

MEMORANDUM**Item #: 8**
Time: After 9 AM

Date: 1/14/2009
To: Members of the Planning Commission
From: Samantha Haschert, Project Planner
Re: Application 07-0267; Commercial Development Permit

The proposal is to expand an existing agricultural research facility to include the construction of 7504 square feet of offices, 9044 square feet of greenhouses, 3370 square feet of laboratory, a 2304 square foot office/conference room, and a 3024 square foot storage building. The project includes the relocation of two existing buildings to new locations on the subject site, the demolition of eight existing structures on site, and the construction of seven new buildings.

The proposed project requires a Commercial Development Permit to amend permits 88-1104 (Master Use Permit), 01-0422, and 03-0195 and obtained an Agricultural Buffer Determination from APAC on August 21, 2008 to reduce the required 200 foot agricultural buffer from surrounding Commercial Agriculture zoned parcels.

The project initially appeared to be eligible for an exemption to the California Environmental Quality Act, specifically Section 15302 (Replacement and Reconstruction); however, after a more detailed review of the proposed new square footage and the proposed increase in employees on site, staff has determined that the project is subject to Environmental Review.

Staff recommends removing the project from today's agenda in order for staff to complete the required environmental review as per the California Environmental Quality Act. After the environmental review is completed, the proposed project will return to your Commission for review and action.