

CITY OF COALINGA
CONDITIONAL USE PERMIT APPLICATION

CUP 21-04
Application Number

3/22/2021
Date

APPLICANT INFORMATION:

Applicant/Property Owner: Gold Standard Agro, Inc.
Mailing Address: 644 N. Fuller Avenue, Suite 360, Los Angeles, CA 90036
Telephone Number: 310-650-6073 Assessor Parcel Number: 083-280-13S
Property Location: 1951 Mercantile Lane, Coalinga, CA 93210
Legal Description (lot, block, Tracts, etc.) Lot 141 of Juniper Ridge No. 1, Tract No. 4310, according to the Map
thereof recorded in Volume 53 Pages 43 through 50, inclusive, of Plats, Fresno County Records

PROPERTY USE INFORMATION:

Current Zoning: Light manufacturing/business (MBL)
Existing Number of Lots: 1 Proposed Number of Lots: 1 Area of Parcel: 2.63 acres
Proposed Use: New 27,000 sq. ft. single story metal building for 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).
Vacant land will be developed with structure as indicated in Proposed Use above.

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

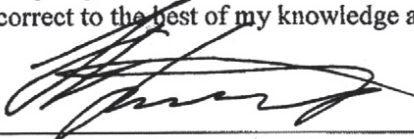
Describe operational characteristics of use (hours of operation, number of employees, vehicle traffic to and from use, parking requirements, etc.)

Hours of operation are from 7:00 a.m. to 7:00 p.m.; 10 employees;
normal business pickup and deliveries; facilities not open to public; minimal traffic.

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

Natalia Gold

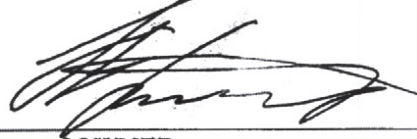
Name of APPLICANT/AGENT (Please Print)

644 N. Fuller Ave. Suite 360, Los Angeles, CA

Mailing Address

310-650-6073

Telephone Number



Signature of OWNER

Natalia Gold

Name of OWNER (Please Print)

644 N. Fuller Ave. Suite 360, Los Angeles, CA

Mailing Address

310-650-6073

Telephone Number

CITY OF COALINGA
ENVIRONMENTAL REVIEW APPLICATION

CUP 21-04

Application Number

3/22/2021

Date

APPLICANT INFORMATION:

Applicant: Gold Standard Agro, Inc.
Mailing Address: 644 N. Fuller Avenue, Suite 360, Los Angeles, CA 90036
Telephone Number: 310-650-6073 Assessor Parcel Number: 083-280-13S
Property Owner's Name: Mercantile Lane Holding LLC
Property Owner's Address: 644 N. Fuller Avenue, Suite 360, Los Angeles, CA 90036
Contact Person: Natalia Gold

PROPERTY USE INFORMATION:

Size of Parcel (Square Feet/Acres) 2.63 acres
Describe Existing Use of Property: Vacant Land

Square Feet of Existing Building Area N/A Square Feet of Existing Paved Area N/A
Current Zoning MBL Proposed Zoning MBL
Describe in General Terms Existing Uses to the:
N/A
North: _____
South: Commercial Cannabis
East: Concrete Plant
West: Fruit Orchard
Are there any man-made or natural water channels on property? No
If there are, where are they located _____
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 Development
City or Regional: Coalinga
- b. Square Footage of Sales Area: Not Applicable
- c. Range of Sales Prices and/or Rents (Projected): Not Applicable
- d. Type of Household Size Expected: Not Applicable
- e. Number of Employees: Full Time 10 Part Time _____ Seasonal _____
- f. Days and Hours of Operation 7:00 a.m. to 7:00 p.m. Monday through Sunday

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

Natalia Gold

Name of APPLICANT/AGENT (Please Print)

644 N. Fuller Avenue Suite 360, Los Angeles, CA 90036

Mailing Address

310-650-6073

Telephone Number



Signature of OWNER

Natalia Gold

Name of OWNER (Please Print)

644 N. Fuller Avenue Suite 360, Los Angeles,
CA 90036

Mailing Address

310-650-6073

Telephone Number



City of Coalinga
Community Development Department

APPLICATION FOR ENVIRONMENTAL EVALUATION

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Mercantile Lane Holding LLC
PROPERTY OWNER'S ADDRESS: 644 N. Fuller Avenue Suite 360, Los Angeles, CA 90036
TELEPHONE: 310-650-6073 EMAIL: nataliagoldre@gmail.com

APPLICANT'S NAME, COMPANY/ORGANIZATION: Gold Standard Agro, Inc.
APPLICANT'S ADDRESS: 644 N. Fuller Avenue Suite 360, Los Angeles, CA 90036
TELEPHONE: 310-650-6073 EMAIL: nataliagoldre@gmail.com

CONTACT FOR PROJECT INFORMATION: Natalia Gold
ADDRESS: 644 N. Fuller Avenue Suite 360, Los Angeles, CA 90036
TELEPHONE: 310-650-6073 EMAIL: nataliagoldre@gmail.com

2. Location and Classification

STREET ADDRESS OF PROJECT: 1951 Mercantile Lane
CROSS STREETS: Enterprise Parkway
ASSESSOR'S PARCEL NUMBER(S): 083-280-13S
LOT DIMENSIONS: 205 x 300.81 LOT AREA (SQ FT): 113,335 sq. ft.
ZONING DESIGNATION: MBL GENERAL PLAN DESIGNATION: _____

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 Land

PROPOSED USE: Commercial cannabis cultivation

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.

Note: This is for
the entire site

	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Project Features				
Dwelling Units			0	
Parking Spaces			62	62
Loading Spaces			1	1
Bicycle Spaces			0	0
Number of Buildings			2	2
Height of Buildings			25'5" and 28'2"	25'5" and 28'2"
Number of Stories			1	1
Gross Square Footage (GSF)				
Residential			0	
Retail			0	
Office			0	
Industrial			30,450	30,450
Parking			62	10,897
Other _____				
Other _____				
Other _____				
Total GSF				41,347

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 Land

Please list all previous land uses of the site for the last 10 years. Not Applicable

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.

In progress

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? As soon as approved for construction

Current use of existing structure(s)? Not Applicable

Proposed use of existing structure(s)? No existing structure

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: Cannabis cultivation, concrete plant and fruit orchard

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. 8' wrought iron

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 0

Proposed 62

Is any parking proposed off-site?

☐ Yes ☒ No

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

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?
8' x 16' x 8' tall metal

What is the total number of cubic yards allocated for recycling? Not Applicable

Building Setback from Property Lines		
	Existing (feet/inches)	Proposed (feet/inches)
Front	N/A	5'
Rear	N/A	5'
Streetside	N/A	25'
Interior Side	N/A	5'

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: N/A 2nd Address: N/A

Setback: N/A Setback: N/A

Exterior Materials

Existing Exterior Building Materials: N/A

Existing Roof Materials: N/A

Existing Exterior Building Colors: N/A

Proposed Exterior Building Materials: Metal

Proposed Roof Materials: Metal

Proposed Exterior Building Materials: Metal

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: _____
Total Dwelling Units: _____

Net Acreage of Site: _____
Density/Net Acre: _____

of Single-Family Units: _____
of Multi-Family/Apartment Units: _____

of Duplex/Half-Plex Units: _____
of Condominium Units: _____

Structure Size

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

Residence
Garage
Other

Gross Square Footage: _____
Gross Square Footage: _____
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: 7:00 a.m. to 7:00 p.m. Monday through Sunday

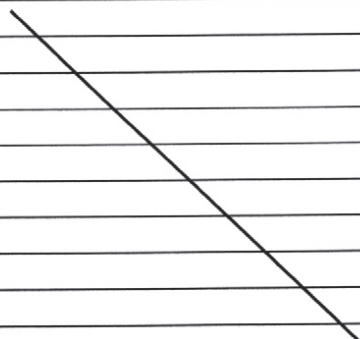
If your project includes fixed seats, how many are there? N/A

Building Size

Note: this is for the entire site

30,450 sq. ft.

Total Building Square Footage On-Site (gross sq. ft.) _____

Breakdown of Square Footage – Please Mark All That Apply		
	Existing	Proposed
Warehouse Area		27,553
Office Area		895
Storage Area		402
Restaurant/Bar Area		N/A
Sales Area		N/A
Medical Office Area		N/A
Assembly Area		N/A
Theater Area		N/A
Structured Parking		N/A
Other Area*		1600
*Describe use type of “Other” areas. Restrooms, lockers, and break room		

Building Height

Existing Building Height and # of Floors: N/A

Proposed Building Height and # of Floors: 28'2" and 25'5"

Lot Coverage

Total Existing and Proposed Building Coverage Area* (sq. ft.): 30,450 sq. ft.

Project Site Lot Area (sq. ft.): 113,335 sq. ft.

Total Lot Coverage Percentage: 27%

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

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

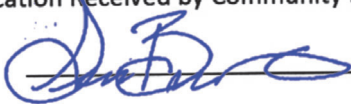
Environmental Evaluation Application Submittal Checklist

Application Materials	Provided	Not Applicable
Two (2) originals of this application signed by owner or agent, with all blanks filled in.	Electronic Submission	
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.	Electronic Submission	
One (1) CD containing the application and project drawings and any other submittal materials that are available electronically.		X
Photos of the project site and its immediate vicinity, with viewpoints labeled.	X	
Check payable to Coalinga Community Development Department.	Will Mail In	
Letter of authorization for agent, if applicable.		X
Available technical studies.		X

For Department Use Only

Application Received by Community Development Department:

By:



Date: 3/22/2021

**CITY OF COALINGA
CONDITIONAL USE PERMIT APPLICATION**

CUP 21-04
Application Number

3/22/2021
Date

APPLICANT INFORMATION:

Applicant/Property Owner: Gold Standard Ventures, Inc.
Mailing Address: 644 N. Fuller Avenue, Suite 360, Los Angeles, CA 90036
Telephone Number: 310-650-6073 Assessor Parcel Number: 083-280-13S
Property Location: 1951 Mercantile Lane, Coalinga, CA 93210
Legal Description (lot, block, Tracts, etc.) Lot 141 of Juniper Ridge No. 1, Tract No. 4310, according to the Map thereof recorded in Volume 53 Pages 43 through 50, inclusive, of Plats, Fresno County Records.

PROPERTY USE INFORMATION:

Current Zoning: Light manufacturing/business (MBL)
Existing Number of Lots: 1 Proposed Number of Lots: 1 Area of Parcel: 2.63 acres
Proposed Use: New 3,450 sq. ft. single story metal building for commercial cannabis 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).
Vacant land will be developed with structure as indicated in Proposed Use above.

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

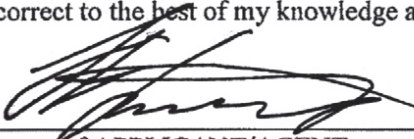
Describe operational characteristics of use (hours of operation, number of employees, vehicle traffic to and from use, parking requirements, etc.)

Hours of operation are from 7:00 a.m. to 7:00 p.m.; 3 employees;
normal business pickup and deliveries; facilities not open to public; minimal traffic.

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

Natalia Gold

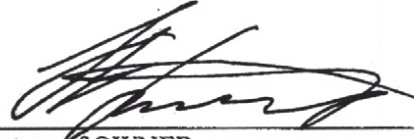
Name of APPLICANT/AGENT (Please Print)

644 N. Fuller Ave. Suite 360, Los Angeles, CA

Mailing Address

310-650-6073

Telephone Number



Signature of OWNER

Natalia Gold

Name of OWNER (Please Print)

644 N. Fuller Ave. Suite 360, Los Angeles, CA

Mailing Address

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Telephone Number

CITY OF COALINGA
ENVIRONMENTAL REVIEW APPLICATION

CUP 21-04

Application Number

3/22/2021

Date

APPLICANT INFORMATION:

Applicant: Gold Standard Ventures, Inc.
Mailing Address: 644 N. Fuller Avenue, Suite 360, Los Angeles, CA 90036
Telephone Number: 310-650-6073 Assessor Parcel Number: 083-280-13S
Property Owner's Name: Mercantile Lane Holding LLC
Property Owner's Address: 644 N. Fuller Avenue, Suite 360, Los Angeles, CA 90036
Contact Person: Natalia Gold

PROPERTY USE INFORMATION:

Size of Parcel (Square Feet/Acres) 2.63 acres
Describe Existing Use of Property: Vacant Land

Square Feet of Existing Building Area N/A Square Feet of Existing Paved Area N/A
Current Zoning MBL Proposed Zoning MBL
Describe in General Terms Existing Uses to the:
N/A
North: _____
South: Commercial Cannabis
East: Concrete Plant
West: Fruit Orchard
Are there any man-made or natural water channels on property? No
If there are, where are they located _____
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 Development
City or Regional: Coalinga
- b. Square Footage of Sales Area: Not Applicable
- c. Range of Sales Prices and/or Rents (Projected): Not Applicable
- d. Type of Household Size Expected: Not Applicable
- e. Number of Employees: Full Time 3 Part Time _____ Seasonal _____
- f. Days and Hours of Operation 7:00 a.m. to 7:00 p.m. Monday through Sunday

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

Natalia Gold

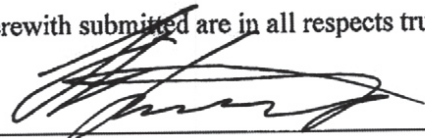
Name of APPLICANT/AGENT (Please Print)

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Mailing Address

310-650-6073

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Signature of OWNER

Natalia Gold

Name of OWNER (Please Print)

644 N. Fuller Avenue Suite 360, Los Angeles,
CA 90036

Mailing Address

310-650-6073

Telephone Number



City of Coalinga
Community Development Department

APPLICATION FOR ENVIRONMENTAL EVALUATION

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Mercantile Lane Holding LLC
PROPERTY OWNER'S ADDRESS: 644 N. Fuller Avenue Suite 360, Los Angeles, CA 90036
TELEPHONE: 310-650-6073 EMAIL: nataliagoldre@gmail.com

APPLICANT'S NAME, COMPANY/ORGANIZATION: Gold Standard Ventures, Inc.
APPLICANT'S ADDRESS: 644 N. Fuller Avenue Suite 360, Los Angeles, CA 90036
TELEPHONE: 310-650-6073 EMAIL: nataliagoldre@gmail.com

CONTACT FOR PROJECT INFORMATION: Natalia Gold
ADDRESS: 644 N. Fuller Avenue Suite 360, Los Angeles, CA 90036
TELEPHONE: 310-650-6073 EMAIL: nataliagoldre@gmail.com

2. Location and Classification

STREET ADDRESS OF PROJECT: 1951 Mercantile Lane
CROSS STREETS: Enterprise Parkway
ASSESSOR'S PARCEL NUMBER(S): 083-280-13S
LOT DIMENSIONS: 205 x 300.81 LOT AREA (SQ FT): 113,335 sq. ft.
ZONING DESIGNATION: MBL GENERAL PLAN DESIGNATION: _____

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 Land

PROPOSED USE: Commercial cannabis manufacturing, and distribution

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.

Note: This is for
the entire site

	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Project Features				
Dwelling Units			0	
Parking Spaces			62	62
Loading Spaces			1	1
Bicycle Spaces			0	0
Number of Buildings			2	2
Height of Buildings			25'5" and 28'2"	25'5" and 28'2"
Number of Stories			1	1
Gross Square Footage (GSF)				
Residential			0	
Retail			0	
Office			0	
Industrial			30,450	30,450
Parking			62	10,897
Other _____				
Other _____				
Other _____				
Total GSF				41,347

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 Land

Please list all previous land uses of the site for the last 10 years. Not Applicable

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.

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? As soon as approved for construction

Current use of existing structure(s)? Not Applicable

Proposed use of existing structure(s)? No existing structure

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: Cannabis cultivation, concrete plant and fruit orchard

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. 8' wrought iron

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 0

Proposed 62

Is any parking proposed off-site?

☐ Yes ☒ No

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

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?
8' x 16' x 8' tall metal

What is the total number of cubic yards allocated for recycling? Not Applicable

Building Setback from Property Lines		
	Existing (feet/inches)	Proposed (feet/inches)
Front	N/A	5'
Rear	N/A	5'
Streetside	N/A	25'
Interior Side	N/A	5'

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: N/A 2nd Address: N/A

Setback: N/A Setback: N/A

Exterior Materials

Existing Exterior Building Materials: N/A

Existing Roof Materials: N/A

Existing Exterior Building Colors: N/A

Proposed Exterior Building Materials: Metal

Proposed Roof Materials: Metal

Proposed Exterior Building Materials: Metal

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: _____
Total Dwelling Units: _____

Net Acreage of Site: _____
Density/Net Acre: _____

of Single-Family Units: _____
of Multi-Family/Apartment Units: _____

of Duplex/Half-Plex Units: _____
of Condominium Units: _____

Structure Size

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

Residence
Garage
Other

Gross Square Footage: _____
Gross Square Footage: _____
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.

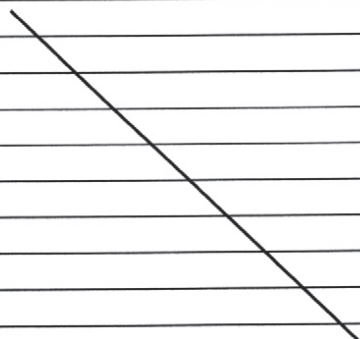
Hours of operation of the proposed use: 7:00 a.m. to 7:00 p.m. Monday through Sunday

If your project includes fixed seats, how many are there? N/A

Building Size

Note: this is for the entire site

Total Building Square Footage On-Site (gross sq. ft.) 30,450 sq. ft.

Breakdown of Square Footage – Please Mark All That Apply		
	Existing	Proposed
Warehouse Area		27,553
Office Area		895
Storage Area		402
Restaurant/Bar Area		N/A
Sales Area		N/A
Medical Office Area		N/A
Assembly Area		N/A
Theater Area		N/A
Structured Parking		N/A
Other Area*		1600
*Describe use type of “Other” areas. Restrooms, lockers, and break room		

Building Height

Existing Building Height and # of Floors: N/A

Proposed Building Height and # of Floors: 28'2" and 25'5"

Lot Coverage

Total Existing and Proposed Building Coverage Area* (sq. ft.): 30,450 sq. ft.

Project Site Lot Area (sq. ft.): 113,335 sq. ft.

Total Lot Coverage Percentage: 27%

(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 Submission	
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.	Electronic Submission	
One (1) CD containing the application and project drawings and any other submittal materials that are available electronically.		X
Photos of the project site and its immediate vicinity, with viewpoints labeled.	X	
Check payable to Coalinga Community Development Department.	Will Mail In	
Letter of authorization for agent, if applicable.		X
Available technical studies.		X

For Department Use Only

Application Received by Community Development Department:

By:



Date:

3/22/2021

**CITY OF COALINGA
SITE PLAN REVIEW APPLICATION**

Application Number _____

Date _____

APPLICANT INFORMATION:

Applicant/Property Owner Name: Mercantile Lane Holding LLC (Property Owner)
Mailing Address: 644 N. Fuller Avenue, Suite 360, Los Angeles, CA 90036
Telephone Number: 310-650-6073 Assessors Parcel Number: 083-280-13S
Property Location (Street Address): 1951 Mercantile Lane, Coalinga, CA 93210
Property is located: NW side of Mercantile Lane Street, between West of Street and
Enterprise Pkwy Street

PROJECT INFORMATION:

Current Zoning: Light manufacturing/business (MBL) Proposed Zoning Light manufacturing/business (MBL)
Existing Floor Plan: Vacant Land Proposed Floor Area: 30,450 sq. ft.
Describe structure(s) or improvements planned (two family, multi-family residential, commercial, industrial, wall sign, free standing sign etc.) New 3,450 sq. ft. and 27,000 sq. ft. single story metal building for commercial
cannabis cultivation, manufacturing, and distribution.

Is project: ☒ new construction or ☐ remodeled.

Residential

Number of dwelling units _____ 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 30,450 sq ft.
Describe sign (free standing, affixed to wall etc.) None
Number of parking spaces provided 62 Number of customers expected per day None
Hours and days of operation Monday through Sunday, 7:00 a.m. to 7:00 p.m.
Describe any outside storage of equipment or supplies: None

IndustrialDescribe any outside storage of equipment or supplies: NoneMaximum number of employees in any daily shift: 10 to 13Number of delivery or shipping trucks per day: 2 to 3Number of delivery or shipping trucks per day when construction is complete: 1 to 2**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 Deductions 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

Date

3/3/2021

Signature of Record Property Owner

Date

3/3/2021