

# Recommended Action

- a) Deny the appeal, Case No. 21APL-00000-00003
- b) Make the required findings for approval of the Proposed Project as specified in Attachment 1 of this Board Agenda Letter, including CEQA findings
- c) Determine that the previously certified Programmatic Environmental Impact Report (PEIR) (17EIR-00000-00003) is adequate and no subsequent environmental review is required pursuant to CEQA Guidelines 15162 and 15168(c) (Attachment 3 and Attachment 4)
- d) Grant *de novo* approval of the Proposed Project, Case Nos. 19CUP-00000-00005 and 19DVP-00000-00010, subject to the conditions included as Attachment 2 of this Board Agenda Letter and as revised by the Applicant's replacement PowerPoint Slides #27 and 28 received by the Clerk of the Board on May 4, 2021 around 12:24PM