



DECEMBER 21, 2016

PLANNING COMMISSION

AGENDA ITEM 10B

COACHELLA WAREHOUSES

-
- 1) Conditional Use Permit (CUP 276) to allow a 255,800 multi-tenant industrial park for use as a medical cannabis cultivation and manufacturing facility on 14 acres of developed land in the M-W (Wrecking Yard) zone located at 84-851 Avenue 48.**
 - 2) Architectural Review (AR 16-18) to allow the construction of a 255,800 square foot industrial business park, to be used as a medical cannabis cultivation facility, including an interim medical cannabis manufacturing complex with modular offices and mobile laboratories during the construction phase of the project.**
 - 3) Review of the Coachella Warehouses- Development Agreement to set mutual benefits and obligations between the landowner and the City of Coachella.**
 - 4) Environmental Assessment (EA 16-05)) recommending the adoption of a Mitigated Negative Declaration in accordance with the California Environmental Quality Act (CEQA) Guidelines.**

Project Location



Aerial Photograph



Site Photographs





Avenue 48 facing South



Avenue 48 facing Southwest



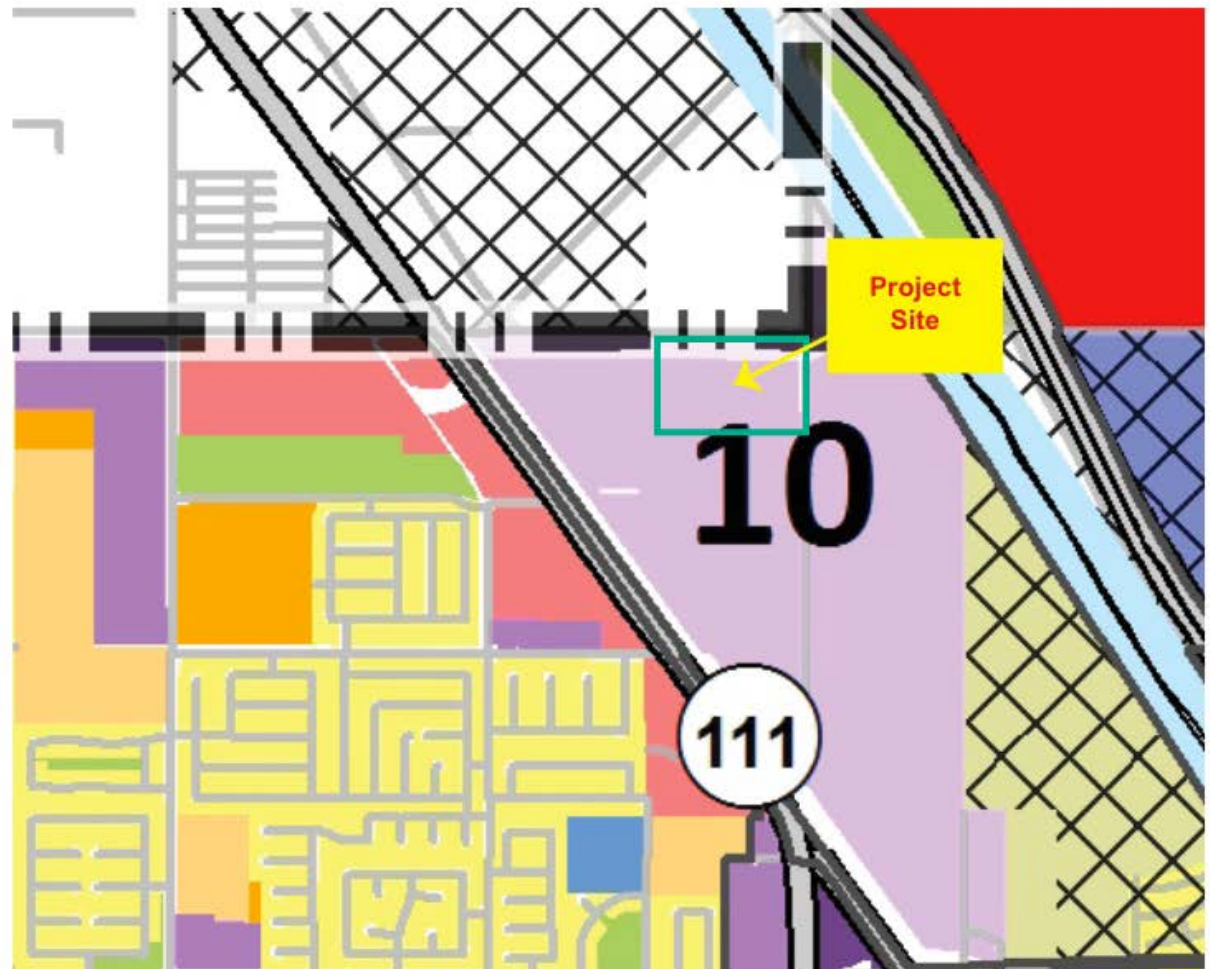
7
Northeast corner Avenue 48



8
Northeast corner Avenue 48

General Plan

- Legend**
- Coachella City Limits
 - Tribal Land
 - Suburban Neighborhood
 - Rural Rancho
 - Neighborhood Center
 - Suburban Retail District
 - Public Facilities
 - Urban Neighborhood
 - Regional Retail District
 - Open Space
 - General Neighborhood
 - Industrial District



Zoning

Legend

- Tribal Land
- Specific Plan Boundary
- City Boundary
- R-S, RESIDENTIAL SINGLE FAMILY
- C-G, GENERAL COMMERCIAL
- M-W, WRECKING YARD
- M-S, MANUFACTURING SERVICE
- O-S, OPEN SPACE
- R-M, RESIDENTIAL MULTIPLE FAMILY



City of Indio General Plan/Zoning



Coachella Warehouses Site Plan



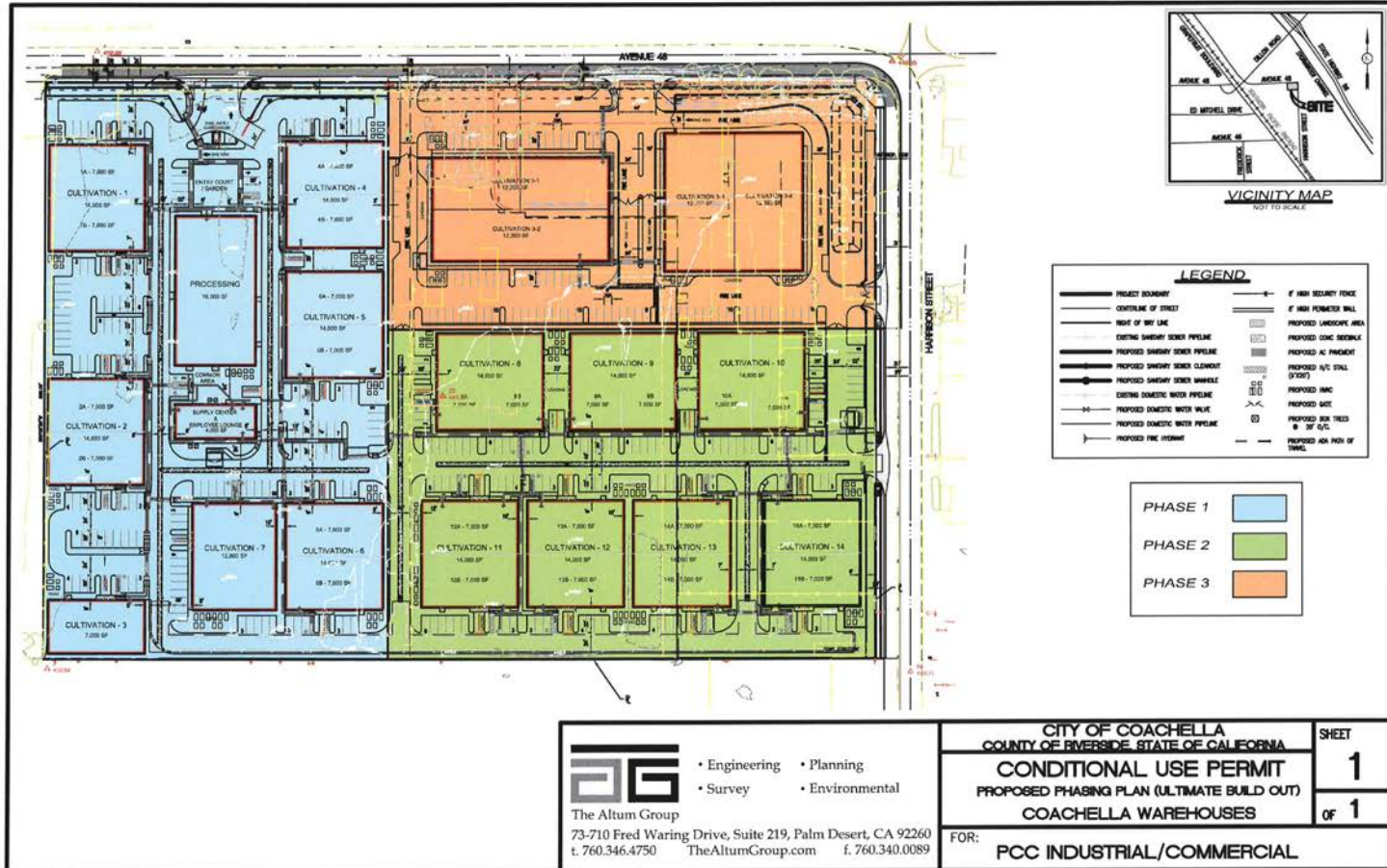
Project Summary

Building Identifier	Floor Area (SF)	Associated Development Phase*	Number of Employees per Shift
Cultivation Building #1	14,000	1b	4
Cultivation Building #2	14,000	1b	4
Cultivation Building #3	7,000	1b	2
Cultivation Building #4	14,000	1b	4
Cultivation Building #5	14,000	1b	4
Cultivation Building #6	14,000	1b	4
Cultivation Building #7	12,000	1b	4
Cultivation Building #8	14,000	2	4
Cultivation Building #9	14,000	2	4
Cultivation Building #10	14,000	2	4
Cultivation Building #11	14,000	2	4
Cultivation Building #12	14,000	2	4
Cultivation Building #13	14,000	2	4
Cultivation Building #14	14,000	2	4
Cultivation Building #15	12,200	3b	4
Cultivation Building #16	12,200	3b	4
Cultivation Building #17	12,200	3b	4
Cultivation Building #18	12,200	3b	4
Cultivation Building Subtotal	235,800	1b-3b	70
Processing Building	16,000	1b	10
Supply Center and Employee Lounge	4,000	1b	-
Ancillary Building Subtotal	20,000	Phase 1b	10
PROJECT TOTAL	255,800	Build Out	80
Adaptive Re-Use Facilities****	19,600	Phase 3a	6
Ajax Auto Wrecking Facility*****	7,700	Phase 3a	7
Interim Use Facilities**	5,760	Phase 1a	4

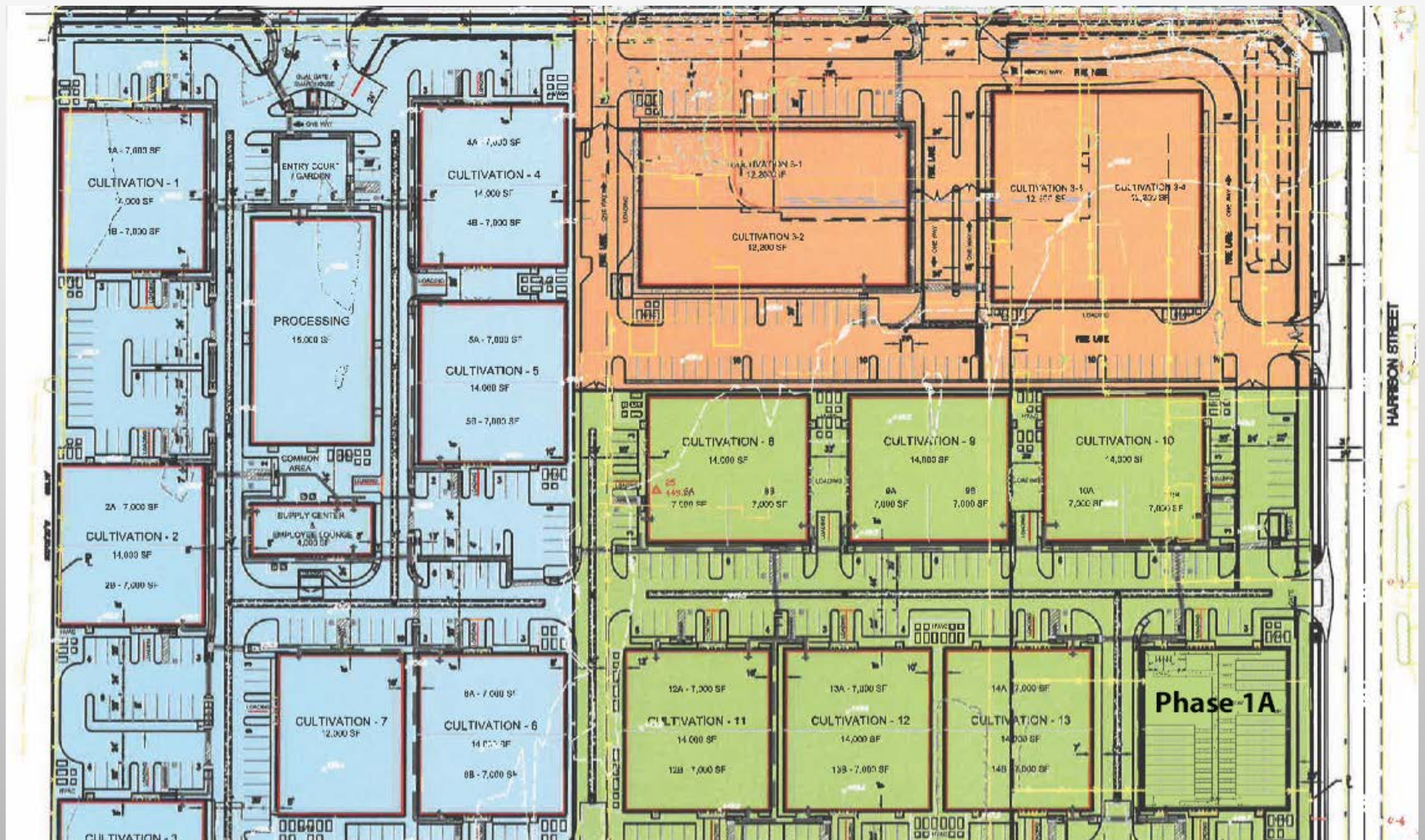
*Information regarding phasing of project discussed on Pages 6-7
 **Interim Use Facilities Breakdown: 18 Facilities at 320SF each, to be removed from site during Phase 2. See aforementioned Phasing Discussion.
 ***Parking Required for the site is calculated at approximately 257 Spaces w/ 18 ADA Accessible. Parking Provided for the site is calculated at approximately 307 Spaces w/ 32 ADA Accessible.
 ****Adaptive Re-Use Facilities are composed of two Medical Marijuana Cultivation Buildings to remain until Phase 3b is implemented.
 *****Ajax Auto Wrecking Facility to remain until Phase 3b is implemented.

- 18 Cultivation Buildings
 - 12- 14,000 sq. ft. buildings
 - 5-12,200 sq. ft. buildings
 - 1-7000 sq. ft. building
- 1 16,000 sq. ft. Processing Building
- 1 4000 sq. ft. Supply Center and Employee Lounge
- 255,800 square feet total
- 240 Employees at build out
- Parking Required: 257 with 18 ADA
- Parking Provided: 307 with 32 ADA

Proposed Phasing



Phase 1A



Phase 1A Interim Facility

15 8x40 Grow Containers
3 8x40 Extraction Containers

Portable Restrooms
Portable Trailer

Security Fencing

36 inch box trees along
Harrison Street (temporary)

Driveway Approach and
security gates along Harrison



PHASE 1A
INTERIM USE FACILITIES PLAN

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01. 01. 2016 - 10:30am By: jg1

Phase 1

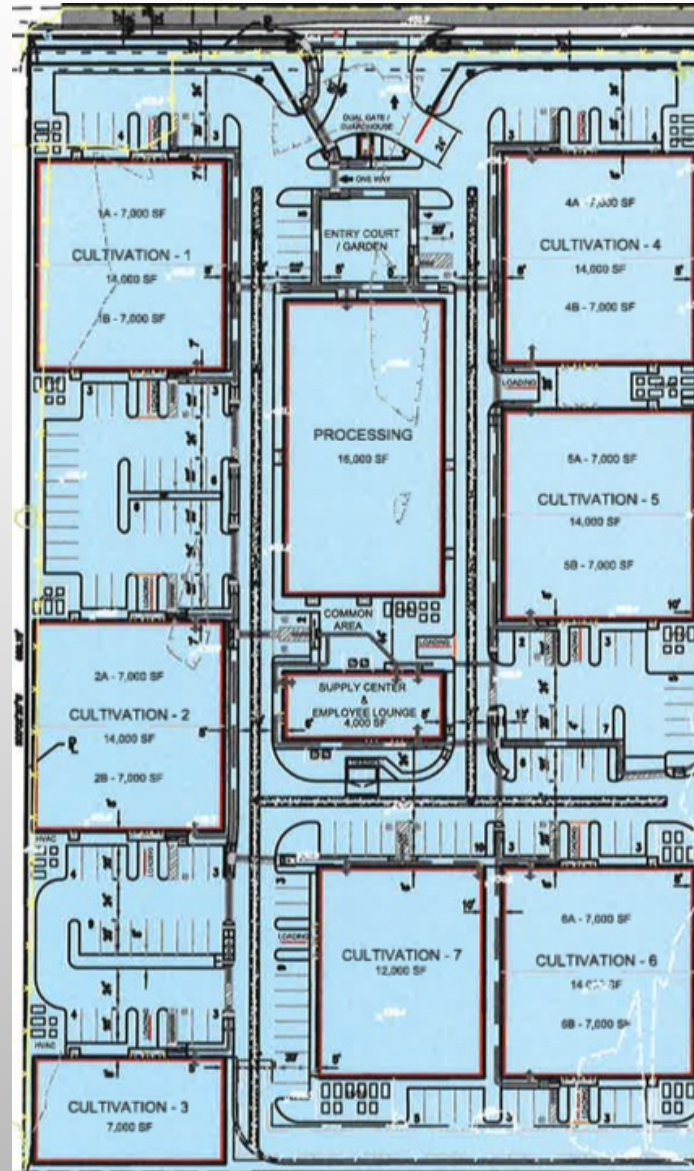
Westerly 6 acres

Construction of 9 buildings totaling 109,000 sq. ft.

Street Improvements to Avenue 48 and Harrison Street.

Construction of Block Walls

Installation of Phase 1 landscaping

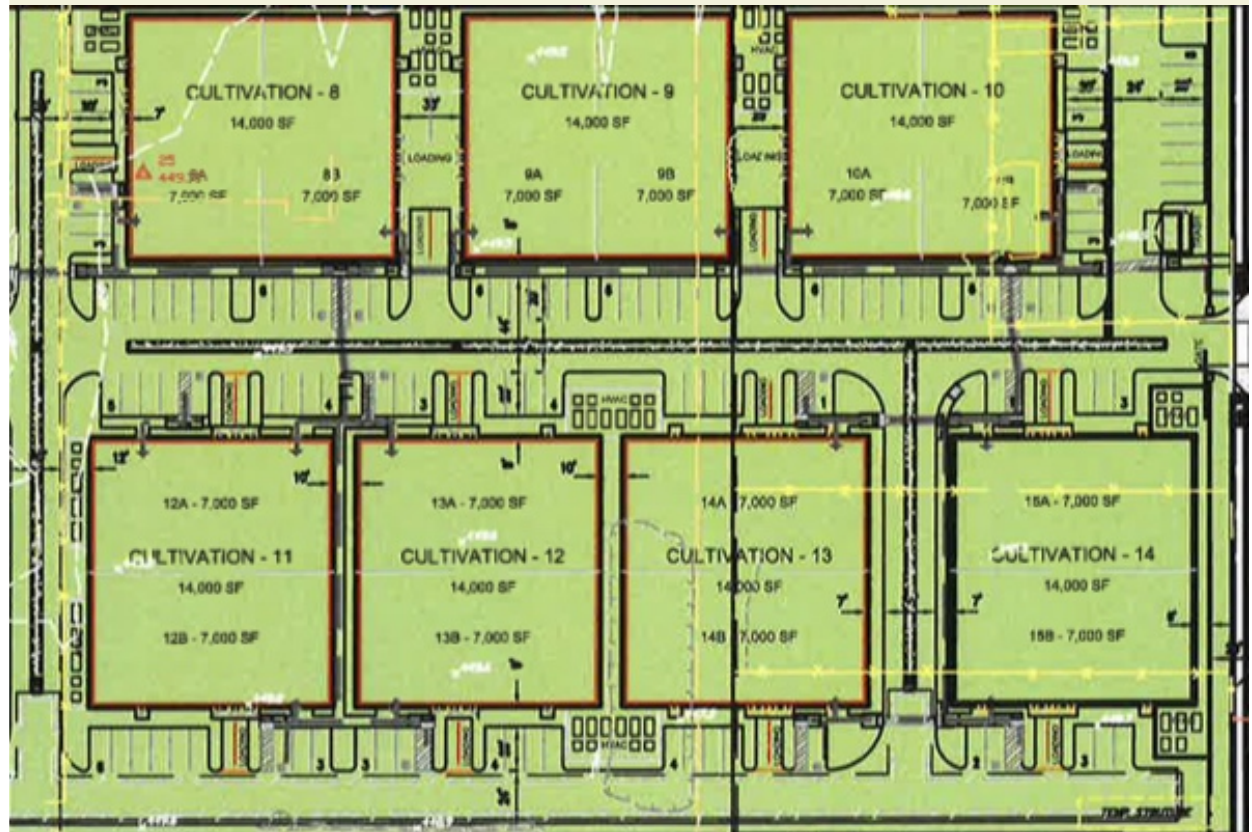


Phase 2 Southerly 5 acres

Construction of 7 buildings totaling 98,000 sq. ft.

Driveway and Security gates along Harrison Street.

Installation of Phase 2 landscaping



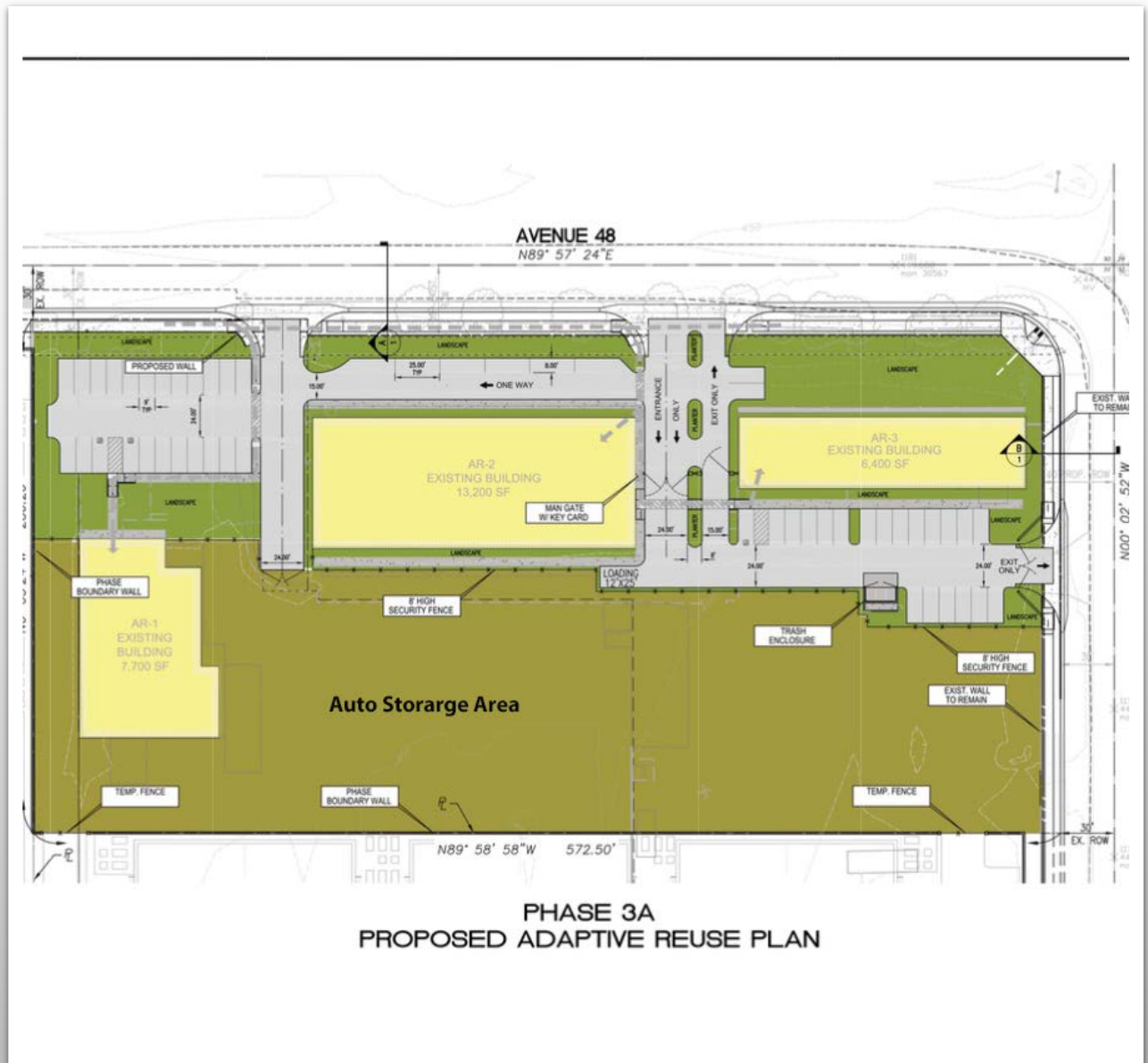
Phase 3A Adaptive Reuse of Existing Buildings Northerly 3.6 acres

New building facades to incorporate design theme for total project.

New parking and landscaping

New security gates and fencing

AJAX business operates out of building 3 and within auto storage area



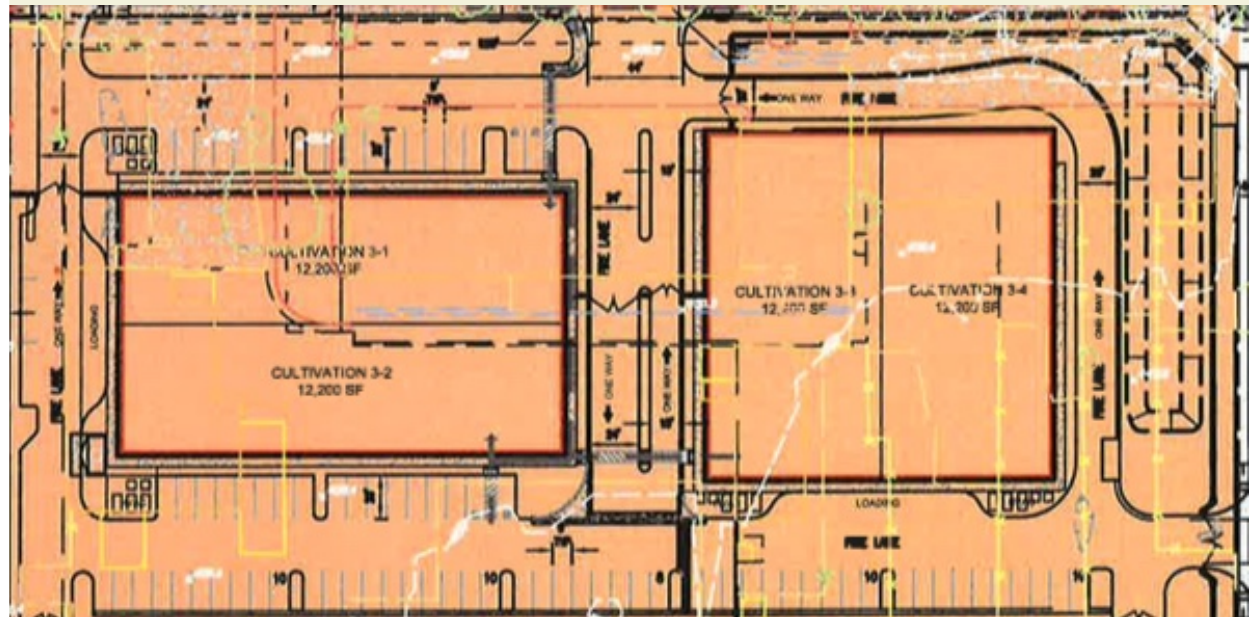
Phase 3 Northerly 3.6 acres

Construction of 4
buildings totaling 48,000
sq. ft.

2 new Driveway
approaches to be
constructed along
Avenue 48 and Harrison
Street.

New Drive Aisles,
Parking Facilities, and
Fire Lanes

Complete landscaping
for Phase 3



Aerial Simulation

The project is arranged in a campus style layout with common community and processing functions located at the center of the complex facing a community garden.

This image illustrates the existing 3 buildings at Avenue 48 and Harrison Street that will be remodeled and repurposed at phase 3A and removed at phase 3.



Project Main Entry

Looking south at the main entrance including the security building, security gates, community garden and the processing building located directly behind the main entry.



Proposed Architecture

Exterior building materials: upgraded metal panel system in two shades of muted gray constructed on top of a multi-hued concrete block wainscot.

Varying height and depth parapet walls extend above the roof line to screen the solar panel system.

The majority of mechanical, heating, ac and climate control will be located in the interior of the building above the ceiling. AC compressors will be placed between the buildings at ground level.

A low-E glazed clear anodized aluminum door and glazing system will be utilized throughout the project.



View at entry court/garden area



Proposed Landscape Plan

Street trees include “Shoestring Acacia” along with “Southern Live Oak.” Interior trees include: “Acacia Mulga”.

Shrubs include: “Lynns Legacy, Rio Bravo, Little John Bottlebrush, Texas Ranger, Natal Plum, Century Plant, Valentine Bush, Desert Cassia, Rosenka and Tuttlei.

Groundcover includes
New Gold Lantana

PRELIMINARY LANDSCAPE PLAN



COACHELLA WAREHOUSES
COACHELLA, CA

ULTIMATE BUILD OUT



Acacia Mulga



Shoestring Acacia



Southern Live Oak



Development Agreement

The Development Agreement proposes to vest the development rights of the project between the Applicant and the City. The highlights of the Development Agreement include the following:

1. A seven (7) year term
2. Allows the interim operation for a 12 month period during construction of the main project
3. Imposes fees on the Project including Production fee consisting of a Cultivation fee and Manufacturing fee and a Facility Fee.

Development Agreement Details

- 1. Production Fee: Paid Quarterly
- 4% of gross receipts of any operator engaged in **cultivation** at the Project and 2% of the gross receipts on any operator engaged in **manufacturing** at the Project and:
- 2. Facility Fee: Paid Annually
- \$15 per square foot on the first 20,000 square feet of the facility and \$7.50 per square foot for the balance of the facility.
- At full build out, the anticipated annual revenue to the City's General fund is in excess of \$2 million dollars.

INFRASTRUCTURE

- Water and Sewer : Both are available at the site
- Electricity: At project build out, this facility requires 9 megawatts of power.
- IID has issued a “will serve” letter for 2 megawatts. In addition, IID has issued a “will serve” letter for an adjacent project that is now co-developing on this site for 2 megawatts for a total commitment of 4 megawatts.
- Rooftop solar panels will generate 3.5 megawatts of power.
- Other short term options include: using power previously committed for the CTI project (2-5 megawatts); construction of a temporary substation (12 megawatts).
- Long term solutions include the construction of one or two permanent substations to serve this area.
- Discussions between IID, the City, project applicants and property owners are on-going.

Environmental Assessment 16-05

- An Initial Study was prepared for the project and found that the project would not result in any significant impacts.
- A Notice of Intent to Adopt a Mitigated Negative Declaration was circulated from November 21, 2016 to December 12, 2016. 4 comment letters were submitted: 1 from IID; 1 from CVWD; 1 from the Twenty-Nine Palms Band of Mission Indians; 1 from the Aqua Caliente Band of Cahuilla Indians.
- A Mitigation Monitoring Report (MMRP) has been prepared and is recommended for adoption.

Recommendations

- Staff recommends that the Planning Commission approve the Coachella Warehouses project by adopting the attached draft Resolutions.
- 1) Resolution No. PC 2016-15- acknowledging the environmental documents and recommending to the City Council the adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program, in accordance with the California Environmental Quality Act (CEQA) Guidelines.
- 2) Resolution No. PC 2016-14 approving Architectural Review No.16-18 and Conditional Use Permit 276.
- 3) Resolution No. PC 2016-16 recommending to the City Council approval of the Development Agreement