

**CITY OF COALINGA  
CONDITIONAL USE PERMIT APPLICATION**

CUP 20-04  
Application Number

8/27/2020  
Date

**APPLICANT INFORMATION:**

Applicant/Property Owner: Claremont Capital Partners, LLC

Mailing Address: 15230 Burbank Blvd. Suite 103, Sherman Oaks, CA 91411

Telephone Number: (818) 635-8795 Assessor Parcel Number: 070-041-17ST

Property Location: 185 W. Gale Ave , Coalinga CA 93210

Legal Description (lot, block, Tracts, etc.) (see attached)

**PROPERTY USE INFORMATION:**

Current Zoning: MBL

Existing Number of Lots: 1 Proposed Number of Lots: 1 Area of Parcel: 21.41 acres

Proposed Use: The addition of outdoor cannabis cultivation to existing manufacturing and distribution

(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).

Approx. 13 acres of vacant land to be transitioned to farming. Up to 10 new Mixed Light Greenhouses

Temporary seasonal hoopouses on all Phase I acreage and optional for Phase II and III acreage

(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 Farming Operations: 24/7/365

Number of Farm Employees: 5 (approx)

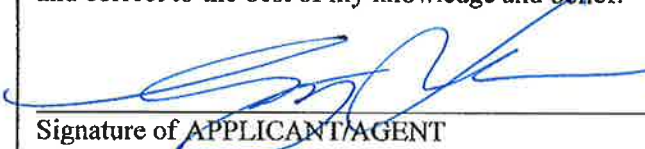

Additional Traffic per day: 5 employee vehicles, 1 delivery truck

Parking: Existing parking at front of main building is sufficient to accommodate the 5 new employees. However, additional existing parking is provided near the drying and greenhouse area, as shown on the Site Plan.

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

Signature of OWNER

Casey Dalton-Schutt

Casey Dalton-Schutt

Name of APPLICANT/AGENT (Please Print)

Name of OWNER (Please Print)

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818-635-8795

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**Assessor's Data**

**Legal Description**

We have not reviewed a Preliminary Title Report pertaining to the subject property. The legal description is taken from the Disposition and Development Agreement information. Thus, the description of the subject property for further purposes is as follows:

That portion of the parcel described in the Grant Deed recorded December 21, 1989 as Document No. 89141879, Official Records of Fresno County, situated in the Northeast quarter of the Northeast quarter of Section 20, Township 20 South, Range 15 East, Mount Diablo Base and Meridian, according to the Official Map thereof recorded, in the City of Coalinga, County of Fresno, State of California, more particularly described as follows:

Commencing at the Northeast corner of said Section 20; Thence South 89°21'40" West, along the North line of said Section 20 and the center line of Gale Avenue, a distance of 500.00 feet to the TRUE POINT OF BEGINNING; Thence South 00°26'53" East, parallel with the East line of said Section 20, a distance of 1319.38 feet to a point on the South line of the Northeast quarter of the Northeast quarter of said Section 20; Thence South 89°22'54" West, along said South line of the Northeast quarter of the Northeast quarter of Section 20, a distance of 607.94 feet; Thence North 00°26'53" West, parallel with the East line of said Section 20, a distance of 389.70 feet; Thence North 14°13'27" East, a distance of 331.29 feet; Thence South 89°30'21" West, a distance of 91.70 feet; Thence North 00°26'53" West, parallel with the West line of said Northeast quarter of the Northeast quarter of Section 20, a distance of 607.20 feet to the North line of said Section 20 and center line of Gale Avenue; Thence North 89°21'40" East, along said North line of Section 20, a distance of 778.53 feet to the TRUE POINT OF BEGINNING;

Excepting and Reserving unto the Grantor an Easement for Public Street and Public Utilities over, under, through and across the Northerly 79.00 feet thereof.

Also Excepting and Reserving unto Grantor an Easement for Public Utilities over, under, through and across the Southerly 15.00 feet thereof.

Also Excepting and Reserving unto Grantor an Easement for Public Utilities over, under, through and across the Southerly 861.00 feet of the Easterly 15 feet thereof.

Excepting therefrom the sole and exclusive right to drill for, produce, extract and take oil, gas and other hydrocarbons which may be found, produced, extracted or taken therefrom (with the non-exclusive right to drill for, produce and use, in connection therewith water) and to store the same upon said lands, and also the sole and exclusive right to sue the subsurface of said lands for storage of oil, gas and other hydrocarbons produced, extracted or taken from lands other than those above described, and to produce, extract, take and remove the same therefrom; together with the right of entry on the surface, and in and through the subsurface, of all said lands at all times for any or all said purposes, and to slant-drill wells into the subsurface of other lands and with the right to construct, use, maintain, erect, repair, replace and remove thereon and therefrom all pipe lines, telephone, telegraph and power lines, tanks, machinery, buildings and other structures (except refinery) which grantor may desire in carrying on its operations on said lands, including all rights necessary or convenient thereto and together with rights of way for passage over, upon and across and ingress to and egress from said lands for any and all said purposes, as reserved in the deed from Pleasant Valley Farming Company, a California corporation, to M.J. and R.S. Allen, a general partnership, dated February 27, 1963, recorded March 1, 1963, as Document No. 179413.

Containing 21.08 acres, more or less.