

REPORT TO THE PLANNING COMMISSION



DATE: April 9, 2019

TITLE: Amendment to Conditional Use Permit Nos. 16-16 & 17-16, Mitigated Negative Declaration and Mitigation Monitoring Program; to construct one (1) two-story cultivation facility with a total of 146,811 square feet building on a vacant 5.08-acre parcel located east of Little Morongo Road and north of Two Bunch Palms Trail.

Prepared by: Jocelyn Torres, Contract Planner

Reviewed by: Rebecca Deming, 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) Adopt the Mitigated Negative Declaration and Mitigation Monitoring Program for the Pioneer General Cultivation project; and Approve the Requested Amendment to Conditional Use Permit Nos. 16-16 & 17-16 for the Pioneer General Cultivation Project located on APN's 663-280-003 & -004, subject to the Conditions of Approval and the findings contained herein.

PRIOR ACTIONS

On February 28, 2017, the Planning Commission made a recommendation to the City Council to approve Conditional Use Permit Nos. 16-16 & 17-16 to construct two (2) 51,968 square foot Cannabis Cultivation Facilities.

On May 2, 2017, the City Council adopted the Mitigated Negative Declaration for the Maddox Cultivation Project (now Pioneer General Engineer Contractor, Inc.), approved Development Agreement Nos. 11-16 & 12-16, and approved Conditional Use Permit Nos. 16-16 & 17-16 for the development of two (2) 51,968 square foot greenhouses & building complexes as well as associated parking and other improvements on two adjacent 2.31 acre lots.

On May 16, 2017, the City Council approved the Second Reading for Development Agreement Nos. 11-16 & 12-16 for the project and the associated Ordinances for the Maddox Family Trust Development.



PROJECT SUMMARY

On November 5, 2018, the applicant, Pioneer General Engineering Contractors Inc. filed an application to amend their previously approved Conditional Use Permits (Nos. 16-16 & 17-16) to merge two adjacent parcels to allow for the construction of one (1) larger two-story cultivation facility and to make certain modifications to the previously approved site and floor plan. The proposed two-story buildings will consist of 6,226 square feet of office, 3,998 square feet of processing, and 136,587 square feet of cultivation totaling 146,811 square feet.

SITE ANALYSIS

The vacant 5.08-acre project site is located approximately 650 feet east of Little Morongo Road and 1,000 feet north of Two Bunch Palms Trail in the Light Industrial (I-L) zone. The topography of the site is relatively flat, vacant, contains shrubs and brush, and drains to the south east. The project consists of the construction of a two-story headhouse (in one building) that is attached to two greenhouse areas, gated entry points, on-site parking, landscaping, perimeter wrought iron or tubular steel security fencing, proposed loading zone, proposed propene/ future co-generation, proposed cooling towers, etc.

Surrounding properties consist of:

<u>Jurisdiction Zoning & General Plan Designation Current Land Use</u>			
North	City	IL (Light Industrial) District	Vacant
West	City	IL (Light Industrial) District	Vacant
East	City	IL (Light Industrial) District	Vacant
South	City	IL (Light Industrial) District	Vacant

CUP AMENDMENT ANALYSIS

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

On the site plan, the proposed cooling towers (about 30 feet in height) encroach into the side and rear setbacks. Staff has added a project specific condition that the applicant has to relocate the proposed cooling towers out of setbacks and the location will be subject to Planning, Building, and Fire Department approval, once the final design/location is proposed and reviewed (added as Condition No. 3).

Site Coverage: The applicant proposes to merge two lots totaling 5.08 acres (221,167 square feet) in size. Under the Industrial District standards, the maximum allowable coverage is 75%. Even though the proposed amendment increased the total building area to 146,811 square feet, the proposed building lot coverage is approximately 66% which places the project within the maximum allowed coverage in the Light Industrial Zoning District.

Building Height: The highest point on the project will be the mechanical equipment screen at approximately 37 feet. This is below the maximum height of 50 feet allowed in the Light Industrial (IL) District.

Building Setbacks: The minimum setbacks in the City's Industrial Zoning District are 20 feet in

the front, 10 feet in the rear, and 10 feet on the sides. The proposed building setbacks are 38 feet in the front (south of the project), 27.7 feet in the rear (north of the project), and about 58 feet on the sides. The building conforms to the Light Industrial setback requirements.

Access and Circulation: Access to the site will be provided from Little Morongo Road through an easement which is (being used for public use and private road access). One-way entrance and exit are proposed for ingress and egress purposes. The site will be monitored by onsite security personnel and will have two controlled access gates.

The project is being conditioned to dedicate a 30-foot irrevocable offer of dedication and grant of easement for public use and road purposes along the south side of the project. Staff would like to note that this project is directly east of the Green Bond Cultivation project, which had an amendment that was approved last year. That amendment called for an increase of size of the building which could have encroached into the front yard setback, but the applicant successfully argued that the front yard of the lot was in the north side of the building, and the Planning Commission agreed. Therefore, the result is that the access on the south side will not meet requirements to become a City street at any point in the future. Staff has worked with the applicant to find a solution. This solution includes the current requirement for a 30-foot easement dedication to provide access across each of these lots (along the south side of the property) and to allow the public a place to turn-around should they make a wrong turn down this street. These will be private access roads with restricted access on each site but will be conditioned to provide adequate turn-around for vehicle without clearance to exit back to Little Morongo Road via the private access drive (added as Condition No. 4).

Parking Requirements:

Off-Street parking standards for Cannabis Cultivation Facility 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), Plant Nurseries (1 space per 2,500 square feet), and Industrial (1 space per 750 square feet). This results in a requirement of 86 total parking spaces. The proposed project will provide 88 parking spaces and four (4) stalls have been designated for ADA parking.

Parking Calculations

Use	Area (Sq. Ft)	Ratio	Number of Spaces
Office	6,226 Sq. Ft	1 per 250 square feet	25 stalls
Processing	3,998 Sq. Ft	1 per 750 square feet	6 stalls
Cultivation	146,811 Sq. Ft	1 per 2,500 square feet	55 stalls
Total Spaces Required			86 stalls
Total Spaces Provided			88 stalls

Architecture: The proposed project will consist of a prefabricated metal headhouse structure and a manufactured greenhouse system. The headhouse façade will contain desert friendly colors (desert sand, light stone, and saddle tan). Contrasting accent colors will enhance the architectural features and elements of the proposed structure. The proposed security building (located adjacent to the gated entry) will have an aluminum entry door and an aluminum store front system (Anodized Bronze Aluminum Finish). The overall architectural character will be that of an attractive, well-maintained industrial building. The project site perimeter will be enclosed with wrought-iron or tubular steel fencing to enhance visuals and secure the perimeter.

The proposed greenhouses will consist of manufactured greenhouse system (Certhon Greenhouse USA). Staff has added a condition of approval that the applicant shall utilize non-translucent materials and finishes for the siding on the greenhouse portion of the structure

(added as Condition No.5).

Landscaping: Perimeter landscaping is proposed around the entire building, which includes planting along the street frontage and parking area. The proposed landscaping will be a combination of trees, small shrubs, small accent plants, large accent plants, and groundcover plants. The proposed landscaping will consist of Pink Dawn Chitalpa tree, Texas Ebony, Sandpaper Verbena, Totem Pole Cactus as well as other plant species that will enhance the visual character of the project site. Landscaping has been designed to balance aesthetic, water use, and security objectives. The proposed wrought iron fence or tubular steel fence will visually enhance, protect, and blend the cultivation facility while promoting law enforcements visibility from the street.

Lighting: Exterior lighting will be provided at all exterior doors and for the parking area, subject to review and approval by the Police and Planning Departments. Lighting will be oriented downwards and shielded within the property to contain illumination within the project boundary. Lighting will also be reviewed as part of the City's required Regulatory Permit.

Phasing: The applicant proposes to construct the building in two (2) phases. During Phase 1, the applicant proposes a two-story headhouse facility and an attached greenhouse structure (western portion of the project site). Phase 2 will consist of the development of the second attached greenhouse structure (located on the east portion of the facility). Once both phases have been completed the project will be one rectangular building.

Security: Security measures have been considered and incorporated into the facility. A security post is being proposed along the southwest portion of the lot (adjacent to the gated access point) to ensure that only authorized vehicles entire the premise. The site will be enclosed within perimeter fencing. Gated entry/exit gates on the southwestern portion of the property will control vehicular access to and from the property. A detailed, comprehensive security plan will be reviewed by the City Manager during the Regulatory Permit phase. This will include specific locations and areas of coverage by security cameras; location of audible interior and exterior alarms; location of exterior lighting; fencing; background checks; name and contact information of Security Company monitoring the site and any additional information required by the City.

Odor Control: The project will implement the best management practices to reduce the effects of plant odors during flowering which include the use of odor masking agents and neutralizers. Currently, no specific odor control is indicated. Should odors emanate from the property in the future, staff will be provided an opportunity to reevaluate and require additional mitigation measures.

The project will be in compliance with Chapter 5.50.150 (Odor Control) of the Desert Hot Springs Municipal Code:

Marijuana facilities shall provide a sufficient odor absorbing ventilation and exhaust system so that odor generated inside the marijuana facility that is distinctive to its operation is not detected outside the marijuana facility, anywhere on adjacent property or public rights-of-way, on or about any exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for common use by tenants or the visiting public, or within any other unit located within the same building as the marijuana facility. As such, marijuana facilities must install and maintain the following equipment or any other equipment which the City Manager or designee determines has the same or better effectiveness:

- A. An exhaust air filtration system with odor control that prevents internal odors from being emitted externally; or*
- B. An air system that creates negative air pressure between the marijuana facility's interior and exterior so that the odors generated inside the marijuana facility are not*

detectable outside the marijuana facility. (Ord. 645 12-5-17; Ord. 639 11-21-17; Ord. 552 10-21-14)

Hours of Operation: Hours will be consistent with chapter 5.50.100 of the DHSMC. Cannabis Cultivation Facilities may operate between the hours of 8:00 am and 10:00 pm up to seven days per week. This facility is geared to the cultivation of marijuana and may require staff to be present on premises 24 hours per day. Only authorized staff and delivery personnel will be allowed to enter the premises during the off-hours.

DEVELOPMENT AGREEMENT

On May 2, 2017, the City Council approved Development Agreement No. 11-16 for Conditional Use Permit No. 16-16 and Development Agreement No. 12-16 for Conditional Use Permit No. 17-16.

The Desert Hot Springs Municipal Code (Section 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 each 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

Pursuant to Section 15072 of the California Environmental Quality Act (CEQA) Statutes & Guidelines, an Initial Study/Draft Mitigated Negative Declaration has been prepared for the project described herein. The applicant Pioneer General Engineering Contractors Inc., (formerly known as the Maddox Cultivation Project) completed a new Mitigated Negative Declaration (MND) since there were changes to the project that warranted additional review. This Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of the Initial Study, city staff has concluded that the project will have a significant effect on the environment, but that mitigation measures imposed will reduce impacts to less than significant levels and has therefore prepared a Draft Mitigated Negative Declaration & mitigation monitoring program.

AB 52: Staff routed the proposed project on January 30, 2019 to the California Native American tribes that are affiliated within the geographic area of the proposed project. Staff received comments from Twenty-Nine Palms Band of Mission Indians, Agua Caliente Band of Cahuilla Indians, Augustine Band of Cahuilla Indians, Morongo Band of Mission Indians, and Soboba Band of Luiseno Indians. The tribes indicated that they would like to use the standard environmental and tribal mitigation conditions and no further tribal consultation was requested.

PROJECTED EMPLOYMENT

When fully staffed, the facility will employ about 60 employees.

FISICAL IMPACT

The proposed cultivation facility will contribute \$25 per square foot for the first 3,000 square feet, and then \$10 per square foot for the remaining space (133,470 SF) once it opens about (\$75,000 + \$1,334,700 = \$1,409,700)

CONDITIONAL USE PERMIT FINDINGS

Staff finds that the proposed amendment is substantially consistent with the General Plan and meets the development standards of the I-L (Light Industrial) zoning district. Staff recommends that the Planning Commission approve the Amendments to Conditional Use Permit Nos. 16-16 and 17-16 subject to the Conditions of Approval, the mitigation measures outlined in the project Mitigated Negative Declaration, 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 an amendment to a previously approved Conditional Use Permit to increase the size of the originally approved Cannabis Cultivation facility, merge two adjacent parcels to allow the construction of one (1) two-story cultivation facility and make modifications from the previously approved site and floor plan. Cannabis Cultivation Facilities are identified in Section 17.180 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 has been conditioned 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 Cannabis Cultivation Facility qualifies as a "lighter industrial operation" in that no heavy manufacturing operations will be conducted on the site, only the cultivation and processing of cannabis. Staff recommends this finding.

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

The project site is proposed to be developed as a light industrial site with parking and other features and amenities appropriate to the development. The proposed Cannabis 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 cannabis facility. Staff recommends this finding.

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

The proposed Cannabis 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. The proposed building is developed to accommodate the proposed cultivation use. 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 Cannabis 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 height and general configuration of the proposed structure is similar to other approved Cannabis Cultivation Facilities proposed in the area. Any signage will comply with the Desert Hot Springs Zoning Code. All activities will be contained within the proposed Cannabis Cultivation Facility and the operation will appear as a light industrial use consistent with the intent of the zone. Consequently, the proposed amendment to a previously approved Cannabis Cultivation Facility is expected to be compatible with existing and future industrial development in the surrounding area, with the Conditions of Approval. 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 Cannabis Cultivation Facility will consist of one (1) two story building totaling 146,811 square feet and will have the necessary supporting features such as parking, landscaping, etc. Currently, the site is vacant and the adjacent land uses are Light Industrial (I-L). In the Light Industrial zoning district, the maximum building height is two (2) stories or 50 feet, while the maximum lot coverage is 75%. The project is located on a vacant 5.08 gross acre site, has a lot coverage of 66%, and is compatible in scale, mass, coverage with the adjacent land uses. The project is located within an existing light industrial setting which will allow it to be compatible with adjacent industrial uses, with the Conditions of Approval. 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 Cannabis Cultivation Facility and is being conditioned to provide all public services and utilities prior to occupancy. The proposed facility 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 throughout the project site. The proposed Cannabis 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 businesses of surrounding mountains. The proposed Cannabis Cultivation Facility (approximately 36 feet in height) will not impede long-range views even though the facility will fully occupy the subject site. Overall, there will not be an adverse impact on the neighborhood characteristics because the proposed facility is below the maximum structure height of 50 feet. Staff recommends this finding.

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

The proposed Cannabis Cultivation Facility can be considered necessary and essential to the community to the extent that it is supported by 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 cannabis 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 Cannabis 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 project was provided to property owners within 300 feet of the proposed site (on Monday, March 18, 2019). A notice of the public hearing was also published in the Desert Star newspaper Wednesday, March 20, 2019. No persons have submitted written comments or expressed concerns for the proposed project (as of March 21, 2019).

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 Cannabis Cultivation Facility will be a clean non-polluting industrial facility that will broaden the economic and employment base of the city by creating jobs and revenue. The operation will be located on a vacant property located in the I-L (Light Industrial) zone and will be developed with all supporting amenities such as parking, trash enclosures, landscaping, etc. to assure compatible integration with all industrial and non-industrial land uses in the area.

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 project consists of the construction of a new two-story building as well as parking, vehicle circulation, landscaping, etc. The project proposal meets the development standards and guidelines and project specific conditions have been incorporated to ensure that the project conforms.

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.

Currently, staff has not received a sign permit application for the signs. All exterior signs shall be reviewed under a separate application and be subject to approval under the Desert Hot Springs Zoning Code, including limitations on size area and the shall not 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.

The proposed lighting shall comply with Section 17.40.170 (Outdoor Lighting) which will ensure that sufficient lighting is provided for the needed security. All proposed exterior lighting shall be reviewed by staff for conformance to the applicable standards. Therefore, the proposed cannabis 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 Cannabis Cultivation Facility has the ability to provide new opportunities for 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 facility's needs.

The establishment of a cannabis 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 Amendment 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.

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

The proposed cannabis cultivation facility consists of one two-story 146,811 square feet building including greenhouses and a headhouse facility. The property (on the west side) is an approved cannabis cultivation facility which makes this use compatible with the industrial

area. Overall, there will not be significant harmful effects that arise from this project which will endanger environmental quality and natural resources. 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 Cannabis Cultivation Facility will be operated as a light industrial use in a greenhouse and a headhouse facility 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 cannabis 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.

RECOMMENDATION

Staff finds that the proposed project is substantially consistent with the General Plan and meets the development standards of the I-L (Light Industrial) zoning district. Staff recommends that the Planning Commission adopt the Mitigated Negative Declaration and Mitigation Monitoring Program for the Pioneer General Cultivation project and approve Conditional Use Permit Nos. 16-16 & 17-16 (Amendment), subject to the Conditions of Approval (Exhibit 1) and the findings contained herein.

EXHIBITS:

- Exhibit No. 1 – Draft Conditions of Approval
- Exhibit No. 2 – Site Photographs
- Exhibit No. 3 – Original Site Plan
- Exhibit No. 4 – Existing Site Plan
- Exhibit No. 5 – Proposed Site Plan
- Exhibit No. 6 – Building Elevations
- Exhibit No. 7 - Security Post Elevations
- Exhibit No. 8 – Floor Plan
- Exhibit No. 9 – Landscape Plan
- Exhibit No. 10 – Lighting Plan
- Exhibit No. 11 – Roof Plan
- Exhibit No. 12 – Draft Initial Study & Mitigated Negative Declaration