

REPORT TO THE PLANNING COMMISSION



DATE: February 14, 2017

Title: Conditional Use Permit No. 26-16 and Development Agreement DA 17-16. A recommendation of the Planning Commission to the City Council for the Yucca Mesa Cultivation Project for development of an approximate 50,210 square foot medical marijuana cultivation facility on a 2.52 acre site located on the northwest corner of Cabot Road and Palomar Lane.

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

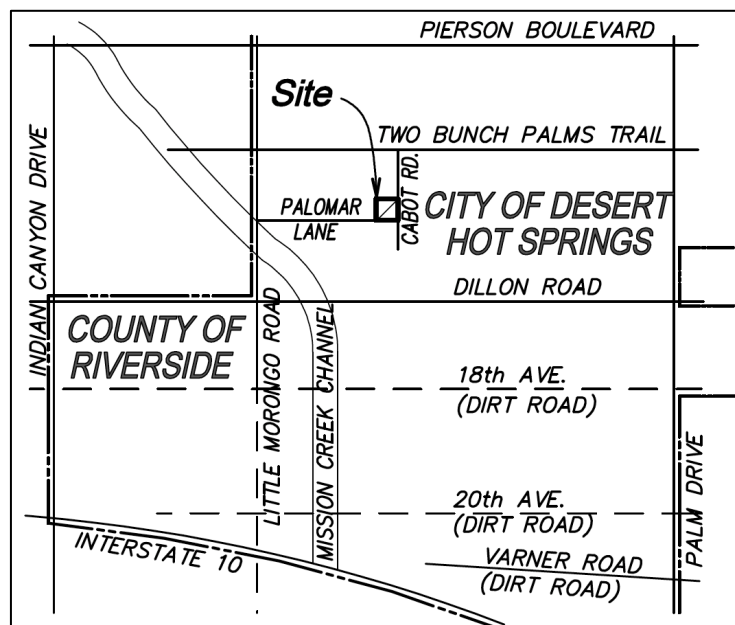
RECOMMENDATION

- 1) Staff Report;
- 2) Entertain Questions of Staff from Planning Commission;
- 3) Open the Public Hearing;
- 4) Take Testimony from Applicant;
- 5) Take Public Testimony;
- 6) Opportunity for Applicant Rebuttal;
- 7) Close the Public Hearing;
- 8) Planning Commission discussion and questions to Staff; and
- 9) Consider a motion that the Planning Commission recommends approval to City Council of; (1) a Mitigated Negative Declaration for the Yucca Mesa (Lot 21) cultivation project 2) a Conditional Use Permit (CUP 26-16) for the construction of two cultivation buildings (totaling 50,212 square feet) and, (3) a Development Agreement (DA 17-16) for the project located at the northwest corner of Cabot Road and Palomar Lane in the I-L (Light Industrial) District. APN: 665-060-006.

BACKGROUND

Sections 5.50 and 17.180 of the Desert Hot Springs Municipal Code (DHSMC), allow medical marijuana cultivation facilities in Industrial Districts subject to a Conditional Use Permit (CUP) and Development Agreement approved by the City Council and a Regulatory Permit approved by the City Manager. The applicant, Yucca Mesa Holdings, has filed an application to construct two buildings for the indoor cultivation of medical marijuana.

The site is located on the northwest corner of Cabot Road and Palomar Lane. Its gross size is 109,680 square feet (2.52 acres); a ten-foot dedication for curbs and gutters along both Cabot



Road and Palomar Lane are required and yields a net area of 90,712 square feet, or 2.08 acres. Topographically, the site is relatively flat. The project site is currently undeveloped, natural open space. Although small areas of dumped debris occurs intermittently on-site, the site is primarily undisturbed. The site is zoned Light Industrial (I-L) District where the proposed use may be developed, subject to approval of a conditional use permit. Draft conditions of approval and a draft Negative Declaration with Mitigation Measures have been prepared and are attached to this report.

Surrounding properties consist of:

	Jurisdiction	Zoning & General Plan Designations	Current Land Use
North	City	IL (Light Industrial) District	Vacant Land
West	City	IL (Light Industrial) District	Vacant Land
South	City	IL (Light Industrial) District	Vacant Land
East	City	IL (Light Industrial) District	Vacant Land

PROJECT SUMMARY

The applicant, Yucca Mesa Holdings, has filed a conditional Use Permit (CUP) to construct a medical marijuana facility on approximately 2.52 acres located at the northwest corner of Cabot Road and Palomar Lane in the City of Desert Hot Springs, California (Assessor's Parcel No. 665-060-006). The site is currently vacant. At buildout the project will consist of two buildings/warehouses totaling 50,212 square feet.

The project will be constructed in two phases. Phase 1 consists of one 25,318 square foot building to be located on the southeast portion of the site. In addition, the Phase I site plan provides for a 1,000 kWh generator to be located immediately north of the Phase I building. The generator is a temporary structure that will be removed during Phase II, and will only be used in the event that Southern California Edison is unable to deliver power to the site during Phase I activities.

Phase 2 consists of one 24,894 square foot building to be located on the northeast portion of the site, immediately adjacent to the Phase 1 building. At build out, the project will consist of two buildings/warehouses totaling 50,212 square feet. The project site plans for Phase 1 and 2 are shown below and in the attached plans

The Phase 1 building will include cultivation areas, processing areas, office, shipping, and storage rooms. The Phase I temporary generator will be screened by an enclosure that is 25 feet long, 16 feet wide, and 12 feet high. The Phase 2 building will be predominantly cultivation and processing space. The site is configured to provide parking and landscaping improvements for each phase, as development occurs. The enclosure will match the building in texture and color.

Access to the site will be provided from both Cabot Road and Palomar Lane. A total of two driveway access points are proposed, one for primary site access and one for emergency access. The site's primary access is located on Palomar Lane, and emergency access is provided from Cabot Road. Parking areas will be provided along the western and northern site boundaries. An interior driveway will provide access to all sides of the site.

Landscaping around the perimeter of the site will include a variety of low- and moderate-water use plants.

CUP ANALYSIS

General Plan and Zoning Consistency: The project proposes to establish a Medical Marijuana Cultivation Facility in accordance with Section 17.180 of the DHSMC, which allows this use with approval of a CUP and Regulatory Permit.

Site Coverage: The project site consists of one lot totaling 2.52 gross acres (109,680 square feet) in size, which will be reduced by curb and gutter dedications to 2.08 net acres (90,712 square feet). Under the Industrial Zoning District standards, the maximum allowable coverage is 75%. The total of the proposed building lot coverage (Ground Floor Area) is 50,212 square feet or approximately 55% of the 2.08-acre project site, placing the project within the maximum allowed coverage.

Building Height: The highest point on the proposed building will be no more than 40 feet above adjacent grade. This is below the maximum height of 50 feet allowed in the IL District.

Building Setbacks: The minimum setbacks in the City's Industrial Zoning Districts are 20 feet in front, 10 feet in the rear, and 10 feet on the sides. Proposed setbacks are 20 feet in the front (off Palomar Lane), 10.2 feet and 78 feet on the sides, and 41.6 feet in the rear (north). Therefore, the proposed building meets minimum setback requirements.

Circulation and Parking: Access to the site will be provided from both Cabot Road and Palomar Lane. A total of two driveway access points are proposed, one for primary site access and once for emergency access. The sites primary access is located on Palomar Lane, and emergency access is provided from Cabot Road. Parking areas will be provided along the western and northern site boundaries. An interior driveway will provide access to all sides of the site.

Off-Street parking standards for Medical Marijuana Cultivation uses are not specifically defined in the City Zoning Code. Therefore, Staff has applied parking ratios for similar uses including Office (1 space per 250 square feet) and plant nurseries (1 space per 2,500 square feet), resulting in a requirement of 27 total parking spaces. The proposed site improvements will provide 48 parking stalls, 21 more than the required amount.

Parking Calculation

Use	Area (Sq. Ft.)	Ratio	Number of Spaces
Office	2,378	1 per 300 square feet	8 (7.92)
Other/Industrial	2,047	1 per 750 square feet	3 (2.73)
Cultivation Activities	45,787	1 per 2,500 square feet	18 (18.3)
Total Spaces Required			29
Total Spaces Provided			48

Architecture:

The proposed Phase 1 building is approximately 211.5 feet in length, 120.4 feet in width, and 40 feet in height. The building is proposed to be a straight-up concrete block structure, with metal doors, metal canopy, metal roof panels, roll up metal doors, insulated metal wall panels, and plaster coating walls. The storefront windows and doors will be provided on the east, west, and south sides of the building, facing Palomar Lane and Cabot Road. The temporary generator will

be screened by a 25 feet long, 16 feet wide, and 12 feet high enclosure which will match the building in texture and color.

The proposed Phase 2 building will be constructed to immediately adjacent to the northern wall of the Phase 1 building, allowing the applicant to create an internal connection between the two buildings if so desired. The Phase 2 building is approximately 211.2 feet in length, 118.0 feet in width, and 40 feet in height. Similar to Phase 1, the Phase 2 building is proposed to be tilt-up concrete block structures, with metal doors and windows, metal canopy, metal roof panels, roll up metal doors, insulated metal wall panel, and plaster coating walls.

Building facades and design will contain 3 dimensional forms and architectural elements in the style of contemporary desert architecture. Contrasting accent colors will bring out and visually enhance the architectural features and elements. The overall architectural character will be that of an attractive, well-maintained industrial building. The Architectural Floor Plan shows the typical interior layout of the proposed buildings while the Building Elevations depicts the exterior architectural treatments to be used. Site perimeter will be enclosed, with the exception of the southwest corner (see Plan A1.0), with wrought-iron or tubular steel fencing to enhance visuals and secure perimeter.



View from corner of Palomar Lane and Cabot Road, looking northwest

Landscaping: Landscaping is proposed around the entire perimeter of the site, which includes substantial plantings along the street frontage and the parking area. Landscaping has been designed to balance aesthetic, water use and security objectives. Along Cabot Road and Palomar Lane, landscaping will consist of hybrid Fan Palms, and Sonoran Palo Verdes along with low level plantings and tubular steel/wrought iron fencing to visually enhance, protect and blend the cultivation facility into its surroundings while also promoting visibility by law enforcement vehicles from the street.

DEVELOPMENT AGREEMENT ANALYSIS

The City is requiring all Medical Marijuana Cultivation to process a Development Agreement that incorporates indemnification provisions in favor of the City. The Development Agreement format was prepared by the City Attorney and will be reviewed and approved in final form prior to its presentation to the City Council for approval.

The Desert Hot Springs Municipal Code (17.84 Development Agreements) and State law provide that the City and a developer may enter into a development agreement for the purpose of providing the developer with assurances that their development entitlements will not be subject to revocation, termination or modification because of future changes in the City's zoning, planning and land use regulations. In exchange, the City receives certain benefits in the form of revenue, improvements, etc. that the City could not otherwise legally impose on the particular project for a variety of reasons. Such reasons include, but are not limited to, (a) the lack of a nexus between a certain condition of approval and the scope of the project's impacts on the environment or surrounding neighborhood or (b) the legal exclusion of a certain use from the imposition of certain fees or taxes. Development agreement authority is essentially one of the only exceptions to the general principle that prohibits cities from contracting away their future police powers. Moreover, development agreement authority has served as an effective means for cities to encourage economic development, which has become increasingly important to some cities in the absence of redevelopment authority.

ENVIRONMENTAL ANALYSIS

In accordance with the provisions of the California Environmental Quality Act ("CEQA"), an Initial Study has been prepared and which as determined that development of the proposed medical marijuana cultivation facility would not have a significant impact on the environment, with the implementation of mitigation measures. A draft Mitigated Negative Declaration (MND) is proposed and contains certain mitigation measures for Cultural and Biological Resources. The draft Mitigated Negative Declaration is being circulated for comments. No comments have been received as of February 14th, 2017. The MND is attached for consideration by the Commission, and the City Council will consider certification of a Mitigated Negative Declaration prior to final action on the project.

FISCAL IMPACT

The proposed cultivation facility has paid all required fees for processing and will 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.

RECOMMENDATION

Staff recommends that the Planning Commission recommend to the City Council approval of Conditional Use Permit No. 26-16 and Development Agreement 17-16, subject to the Conditions of Approval and including the following findings:

- 1. That the proposed use is conditionally permitted within the subject land use district and complies with all of the applicable provisions of this Zoning Ordinance.*

The application is for a Medical marijuana cultivation facility which is identified in Section 17.180.070 of the City of Desert Hot Springs Zoning Ordinance as permitted within any industrial zone which includes the I-L (Light Industrial) zone), subject to approval of a Conditional Use Permit. The project is proposed to be compliant with applicable provisions of the Zoning Ordinance. Conditions of approval have been prepared and are recommended to assure the proposed use will comply with applicable Zoning Ordinance provisions. Staff recommends this finding.

2. *That the proposed use would not impair the integrity and character of the land use district in which it is to be located.*

Section 17.16.010.B.1 of the Desert Hot Springs Zoning Ordinance identifies the underlying I-L (Light Industrial) zoning district as, "...intended to retain, enhance, and intensify existing and provide for the new development of lighter industrial uses along major transportation routes serving the City." The proposed medical marijuana cultivation facility qualifies as a "lighter industrial operation" in that no heavy manufacturing operations will be conducted on the site.

3. *That the subject site is physically suitable for the type and intensity of land use being proposed.*

The site is proposed to be developed as a light industrial site with parking, landscape and other features and amenities appropriate to the development. The proposed medical marijuana cultivation facility is physically organized to provide adequate parking, loading and pedestrian circulation for the proposed use. Consequently, the site is physically suitable for the type and intensity of the proposed dispensary. Staff recommends this finding.

4. *That the proposed use is compatible with the land uses presently on the subject property.*

The proposed medical marijuana cultivation facility is a light industrial use with ancillary processing and administration activities, and can be considered similar to other industrial establishments allowed in the I-L (Light Industrial) zone, such as plant nurseries without on-site sales and light manufacturing operations. The proposed building is developed to accommodate the proposed use and appears to be able to accommodate a wide variety of industrial uses, if needed. The proposed cultivation facility does not appear to be outside the range of activities typical for a light industrial site and appears compatible with surrounding light industrial uses. Staff recommends this finding.

5. *That the proposed use would be compatible with existing and future land uses within the general area in which the proposed use is to be located.*

Existing and future land uses within the general area of the proposed medical marijuana cultivation facility are light industrial land uses. Lands to the north, east, south and west are either vacant or developed with light industrial uses. All surrounding lands are zoned for light industrial development. The site will be a self-contained development with all vehicle circulation needs accommodated on site. The proposed building is located on the southeast portion of the subject property and the proposed use is not directly accessed from surrounding land uses. The height and general configuration of the proposed structure is similar to other industrial buildings in the area. Any signage will comply with the Desert Hot Springs Zoning Code. All activities will be contained within the existing building and the operation will appear as a light industrial use consistent with the intent of the zone. Consequently, the proposed cultivation facility is expected to be compatible with existing and future industrial development in the surrounding area. Staff recommends this finding.

6. *That the proposed use is compatible in scale, mass, coverage, density, and intensity with all adjacent land uses.*

The proposed medical marijuana cultivation facility will be located within two new single-story buildings totaling 50,212 square feet and, with supporting parking, landscaping and other amenities, will occupy the entire site. The site is presently vacant. Adjacent land

uses are light industrial, subject to a maximum building height limit of two stories or 50 feet and lot coverage of 75%. The subject 2.08 acre site (net acreage) will be developed in two phases with two buildings that would not exceed about 40 feet in height. The project site consists of one lot totaling 2.52 gross acres (109,680 square feet) in size, which will be reduced by curb and gutter dedications to 2.08 net acres (90,712 square feet). Under the Industrial Zoning District standards, the maximum allowable coverage is 75%. The total of the proposed building lot coverage (Ground Floor Area) is 50,212 square feet or approximately 55% of the 2.08-acre project site, placing the project within the maximum allowed coverage.

The scale, mass, coverage, density and intensity of the proposed use will be consistent with light industrial activities; its location within an existing light industrial setting will allow it to be compatible with adjacent industrial uses. Staff recommends this finding.

7. *That there are adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.*

The subject site will be developed as a light industrial use with all public services and utilities installed prior to occupancy. The proposed medical marijuana cultivation facility cultivation will not create an extraordinary demand for water, sanitation or other public utilities and services that would result in any detriment to public health and safety. Staff recommends this finding.

8. *That there will be adequate provisions for public access to serve the site.*

The subject site will be fully developed with vehicular and pedestrian access, both from public rights-of-way as well as within and throughout the site. The proposed medical marijuana cultivation facility will not create any additional demand for access than will be provided by the associated parking and drive aisle. Staff recommends this finding.

9. *That there will not be an adverse effect upon desirable neighborhood characteristics.*

Desirable neighborhood characteristics include long-range views from existing properties and business of surrounding mountains, and the future development of light industry on the site and surrounding area. The proposed building's low height (approximately 40 feet) will not impede long-range views. While the proposed medical marijuana cultivation facility will fully occupy the subject site, surrounding lands available for other businesses will not be limited in their future development by the proposed use. Staff recommends this finding.

10. *That the proposed use is necessary and essential to the community.*

The proposed medical marijuana cultivation facility can be considered necessary and essential to the community to the extent that it is supported by wholesale customers that cause it to succeed as a local light industrial business. Further, the proposed use must also operate under City regulations and conditions of approval so that only the necessary and essential elements of the business – as determined by the City – are expressed over the life of the business. Staff recommends this finding.

11. *That the proposed use is consistent with applicable goals and policies of the General Plan.*

Staff has identified the following General Plan goals and policies applicable to the application and provides responses to each.

Administration

Goal: Comprehensive and integrated administration and implementation of all elements of the Desert Hot Springs General Plan through consistent and effective policies and programs.

The City has adopted a zoning ordinance to implement the General Plan and provide for review and approval of individual development projects. The proposed medical marijuana cultivation facility will be subject to all requirements of this Conditional Use Permit, as prescribed by the Zoning ordinance and the adopted conditions of approval.

Policy 7: The City shall encourage in-fill development within already urbanized areas of the corporate boundaries of the City, and expansion of new development shall be logically phased and, as appropriate, guided by the development of existing and new Specific Plans.

The proposed medical marijuana cultivation facility will be located on a vacant property within a partially-developed industrial area, located in the I-L (Light Industrial) zone. All public improvements are either in place or will be constructed prior to occupancy. No specific plan has been adopted for the subject property.

Policy 8: City shall provide opportunities for review and comment on development proposals through public hearing notices sent to owners of property located at least within 300 feet of development proposal sites.

Prior to Planning Commission review of the project application, notice of the proposed medical marijuana cultivation facility conditional use permit hearing was provided to property owners within 300 feet of the proposed site. A notice of the public hearing was also published in the Saturday February 4th, 2017 Desert Sun newspaper. The application has been available for review in the Planning Department at City Hall. No persons have submitted written comments or expressed concerns for the proposed project.

Industrial Land Use

Goal: Lands that provide for the development of non-polluting, energy-related and other clean industrial development that broadens the economic and employment base of the City, and assures compatible integration with other, non-industrial land uses.

The proposed medical marijuana cultivation facility is anticipated to be a non-polluting and clean industrial use that will generate jobs and revenue for the community, thereby broadening the economic and employment base of the city. The operation will be located on a vacant property within a partially-developed industrial area, located in the I-L (Light Industrial) zone, and be developed with all support amenities (parking, trash enclosures, landscaping, etc.) to assure compatible integration with all industrial and non-industrial land uses.

Policy 6: The City shall require adherence to applicable development standards and guidelines to assure aesthetically acceptable industrial developments for all new industrial sites.

The proposed use will be located in a new building with new associated site improvements, including parking, vehicle circulation, landscaping and trash enclosures. These improvements have been reviewed for adherence to applicable development

standards and guidelines. The proposed architecture and landscape architecture, as conditioned, will result in esthetically acceptable development.

Community Design

Goal 2: Variety of community design, architecture and landscaping compatible with the City's desert setting and surrounding development.

The proposed use will be located in a new building with new associated site improvements, including parking, vehicle circulation, landscaping and trash enclosures. These improvements have been reviewed for adherence to applicable development standards and guidelines. The building exterior, site landscaping, fencing and other improvements are designed with appropriate materials, colors, plant types and other design elements to assure compatibility with the City's desert setting and surrounding development.

Policy 1: Private and public sector development projects shall equally apply City community design standards, thereby protecting the community's scenic viewsheds, providing community cohesion and enhancing the image of Desert Hot Springs as a resort residential community.

The site is presently vacant, but will be developed and used for light industrial use. The proposed building exterior (including height), site landscaping, fencing and other improvements are designed with appropriate materials, colors, plant types and other design elements that protect scenic viewsheds, provide community cohesion and enhance the image of the City.

Policy 9: Signs shall be limited to the minimum size, scale and number needed to provide functional identification and exposure necessary to convey messages, while minimizing impacts on traffic safety, streetscape and scenic viewsheds.

All exterior signs shall be subject to approval under the Desert Hot Springs Zoning Code. The city sign regulations do not permit signs to exceed the height of building eave lines which will result in no impacts on scenic viewsheds.

Policy 10: Lighting shall be limited to the minimum height, number and intensity of fixtures needed to provide security and identification in residential, commercial and industrial development, taking every reasonable measure to preserve the community's night skies.

All exterior lighting shall comply with Section 17.40.170 (Outdoor Lighting) to assure that only the minimum level of lighting necessary to provide the needed security is installed. All proposed exterior lighting shall be reviewed by staff for conformance to the applicable standards. Therefore, the proposed medical marijuana cultivation facility is taking reasonable steps to preserve the night skies.

Economic Development:

Goal 1: A broadly based, healthy and balanced economy that provides a full range of economic and employment opportunities.

The proposed medical marijuana cultivation facility will provide opportunities for new employment and business support services.

Goal 2: Continued growth, which assures the maintenance of revenue, base adequate to support present and future public services and facilities needs.

The establishment of a medical marijuana cultivation facility will provide additional revenues to the City to support present and future public needs.

Policy 11: Make every effort to expedite the processing of development proposals, which address the economic development goals of the community and take the initiative to incubate new programs and projects.

The application for a Conditional Use Permit is required by the Desert Hot Springs zoning code to assure compatibility with surrounding land uses and to develop project-specific conditions to assure successful operation in concert with the City's development goals. The application was received in 10 October 2016 and the Planning Commission and City Council hearings are set for Early 2017. The application has been processed expeditiously.

Hazardous and Toxic Materials

Goal: The assured safety of City of Desert Hot Springs residents and visitors through the regulation of the manufacture, transport, use and disposal of toxic and hazardous materials.

Any hazardous or toxic materials associated with the proposed operation shall be regulated by the provisions of all applicable law, including the Desert Hot Springs Municipal Code, including Section 5.50 (Medical Marijuana Facilities Regulatory Permit), Section 17.40 (Property Development Standards) and Section 17.180 (Medical Marijuana Facilities Location).

Fire and Police Protection

Goal: A high level of police and fire protection and service.

The proposed medical marijuana cultivation facility will include security measures, including door locking systems, exterior lighting, camera monitoring and other systems to minimize the impact on police protection services. Fire suppression systems will also be incorporated into the operation to minimize the impact on fire protection service. Consequently, the proposed medical marijuana cultivation facility is not expected to demand a high level of police and fire protection services.

Policy 1: All new and improved developments shall be reviewed for their impact on safety and the provision of police and fire protection services.

The proposed application and associated regulatory permit will include requirements for review of the proposed operation by City police and fire services. Any identified impacts on safety will be addressed by conditions of approval or regulatory requirements.

Policy 2

Enforce fire standards and regulations in the course of reviewing building plans and conducting building inspections.

All plans and improvements for interior or exterior building improvements will be subject to review and enforcement under fire codes and regulations.

Staff recommends this finding.

12. *That there will not be significant harmful effects upon environmental quality and natural resources.*

The proposed medical marijuana cultivation facility will be sited on vacant property currently zoned for light industry. Further, the cultivation facility will operate in accordance with the City's regulations and conditions of approval. Based on the draft environmental document, no significant adverse or harmful effects on the environment or on any natural resources are anticipated, subject to the implementation of specific mitigation measures and conditions of approval. Staff recommends this finding.

13. *That the negative impacts of the proposed use are mitigated and/or a mitigated negative declaration may be filed.*

The proposed medical marijuana cultivation facility will be operated as a light industrial use in a new building within the Light Industrial zone. It will be operated in accordance with all applicable regulations and conditions of approval. A review of the proposed project has identified no negative impacts, subject to the implementation of specific mitigation measures and conditions of approval. Staff recommends this finding.

That the proposed location, size, design, and operating characteristics of the proposed use would not be detrimental to the public interests, health, safety, convenience, or welfare of the City.

The proposed medical marijuana cultivation facility has been reviewed by City departments and other public agencies for any potential detrimental effects on public interests, health, safety, convenience or welfare of the City. Any potential concerns have been addressed by recommended conditions of approval, and no unresolved concerns remain. Staff recommends this finding.

DEVELOPMENT AGREEMENT NO. 17-16

1. *That the property proposed to be subject to the agreement is not less than 1 acre in size*

The site has a total gross area of 2.52 acres (approximately 109,680 square feet).

2. *That the application is made on forms approved, and contains all information required, by the Director;*

The applicant has submitted a draft development agreement on the City's template for review.

3. *That the Development Agreement contains provisions that: specify the duration of the agreement; specified the permitted uses of the property; specified the density or intensity of use(s); set forth the maximum height and size of the proposed structure; set forth provision, if any for reservation or dedication of land for public purpose; provision not permitting protection from a future increase in development fees; provisions for a tiered amendment review procedure; and provisions for a health and safety exception such as "compelling public necessity"*

All required provisions are incorporated into the draft agreement.

RECOMMENDATION

Staff recommends that the Planning Commission consider a motion recommending approval to the City Council for; (1) a Mitigated Negative Declaration for the Yucca Mesa (Lot 21) cultivation

project 2) a Conditional Use Permit (CUP 26-16) for the construction of two cultivation buildings (totaling 50,212 square feet) and, (3) a Development Agreement (DA 17-16) for the project located at the northwest corner of Cabot Road and Palomar Lane in the I-L (Light Industrial) District. APN: 665-060-006.

EXHIBITS:

Exhibit No. 1 – Draft Conditions of Approval

Exhibit No. 2 – Draft Negative Declaration with Mitigation Monitoring Program

Exhibit No. 3 – Project Plans (Site Plan, Elevations, Sections, Landscape, Lighting, etc.)

Exhibit No. 4 – Draft Development Agreement