

REPORT TO THE CITY COUNCIL



DATE: July 18, 2017

TITLE: Second Reading and Adoption of an Ordinance Approving Development Agreement No. 08-17 with BlackStar Financial / Ray Dorame (APNs 666-370-012 through 015)

Prepared by: Craig Ewing, Contract Planner

Reviewed by: Scott Taschner, Senior Planner; and
Daniel Porras, Community Development Director

RECOMMENDATION

Approve Second Reading, read by title only and adopt an Ordinance of the City Council approving Development Agreement No. 08-17 for the development of a medical marijuana cultivation facility.

BACKGROUND

On July 5, 2017, the City Council held a public hearing on the draft Development Agreement, associated ordinance and Conditional Use Permit (CUP 02-17). At the request of the applicant, the City Council deleted section 1210 of the draft Development Agreement. The Ordinance (Exhibit 2) was then introduced and approved for first reading. As requested previously, the staff report and Final Draft Conditions of Approval are attached for reference (Exhibit 3 and 4).

The project develops four vacant parcels with five (5) detached one-story medical marijuana cultivation buildings, totaling approximately 621,920 square feet, on a 30.53 acre site (APN 666-370-012 through 015). The project is located on the south side of 19th Avenue, approximately 1,000 feet east of North Indian Canyon Drive in the Light Industrial (I-L) zone.

FISCAL IMPACT

The proposed cultivation facility has paid all required fees and will contribute marijuana cultivation revenue at the required rate. With a maximum cultivation area of 596,920 square feet, the project would yield up to **\$6,014,200 annually** (\$75,000 + \$5,939,200). In addition, the proposed project will be subject to the City's Public Art Contribution pursuant to Section 17.60.030. These contributions will provide funding to support the acquisition and installation of public art.

EXHIBITS:

- 1) Ordinance Approving Development Agreement with Blackstar Financial
- 2) Development Agreement No. 08-17, Map and Legal Description
- 3) City Council Staff Report from July 5, 2017
- 4) Final Draft Conditions