

**CITY OF COALINGA  
CONDITIONAL USE PERMIT APPLICATION**

CDA 18-02 6/18/20  
Application Number Date

**APPLICANT INFORMATION:**

Applicant/Property Owner: Urbgreen Co.  
Mailing Address: 4200 park Blvd Ste. 506 Oakland CA 94606  
Telephone Number: 510-684-5654 Assessor Parcel Number: 070-120-11S  
Property Location: 9840 Cody Street, Coalinga, CA 93210  
Legal Description (lot, block, Tracts, etc.) See attached Exhibit "A"

**PROPERTY USE INFORMATION:**

Current Zoning: Light Industrial / Agricultral  
Existing Number of Lots: 1 Proposed Number of Lots: 1 Area of Parcel: 74,448 sq ft  
Proposed Use: Commercial Cannabis Cultivation

(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). 10,000 sq ft new building - See Site Plans

(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.)

Hours of operation: 24 hrs, 7 days a week, 15-20 employees, Light vehicle traffic, 34 stalls  
of open parking stalls

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

**Vinny MaNguyen**

\_\_\_\_\_  
Name of APPLICANT/AGENT (Please Print)

**4200 Park Blvd Suite 506, Oakland CA 94602**

\_\_\_\_\_  
Mailing Address

**510-684-5654, vinny@manguyen.com**

\_\_\_\_\_  
Telephone Number

  
\_\_\_\_\_  
Signature of OWNER

**Denise MaNguyen**

\_\_\_\_\_  
Name of OWNER (Please Print)

**4200 Park Blvd Suite 506, Oakland CA 94602**

\_\_\_\_\_  
Mailing Address

**510-593-7367, denisemn@gmail.com**

\_\_\_\_\_  
Telephone Number

CITY OF COALINGA  
SITE PLAN REVIEW APPLICATION

CDA 18-02  
Application Number

6/13/20  
Date

APPLICANT INFORMATION:

Applicant/Property Owner Name: Urbgreen Co.  
Mailing Address: 4200 Park Blvd, Ste. 506, Oakland CA 94602  
Telephone Number: 510-684-5654 Assessors Parcel Number: 070-120-11S  
Property Location (Street Address): 9840 Cody Street, Coalinga, CA 93210  
Property is located: West side of Route 33 Street, between South of Gale Ave Street and  
Street

PROJECT INFORMATION:

Current Zoning: Light Industrial / Agricultural Proposed Zoning: No change  
Existing Floor Plan: None - Vacant Lot Proposed Floor Area: 10,000 sq ft  
Describe structure(s) or improvements planned (two family, multi-family residential, commercial, industrial, wall sign, free standing sign etc.): Cannabis cultivation and processing facility; a metal building

Is project: ☒ new construction or ☐ remodeled.

Residential

Number of dwelling units Commercial Building Total of area (in square feet) \_\_\_\_\_  
Total lot coverage of buildings or structures (in square feet) \_\_\_\_\_ Percentage of lot coverage \_\_\_\_\_ %  
Number of off street parking spaces provided. Covered \_\_\_\_\_ Open \_\_\_\_\_  
Total square feet of sign area \_\_\_\_\_ Total square feet devoted to recreation and open space \_\_\_\_\_ sq ft.  
Give total percentage of lot devoted to recreation and open space \_\_\_\_\_ sq ft.  
(See instructions or Zoning Ordinance for definitions and requirements).  
Total square feet of common recreation and open space area \_\_\_\_\_  
Describe type and material to be used on exterior walls and doors \_\_\_\_\_

Commercial

Gross floor area or building when complete 10,000 sq ft.  
Describe sign (free standing, affixed to wall etc.): Sign affixed to wall  
Number of parking spaces provided 34 Number of customers expected per day 1-3 per day  
Hours and days of operation 24 Hours  
Describe any outside storage of equipment or supplies: All storage inside the building

**Industrial**Describe any outside storage of equipment or supplies: NoneMaximum number of employees in any daily shift: 15Number of delivery or shipping trucks per day: 3-5Number of delivery or shipping trucks per day when construction is complete: 5-7**Site Plan Requirements – Mapping/Drawings**

The applicant shall submit fifteen (15) prints of the site plan to the Community Development Director. The Site Plan shall be drawn to scale and indicate clearly and with full dimensions the following information:

1. The lot dimensions;
2. All building and structures, and their location, elevation, size, height and materials;
3. The yards and spaces between buildings;
4. Walls and fences, and their location, height, and material;
5. Off-street parking, including the location, number of spaces, dimensions of the parking area and internal circulation pattern;
6. Access (pedestrian, vehicular and service), points of ingress and egress, and internal circulation;
7. Signs and their location, size and height;
8. Loading, including the location, dimensions, number of spaces and internal circulation;
9. Lighting, including the location, dimensions, number of spaces and internal circulation;
10. Street Dedications and Improvements;
11. Drainage improvements;
12. Landscaping, including the location and type;
13. Fire-preventions equipment and measures, including the location and type;
14. For two-family and multi-family dwellings, the location and design of all recreation and open-space area, and the recreation equipment to be included thereon;
15. Such other data as may be required to permit the Planning Director to make the required findings.

**Applicant's Certification**

The undersigned hereby certify that the information presented in this application is correct.

Signature of Applicant Vinny MaNguyenDate 5/25/2010Signature of Record Property Owner Denise MaNguyenDate 5/25/2010



CITY OF COALINGA  
ENVIRONMENTAL REVIEW APPLICATION

CDA 18-02

Application Number

6/18/20

Date

**APPLICANT INFORMATION:**

Applicant: Urbgreen co.

Mailing Address: 4200 Park Blvd., Suite 506, Oakland, CA 94062

Telephone Number: 415-993-1689

Assessor Parcel Number: 070-120-11S

Property Owner's Name: Red Dragon Holdings, LLC

Property Owner's Address: 4200 Park Blvd., Suite 506, Oakland, CA 94062

Contact Person: Vinny Manguyen

**PROPERTY USE INFORMATION:**

Size of Parcel (Square Feet/Acres) 74,448 sq. ft.

Describe Existing Use of Property: Vacant Lot

Square Feet of Existing Building Area 0

Square Feet of Existing Paved Area 0

Current Zoning Light industrial/Agricultural

Proposed Zoning Same for Commerical Cannabis Operation

Describe in General Terms Existing Uses to the:

West North: Former Private Prison now converted into commercial cannabis operation

South: None Ag

East: None Ag

North West: West Hills Community College Former District Office

Are there any man-made or natural water channels on property? No

If there are, where are they located N/A

Number of existing trees on the site 0 Number of trees to be moved (Age & Type) 0

Residential

a. Number of Dwelling Units: \_\_\_\_\_ b. Unit Size(s) \_\_\_\_\_

c. Range of Sales Prices and/or Rents (projected): \_\_\_\_\_

d. Type of Household Size Expected: \_\_\_\_\_

Commercial

a. Orientation:

Neighborhood: Commercial and Vacant Lots

City or Regional: Coalinga

b. Square Footage of Sales Area: 10,000 sq ft

c. Range of Sales Prices and/or Rents (Projected): N/A

d. Type of Household Size Expected: Unknown

e. Number of Employees: Full Time 15 Part Time \_\_\_\_\_ Seasonal \_\_\_\_\_

f. Days and Hours of Operation 24 hours 7 days

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

Vinny Manguyen

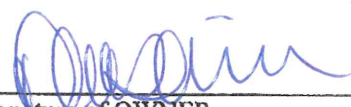
Name of APPLICANT/AGENT (Please Print)

4200 Park Blvd., Suite 506, Oakland, CA 94062

Mailing Address

510-684-5654. Email: vinny@maNguyen.com

Telephone Number

  
Signature of OWNER

Denise MaNguyen

Name of OWNER (Please Print)

4200 Park Blvd., Suite 506, Oakland, CA 94062

Mailing Address

510-593-7367; DeniseMN@gmail.com

Telephone Number