

REPORT TO THE PLANNING COMMISSION



DATE: November 8, 2016

TITLE: Tentative Parcel Map – TPM 37158 – Coachillin Holdings:
Request to subdivide approximately 149.7 acres of vacant
land into 40 smaller parcels in the I-L (Light Industrial) Zone
/ General Plan land use area east of Indian Avenue between
18th Avenue and 19th Avenue.

Prepared by: Scott Taschner, Associate Planner

Reviewed by: Daniel Porras, P.E. Public Works Manager

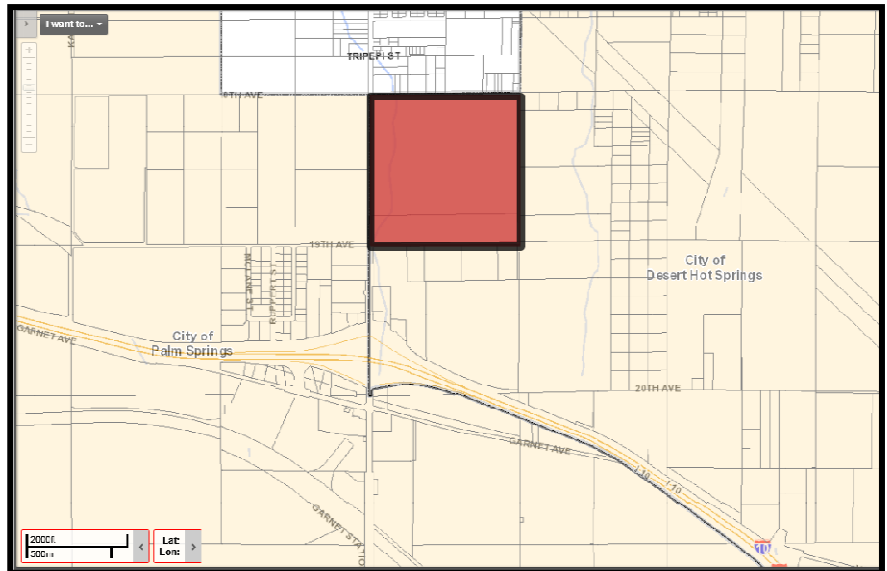
RECOMMENDATION

Staff recommends that the Planning Commission continue the Tentative Parcel Map subdivision request TTM 37158 to the November 22, 2016 meeting to consider environmental clearances, conditions of approval, and mitigation measures for the future development of the site as a whole

DISCUSSION

The applicant, Kenneth Dickerson of Coachillin Holdings, has filed an application to subdivide 149.7 acres into 40 smaller parcels in the I-L (Light Industrial) zone for the purposes of future development of the individual sites for cannabis cultivation facilities.

The site is located at northeast corner of Indian Avenue and 19th Avenue (unimproved), about one-half mile north of Interstate 10. The gross area of the subject property is approximately 6.5 million square feet (or 149.68 acres). The site is relatively flat and has a very slight downward slope from north to south. The northern portion of the site is presently covered with scrub brush, Sonoran Creosote, cobbles and debris. The soil is largely composed of deep-course sands.



The City recently issued a limited grading permit for temporary access roads to the project site, and the temporary access roads have now been graded. The City then issued a notice of violation and stop work notice after additional un-permitted grading activities were reported and all grading activities have now been ceased.

The Applicant is currently finalizing environmental studies to identify and determine any required mitigated measures for the future development of the entire project. Depending on the results of the environmental studies and recommended mitigated measures the draft conditions of approval may change accordingly.

Surrounding properties consist of:

	Zoning Designation	Current Land Use
North -	Low Density Residential Unincorporated / County	Vacant / A Few Residences
South	I-L (Light Industrial) Zone	Commercial / Industrial Park
East	I-L (Light Industrial) Zone	Vacant
West	W-2 (Manufacturing Zone) City of Palm Springs	Vacant

PROJECT DESCRIPTION

The applicant filed application to subdivide 149.7 acres into 40 smaller parcels in the I-L (Light Industrial) zone for the purposes of future development of the individual sites for marijuana cultivation facilities. The parcel map itself does not propose any construction. However, the project site does need to be conditioned for infrastructure, access, right-of-way's drainage, etc. Staff has added conditions for improvements for the entire site.

ENVIRONMENTAL ANALYSIS

The applicant has been advised that environmental clearance (CEQA) will be required for the Tentative Parcel Map. The applicant is submitting an Initial Study and Mitigated Negative Declaration for staff's review prior to the Planning Commission Public Hearing and project/subdivision entitlement.

RECOMMENDATION

Staff recommends that the Planning Commission continue the Tentative Parcel Map subdivision request TTM 37158 to the November 22, 2016 meeting to consider environmental clearances, conditions of approval, and mitigation measures for the future development of the site as a whole.

FISCAL IMPACT

The proposed subdivision has paid all required fees for processing of the application and the future development and resulting cultivation facilities will each contribute \$25 per square foot for the first 3,000 square feet, and then \$10 per square foot for the remaining space once it opens.

EXHIBIT(S)

1. TPM 37158 - Draft Conditions of Approval
2. Draft TPM 37158 and Grading Plan