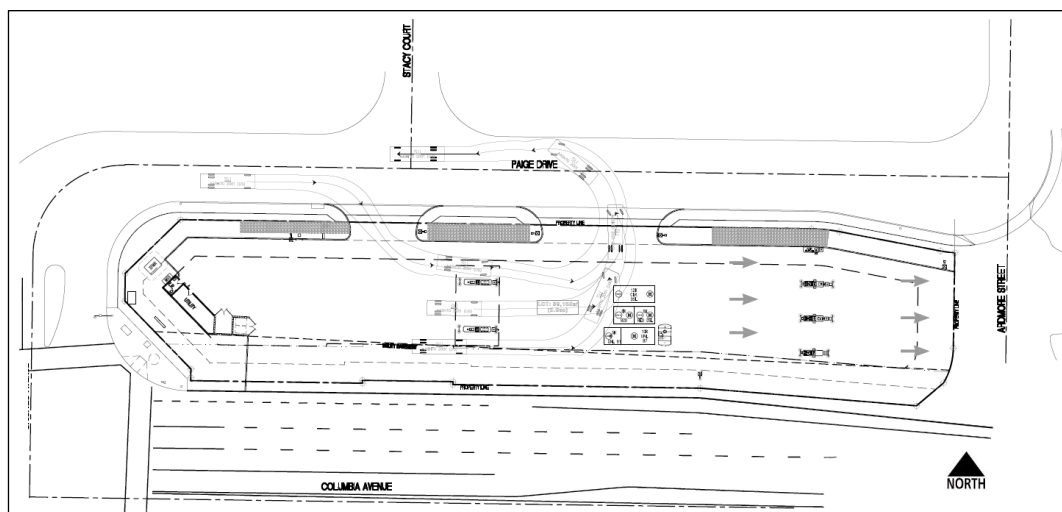
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CIRCULATION PLAN (SMALL TRUCKS)

REFERENCE ONLY



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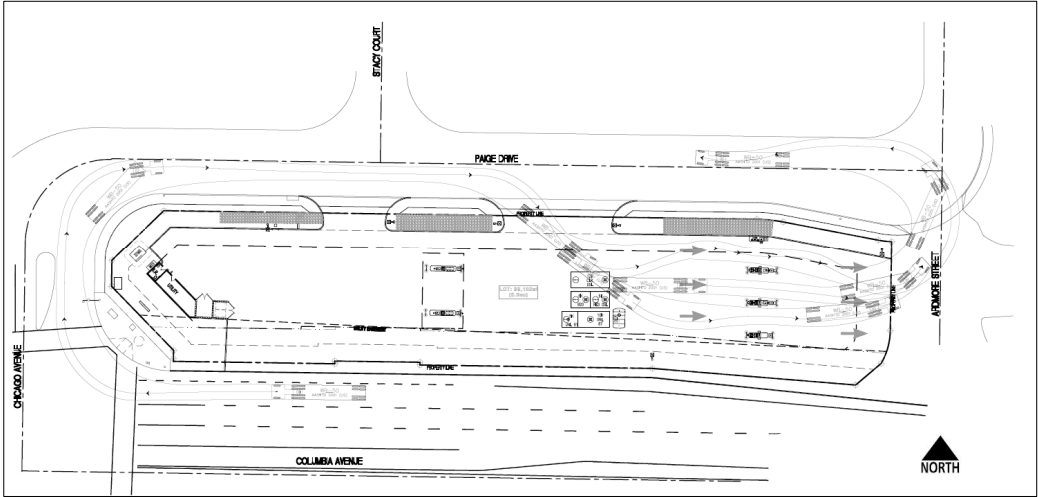


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CIRCULATION PLAN (LARGE TRUCKS)

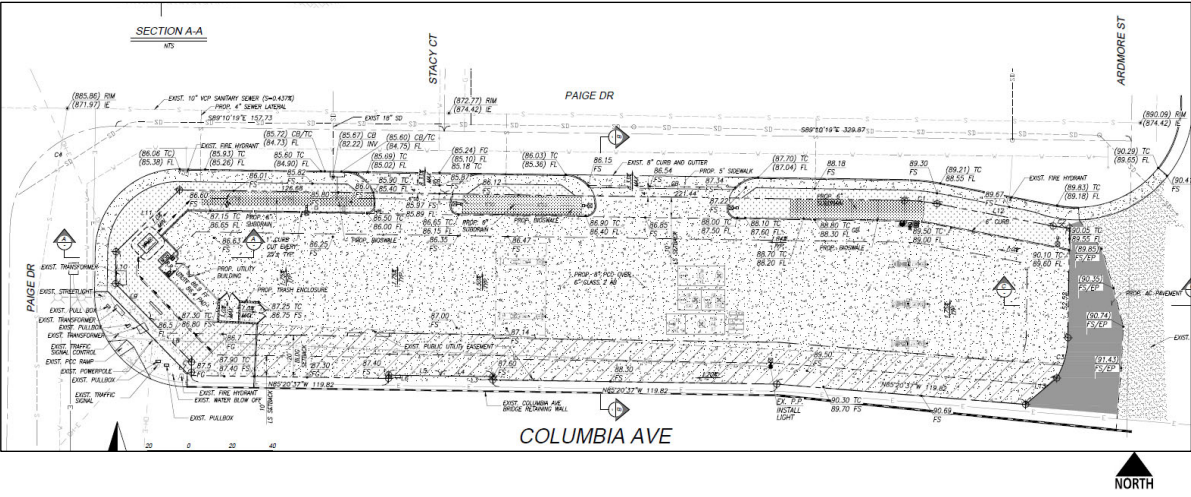
REFERENCE ONLY



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GRADING PLAN

REFERENCE ONLY



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