



AGENDA

PLANNING COMMISSION

155 W. DURIAN, COALINGA, CA 93210

TUESDAY FEBRUARY 26, 2019

The Mission of the City of Coalinga is to provide for the preservation of the community character by delivering quality, responsive City services, in an efficient and cost-effective manner, and to develop, encourage, and promote a diversified economic base in order to ensure the future financial stability of the City for its citizens.

CALL MEETING TO ORDER (6:00 PM)

Pledge of Allegiance

CHANGES TO THE AGENDA

ROLL CALL

Commissioners:

Chairman Sailer
Vice Chairman Jacobs
Commissioner Helmar
Commissioner Garza
Commissioner Pruitt

Staff:

Sean Brewer, Community Development Director
Marissa Trejo, City Manager

PUBLIC COMMENTS

Under Government Code 54954.3 members of the audience may address the Commission on any item of interest to the public or on any agenda item before or during the Commission's consideration of the item. State law prohibits the Planning Commission from acting on non-agenda items.

INFORMATION/CONSENT CALENDAR

PUBLIC HEARINGS

1. Planning Commission Review and Approval of a Conditional Use Permit

Application (CUP 18-05), Submitted by the Applicant Next Green Wave, to
Manufacture and Cultivate Commercial Cannabis and Cannabis Products with
Ancillary Research and Development at 1275 West Elm Ave.

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

DEPARTMENT REPORTS

COMMUNICATIONS

1. Staff Announcements
2. Commissioner Announcements
3. Chairman Announcements

ADJOURN



Staff Report- Chairman and Planning Commission

Subject: Planning Commission Review and Approval of a Conditional Use Permit Application (CUP 18-05), Submitted by the Applicant Next Green Wave, to Manufacture and Cultivate Commercial Cannabis and Cannabis Products with Ancillary Research and Development at 1275 West Elm Ave.

Meeting Date February 26, 2019

Project Location: 1275 W. Elm Ave, Coalinga, CA 93210

Applicant: Michael Jennings, Next Green Wave, LLC, 1921 Mercantile Lane, Coalinga, CA 93210

Owner: Crossgate Cap US Holdings Corp, 1921 Mercantile Lane, Coalinga, CA 93210

Prepared By: Sean Brewer, Community Development Director

I. RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 019P-003 with conditions approving application No. CUP 18-05 for a Medical and Adult-Use Commercial Cannabis Manufacturing (non-volatile solvents) and Nursery (with Research and Development) facility to be located a 1275 W. Elm Ave.

II. BACKGROUND:

On February 12, 2019, the Community Development Department received a conditional use permit application for a phased Commercial Cannabis facility at 1275 E. Elm Ave from Next Green Wave, LLC (“applicant”). The development consists of a two (2) phased tenant improvement project: The first phase will be to renovate approximately 1,681 square feet of the existing 3,562 square foot industrial building including onsite improvements for manufacturing with a planned phase two (2) renovation of the remaining 1,881 square feet for a future nursery with research and development space.

Conditional Use Permit Application

In accordance with Section 9-5.128(f) of the Coalinga Planning and Zoning Code related to Commercial Cannabis operations, prior to, or concurrently with, applying for a regulatory permit, the applicant shall process a conditional use permit as required by the City's Land Use Regulations. The conditional use permit shall run with the regulatory permit and not the land. The applicant currently has a regulatory permit application under review with the Police Department and pending City Council approval. The State of California is now accepting applications from commercial cannabis operators who will be subject to the comprehensive set of regulations that the State has adopted. The State regulations that apply to cannabis manufacturing facilities are facilitated by the California Department of Public Health and Nurseries are regulated by CalCannabis (CA Department of Food and Agriculture). Those regulations will govern the

various cannabis operations within the state in addition to applicable sections of the City of Coalinga's commercial cannabis ordinance.

California Environmental Quality Act

This application constitutes a project in accordance with the California Quality Act, therefore staff has prepared an environmental analysis as part of this land use application.

Comments

Once the application was deemed complete staff requested comments from the necessary City Departments. This proposal including conditions of approval reflect feedback from the necessary City Departments.

III. PROPOSAL AND ANALYSIS:

General Plan/Zoning Consistency: The location where the manufacturing and nursery facility will be located has a General Plan designation of (MB) Manufacturing and Business with a zoning designation of Manufacturing and Business Light (MBL). The project proposal is consistent with the General Plan and Zoning Designations for Cannabis Uses.

Conditional Use Permit Analysis

The CUP analysis will look at operation criteria such as security, floor plans, odor control, hours of operation, business operations, ect. The regulatory permit reviewed by the Police Chief and approved by the City Council will consider these items in more depth and to ensure full compliance with the city planning and zoning code related to commercial cannabis operations.

Project Summary

The project applicant proposes to operate the following cannabis activities:

- Adult-Use and Medical Manufacturing (non-volatile) and Cultivation (Nursery with R &D) of Cannabis and Cannabis Products.

The first operation the applicant seeks to start is the manufacturing space for the non-volatile extraction. Once the manufacturing operation is up and running, the applicant will seek state licensing for its nursery with research and development space.

MANUFACTURING (NON-VOLATILE)

In accordance with the MAUCRSA a "Manufacturer" means a licensee that conducts the production, preparation, propagation, or compounding of cannabis or cannabis products either directly or indirectly or by extraction methods, or independently by means of chemical synthesis, or by a combination of extraction and chemical synthesis at a fixed location that packages or repackages cannabis or cannabis products or labels or relabels its container.

The applicant will be implementing non-volatile extraction techniques. The non-volatile extraction methods will be Co2, ice water, dry sift and heat press.

NON-VOLATILE EXTRACTION SYSTEMS AND AREAS

The closed loop Co2 systems utilize pressurized Co2 as a solvent that is pumped through the biomass and pulls out the cannabinoid oil.

Ice water extraction techniques utilize extremely cold ice water to stiffen and remove the superficial trichomes from fresh or cured biomass which is then dried and cured to form a concentrated trichome rich substance commonly referred to as 'hash' or 'ice water hash' or 'bubble hash'.

Dry sift extraction techniques utilize small micron screens to remove superficial trichomes from cured biomass to form a concentrated, pure, trichome rich substance commonly referred to as 'hash' or 'full melt' or 'dry sift'.

Heat press extraction techniques utilize heated metal plates to squeeze flower, hash or dry sift that has been placed inside of silk screens. When the plates are pressed together a pure form of cannabinoid oil is separated from the material to form a concentrated, pure, trichome rich substance commonly referred to as 'rosin'.

NURSERY

In accordance with State Law, "Nursery" is a cultivation site that conducts only cultivation of clones, immature plants, seeds, and other agricultural products used specifically for the propagation of cultivation of cannabis. Nursery licensees may maintain a research and development area, as identified in their cultivation plan, for the cultivation of mature plants. All mature plants shall be tagged. All products derived from these plants are prohibited from entering the commercial distribution chain.

The focus of the research is to understand plant performance with relation to measurable characteristics such as yield, flowering time, vigor and cannabinoid production (to name a few). This will be studied through controlled cultivation, selective breeding and the use of tissue culture techniques. The basis of the research has two stages.

First, the nursery and cultivation facility will propagate and flower select genetic varieties in strictly controlled nursery and flowering environments. Precise data will be taken from the nursery, flowering and post-harvest processes.

Second, male plants and plant samples from the main nursery and flowering facility will be transported to the satellite nursery R & D facility where the selective breeding and tissue culture activities will take place. These activities will include producing and collecting male pollen and producing tissue culture plantlets in a sterile lab environment.

In order to achieve accurate results, there can be no cross contamination of pests, pathogens, pollen or any other potential contaminant at either facility. As such, it is necessary to have complete geographical separation between the main nursery and cultivation facility and the nursery R & D facility.

Location: (1275 W. Elm Ave - Map & Floor Plans Attached)

Building Access: All employees and authorized personnel will enter the building at designated entry area after checking with the 24-hour security personnel at the site entrances who will grant authorization into the facility. HID proximity magnetic card and standard keys will access the building, which will be locked at all times with electronic door strikes on every exterior door or card reading door. Owners, managers, garden employees, office staff, maintenance, security, and local law enforcement will have building access. From the entry point authorized personnel will either be directed to the nursery area or the manufacturing area through the common areas.

Odor Control: In order to control odor while producing at the above capacity and remaining compliant with §9-5.128(d)(15), the facilities will be equipped with both negative pressure and mass filtration systems. Odor control systems will be checked and replaced as necessary to prevent odor from escaping the facilities and becoming a nuisance to the applicant's neighbors.

Hours of Operation: The nursery and manufacturing facilities are expected to operate from 8:00am – 5:00pm, (7) days a week with approximately (3) full time employees at the nursery and approximately (6) employees at the manufacturing facility.

Parking: This facility will be accommodated by (16) parking stalls as shown on the site plan which exceeds the requirement per the planning and zoning code of 1 stall per 1,000 s/f of space.

Security: All cannabis facility operations will occur entirely inside of a secure, locked and fully enclosed opaque building with a roof. The building will have a state-of-the-art alarm system monitored by an alarm or private security company. All walls, doors and roof will be of solid construction meeting minimum building code requirements for industrial structures and include material strong enough to prevent entry except through an open door. The roof will be of solid non-opaque material to ensure that the cannabis operation cannot be seen, heard or smelled beyond the property line by a reasonable person. Premises Security will be state of the art and comply with all local and state regulations. The applicant will be contracting with an entity that provides twenty-four-hour security patrols by a recognized security company licensed by the California Department of Consumer Affairs or otherwise acceptable to the Police Chief for all aspects of physical and asset security. Included with the 24-hour personal security the facility will be fenced and protected with security cameras and ample lighting.

Fuel Storage and other Potential Hazardous Materials: The applicant will be required to meet with the Fire Marshall and Building Official to determine the level of safety protection required based on the desired storage of non-volatile solvents, and all other hazardous materials on site. Known chemicals and solvents to be used at the facility will be provided to the Fire Chief for review and approval as a condition of approval.

Water Use: The estimated water usage for this facility is 6,000 – 8,000 gallons per year. Since this facility is primarily manufacturing and R&D, the water demand is very minimal. There is no concern from the Utilities Department that there will be a significant impact on the ability to deliver water.

Wastewater Disposal: The applicant will not introduce any toxic chemical waste or solvents into the local waste stream and will be required to disclose all products, chemicals, solvents, active ingredients that will be used as part of the extraction process.

Solid Waste: The applicant will be required to utilize the City of Coalinga's solid waste hauler (Mid-Valley Disposal for all solid waste needs including destroyed product, green waste, typical solid waste and any other cannabis related products or byproducts where the State of California has authorized franchised solid waste haulers to provide said services.

Surrounding Land Uses:

Surrounding Land Use Setting	
South	Industrial
West	Fresno County Agricultural Land
East	Vacant Land
North	Industrial

Per §9-5.128(d)(12), a Commercial Cannabis Operation shall not be located within 1,800 feet, measured from

property boundary to property boundary, of any existing school or proposed school site as identified in the General Plan. For purposes of this section, school means any public or private school providing instruction in kindergarten or grades 1-12, inclusive, but does not include any private school in which education is primarily conducted in private homes. The applicant meets this set-back requirement.

Public Notification: On February 14, 2019 public hearing notices were sent to all property owners within 300 feet of the site as required by Local and State law.

Environmental Review: Section 21084 of the Public Resources Code requires the California Environmental Quality Act (CEQA) Guidelines to include a list of classes of projects that have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. In response to that mandate, the Secretary for Resources has found that several classes of projects listed in Article 19 of the CEQA Guidelines do not have a significant effect on the environment, and they are declared to be categorically exempt from the requirement for the preparation of environmental documents.

The proposed project includes the renovation of an existing 3,562 square foot industrial building for a cannabis nursery and manufacturing facility which is consistent with the General Plan designation of Manufacturing and Business (MB) and zoning designation of (MBL). The project site is located within the City of Coalinga limits on a 0.47-acre parcel that is surrounded by existing industrial development and does not have any value as a habitat for endangered, rare, or threatened species. The proposed project would not result in any significant effects related to biological resources, traffic, noise, air quality, or water quality, and the site would be adequately served by all required utilities and public services. Therefore, the proposed project meets all requirements established by Section 15301 of CEQA Guidelines and can consequently be considered exempt from the provisions of CEQA under a Class 1 exemption (existing facilities).

IV. FISCAL IMPACT:

This facility will generate an annual licensing fee in addition to a square foot tax in accordance with the planning and zoning code related to cannabis operations.

V. REASONS FOR RECOMMENDATION:

A Conditional Use Permit shall only be granted if the Planning Commission determines that the project as submitted or as modified conforms to all of the following criteria. If the Planning Commission determines that it is not possible to make all of the required findings, the application shall be denied. The specific basis for denial shall be established for the record.

General Plan consistency: Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable plan that the City has adopted;

Neighborhood compatibility: The location, size, design, bulk, coverage, density, traffic generation and operating characteristics of the proposed project are consistent with the purposes of the district where it is located, and will not have an adverse effect on the neighborhood and surrounding properties;

Asset for the neighborhood: The nature, use and architectural/design features of the proposed development make it attractive, functional and convenient. The proposed development enhances the successful operation of the surrounding area in its basic community functions, or provides an essential service to the community or region.

ATTACHMENTS:

Description

- ▢ Resolution 019P-003 with Conditions
- ▢ Public Hearing Notice
- ▢ CUP 18-05 Application Package
- ▢ Site Plan CUP 18-05
- ▢ Phase - Floor Plan CUP 18-05
- ▢ Updated Statement of Proposed Use

RESOLUTION 019P-003

A RESOLUTION OF THE CITY OF COALINGA PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT APPLICATION NO. 18-05 FOR AN ADULT-USE AND MEDICAL-USE COMMERCIAL CANNABIS NURSERY (WITH RESEARCH AND DEVELOPMENT) AND NON-VOLATILE MANUFACTURING FACILITY TO BE LOCATED ON 0.47 ACRES AT 1275 W. ELM AVE

WHEREAS, the City of Coalinga Community Development Department received an application for Conditional Use Permit and Environmental Review for the renovation and addition to an existing industrial building on 0.47 acres at 1275 W. Elm Ave (APN: 083-160-075) to accommodate a commercial cannabis nursery with research and development and non-volatile manufacturing; and,

WHEREAS, the subject project requires approval of a conditional use permit with environmental review in accordance with Title 9, Chapter 2 of the Coalinga Municipal Code; and

WHEREAS, appropriate applications were filed and deemed complete by the Coalinga Community Development Department on February 11, 2019; and

WHEREAS, the City Council has determined that this project is exempt from further environmental review under CEQA Guidelines §15301 as a Class 1 exemption (existing facilities), and;

WHEREAS, the subject application was reviewed for compliance with all applicable sections of the Coalinga Municipal Code; and

WHEREAS, the Planning Commission held the scheduled and noticed public hearing on February 26, 2019 to take testimony with regard to the proposed application, and;

WHEREAS, Public hearing notices were sent to all property owners within 300 feet of the site as required by Local and State law, and;

WHEREAS, the Planning Commission completed its review of the proposed development and information contained in the staff report and has considered the testimony received during the public meeting process and comments provided via mail, and;

WHEREAS, the Planning Commission has made the following conditional use permit findings based on the development proposal:

General Plan Consistency. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable plan that the City has adopted;

Neighborhood Compatibility. The location, size, design, bulk, coverage, density, traffic generation and operating characteristics of the proposed project are consistent with the purposes of the district where it is located, and will not have an adverse effect on the neighborhood and surrounding properties; and

Asset for the Neighborhood. The nature, use and architectural/design features of the proposed development make it attractive, functional and convenient. The proposed development enhances the successful operation of the surrounding area in its basic community functions, or provides an essential service to the community or region.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission does approve the Development Application (CUP 18-05) subject to the conditions attached hereto which are also incorporated by this reference as Exhibit "A".

PASSED AND ADOPTED, by the City of Coalinga Planning Commission at their regularly scheduled meeting held on the 26th Day of February 2019.

AYES:

NOES:

ABSTAIN:

ABSENT:

Planning Commission Chairman/Vice Chaitman

ATTEST:

City Clerk/Deputy City Clerk

Exhibit “A”
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT APPLICATION NO. 18-05

Administrative

- COA-1. *Actions voiding approval.* If the construction of a building or structure, or the use(s) established in the building or structure is contrary to the project approval, therefore violating any provision of the Zoning Ordinance, or would require additional permits, then the original approval shall be deemed null and void. The approved site plan shall become void in the event that less than fifty (50) percent of the site, or an approved phased development, has not occurred within twelve (12) months after the approval of the site plan.

This Conditional Use Permit shall only remain valid so long as the applicant maintains, in good standing, an approved regulatory permit issued by the Coalinga Police Department and certified by the City Council, and valid State of California Commercial Cannabis License. Without a valid regulatory permit and State issued license, as prescribed by law, this Conditional Use Permit (local approval) is null and void.

- COA-2. *Periodic review or monitoring of conditions.* All approvals may be subject to periodic review to determine compliance with the permit and its conditions of approval. If a condition of approval specifies that activities or uses allowed under the permit are subject to periodic reporting, monitoring or assessments, it shall be the responsibility of the permit holder, property owner, or successor property owners to comply with such conditions.
- COA-3. *Indemnification.* The applicants/developers shall defend, indemnify, and hold harmless the City or any of its boards, commissions, agents, officers, and employees from any claim, action, or proceeding against the City, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul the approval of the project when such claim or action is brought within the time period provided for in applicable State and/or local statutes. The City shall promptly notify the applicants/developers of any such claim, action, or proceeding. The City shall coordinate in the defense. Nothing contained in this condition shall prohibit the City from participating in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith.

- COA-4. *Extensions.* Approval of the site plan may be extended for an additional period or periods of one (1) year upon a written application to the Commission before the expiration of the first approval.
- COA-5. *Fees.* All Community Development Department and Engineering fees shall be paid in full prior to the issuance of a building permit. The Developer is responsible for paying all applicable development impact fees as well all regional fees related to the project.
- COA-6. *Alterations.* Any minor alternations to the approvals shall be reviewed and approved by the Community Development Director, unless under his/her discretion warrants review and approval by the Commission. This includes but is not limited to site design, floor plans and security related plans. Any change in use shall require review and approval by the Planning Commission.
- COA-7. *Phasing Plan.* This project is a phased development plan with Phase one (1) including the renovation and occupancy of the first 1,681 square feet of the existing building for manufacturing and common space in addition to constructing all the required on/off-site improvements. This must be completed within one (1) year of the date of this approval. Phase two (2) consists of the renovation of the remaining 1,881 square feet of the existing building for the nursery with research and development. This shall be substantially completed no later than two (2) years from the date of this approval.
- COA-8. *Acknowledgement.* Within fifteen (15) days of final approval (expiration of the appeal period) by the Planning Commission, the Applicant shall submit in writing, a statement indicating that he/she has read and agrees to the conditions imposed herein. This approval shall become void, and any privilege, permit, or other authorization granted under these entitlements if compliance with this condition has not been undertaken within the specified time limits.
- COA-9. *Revocation of approvals.* Any permit granted may be revoked or modified if any of the terms or conditions of approval are violated, or if any law or City Ordinance is violated in connection. The City Council and Planning Commission, by their own action, or following a recommendation from the Community Development Director, may initiate revocation or modification proceedings. A public hearing shall be held pursuant to [Section 9-6.111](#),

Public Works/Engineering

- COA-10. All improvements shall conform to City Standards and Specifications and be approved by the City Engineer.

- COA-11. A final site plan shall be submitted with the Building Permit Application to ensure that all conditions of approval have been incorporated.
- COA-12. The applicant shall comply with all 2016 California Building Code (CBC) Chapter 11B ADA accessibility guidelines.
- COA-13. The applicant shall comply with all of the requirements of the Building Official.
- COA-14. The applicant shall obtain approval from the City Solid Waste Carrier for the on-site location of the trash enclosure for solid waste disposal and pick up. The trash enclosure shall be designed and installed in conformance with City of Coalinga Standards A-4 and A-4A and shall be approved by the City Engineer.
- COA-15. The applicant shall furnish and install a backflow prevention device for the existing domestic water service to the building.
- COA-16. Existing storm drain facilities are in Elm Avenue are currently serving this development. Existing Storm water runoff from the project shall continue to be directed into the State right-of-way (SR 198) for collection by the existing storm drain facilities. No surface drainage shall be permitted to drain into adjacent properties.
- COA-17. All parking facilities shall be designed and striped to City standards.

Planning

- COA-18. An occupancy permit for the existing structure(s) shown on the approved site plan shall not be issued until all proposed buildings, structures and other stated improvements are completed, or the Community Development Director authorizes its issuance upon making a finding that all on-site and off-site conditions relating to the building, structure or use have been or will be met.
- COA-19. Mailboxes shall be located outside of secured areas for access by postal workers. Obtain final approval by Postmaster prior to installation.
- COA-20. Construction hours shall be limited to normal working hours. All construction equipment shall be properly maintained and muffled to avoid nuisances to the surrounding or neighboring property owners.
 - a. Weekdays from 7:00 a.m. to 6:00 p.m.;
 - b. Saturday from 8:00 a.m. to 5:00 p.m.;
 - c. Sunday and Holidays – no construction allowed unless authorization is granted by the City Manager

- COA-21. Disposal of hazardous materials as part of construction and operations shall be in compliance with applicable Federal and State regulations.
- COA-22. All equipment located on roofs and on-site shall be screened from view as approved by the Community Development Director.
- COA-23. The conversion of the building shall be of solid wall construction to ensure that there is no issue with sight and smell from the facility. In accordance with CMC Section 9-5.128(d)(17) of the Commercial Cannabis Ordinance. Compliance with CMC Section 9-5.128(d)(17) will be verified at the time building plans are submitted and will be reviewed and approved by the Building Department and Police Chief for License conformity and security compliance. The Police Chief shall have full authority to ensure compliance with the intent of security measures and building measures for all structures.
- COA-24. Shall submit separate plans for CO2 enriched environment. Shall have a 3rd party certification for the system. Shall provide tank separation from grow room and provide continuous mechanical ventilation for CO2 tanks. Shall provide a function test prior to final.
- COA-25. In addition to the cultivation lighting plan, the applicant shall provide equipment technical data sheets for the type of lamps to be used.
- COA-26. Prior to issuance of a building permit, a copy of a will serve notification from PG&E confirming their commitment to provided power shall be provided to the Building Department.
- COA-27. The applicant shall provide a copy of their State of CA Cannabis license application to the Community Development Department to ensure consistency with local approvals prior to start of operations.

Environmental

- COA-28. In the event that archaeological remains are encountered during grading, work shall be halted temporarily, and a qualified archaeologist shall be consulted for evaluation of the artifacts and to recommend future action. The local Native American community shall also be notified and consulted in the event any archaeological remains are uncovered.

Public Safety

- COA-29. The applicant shall comply with all the requirements of the Police Department and Fire Department and obtain all required local (Police, Fire, Finance), County,

State, or Federal permits prior to the start of operations. The applicant shall comply with all the requirements in their cannabis regulatory permit in addition to the conditional use permit requirements. This includes but is not limited to the lighting plan, security plan and access control plan.

- COA-30. The Applicant/Developer shall comply with all applicable Federal, State and Local laws and Regulations.
- COA-31. The Applicant/Developer shall incorporate all aspects of Crime Prevention through Environmental Design for visual surveillance, access control and territorial reinforcement.
- COA-32. All fire hydrant locations shall be reviewed and approved by the Fire Chief. Should the need for fire sprinklers arise, the Fire Chief shall identify an additional hydrant location if needed.
- COA-33. All electric gates must be tied to the fire alarm system, and automatically open upon activation. All electric gates serving a building with a NFPA 72 Fire Alarm system, shall be wired so gates automatically open when the fire alarm activates. For all electric gates, provide lock box for fire department access. Approved model is Doorking Model 1400-080. You can find dealers on their website <http://doorking.com/accessories/lock-boxes>
- COA-34. The applicant shall provide a Knox Box for emergency vehicle access on new chain link rolling gates.
- COA-35. Loading zones and any roll up doors must be bollard protected.



DATE: February 14, 2019
DEPT: Community Development

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT, on February 26, 2019 at 6:00 p.m., or as soon thereafter as possible, the Planning Commission of the City of Coalinga will hold a public hearing at a regularly scheduled meeting at the City Council Chambers 155 West Durian, Coalinga for the following purpose:

Consideration of a Conditional Use Permit and Environmental Review Application (CUP 18-05), submitted by the applicant, Next Green Wave, LLC for the development of a Commercial Cannabis Nursery and Manufacturing Facility (Using Volatile and Non-Volatile Extraction Methods) at 1275 W. Elm Ave.

All interested persons are invited to appear at the time and place specified above to give testimony regarding the proposed action(s) listed above. Written comments may be forwarded to the City of Coalinga Community Development Department, attention Sean Brewer, Community Development Director at the address listed above.

Please share this notice with your neighbors or anyone you feel may be interested.

Anyone may testify at this hearing. For information contact City Hall (935-1533).

If you challenge the above matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing, or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing.

SEAN BREWER, DIRECTOR, COMMUNITY DEVELOPMENT DEPARTMENT

cc: City Hall Bulletin Window
City Manager
Mayor and City Council
Notices mailed to property owners within 300'

DATE/TIME POSTED: February 14, 2019

Location Map



CITY OF COALINGA
CONDITIONAL USE PERMIT APPLICATION

CUP B-05
Application Number

12/5/18
Date

APPLICANT INFORMATION:

Applicant/Property Owner: Next Green Wave, LLC
Mailing Address: 1921 Mercantile Ln., Coalinga CA 93210
Telephone Number: (559) 417-2222 Assessor Parcel Number: 083-160-075
Property Location: 1275 W. Elm Ave., Coalinga CA 93210
Legal Description (lot, block, Tracts, etc.)
please see attached

PROPERTY USE INFORMATION:

Current Zoning: MBL
Existing Number of Lots: 1 Proposed Number of Lots: 1 Area of Parcel: 20,000 Sq Ft
Proposed Use:
please 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).
please see attached

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

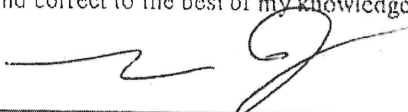
Describe operational characteristics of use (hours of operation, number of employees, vehicle traffic to and from use, parking requirements, etc.)

Monday-Friday 9am-5pm, 1 employee at present with 5-6 additional in future. No traffic outside of employees going to and from. 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.



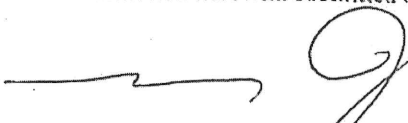
Signature of APPLICANT/AGENT

Michael Jennings

Name of APPLICANT/AGENT (Please Print)

2790 E Deyoung Dr
Mailing Address Fresno Ca 93720

559 917 2222
Telephone Number



Signature of OWNER

Michael Jennings

Name of OWNER (Please Print)

2790 E Deyoung Dr
Mailing Address Fresno Ca 93720

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.

CITY OF COALINGA
ENVIRONMENTAL REVIEW APPLICATION

CUP
~~DDA~~ 18-05 12/5/18
Application Number Date

APPLICANT INFORMATION:

Applicant: Next Green Wave, LLC
Mailing Address: 1921 Mercantile Ln., Coalinga CA 93210
Telephone Number: 559) 917-2222 Assessor Parcel Number: 083-160-075
Property Owner's Name: Next Green Wave, LLC
Property Owner's Address: 1921 Mercantile Ln., Coalinga CA 93210
Contact Person: Michael Jennings

PROPERTY USE INFORMATION:

Size of Parcel (Square Feet/Acres) • 46 acres / 20,037.6 SqFt
Describe Existing Use of Property: none. Empty Metal Building

Square Feet of Existing Building Area 3,250 Square Feet of Existing Paved Area 16,787.6
Current Zoning MBL Proposed Zoning MBL

Describe in General Terms Existing Uses to the:

North: Commercial Business
South: Commercial Business
East: Storage Yard
West: Empty Field / Rodeo Grounds

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 4 Number of trees to be moved (Age & Type) 0

Residential

a. Number of Dwelling Units: N/A b. Unit Size(s) N/A
c. Range of Sales Prices and/or Rents (projected): N/A
d. Type of Household Size Expected: N/A

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 6 Part Time 0 Seasonal 0
- f. Days and Hours of Operation Monday - Friday 9am - 5pm

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

Michael Jennings

Name of APPLICANT/AGENT (Please Print)

2790 E Doyam Dr

Mailing Address Fresno Ca 93720

559 917 2222

Telephone Number

Signature of OWNER

Michael Jennings

Name of OWNER (Please Print)

2790 E Doyam Dr

Mailing Address Fresno Ca 93720

559 917 2222

Telephone Number



CITY OF COALINGA
The Sunny Side of the Valley

City of Coalinga
Community Development Department

APPLICATION FOR ENVIRONMENTAL EVALUATION

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Next Green Wave, LLC
PROPERTY OWNER'S ADDRESS: 1921 Mercantile Ln., Coalinga CA 93210
TELEPHONE: (559) 917-2222 EMAIL: MJennings@NextGreenWave.com

APPLICANT'S NAME, COMPANY/ORGANIZATION: Next Green Wave, LLC
APPLICANT'S ADDRESS: 1921 Mercantile Ln., Coalinga CA 93210
TELEPHONE: (559) 917-2222 EMAIL: MJennings@NextGreenWave.com

CONTACT FOR PROJECT INFORMATION: Michael Jennings
ADDRESS: 1921 Mercantile Ln., Coalinga CA 93210
TELEPHONE: (559) 917-2222 EMAIL: MJennings@NextGreenWave.com

2. Location and Classification

STREET ADDRESS OF PROJECT: 1275 W. Elm Ave., Coalinga CA 93210
CROSS STREETS: Lucille Ave and Alcalde Rd.
ASSESSOR'S PARCEL NUMBER(S): 083-160-075
LOT DIMENSIONS: 100' X 206' 3 7/16" LOT AREA (SQ FT): 20,600
ZONING DESIGNATION: MBL GENERAL PLAN DESIGNATION: MB

3. Project Description (please check all that apply)

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

TI for converting metal building to nursery. R&D facility

PRESENT OR PREVIOUS USE: N/A

PROPOSED USE: Nursery Research and Development

BUILDING APPLICATION PERMIT #: N/A DATE FILED: N/A

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	1	1		1
Parking Spaces	12	12		12
Loading Spaces	2	2		2
Bicycle Spaces				
Number of Buildings	1	1		1
Height of Buildings	17 feet	17 feet		17 feet
Number of Stories	1	1		1
Gross Square Footage (GSF)				
Residential				
Retail				
Office	1400	1400		
Industrial	2400	2400		
Parking	1100	1100		
Other _____				
Other _____				
Other _____				
Total GSF	4900	4900		

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.

See attached statement of proposed use.

All Projects

Land Use

What is the current use of the site?

Empty building

Please list all previous land uses of the site for the last 10 years.

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?

one

What is the construction date of each structure?

1979

Current use of existing structure(s)?

none

Proposed use of existing structure(s)?

Nursery R&D facility

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:

Storage yard, Empty lot, Crossfit, and
Waste disposal. All commercial uses.

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. _____

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 12
Proposed 12

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?

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

Building Setback from Property Lines		
	Existing (feet/inches)	Proposed (feet/inches)
Front	51' 0"	51' 0"
Rear	10' 0"	10' 0"
Streetside	10' 0"	10' 0"
Interior Side	97' 4"	97' 4"

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: 1255 W. Elm Ave 2nd Address: 1305 W. Elm Ave
Setback: 10" Setback: 10"

Exterior Materials

Existing Exterior Building Materials: 18 gauge steel paneling
Existing Roof Materials: Steel
Existing Exterior Building Colors: tan
Proposed Exterior Building Materials: 18 gauge steel paneling
Proposed Roof Materials: Steel
Proposed Exterior Building Materials: same

Residential Projects

N/A

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: 9am - 5pm Mon-Fri
If your project includes fixed seats, how many are there? _____

Building Size

Total Building Square Footage On-Site (gross sq. ft.) 3500

Breakdown of Square Footage – Please Mark All That Apply		
	Existing	Proposed
Warehouse Area	2400	2400
Office Area	1100	1100
Storage Area		
Restaurant/Bar Area		
Sales Area		
Medical Office Area		
Assembly Area		
Theater Area		
Structured Parking		
Other Area*		
*Describe use type of "Other" areas.		

Building Height

Existing Building Height and # of Floors: 17' Single Floor
Proposed Building Height and # of Floors: 17' Single Floor

Lot Coverage

Total Existing and Proposed Building Coverage Area* (sq. ft.): 3500 sq ft
Project Site Lot Area (sq. ft.): 20,000
Total Lot Coverage Percentage: 15.78 %

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

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

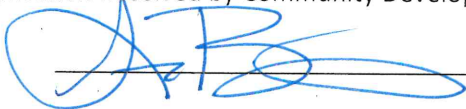
Environmental Evaluation Application Submittal Checklist

Application Materials	Provided	Not Applicable
Two (2) originals of this application signed by owner or agent, with all blanks filled in.		
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:

12/5/18

Statement of Proposed Use for 1275 W. Elm Ave

The facility will house, in separate areas, both extraction and nursery activities. Both will operate in distinct areas as individual units under the same roof. Although there will be shared restrooms and break rooms, the operations will be separate and distinct. Both operations will share the ingress and egress points of the facility and will have restricted card key access based on the appropriate operation.

The nursery area of the facility will be dedicated to research and development geared toward the storage and production of plants in the tissue culture platform. The area will be a lab type setting with centrifuges, hoods, refrigerators, computer stations and tissue culture growth and storage areas. There will be no traditional revenue generating activities at this facility as it is completely dedicated to research.

The extraction area of the facility will be dedicated to 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.

**Description of Structure Improvement Associated With Use
for 1275 W. Elm Ave**

Both the utilities and the interior of the building will be upgraded to facilitate the operation of the Nursery and Extraction uses. Both areas will require the framing of rooms, upgrades to the HVAC and exhaust system and the construction of a secure storage area. Also, the common areas providing access to both uses will need to be upgraded.

1275 W. Elm Ave
Property Overview

Elm Ave

Google Earth
© 2013 Google



1275 W. Elm Ave

Coalinga, Ca

Legend

📍 1275 W Elm Ave



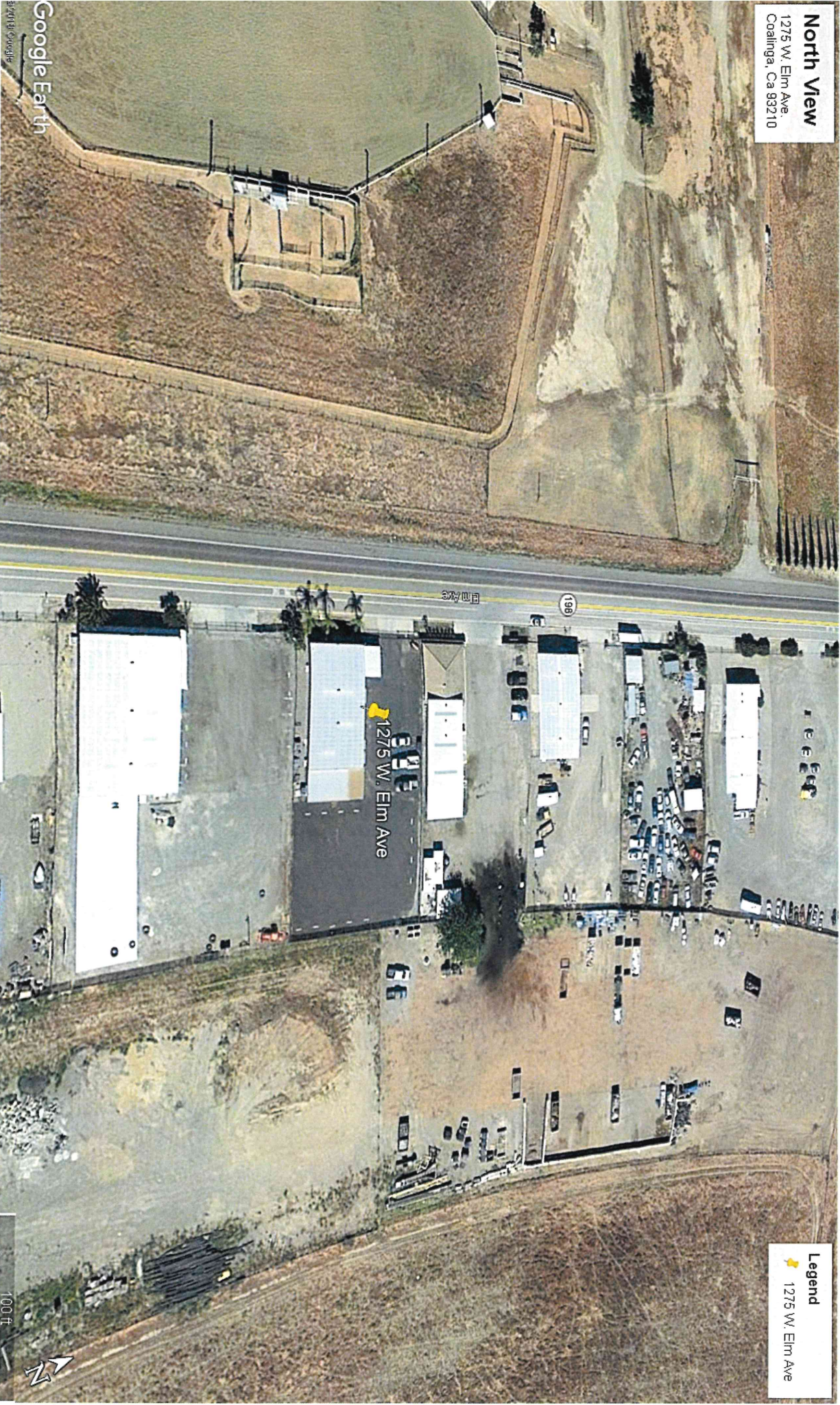
Google Earth

© 2018 INEGI
© 2018 Google

6.36 ft

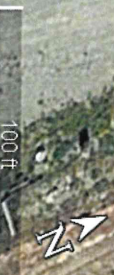
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North View
1275 W. Elm Ave.
Coalinga, Ca 93210



Legend
1275 W. Elm Ave

Google Earth



East View
1275 W. Elm Ave.
Coalinga, Ca 93210



Legend
📌 1275 W. Elm Ave

Google Earth
© 2018 Google

100 ft

27

West View
1275 W. Elm Ave
Coalinga, Ca 93210

Legend
1275 W. Elm Ave

Google Earth
2013

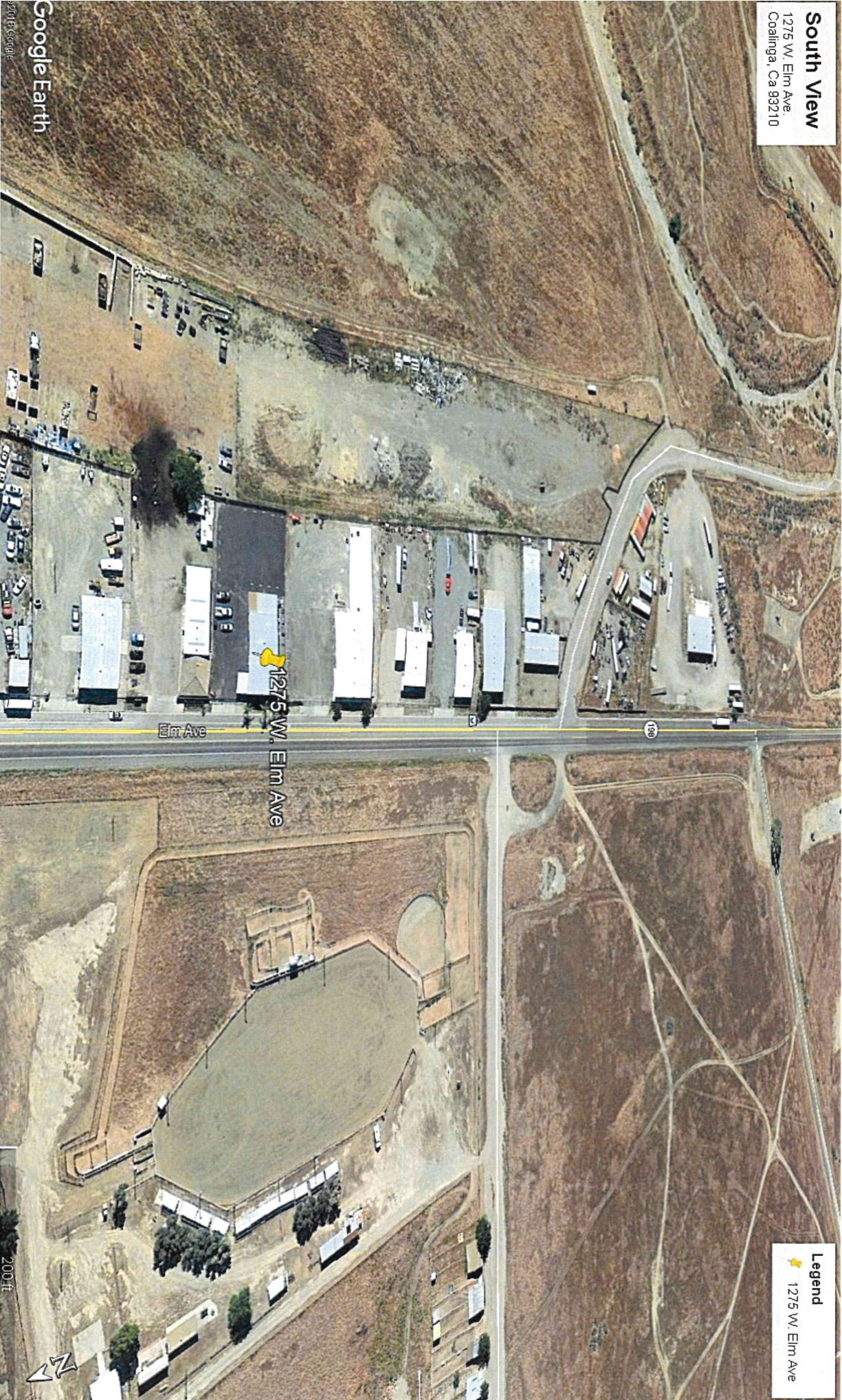
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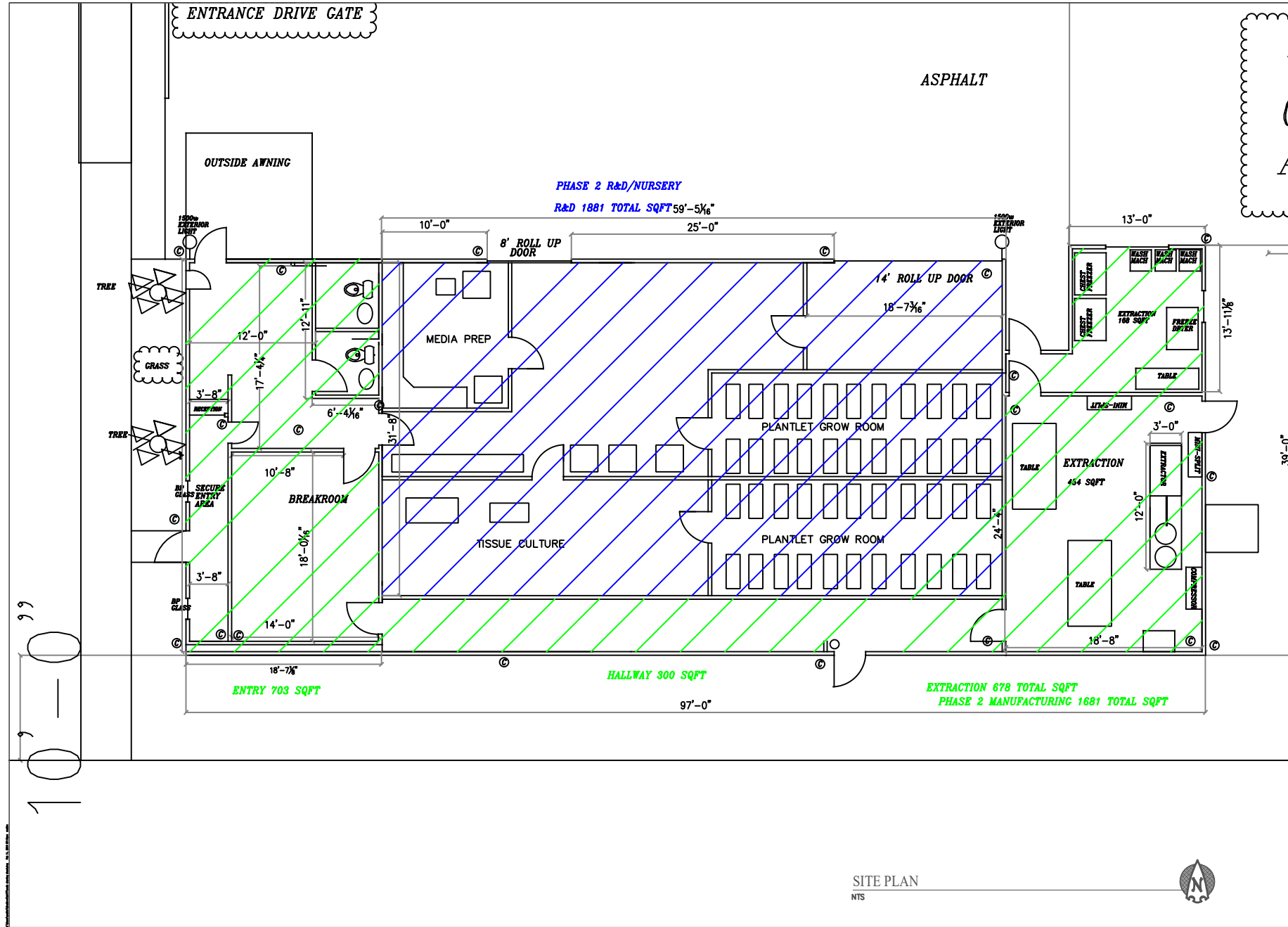
South View
1275 W. Elm Ave
Coalinga, Ca 93210

Google Earth
©2016 Google

Legend
📍 1275 W. Elm Ave



200 ft



MATT MACHADO
CONSTRUCTION

PROJECT INFORMATION
1275 W. ELM AVE
COALINGA, CA 93210
APN #083-160-075

FOR:
ENGINEER OF RECORD

REVISIONS

NO.	DATE	BY	DESCRIPTION

DRAWING INFORMATION

DATE	08/20/2017
DRAWN	MM
CHECKED	
JOB NO.	16-001

SITE PLAN
Original drawing is 1/4"=1'-0". Scale accordingly if reduced.

AS 1.0

Statement of Proposed Use for 1275 W. Elm Ave

The facility will house, in separate areas, both manufacturing – nonvolatile extraction and nursery activities. Both will operate in distinct areas as individual units under the same roof.

Although there will be shared restrooms and break rooms, the operations will be separate and distinct. Both operations will share the ingress and egress points of the facility and will have restricted card key access based on the appropriate operation.

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