

CITY OF COALINGA
CONDITIONAL USE PERMIT APPLICATION

CVP-M 19-02
Application Number

9/24/19
Date

APPLICANT INFORMATION:

Applicant/Property Owner: CROSSGATE CAPITAL US HOLDINGS CORP

Mailing Address: 1920 MERCANTILE LANE COALINGA CA 93210

Telephone Number: 559-697-0310 Assessor Parcel Number: 083-160-075

Property Location: SEE EXHIBIT A

Legal Description (lot, block, Tracts, etc.) _____

PROPERTY USE INFORMATION:

Current Zoning: MBL

Existing Number of Lots: 1 Proposed Number of Lots: 1 Area of Parcel: .47 ACRES

Proposed Use: SEE ATTACHED

(If additional space is required attach separate sheet of paper)

Describe any new structures or improvements associated with use (indicate total square footage of structures). _____

SEE ATTACHED

(If additional space is required attach separate sheet of paper)


Describe operational characteristics of use (hours of operation, number of employees, vehicle traffic to and from use, parking requirements, etc.)

MONDAY - FRIDAY 8am - 5pm. 1-2 EMPLOYEES WITH PHASE 1.
5-6 EMPLOYEES WITH PHASE 2. NO PUBLIC TRAFFIC AND
NO ADDITIONAL PARKING REQUIREMENTS.

The undersigned applicant has the ability and intention to proceed with the actual construction work in accordance with these plans (as approved) within one year from the date of approval and the applicant understands the this conditional use permit, if granted, becomes null and void and of no effect if the applicant does not commence with the actual construction work in accordance with these plans with one year from the date of approval of this application and diligently proceed to completion. An extension to commence the work at a later date may be granted by the planning commission, upon the written petition of applicant for such extension before the expiration of the one-year period. The applicant understands that the Commission may also establish a deadline date for the completion of said project.

Signature of BOTH the APPLICANT and RECORDED PROPERTY OWNER(S) are required below as applicable.

The forgoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

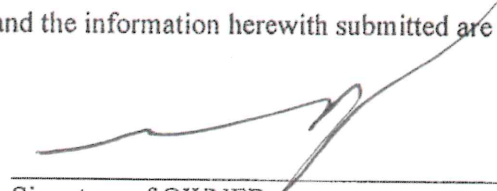

Signature of APPLICANT/AGENT

TODD HYBERS

Name of APPLICANT/AGENT (Please Print)

1920 MERCANTILE LANE, COALINGA
Mailing Address

312-307-5289
Telephone Number


Signature of OWNER

MICHAEL JENNINGS

Name of OWNER (Please Print)

1920 MERCANTILE LANE, COALINGA
Mailing Address

559-917-2222
Telephone Number

Exhibit "A"

Lot 7 of Tract No. 2750, Coalinga Industrial Park No. 1, in the City of Coalinga, County of Fresno, State of California, according to the map thereof recorded December 31, 1976, in Book 30, Pages 55 and 56 of Plats, Fresno County Records.

Excepting all that portion thereof, if any, lying within the boundaries of that certain parcel of land excepted in grant deeds recorded December 18, 1920 in Book 56 Page 1 of Official Records, and on April 22, 1926 in Book 663 Page 448 of Official Records of said County.

Also excepting all oil, gas and other hydrocarbons, geothermal resources as defined in Section 6903 of the California Public Resources Code and all other minerals, whether similar to those herein specified or not, within or that may be produced from said real property; provided, however, that all rights and interest in the surface of said real property are hereby conveyed to grantee, no right or interest of any kind to use the surface, expressed or implied being excepted or reserved to grantor; and provided further that grantor shall not, in exercising such rights, do anything which will damage the surface of said real property or any structures thereon, and shall not conduct any drilling or other operations of any kind in the first five hundred (500) feet below the surface of said real property, as reserved in deeds from Standard Oil Company of California, a Delaware Corporation, to Coalinga Industrial Development Corporation, a Corporation, recorded April 6, 1976; in Book 6575 Page 194 of Official Records, Instrument No. 28411, and on December 13, 1976 in Book 6705 Page 535 of Official Records, Instrument No. 111082.

Also excepting the sole and exclusive right from time to time to drill and maintain wells or other works into or through said real property and the adjoining streets, road and highways below a depth of five hundred (500) feet and to produce, inject, store and remove from and through such wells or works, oil, gas, water and other substances of whatever nature, including the right to perform below said depth any and all operations deemed by grantor necessary or convenient for the exercise of such rights, as reserved in the deeds from Standard Oil Company of California, a Delaware Corporation, to Coalinga Industrial Development Corporation, a Corporation, recorded April 6, 1976 in Book 6575, Page 194 of Official Records, Instrument No. 28411, and on December 13, 1976 in Book 6705 Page 535 of Official Records, Instrument No. 111082.

Statement of Proposed Use for 1275 W. Elm Ave

The facility is currently under construction with Coalinga building permit 1908-010. This first phase of construction completes the extraction portion of the building. The remainder of the building will not be used until the next phase of construction.

The extraction area of the facility will be dedicated to non-volatile CO2 extraction, distillation, storage and packaging. All biomass that is delivered to the facility will be initially processed using sub and super critical CO2 extraction. The oil will then be distilled using rotary evaporator technology after which it is then stored. Once the material is sold, it will be packaged and prepared for shipping.

Currently we are waiting on PG&E to engineer and install a necessary upgraded service to the property. At this point it appears that the building will be completed and ready for operation in late 2019 before PG&E will be available to upgrade the power.

This Conditional Use Permit is for the use of a temporary generator to provide supplemental power to begin production at the extraction facility until PG&E provides the necessary power upgrade. NGW has been working with Quin Power Systems for the proposed MQ Power Whisper Watt DCA12SSI unit which is a trailer mounted rental unit. This unit was selected as it is extremely quiet. (Specifications Sheet to follow)

NGW hired Saxelby Acoustics LLC to put together both a site layout and full sound analysis with exhibits. The full report is attached and shows that this temporary generator is fully compliant with the current City of Coalinga regulations as we understand them. NGW also had Saxelby Acoustics LLC run the analysis with an additional 6-foot-tall sound attenuating barrier which doesn't appear to be necessary. (Full Report to follow)

NGW has been in contact with the San Joaquin Valley Air Pollution Control District and believes that this temporary generator complies with the conditions of the District's portable emissions unit exemption can be found in District Rule 2020, specifically Section 6.16. (see email to follow)

NGW would like this temporary generator solution to be as brief as possible (4-6 weeks), however we are currently at the mercy of PGE. While this is not an inexpensive option, it is required to keep NGW's financial model moving forward and for NGW to continue hiring employees at both locations in Coalinga.

Supporting Documents to follow:

- Generator Specifications
- Sound Analysis
- San Joaquin Valley Air Pollution Control District email