



STAFF REPORT 9/21/2022

TO: Planning Commission Chair and Commissioners

FROM: Gabriel Perez, Development Services Director

SUBJECT: Coachella Research Park #2 Landscape and Odor Control Plan review

SPECIFICS: An approved 833,829 sq. ft. multi-tenant medical cannabis cultivation facility at 48-451 Harrison Street. Applicant: Desert Rock Development.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission consider and approve the landscape and odor control plans for Coachella Research Park #2.

BACKGROUND:

The applicant, Desert Rock Development LLC, proposed a medical cannabis cultivation development of a 20-acre site that has been the location of Desert Truck and Auto Parts that includes:

- Six buildings totaling 505,520 square feet with 98,520 square feet of indoor grow floor area in 4 building and 404,308 square feet of greenhouse floor area in 2 greenhouse structures and 668 parking spaces. Environmental Assessment No. 17-02, Conditional Use Permit No. 280, AR No. 17-04, Variance 18-05. Planning Commission Approved and City Council on February 13, 2019 (Resolution No. 2019-02)
- A Development Agreement was approved establishing a taxation rate for cannabis cultivation, manufacturing and distribution.



The project is currently under construction for Building 4. Condition No. 89 of Resolution No. 2019-02 (AR No. 17-04 and CUP 280) and requires that the final design of landscaping and fencing along the street frontages be presented as an administrative item before the Planning Commission for final review and approval.

DISCUSSION/ANALYSIS:

The project site included planters for landscaping along the project frontage around a large retention basin and planters on the project site as landscape planters as landscape fingers and the perimeter 5 foot width landscape planters.

Trees

The original approved conceptual landscape plan included 15 date palm trees (18 ft brown trunk height) located at the project frontage and throughout the project site (Attachment 2). California Fan Palm is proposed for a majority of the trees (117 quantity) in the new proposed landscape plan at a 9-12 ft brown trunk height (Attachment 1). The approved plan included Palo Verde for shade trees in the parking lot areas and Australian Willow and Brisbane Box trees in the 5 foot width perimeter landscape area as secondary shade trees. In total 465 trees were proposed with the conceptual landscape plan. The new landscape plan proposes 184 trees.

Figure 1 Conceptual Landscape Plan Legend

TREES		
SYMBOL	TREE NAME	QTY.
	NEW ACCENT PALM AT MAIN ENTRY DRIVE PHOENIX DACTYLIFERA, DATE PALM 18' BTH	15
	LARGE FLOWERING ACCENT TREE AT MAIN ENTRY DRIVE LAGERSTROEMIA INDICA, CRAPE MYRTLE 36" BOX SIZE. MULTI-TRUNK.	5
	EVERGREEN SCREEN TREE PINUS ELGARICA, MONDELL PINE 24" BOX SIZE.	20
	EVERGREEN SCREEN TREE BRACHYCHITON POPULNEUS, BOTTLE TREE 24" BOX SIZE.	16
	PARKING LOT SHADE TREE PROSOPIS CHILENSIS, CHILEAN MESQUITE 24" BOX SIZE.	61
	PARKING LOT SHADE TREE PARKINSONIA HYBRID 'DESERT MUSEUM', PALO VERDE 36" BOX SIZE. MULTI-TRUNK.	64
	SECONDARY PARKING LOT TREE TRISTANIA CONFERTA, BRISBANE BOX 15 GAL. SIZE.	36
	VERTICAL TREE ALONG BUILDING ACACIA STENOPHYLLA, SHOESTRING ACACIA 15 GAL. SIZE.	92
	PROPERTY LINE TREE SUCH AS GEIJERA PARVIFOLIA, AUSTRALIAN WILLOW 24" BOX SIZE.	66
	NARROW VERTICAL TREE AGAINST BUILDING CUPRESSUS 'TINY TOWER', ITALIAN CYPRESS 24" BOX SIZE.	62
	OPEN SPACE AREA ACCENT TREE CERCIDIUM FLORIDUM, BLUE PALO VERDE 24" BOX SIZE.	18
	DROUGHT TOLERANT SHADE TREE ACACIA SMALLII, SWEET ACACIA 24" BOX SIZE.	10

Shrubs

The applicant proposes changes to the shrub landscape legend and reduces the shrub varieties from 16 proposed shrubs to eight varieties. A comparison of landscape around buildings and the landscape perimeter in the proposed landscape plan versus approved conceptual landscape plan shows a sparse placement of shrubs and shade trees replaced with California Fan Palms in the new plan.

Figure 2 New Proposed Landscape

PLANTING PALETTE			
TREES/PALMS/SPECIMEN PLANTS			
BOTANICAL NAME	COMMON NAME	SIZE	QUANTITIES
WASHINGTONIA FILIFERA/HYBRID	CALIFORNIA FAN PALM/HYBRID	9-12' BROWN TRUNK	117
PROSOPIS CHILENSIS COLORADO	CHILEAN MESQUITE	24" BOX MULTI	1
THEVETIA PERUVIANA	YELLOW OLEANDER	24" BOX	10
MELALEUCA QUINQUENERVIA	CALEPUT TREE	24" BOX (MULTI)	14
CAESALPINIA CACALADO	CASCALOTE	24" BOX	12
CERCIDIUM FLORIDUM	BLUE PALO VERDE	24" BOX MULTI	3
PHOENIX ROEBELENI	PYGMY DATE PALM	15 GAL. MULTI	25
TIPUANA TIPU	TIPU TREE	24" BOX	2

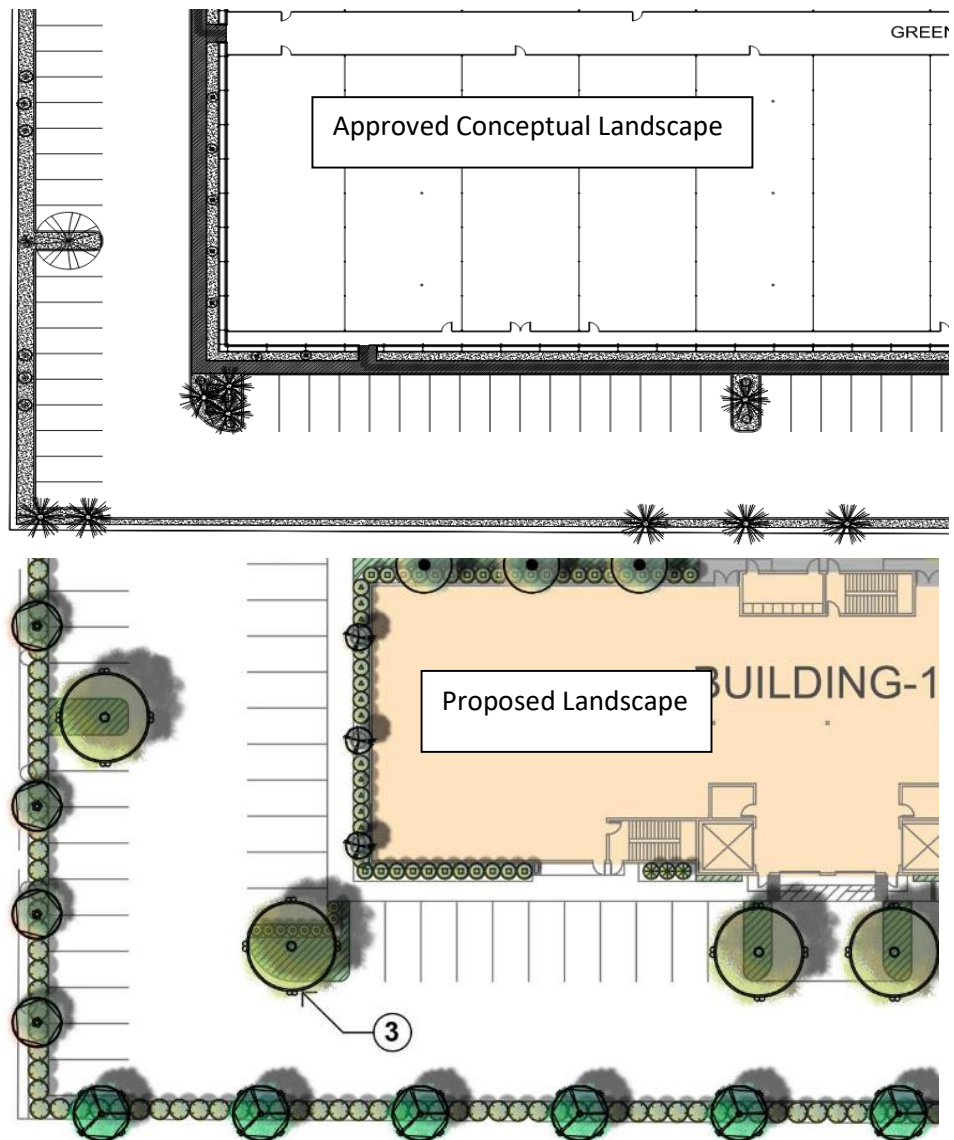
Figure 3 Conceptual Shrub Legend

SHRUB NAME
PROPOSED SHRUBS SHALL BE CHOSEN FROM THE FOLLOWING LIST:
BUXUS MICROPHYLLA VAR. JAPONICA, JAPANESE BOXWOOD 5 GAL. SIZE.
CALLISTEMON VIMINALIS 'LITTLE JOHN', DWARF BOTTLEBRUSH 5 GAL. SIZE.
DODONAEA VISCOSA, HOP BUSH 5 GAL. SIZE.
JUSTICIA BRANDEGEANA, SHRIMP PLANT 5 GAL. SIZE.
LEUCOPHYLLUM FRUTESCENS, TEXAS RANGER 5 GAL. SIZE.
PHOTINA X FRASERI, PHOTINIA 5 GAL. SIZE.
PEROVSKIA ATRIPLICIFOLIA, RUSSIAN SAGE 5 GAL. SIZE.

Figure 4 New Proposed Landscape Plan Legend

SHRUBS				
A.P.	AGAVE PARRYII	PARRY AGAVE	5 GAL.	20
H.P.	HESPERALOE PARVIFOLIA	RED YUCCA	5 GAL.	83
A.D.	AGAVE DESMENTIANA	SMOOTH AGAVE	5 GAL.	64
F.S.	FOUQUERIA SPLENDENS	OCOTILLO	5 GAL.	3
L.Z.	LEUCOPHYLLUM ZYGOPHYLLUM CIMARRON	CIMARRON SAGE	5 GAL.	53
E.GL.	EVOLVULUS GLOMERATHUS	HAWAIIAN BLUE EYES	5 GAL.	14
D.W.	DASYLIRION WHEELERII	DESERT SPOON	5 GAL.	60
C.P.	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL.	15
L.L.	LEUCOPHYLLUM LANGAMANIAE 'RIO BRAVO'	TEXAS RANGER	5 GAL.	75
C.C.	CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER	5 GAL.	40
C.N.	CASSIA NEMOPHILA	DESERT CASSIA	5 GAL.	35
C.V.	CALLISTEMON VIMINALIS (DWARF)	BOTTLEBRUSH 'LITTLE JOHN'	5 GAL.	55
B.O.	BOUGAINVILLEA O LA LA	BOUGAINVILLEA	5 GAL.	25
C.M.	CARISSA MACROCARPA	NATAL PLUM	5 GAL.	10
P.M.	PEDILANTHUS MACROCARPUS	SLIPPER PLANT	5 GAL.	35
P.L.	PACHYPODIUM LAMEREI	MADAGASCAR PALM	15 GAL. MULTY	12

Figure 4: Conceptual landscape versus proposed landscape plan in building and perimeter areas.



The applicant proposes to eliminate the accent boulders and the cobblestone at the bottom of the retention basin along the project frontage on Harrison Street and instead utilize 3/8 inch decomposed granite in the basin and throughout all landscape areas. Staff believes the change to the landscape plan is significant and recommends that the landscape plan be revised as follows:

- Maintain original 15 date palm trees
- Maintain most original proposed shade tree varieties in perimeter and parking area landscape planters by reducing California Fan Palm quantity to 30.
- Increase quantity of shrubs around buildings and maintain original count of shrubs in retention basin from the approved conceptual landscape plan.
- Utilize accent boulders in frontage area.
- Utilize 3/4 inch decomposed granite along frontage landscape area.
- Maintain original cobblestone concept at the bottom of the retention basin.
- Utilize deep well irrigation for trees instead of proposed above ground bubblers.

ODOR CONTROL PLAN

The applicant proposes an odor control plan for the cannabis cultivation facility utilizing a MicroCool fog system which consists of a high-pressure fog system where greenhouse exhaust fans are fitted with a ring of MicroCool nozzles that atomize liquid under high pressure into billions of micro-fine water droplets injected with odor neutralizer that traps airborne odor and biodegrades the odor (Attachment 3). Staff has reviewed the odor control plan and does not have any concern about the use of the odor control technology. Staff will monitor the effectiveness of the odor control system when the facility is operational and require modifications if necessary.

TEMPORARY PROCESSING TRAILER

The applicant proposed a temporary 4,320 sq. ft. processing trailer at the rear of Building 4, which will be used for processing cannabis plants cultivated in the greenhouse for 24 month term. An area for storage of above ground propane tanks is also proposed. Staff seeks Planning Commission feedback on the temporary trailer. The trailer will have a minimal aesthetic impact, is consistent with the activities permitted on-site and would only be used for a 24 month period.

RECOMMENDATIONS:

1. Staff is recommending that the Planning Commission approve the odor control plan and landscape plan subject to recommended changes by City staff.
2. Deny the landscape and odor control plan.
3. Continue this item and provide staff and the applicant with direction.

Attachments:

1. Proposed Landscape Plan
2. Approved Conceptual Landscape Plan

3. Odor Control Plan
4. Proposed Interim Facility Plan
5. Council Resolution No. 2019-02 with conditions of approval.