

CITY OF COALINGA
ENVIRONMENTAL REVIEW APPLICATION

Application Number

Date

APPLICANT INFORMATION:

Applicant: NGWB, LLC / Crossgate Capital US Holdings Corp
Mailing Address: 740 Bradford Way, Union City, CA 94587
Telephone Number: 209-648-9800 Assessor Parcel Number: 083-280-12st
Property Owner's Name: Crossgate Capital U.S. Holdings Corp
Property Owner's Address: 1920 Mercantile LN, Coalinga, CA 93210
Contact Person: Todd Hybels

PROPERTY USE INFORMATION:

Size of Parcel (Square Feet/Acres) 2.09 AC
Describe Existing Use of Property: Vacant Lot

Square Feet of Existing Building Area None Square Feet of Existing Paved Area None
Current Zoning CS-CUP Proposed Zoning CS-CUP
Describe in General Terms Existing Uses to the:
North: State Highway
South: Cannabis Facility
East: Vacant
West: Vacant
Are there any man-made or natural water channels on property? None
If there are, where are they located _____
Number of existing trees on the site Yes Number of trees to be moved (Age & Type) none
Residential along highway frontage
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: _____
City or Regional: _____
- b. Square Footage of Sales Area: _____
- c. Range of Sales Prices and/or Rents (Projected): _____
- d. Type of Household Size Expected: _____
- e. Number of Employees: Full Time 100 Part Time _____ Seasonal _____
- f. Days and Hours of Operation Mon -Fri 6am - 7pm / Sat & Sun 7am - 4:30pm

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

John Schattenburg

Name of APPLICANT/AGENT (Please Print)

740 Bradford Way, Union City, CA 94587

Mailing Address

209-648-9800

Telephone Number

Signature of OWNER

Todd Hybels

Name of OWNER (Please Print)

1920 Mercantile LN, Coalinga, CA 93210

Mailing Address

312--307-5289

Telephone Number



City of Coalinga
Community Development Department

APPLICATION FOR ENVIRONMENTAL EVALUATION

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Next Green Wave

PROPERTY OWNER'S ADDRESS: 1920 Mercantile LN, Coalinga, CA 93210

TELEPHONE: 312-307-5289 EMAIL: thybels@nextgreenwave.com

APPLICANT'S NAME, COMPANY/ORGANIZATION: John Schattenburg @ Cold Storage Mfg., Inc.

APPLICANT'S ADDRESS: 740 Bradford Way, Union City, CA 94587

TELEPHONE: 209-648-9800 EMAIL: jschattenburg@coldstoragemfg.com

CONTACT FOR PROJECT INFORMATION: Craig Miers @ Craig Miers + George Scott Architects, llp

ADDRESS: 1624 Santa Clara Drive, Suite 230 - Roseville, CA 95661

TELEPHONE: 916-780-0100 EMAIL: cmiers@mierscottarchitects.com

2. Location and Classification

STREET ADDRESS OF PROJECT: 1921 Mercantile Lane

CROSS STREETS: Enterprise Parkway

ASSESSOR'S PARCEL NUMBER(S): 083-280-12st

LOT DIMENSIONS: 298x354 LOT AREA (SQ FT): 91,040 SF

ZONING DESIGNATION: CS-CUP GENERAL PLAN DESIGNATION: General Industrial

3. Project Description (please check all that apply)

- ☐ Change of Use
- ☐ Change of Hours
- ☒ New Construction
- ☐ Alterations
- ☐ Demolition
- ☐ Other (please clarify):

PRESENT OR PREVIOUS USE: vacant

PROPOSED USE: Cannabis Growing and Processing Facility

BUILDING APPLICATION PERMIT #: _____ DATE FILED: _____

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Project Features				
Dwelling Units	--	--	--	--
Parking Spaces	--	--	59	59
Loading Spaces	--	--	one	one
Bicycle Spaces	--	--	--	--
Number of Buildings	--	--	one	one
Height of Buildings				
Number of Stories				
Gross Square Footage (GSF)				
Residential				
Retail				
Office				
Industrial	--	--	50,206 sf	50,206 sf
Parking	--	--	59	59
Other _____				
Other _____				
Other _____				
Total GSF				

Please provide a narrative project description that summarizes the project and its purpose or describe any additional features that are not included in this table. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable.

All Projects

Land Use

What is the current use of the site? vacant
Please list all previous land uses of the site for the last 10 years. vacant

Neighborhood Contact

Please describe any contact you have had regarding the project with the following: neighbors/property owners adjacent to the subject site, Neighborhood Associations, Business Associations, or Community Groups in the project area.

none

Site Characteristics

Providing the following information regarding the environmental setting with your application is one of the most effective ways to expedite your project's environmental review. If your site contains structures, large trees, mature vegetation, natural drainage ways, low lying areas where water pools during the rainy season, or wetland areas, supplemental information may be requested in order to conduct the environmental review of your project.

Are there any structures or buildings on the project site? ☐ Yes ☒ No

If yes, how many? _____

What is the construction date of each structure? _____

Current use of existing structure(s)? _____

Proposed use of existing structure(s)? _____

Are there any trees on the project site? ☒ Yes ☐ No

Are any trees proposed to be removed? ☐ Yes ☒ No

Does the site contain any natural drainage ways? ☐ Yes ☒ No

Does the site contain any wetland areas or areas where water pools during the rainy season? ☐ Yes ☒ No

What land uses surround the project site? (i.e., single-family residential, commercial, etc.)

Please describe: vacant and existing Cannabis growing and processing facility

Are you proposing any new fencing or screening? ☒ Yes ☐ No

If yes, please describe the location, the height, and the materials (i.e., wood, masonry, etc.) of the fencing. wrought iron fence on top of CMU wall

Is there parking on-site? ☒ Yes ☐ No

If yes, how many spaces are existing (for the entire property) and how many are proposed on-site for the project?
Existing none
Proposed 59

Is any parking proposed off-site? ☒ Yes ☐ No

If yes, where will it be located and how many spaces? 8

Are you proposing new signs with the project? ☐ Yes ☒ No

If yes, please describe the number and type. _____

Are there any easements crossing the site? ☒ Yes ☐ No

Are there any trash/recycling enclosures on-site? ☒ Yes ☐ No

If yes, what is the size/height/materials of the enclosure(s) and where are they located?

9'-4" x 17'-8" / 6'-0" / Split Face CMU/ east property edge

What is the total number of cubic yards allocated for recycling? _____

Building Setback from Property Lines		
	Existing (feet/inches)	Proposed (feet/inches)
Front	0	20
Rear	0	
Streetside	0	18
Interior Side	0	

What are the front setbacks of the two nearest buildings (on adjacent property) on the same side of the block? If there are no other properties, please write "N/A."

1st Address: NA 2nd Address: NA

Setback: _____ Setback: _____

Exterior Materials

Existing Exterior Building Materials: NA

Existing Roof Materials: NA

Existing Exterior Building Colors: NA

Proposed Exterior Building Materials: Metal Building vertical exterior panel / Plaster Accents

Proposed Roof Materials: Metal Roofing

Proposed Exterior Building Materials: _____

Residential Projects

Fill in this section if your project has residential units. Complete both residential and non-residential sections if you are submitting a mixed-use project. Provide information below for the proposed project unless the question specifically requests information on the existing conditions of the property.

Total Number of Lots: _____

Net Acreage of Site: _____

Total Dwelling Units: _____

Density/Net Acre: _____

of Single-Family Units: _____

of Duplex/Half-Plex Units: _____

of Multi-Family/Apartment Units: _____

of Condominium Units: _____

Structure Size

Please identify the size of all existing structures to be retained (identify separately).

Residence

Gross Square Footage: _____

Garage

Gross Square Footage: _____

Other

Gross Square Footage: _____

Size of new structure(s) or building addition(s):

Gross Square Footage: _____

Total Square Footage: _____

Building Height

Building height means the vertical dimension measured from the average elevation of the finished lot grade at the front of the building to the plate line, where the roof meets the wall.

Existing Building Height and # of Floors (from ground to the plateline): _____

Existing Building Height and # of Floors (from ground to the top of the roof): _____

Proposed Building Height and # of Floors (from ground to the plateline): _____

Proposed Building Height and # of Floors (from ground to the top of the roof): _____

Lot Coverage

Total Building Coverage Area* (proposed new and existing to be retained) (sq. ft.): _____

Project Site Lot Area (sq. ft.): _____

Total Lot Coverage Percentage: _____

(Example: building area (2,000') / lot area (5,000') = 40% total lot coverage)

* Include all covered structures (patios, porches, sheds, detached garages, etc.)

Non-Residential Projects

Fill in this section if your project has a non-residential component. Complete both residential and non-residential sections if you are submitting a mixed-use project.

Hours of operation of the proposed use: Mon - Fri 6am-7pm Sat & Sun 7am-4:30pm

If your project includes fixed seats, how many are there? none

Building Size

Total Building Square Footage On-Site (gross sq. ft.) 50,360 SF

Breakdown of Square Footage – Please Mark All That Apply		
	Existing	Proposed
Warehouse Area	none	39,362 sf
Office Area		2,479 sf
Storage Area		8,365 sf
Restaurant/Bar Area		na
Sales Area		
Medical Office Area		na
Assembly Area		
Theater Area		na
Structured Parking		na
Other Area*		
*Describe use type of "Other" areas.		

Building Height

Existing Building Height and # of Floors: None

Proposed Building Height and # of Floors: One with Mezzanine

Lot Coverage

Total Existing and Proposed Building Coverage Area* (sq. ft.): 50,360 SF

Project Site Lot Area (sq. ft.): 91,040 SF

Total Lot Coverage Percentage: 55.3%

(Example: building area (2,000') / lot area (5,000') = 40% total lot coverage)

* Include all covered structures (patios, porches, sheds, detached garages, etc.)

Environmental Evaluation Application Submittal Checklist

Application Materials	Provided	Not Applicable
Two (2) originals of this application signed by owner or agent, with all blanks filled in.	electronic	
Two (2) hard copy sets of project drawings in 11" x 17" format showing existing and proposed site plans with structures on the subject property and on immediately adjoining properties, and existing and proposed floor plans, elevations, and sections of the proposed project.		
One (1) CD containing the application and project drawings and any other submittal materials that are available electronically.		
Photos of the project site and its immediate vicinity, with viewpoints labeled.		
Check payable to Coalinga Community Development Department.		
Letter of authorization for agent, if applicable.		
Available technical studies.		

For Department Use Only

Application Received by Community Development Department:

By: _____

Date: _____