

## REPORT TO THE PLANNING COMMISSION



**DATE:** January 10, 2017

**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

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**Reviewed by:** Charles Rangel, Interim Community Development  
Director

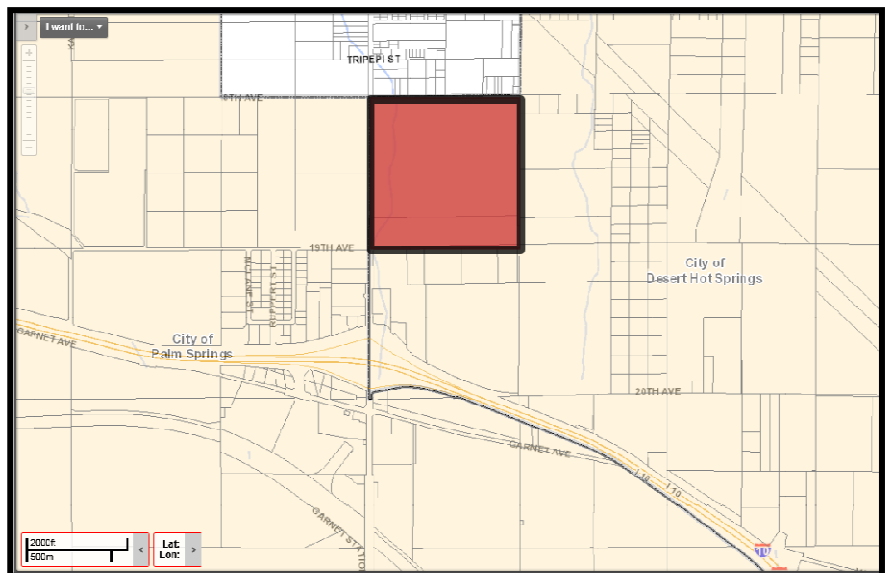
### RECOMMENDATION

To continue the Tentative Parcel Map subdivision request TTM 37158 to the February 14, 2017 meeting to consider environmental clearances, conditions of approval, and mitigation measures for the future development of the site as a whole. This is because the applicant only recently (Thursday, January 5, 2017) submitted the Air Quality and Global Climate Change Impact Analysis and Noise Impact Study which are two important components of the Initial Study which must be reviewed.

### BACKGROUND

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 19<sup>th</sup> 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:**

	<b>Zoning Designation</b>	<b>Current Land Use</b>
<b>North -</b>	Low Density Residential Unincorporated / County	Vacant / A Few Residences
<b>South</b>	I-L (Light Industrial) Zone	Commercial / Industrial Park
<b>East</b>	I-L (Light Industrial) Zone	Vacant
<b>West</b>	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 submitted an Initial Study and Draft Mitigated Negative Declaration for staff's review. However other associated studies are still being submitted to city staff for review (Air Quality and Noise were submitted on January 5<sup>th</sup>, 2017). Staff is reviewing these documents for conformance to CEQA requirements prior to recommending approval at a Planning Commission Public Hearing and parcel map/subdivision entitlement.

**FISCAL IMPACT**

The proposed subdivision has paid all required fees for processing of the Parcel Map application. To date, no development applications / proposals have been submitted to the City for review.

**EXHIBIT(S)**

1. Draft Conditions of Approval
2. Proposed Tentative Parcel Map TPM 37158
3. Proposed Conceptual Grading Plan