



AGENDA

PLANNING COMMISSION

155 W DURIAN AVE., COALINGA, CA 93210

TUESDAY NOVEMBER 12, 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:

<i>Chairman Sailer</i>
<i>Vice Chairman Jacobs</i>
<i>Commissioner Helmar</i>
<i>Commissioner Garza</i>
<i>Commissioner Pruitt</i>

Staff:

<i>Sean Brewer, Community Development Director</i>
<i>Marissa Trejo, City Manager</i>

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 Consideration of Resolution No. 019P-010 with

conditions approving a Modification of a Conditional Use Permit application No. CUP-M 19-02 for the Use of a Temporary Generator at the Next Green Wave Cannabis Manufacturing Facility Located at 1275 W. Elm Ave

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

1. Coalinga Planning and Zoning Code 5-Year Review Update (on-going)

DEPARTMENT REPORTS

COMMUNICATIONS

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

ADJOURN



Staff Report- Chairman and Planning Commission

Subject: Planning Commission Consideration of Resolution No. 019P-010 with conditions approving a Modification of a Conditional Use Permit application No. CUP-M 19-02 for the Use of a Temporary Generator at the Next Green Wave Cannabis Manufacturing Facility Located at 1275 W. Elm Ave

Meeting Date November 12, 2019

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

Applicant: Crossgate Capital, US Holdings, 1920 Mercantile Lane, Coalinga, CA 93210

Owner: Crossgate Capital, US Holdings, 1920 Mercantile Lane, Coalinga, CA 93210

Prepared By: Sean Brewer, Community Development Director

I. RECOMMENDATION:

Staff recommends approval of Modification to Conditional Use Permit 18-05 (Application No. CUP-M 19-02) by adopting Resolution No. 019P-010 with conditions.

II. BACKGROUND:

On February 26, 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”) and subsequently the Planning Commission adopted Resolution 019P-003 approving the project with conditions. 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.

On September 24, 2019, the Community Development Department received a Modification of Conditional Use Permit application from Todd Hybels, Representative of the Applicant, Next Green Wave (further identified as “applicant”) requesting a permit to install a temporary generator at their permitted Cannabis Manufacturing Facility at 1275 W. Elm Ave. Staff accepted the application on September 25, 2019 and began processing the application for a modification of conditional use permit. In accordance COA-6 of Resolution No. 019P-003, 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.

Currently the applicant is constructing the tenant improvements at 1275 W. Elm Ave for new cannabis manufacturing and nursery facility. The extraction area will be dedicated to CO2 extraction, distillation,

storage and packaging.

Currently, the applicant is waiting on PG&E to engineer and install the necessary upgraded service to the property which is expected to occur in early 2020 where the facility will be ready for operation by the late 2019 leaving a gap in time where operations may begin without a solution.

III. PROPOSAL AND ANALYSIS:

Project Summary: The applicant is requesting a modification to their use permit to utilize a temporary generator for up to six (6) weeks to provide supplemental power to begin production at the extraction facility until PG&E provides the necessary power upgrade. The generator that the applicant is proposing is a MQ Power Whisper Watt DCA12SSI trailer mounted unit. The specifications sheets were provided to staff and attached for the Commissions review.

General Plan/Zoning Consistency: The current zoning and land use designation for the subject property is (MBL) Light Manufacturing and Business. The addition of a temporary generator has been determined to be a valid modification to the original use permit however its use is consistent with that of the underlining zoning designation.

Location: The generator will be located on the north side of the property as shown on the attached exhibit.

Surrounding Land Uses:

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

Staff has determined that there are no land use compatibility and/or transitional concerns related to allowing the temporary generator on site.

Hours: The applicant has stated in their application that normal business hours will be Monday through Friday 8am – 5pm which will be the timeframe in which the generator will be operational.

Noise: The General Plan and Planning and Zoning Code set noise standards for all land uses. In accordance with the General Plan, 65db is an acceptable/conditionally acceptable community noise equivalent noise level (CNEL) during normal business hours. 9-4.405 of the planning and zoning code requires a noise or acoustic study to be undertaken for any proposed project which could create or be subject to noise exposure above the acceptable levels prescribed in the Safety, Air Quality and Noise Element of the General Plan. Although 65db is generally acceptable the applicant prepared a noise study to show the impact to use of the generator.

The applicant had Saxelby Acoustics, LLC develop a site layout and full sound analysis with exhibits to show that the temporary generator will be fully compliant with the noise standards of the City related to this use. The report concluded that without sound attenuation, the generator 64dbB at the closest property line which is approximately 40 feet. The use of sound attenuation, according to the study, would further reduce the dB's by 10dB to 54dB. The full acoustic report has been attached for the Commissions review.

Staff believes that the selected generator and its location on site will not exceed acceptable noise levels for this use classification and zoning designation.

San Joaquin Valley Air Pollution Control District (SJVAPCD): Staff requested that the applicant reach out to the SJVAPCD and verify that the generator will comply with the district portable emissions standards and all district rules, specifically Section 6.16. The applicant provided an email from SJVAPCD verifying that their proposal meets their standards.

Public Notification

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

Environmental Considerations: The proposed project has been determined to be exempt from CEQA in accordance with Section 15301(a) for existing facilities. A notice of exemption will be filed with the Fresno County Clerk's Office once approval has been granted for this application.

IV. FISCAL IMPACT:

None determined at this time.

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

- ☐ Acoustical Study - Saxelby Acoustics
- ☐ CUP-M 19-02 Application
- ☐ Generator Specifications
- ☐ SJVAPCD Email Communication
- ☐ Resolution 019P-010



September 5, 2019

Todd Hybels
Next Green Wave LLC
1275 West Elm Avenue
Coalinga, CA 93210
thybels@gmail.com

Subject: Next Green Wave Generator Noise Analysis – City of Coalinga, California

Dear Mr. Hybels,

Saxelby Acoustics has completed our review of the proposed backup generator associated with the project. **Figure 1** shows the location of the generator with respect to the project site plan.

REGULATORY CONTEXT

FEDERAL

There are no federal regulations related to noise that apply to the Proposed Project.

STATE

There are no state regulations related to noise that apply to the Proposed Project.

LOCAL

City of Coalinga Municipal Code

It is the understanding of Saxelby Acoustics that the City of Coalinga municipal code limits noise exposure from a stationary source received by a commercial-use building to 65 dB(A) L_{eq} at the property line.

(916) 760-8821
www.SaxNoise.com | Luke@SaxNoise.com
915 Highland Pointe Drive, Suite 250
Roseville, CA 95678

Next Green Wave Coalinga Generator

City of Coalinga, California

Figure 1

Project Site Plan



PROJECT NOISE GENERATION

Backup Generator

The proposed generator is an MQ Power WhisperWatt 125 kVA model DCA125SSI generator. According to MQ Power sound ratings, the generator produces 68 dB(A) at 23 feet under rated power.

Based upon the project site plan, the generator would be located approximately 40 feet from the nearest property line to the northeast. At this distance, the unshielded generator would produce a noise level of approximately 64 dB(A) L_{eq} at the property line. Therefore, the proposed backup generator is predicted to comply with the City of Coalinga 65 dB L_{eq} exterior noise level standard at the nearest parcel to the northeast. **Figure 2** shows noise contours from the generator without a sound attenuating barrier.

Additional noise control can be achieved by utilizing a sound-attenuating barrier. Saxelby Acoustics modeled a six-foot-tall sound attenuating barrier using SoundPLAN. The barrier was modeled with a minimum distance of three feet between each wall and the generator to account for a potential manufacturer-recommended clearance. Please reference manufacturer specifications for appropriate minimum clearances.

The addition of a barrier is predicted to reduce noise levels at the northeastern property line by an additional 10 dB(A) L_{eq} , resulting in a sound power level of 54 dB(A) L_{eq} . **Figure 3** shows noise contours after the addition of a six-foot sound barrier. Therefore, the addition of a barrier will also comply with the city of Coalinga noise level standards.

Next Green Wave Coalinga Generator

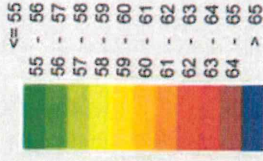
City of Coalinga, California

Figure 2

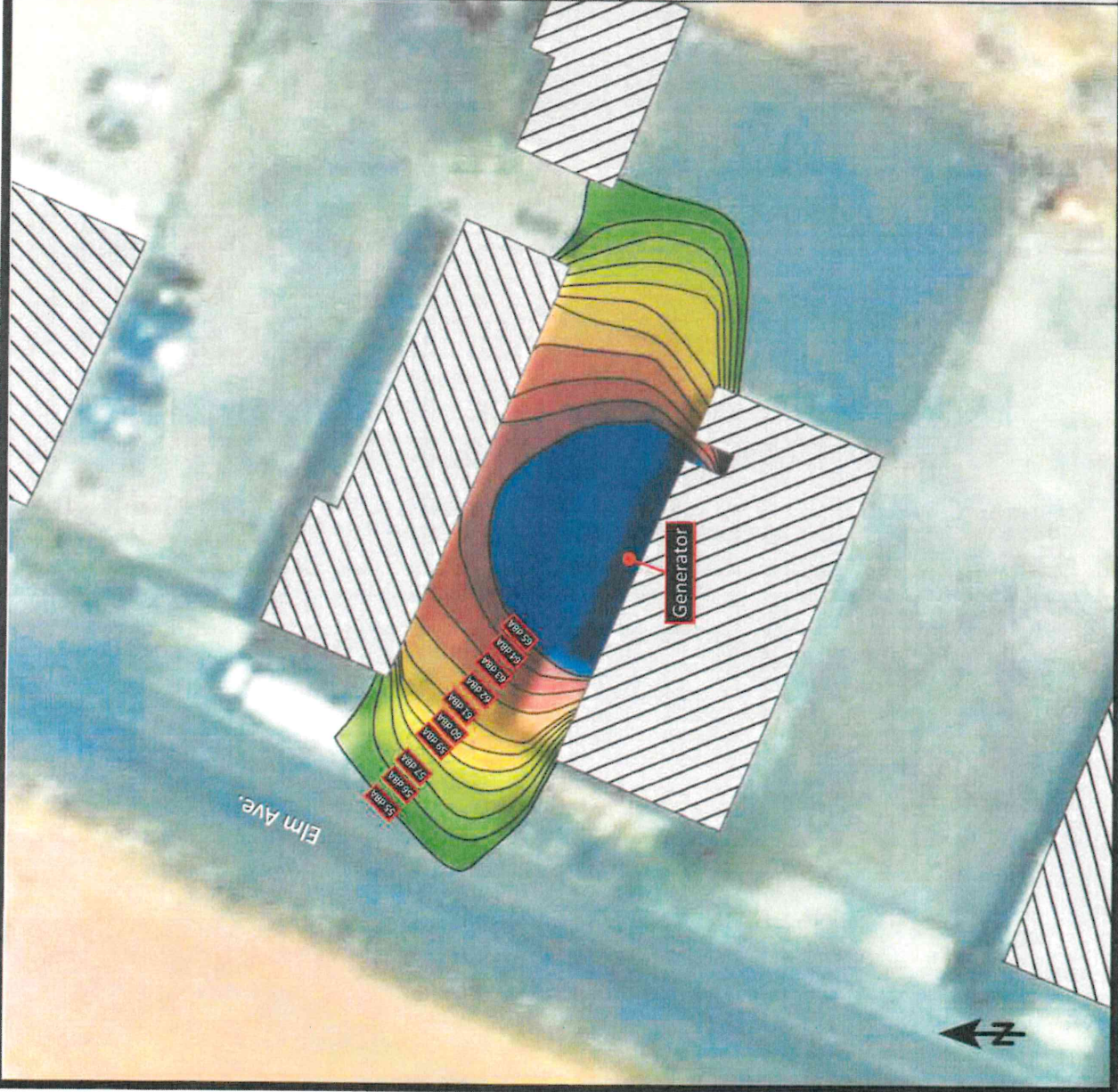
No Wall - Future Noise Contours (dBA, L_{dn})

Signs and symbols

Levels in dB(A)



1 : 463



Next Green Wave Coalinga Generator

City of Coalinga, California

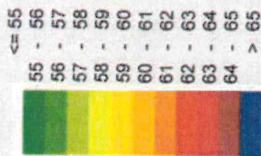
Figure 3

6 ft. Wall - Future Noise Contours (dBA, L_{dn})

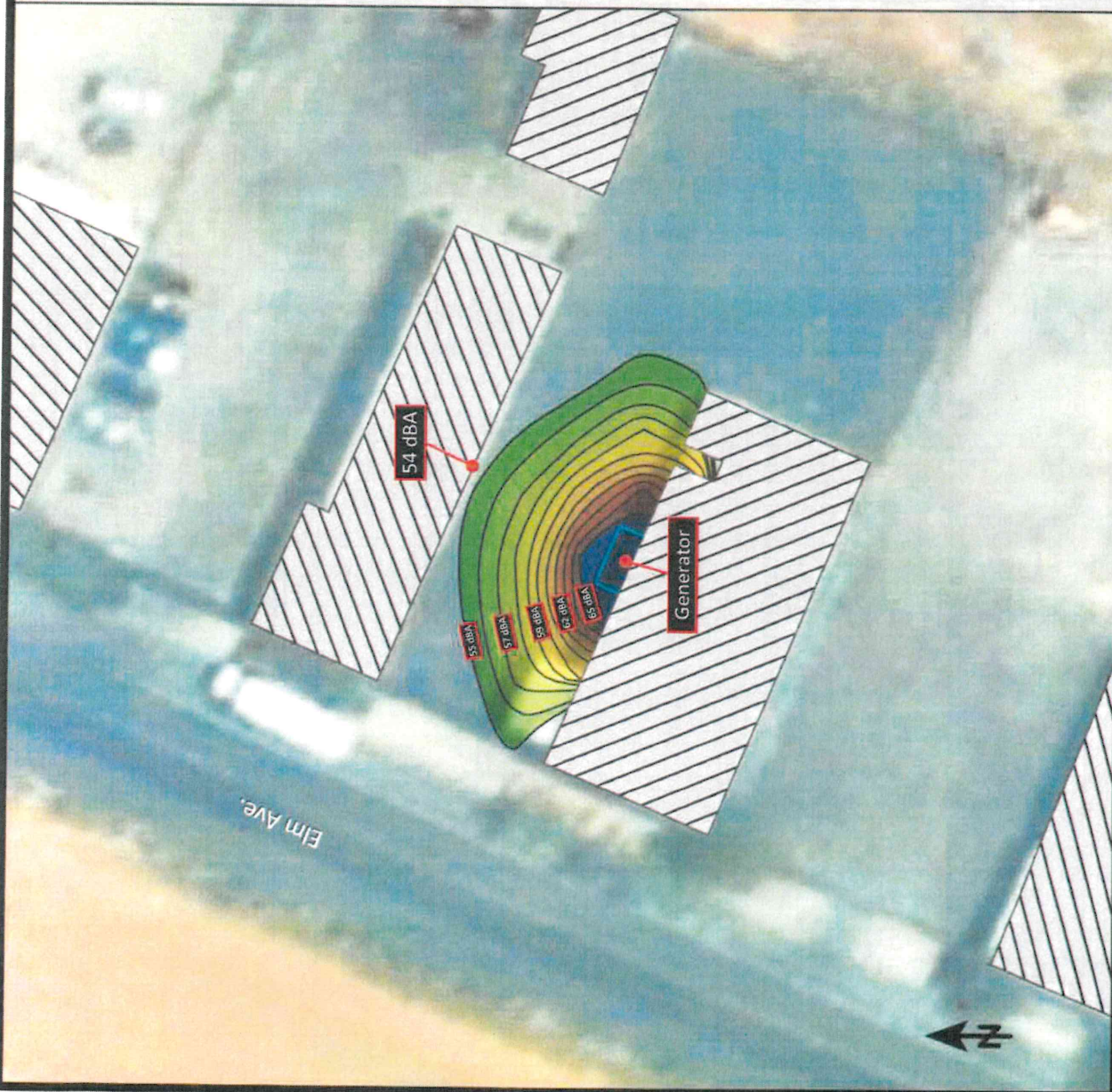
Signs and symbols

Wall

Levels in dB(A)



1 : 463



CONCLUSIONS

The proposed backup generator is predicted to comply with the City of Coalinga 65 dB(A) L_{eq} daytime noise level standard. Additional noise reduction to a level of 54 dB(A) L_{eq} or less at the property line can be achieved by the addition of a six-foot-tall sound barrier enclosing the generator.

If you or the City of Coalinga staff have any questions, please contact me at (916) 760-8821 or Luke@SaxNoise.com.

Sincerely,

Saxelby Acoustics LLC



Luke Saxelby, INCE Bd. Cert.

Principal Consultant

Board Certified, Institute of Noise Control Engineering

Appendix A: Acoustical Terminology

Acoustics	The science of sound.
Ambient Noise	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
ASTC	Apparent Sound Transmission Class. Similar to STC but includes sound from flanking paths and correct for room reverberation. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Attenuation	The reduction of an acoustic signal.
A-Weighting	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
Decibel or dB	Fundamental unit of sound, A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
CNEL	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by +5 dBA and nighttime hours weighted by +10 dBA.
DNL	See definition of Ldn.
IIC	Impact Insulation Class. An integer-number rating of how well a building floor attenuates impact sounds, such as footsteps. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Frequency	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz (Hz).
Ldn	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
Leq	Equivalent or energy-averaged sound level.
Lmax	The highest root-mean-square (RMS) sound level measured over a given period of time.
L(n)	The sound level exceeded a described percentile over a measurement period. For instance, an hourly L50 is the sound level exceeded 50% of the time during the one-hour period.
Loudness	A subjective term for the sensation of the magnitude of sound.
NIC	Noise Isolation Class. A rating of the noise reduction between two spaces. Similar to STC but includes sound from flanking paths and no correction for room reverberation.
NNIC	Normalized Noise Isolation Class. Similar to NIC but includes a correction for room reverberation.
Noise	Unwanted sound.
NRC	Noise Reduction Coefficient. NRC is a single-number rating of the sound-absorption of a material equal to the arithmetic mean of the sound-absorption coefficients in the 250, 500, 1000, and 2,000 Hz octave frequency bands rounded to the nearest multiple of 0.05. It is a representation of the amount of sound energy absorbed upon striking a particular surface. An NRC of 0 indicates perfect reflection; an NRC of 1 indicates perfect absorption.
RT60	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
Sabin	The unit of sound absorption. One square foot of material absorbing 100% of incident sound has an absorption of 1 Sabin.
SEL	Sound Exposure Level. SEL is a rating, in decibels, of a discrete event, such as an aircraft flyover or train pass by, that compresses the total sound energy into a one-second event.
SPC	Speech Privacy Class. SPC is a method of rating speech privacy in buildings. It is designed to measure the degree of speech privacy provided by a closed room, indicating the degree to which conversations occurring within are kept private from listeners outside the room.
STC	Sound Transmission Class. STC is an integer rating of how well a building partition attenuates airborne sound. It is widely used to rate interior partitions, ceilings/floors, doors, windows and exterior wall configurations. The STC rating is typically used to rate the sound transmission of a specific building element when tested in laboratory conditions where flanking paths around the assembly don't exist. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Threshold of Hearing	The lowest sound that can be perceived by the human auditory system, generally considered to be 0 dB for persons with perfect hearing.
Threshold of Pain	Approximately 120 dB above the threshold of hearing.
Impulsive	Sound of short duration, usually less than one second, with an abrupt onset and rapid decay.
Simple Tone	Any sound which can be judged as audible as a single pitch or set of single pitches.



CITY OF COALINGA
CONDITIONAL USE PERMIT APPLICATION

CVP-M 19-02
Application Number

9/24/19
Date

APPLICANT INFORMATION:

Applicant/Property Owner: CROSSGATE CAPITAL US HOLDINGS CORP

Mailing Address: 1920 MERCANTILE LANE COALINGA CA 93210

Telephone Number: 559-697-0310 Assessor Parcel Number: 083-160-075

Property Location: SEE EXHIBIT A

Legal Description (lot, block, Tracts, etc.) _____

PROPERTY USE INFORMATION:

Current Zoning: MBL

Existing Number of Lots: 1 Proposed Number of Lots: 1 Area of Parcel: .47 ACRES

Proposed Use: 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). _____

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.)

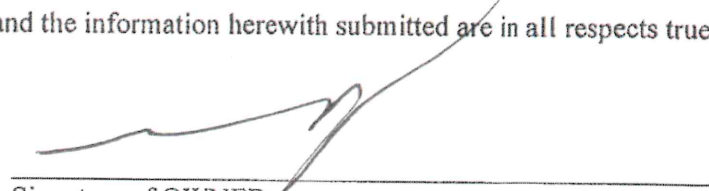
MONDAY - FRIDAY 8am - 5pm. 1-2 EMPLOYEES WITH PHASE 1.
5-6 EMPLOYEES WITH PHASE 2. NO PUBLIC TRAFFIC AND
NO ADDITIONAL PARKING REQUIREMENTS.

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


Signature of OWNER

TODD HYBERS
Name of APPLICANT/AGENT (Please Print)

MICHAEL JENNINGS
Name of OWNER (Please Print)

1920 MERCANTILE LANE, COALINGA
Mailing Address

1920 MERCANTILE LANE, COALINGA
Mailing Address

312-307-5289
Telephone Number

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.

Statement of Proposed Use for 1275 W. Elm Ave

The facility is currently under construction with Coalinga building permit 1908-010. This first phase of construction completes the extraction portion of the building. The remainder of the building will not be used until the next phase of construction.

The extraction area of the facility will be dedicated to non-volatile 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.

Currently we are waiting on PG&E to engineer and install a necessary upgraded service to the property. At this point it appears that the building will be completed and ready for operation in late 2019 before PG&E will be available to upgrade the power.

This Conditional Use Permit is for the use of a temporary generator to provide supplemental power to begin production at the extraction facility until PG&E provides the necessary power upgrade. NGW has been working with Quin Power Systems for the proposed MQ Power Whisper Watt DCA12SSI unit which is a trailer mounted rental unit. This unit was selected as it is extremely quiet. (Specifications Sheet to follow)

NGW hired Saxelby Acoustics LLC to put together both a site layout and full sound analysis with exhibits. The full report is attached and shows that this temporary generator is fully compliant with the current City of Coalinga regulations as we understand them. NGW also had Saxelby Acoustics LLC run the analysis with an additional 6-foot-tall sound attenuating barrier which doesn't appear to be necessary. (Full Report to follow)

NGW has been in contact with the San Joaquin Valley Air Pollution Control District and believes that this temporary generator complies with the conditions of the District's portable emissions unit exemption can be found in District Rule 2020, specifically Section 6.16. (see email to follow)

NGW would like this temporary generator solution to be as brief as possible (4-6 weeks), however we are currently at the mercy of PGE. While this is not an inexpensive option, it is required to keep NGW's financial model moving forward and for NGW to continue hiring employees at both locations in Coalinga.

Supporting Documents to follow:

- Generator Specifications
- Sound Analysis
- San Joaquin Valley Air Pollution Control District email

MQ Power WhisperWatt 25 kVA to 150 kVA – Single / Three Phase

MODEL	DCA25SSI	DCA45SSI	DCA70SSI	DCA85SSJ*	DCA125SSI	DCA150SSJ	DCA150SSI
Generator							
Design	Revolving field, Self-Ventilated, Drip-Proof, Single Bearing						
No. of poles	4-pole						
Excitation	Brushless with AVR						
Standby rating	22 kW (27.5kVA)	40 kW (50kVA)	62 kW (77kVA)	75 kW (94kVA)	110 kW (137kVA)	132 kW (165kVA)	132 kW (165kVA)
Prime rating	20 kW (25kVA)	36 kW (45kVA)	56 kW (70kVA)	68 kW (85kVA)	100 kW (125kVA)	120 kW (150kVA)	120 kW (150kVA)
Generator RPM	1800						
Voltage - 3 phase	208, 220, 240, 416, 440, 460, 480V Switchable						
Voltage - 1 phase	120, 127, 139, 240, 254, 277V Switchable						
Armature connection	Star with Neutral / Zigzag						
Voltage regulation (no load to full load)	±0.5%						
Frequency	60 Hz						
Frequency regulation (steady state load)	±0.5% Optional Electronic Governor +0.25%	±0.25% Includes Electronic Governor	±0.25% Includes Electronic Governor	±0.25% Includes Electronic Governor	±0.25% Includes Electronic Governor	±0.25% Includes Electronic Governor	±0.25% Includes Electronic Governor
Power factor	0.8						
Sound level dB(A) Full load at 23 feet	63	65	68	68	68	68	69
Diesel Engine							
Make / Model	Isuzu BV-4LE2	Isuzu BU-4JJ1T	Isuzu BJ-4JJ1X	John Deere 4045HF285	Isuzu 4HK1X	John Deere 6068HF285	Isuzu 6HK1X
Emissions	Interim Tier 4	Interim Tier 4	Tier 3	Tier 3	Tier 3	Tier 3	Tier 3
Starting system	Electric						
Design	4-cycle Water cooled Direct injection	4-cycle Water cooled Direct injection Turbocharged	4-cycle Water cooled Direct injection Turbocharged Charge Air Cooled	4-cycle Water cooled Direct injection Turbocharged Charge Air Cooled	4-cycle Water cooled Direct injection Turbocharged Charge Air Cooled	4-cycle Water cooled Direct injection Turbocharged Charge Air Cooled	4-cycle Water cooled Direct injection Turbocharged Charge Air Cooled
Displacement	2179 cc	2999 cc	2999 cc	4500 cc	5193 cc	6800 cc	7790 cc
No. of cylinders	4	4	4	4	4	6	6
Bore x Stroke (mm)	85 x 96	95.4 x 104.9	95.4 x 104.9	106 x 127	115 x 125	106 x 127	115 x 125
Gross HP	34.3	67.1	97.9	126	173	197	240.1
Fuel tank capacity gal.(liters)	17 (65)	26 (100)	40 (150)	40 (150)	63 (240)	69 (260)	74 (280)
Fuel consumption full load gph (lph) 3/4 load gph (lph) 1/2 load gph (lph) 1/4 load gph (lph)	1.66 (6.3) 1.21 (4.6) 0.85 (3.2) 0.58 (2.2)	2.8 (10.6) 2.1 (8.0) 1.5 (5.6) 0.9 (3.4)	4.1 (15.4) 3.1 (11.9) 2.2 (8.4) 1.4 (5.2)	5.3 (20.2) 4.4 (16.6) 3.3 (12.4) 2.0 (7.5)	7.3 (27.6) 5.7 (21.7) 4.1 (15.4) 2.5 (9.5)	9.0 (33.9) 7.1 (26.9) 5.2 (19.7) 3.0 (11.5)	8.9 (33.6) 7.5 (28.3) 5.0 (19.0) 3.1 (11.9)
Coolant capacity gal. (liters)	1.74 (6.6)	2.96 (11.2)	3.09 (11.7)	3.91 (14.8)	5.33 (20.2)	4.6 (17.5)	7.8 (29.5)
Oil capacity gal. (liters)	2.25 (8.5)	3.96 (15.0)	3.96 (15.0)	3.88 (14.7)	6.1 (23.0)	8.19 (31.0)	10.6 (40.0)
Battery	12V 53Ah x 1	12V 72Ah x 1	12V 72Ah x 1	12V 72Ah x 1	12V 128Ah x 1	12V 128Ah x 1	12V 100Ah x 2 24V system
Size							
LxWxH in. (cm)	73 x 30 x 39 (185 x 75 x 100)	76 x 35 x 49 (194 x 90 x 125)	94 x 35 x 55 (240 x 90 x 140)	102 x 35 x 55 (260 x 90 x 140)	120 x 44 x 56 (305 x 110 x 140)	126 x 48 x 59 (320 x 120 x 150)	134 x 48 x 59 (340 x 120 x 150)
Approx Net Wt lbs. (kg)	1411 (640)	2282 (1035)	2755 (1250)	3547 (1609)	4700 (2131)	5313 (2410)	5899 (2675)
Amps							
Single phase 120V	55.6A (4 wire) 60A x 2 (zigzag)	100A (4 wire) 108A x 2 (zigzag)	155.5A (4 wire) 168A x 2 (zigzag)	188.9A (4 wire) 250A x 2 (zigzag)	277.8A (4 wire) 301A x 2 (zigzag)	333.3A (4 wire) 361A x 2 (zigzag)	333.3A (4 wire) 361A x 2 (zigzag)
Single phase 240V	27.8A (4 wire) 60A (zigzag)	50A (4 wire) 108A (zigzag)	77.8A (4 wire) 168A (zigzag)	94.4A (4 wire) 250A (zigzag)	138.9 (4 wire) 301A (zigzag)	166.7A (4 wire) 361A (zigzag)	166.7A (4 wire) 361A (zigzag)
Three phase 240V	60A	108A	168A	204A	301A	361A	361A
Three phase 480V	30A	54A	84A	102A	150A	180A	180A

*Specially designed for high single phase output



Rev.1 (11/08)

Features and specifications are subject to change without notice.

Units manufactured by Denyo Manufacturing Corp.

© Copyright 2008, Multiquip Inc.

1800 Waters Ridge Drive, Suite 500
Lewisville, TX 75057
800.883.2551
www.mqpower.com

Subject: RE: Next Green Wave - Coalinga

Date: Thursday, September 12, 2019 at 2:45:12 PM Pacific Daylight Time

From: Jesse Garcia

To: Todd Hybels

Yes. See my correction below.

Jesse A. Garcia, P.E.
Air Quality Engineer
San Joaquin Valley APCD

From: Todd Hybels <thybels@nextgreenwave.com>

Sent: Thursday, September 12, 2019 2:44 PM

To: Jesse Garcia <Jesse.Garcia@valleyair.org>

Subject: Re: Next Green Wave - Coalinga

Did you mean to say if the engine is needed longer than 60 days?

From: Jesse Garcia <Jesse.Garcia@valleyair.org>

Date: Thursday, September 12, 2019 at 2:41 PM

To: Todd Hybels <thybels@nextgreenwave.com>

Subject: RE: Next Green Wave - Coalinga

If the engine is registered as required in Section 6.16 of Rule 2020, it may be used for up to 60 days. If the engine is needed for longer than **60** days, then permitting would be required for such an engine. The most stringent requirement would be if Best Available Control Technology (BACT) is triggered.

BACT is triggered when the potential emissions are greater than 2 lbs/day (except for CO). Therefore, if emissions are kept below 2 lb/day, BACT would not be triggered. If a Tier4 Certified engine was used instead of the Tier 3, the potential emissions based on 18 hours/day of operation is as follows:

Post Project Emissions (PE2)				
Pollutant	Emissions Factor (g/bhp-hr)	Rating (bhp)	Daily Hours of Operation (hrs/day)	Daily PE2 (lb/day)
NO _x	0.29	174	18	2.0
SO _x	0.0051	174	18	0.0
PM ₁₀	0.01	174	18	0.1
CO	3.7	174	18	25.5
VOC	0.14	174	18	1.0

As seen above, with this 174 bhp Tier 4 Certified IC engine, BACT would not be triggered. Using a Tier 4 Certified engine may be an option for long term use greater than 60 days.

Let me know if you have any questions or need further clarification.

Also, can you provide me with information on what kind of extractor the facility uses and what types of solvent are used?

Thanks,

Jesse A. Garcia, P.E.
Air Quality Engineer
San Joaquin Valley APCD

From: Todd Hybels <thybels@nextgreenwave.com>
Sent: Thursday, September 12, 2019 1:48 PM
To: Jesse Garcia <Jesse.Garcia@valleyair.org>
Subject: Next Green Wave - Coalinga

Jesse,

Thanks for your time on the phone today. I currently believe that this temporary generator proposed for 1275 W. Elm Ave complies with the conditions of the District's portable emissions unit exemption that can be found in District Rule 2020, specifically Section 6.16.

I appreciate your help and agreement on this issue. If the temporary generator is needed for longer than 60 days, NGW will apply for a permit as this exemption is only good for 60 days.

Thanks,
Todd Hybels
312-307-5289

RESOLUTION 019P-010

A RESOLUTION OF THE CITY OF COALINGA PLANNING COMMISSION APPROVING WITH CONDITIONS A MODIFICATION OF CONDITIONAL USE PERMIT NUMBER 18-05 APPLICATION NUMBER CUP-M 19-02 FOR THE ISSUANCE OF A PERMIT TO OPERATE A TEMPORARY GENERATOR TO SUPPLEMENT POWER AT THE CANNABIS MANUFACTURING FACILITY LOCATED AT 1275 W. ELM AVE

WHEREAS, the City of Coalinga Community Development Department has received an application for a Modification to Conditional Use Permit 18-05 (CUP-M 19-02) requesting a permit to install a temporary generator at their permitted Cannabis Manufacturing Facility at 1275 W. Elm Ave.; and

WHEREAS, the Planning Commission held the scheduled and noticed public hearing on November 12, 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.

WHEREAS, the Planning Commission has determined that this project is exempt for further environmental review under CEQA in accordance with Government Code Section 15301 (existing facilities), 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 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 approves the request to permit the use of a temporary generator at the subject location and modify CUP 18-05 respectfully in accordance with the attached conditions.

PASSED AND ADOPTED, by the City of Coalinga Planning Commission at a regularly scheduled meeting held on the 12<sup>th</sup> Day of November 2019

AYES:

NOES:

ABSTAIN:

ABSENT:

---

Planning Commission Chairman/Vice Chairman

ATTEST:

---

City Clerk/Deputy City Clerk

## **Exhibit A**

### **General On-going Procedural and Operational Conditions of Approval – Conditional Use Permit 18-05 (Next Green Wave – 1275 W. Elm Ave)**

REVISIONS: Any proposed changes or revisions to the approved use or activities on the site shall require submittal, review and approval of a revised conditional use permit application.

EXPIRATION: This approval shall become null and void if all conditions have not been completed and the occupancy or use of the land has not taken place within one (1) year of the effective date of conditional approval.

INCORPORATION: These conditions shall be incorporated and made part of Conditional Use Permit Number 18-05. These conditions do not supersede the conditions of the approval originally issued in CUP 18-05.

LICENSES/PERMITS: The applicant shall obtain any and all required State, Local or Federal permits to operate said generator as specified in the application.

CONTINUOUS EFFECT: All of the conditions of this approval are continuously in effect throughout the operative life of the project for the uses approved. Failure of the property owner, tenant, applicant, developer or any operator to comply with any or all of the conditions at any time may result in a public hearing and revocation of the use provided adequate notice, time and opportunity is provided to the property owner or other party to correct the non-complying situation.

PROPERTY MAINTENANCE: The tenant and/or property owner shall continually maintain the property and its infrastructure so that it is visually attractive and not dangerous to the health, safety and general welfare of both its employees, patrons and surrounding properties.

#### ADDITIONAL CONDITIONS:

1. The temporary generator shall be permitted for no longer than six (6) consecutive weeks from the date of first use. If the temporary generator will be required beyond the initial six (6) week period, the applicant shall, in writing, request additional time and provide reasons for the extension of use. The Community Development Director or his designee shall have the authority to extend the use of the generator no more than twelve (12) weeks. Any extension required beyond twelve (12) weeks will require Planning Commission review and approval at a regular meeting.
2. The temporary generator shall only be permitted during normal business hours as described in the application.
3. The applicant shall obtain a permit to operate from the San Joaquin Air Pollution Control District and a copy shall be provided to the Community Development Department prior to installation.



4. All building permits shall be secured by the Building Department prior to installation.
5. The applicant 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 have the option of coordinating 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.
6. This use permit shall be subject to revocation by the Planning Commission at such time as any of the following conditions are found to exist:
  - a. Conditions of approval have not been fulfilled;
  - b. The use has resulted in a substantial adverse effect on the health and/or general welfare of users of adjacent or proximate property; or
  - c. The use has resulted in a substantial adverse impact on public facilities or services.
7. 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.



## **Staff Report- Chairman and Planning Commission**

**Subject:** Coalinga Planning and Zoning Code 5-Year Review Update (on-going)  
**Meeting Date** November 12, 2019  
**Project Location:**  
**Applicant:**  
**Owner:**  
**Prepared By:** Sean Brewer, Community Development Director

---

### **I. RECOMMENDATION:**

Planning Commission review, discussion and direction to staff regarding the five (5) year update to the Coalinga Planning and Zoning Code.

### **II. BACKGROUND:**

The City of Coalinga prepared a comprehensive zoning code update in 2014. It has been five (5) years since the adoption Ordinance No. 776 which updated Title 9 of the Coalinga Municipal Code related to Planning and Zoning. Staff feels that it is appropriate to review the planning and zoning code periodically to ensure that it is accomplishing what the City intended related to development through its zoning regulations.

This is a continuing discussion by the Planning Commission to review the Planning and Zoning Code. Sections under discussion for the meeting will be identified under the proposal and analysis section of this report.

### **III. PROPOSAL AND ANALYSIS:**

The following sections are expected to be reviewed and discussed by the Planning Commission at this meeting.

Chapter 1, Article 2 - Definitions

Chapter 3, Special Districts and Overlays

### **IV. FISCAL IMPACT:**

None determined at this time.

## **V. REASONS FOR RECOMMENDATION:**

### **ATTACHMENTS:**

#### **Description**

- ▣ Chapter 3 - Special Districts and Overlays

## CHAPTER 3. - SPECIAL DISTRICTS AND OVERLAYS

### Article 1. - Downtown Overlay District

#### Sec. 9-3.101. - Purpose.

- (a) The specific purposes of the Downtown Overlay District is to:
- (1) Maintain a thriving historic Downtown that is the symbolic and functional center of the City's business, professional, governmental and social activities, that provides for the needs of residents and tourists.
  - (2) Actively encourage expanded commercial and retail shopping opportunities and employment generating uses in the Downtown area.
  - (3) Enhance the City's historic Downtown Core by creating an efficient, attractive, and pedestrian-oriented area that reflects the City's historic character, while providing a diverse mix of uses.
  - (4) Concentrate business services and public buildings and spaces in a functional and efficient manner, creating an attractive center for retail services and social activities.
  - (5) Include specific development parameters to express and maintain the unique characteristics of the Downtown.

( [Ord. No. 776](#), § 1(Exh. A), eff. 9-5-2014)

#### Sec. 9-3.102. - Applicability.

- (a) *District boundaries.* The boundaries of the Downtown Overlay District are prescribed as follows:
- (1) *Western boundary:* From the intersection of Sunset Street and Van Ness Street to the intersection of Sunset Street and West Polk Street;
  - (2) *Northern boundary:* From the intersection of Van Ness Street and Sunset Street to the intersection of Van Ness Street and East Forest Avenue;
  - (3) *Eastern boundary:* From the intersection on Van Ness Street and East Forest Ave, continuing south down East Forest Street and through First Street, West Glenn Avenue, and North Hayes Avenue until the intersection of North Hayes Avenue and East Polk Street;
  - (4) *Southern boundary:* From the intersection of East Polk Street and North Hayes Avenue to the intersection of West Polk Street and Sunset Avenue.
- (b) *Projects subject to these requirements.* Proposed projects within the Downtown Overlay District that are subject to the provisions of this article include:
- (1) Modifications to and additions of fifty (50) percent or more of existing building square footage;
  - (2) Alterations to twenty-five (25) percent or more of the surface area of any existing building face or exterior facade; and
  - (3) Other modifications, alterations, additions, or remodels determined to be applicable by the Community Development Director.
- (c) *Signage.*
- (1) All proposed signage projects in the Downtown Overlay District are subject to the provisions of Chapter 4, Article 5, Signs.

( [Ord. No. 776](#), § 1(Exh. A), eff. 9-5-2014)

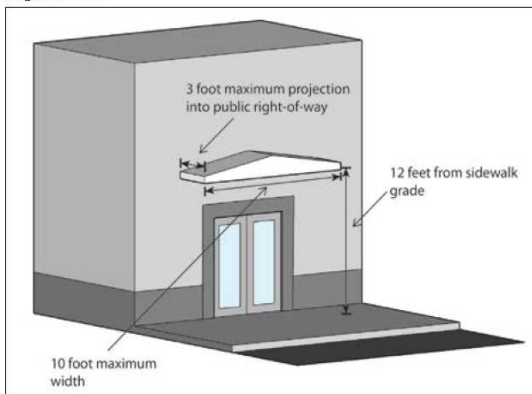
Sec. 9-3.103. - Regulations.

- (a) *Design guidelines.* All development shall comply with the Downtown Design Guidelines adopted by City Council Resolution Number 3221. In the event of a conflict between this article and the Downtown Design Guidelines, the provisions of this article shall apply.
- (b) *Street preservation.* Existing streets in Downtown Overlay District shall be preserved. Public rights-of-way shall not be eliminated or abandoned unless substantial public benefits are provided such as a new plaza or park.
- (c) *Parking.* Parking shall be provided and maintained according to the general standards of Chapter 4, Article 3, Off-Street Parking and Loading, as well as the standards of this section.
  - (1) *Parking location.* Parking lots may not be located between the street and the building; they must be located behind the building. In the case of corner lots, parking lots must be accessed from the minor road and must be screened from the street with a minimum ten-foot landscape setback.
  - (2) *On-street parking.* For properties within the Downtown Overlay District, on-street parking directly adjacent to the property may be counted towards required on-site parking as outlined in Chapter 4, Article 3, Off Street Parking and Loading.
  - (3) *Parking lot access.*
    - a. Access to parking lots should be provided from both a street and an alley where possible.
    - b. Lots shall be designed to prohibit the backing of vehicles into public streets.
    - c. Commercial parking lot access shall not be provided from a residential street where alternate access is available.
    - d. Wherever possible, parking entrances shall share curb cuts in order to minimize the overall number of curb cuts.
  - (4) *Parking lot screening.*
    - a. Parking lots shall be screened from adjacent streets by a ten-foot landscape easement containing any of the following:
      - 1. Landscaping, primarily trees and shrubs.
      - 2. A combination of shrubs and berms, not to exceed a three-to-one (3:1) slope.
      - 3. Low, decorative wall not to exceed thirty (30) inches in height, or twenty-four (24) inches high when combined with landscaping, for the purposes of reducing glare from vehicle headlights.
      - 4. Screening shall not block views between thirty (30) inches in height above sidewalk grade and six (6) feet above the sidewalk for security purposes.
  - (5) *Parking lot walkways and curbs.*
    - a. Walkways in or adjacent to the parking lots shall be elevated a minimum of 4 inches and a maximum of six (6) inches above the parking lot grade, unless an alternate drainage scheme has been approved by the City Engineer.
    - b. Planting areas shall be protected by six (6) inches curbs.
    - c. Where walkways must be at grade (such as to accommodate ADA path of travel) the walkway must be differentiated from the paving of the parking lot by contrasting pavement such as pavers or stamped, colored concrete, or by painted stripes.
  - (6) *Residential parking.*

- a. Garages or other enclosed or covered parking facilities for use by residents shall not be a significant visible feature from the public street or from adjacent bikeways, sidewalks or other pedestrian amenities.
  - b. Residential parking shall be clearly signed and reserved for the residents.
- (d) *Open Space - Residential Uses.* Private and common open space areas shall be provided in multi-family developments in accordance with this section. Private areas typically consist of balconies, decks, patios, and fenced yards. Common areas typically consist of landscaped areas, patios, swimming pools, barbeque areas, playgrounds, trees, bushes, groundcover, and turf.
  - (1) *Minimum dimensions.* Open space shall have the following minimum dimensions in order to count towards open space requirements:
    - a. Open space located on the ground level (e.g., common areas, decks, patios): ten (10') feet.
    - b. Open space located above ground level (e.g., balconies): five (5) feet.
  - (2) *Usability.* A surface shall be provided that allows convenient use for outdoor living and/or recreation. Such surface shall be a combination of lawn, garden, flagstone, wood planking, concrete, or other serviceable, dust-free surfacing. Slope shall not exceed ten (10) percent.
  - (3) *Accessibility.*
    - a. *Private Open Space.* The space shall be accessible to only one residential unit by a doorway to a habitable room or hallway.
    - b. *Common Open Space.* The space shall be accessible to all the residential units on the lot.
  - (4) *Existing buildings.* If the project involves the renovation of an existing building and it is not feasible to provide outdoor open space, open space shall be provided in interior common areas such as a community or fitness room.
  - (5) *Open Space - Commercial Uses.* Commercial developments on lots greater than fifteen thousand (15,000) square feet shall provide a plaza or outdoor dining area, which provides public seating and is accessible from the public sidewalk.
    - a. *Minimum size:* Three-hundred (300) square feet for lots between 15,000 and 30,000 square feet in size; 600 square feet for lots 30,000 square feet in size or larger.
    - b. *Minimum dimensions:* Twelve (12') feet.
    - c. *Parking lot buffering.* The required public area shall be separated from any parking area with a minimum five-foot wide landscaped buffer area and screened with a decorative wall two and one-half (2.5) to three and one-half (3.5) feet high.
- (e) *Pedestrian connections.*
  - (1) When new development or remodeling introduces pedestrian use of alleyways, and space allows, shaded walkways shall be provided to form visual and functional connections between businesses or between businesses and the downtown streets.
  - (2) Shade structures do not need to provide solid shade, but should clearly define the route between developments and should separate pedestrians from parking lots and alleys.
- (f) *Building projections.*
  - (1) *Front porches and building entrances.* Front porches and building entrance structures may encroach up to ten (10) feet into front and side yards facing the street for up to forty (40) percent of the lot frontage.
  - (2) *Architectural projections.* Bay windows, balconies, and other architectural features such as chimneys may project into required yards up to three (3) feet.
  - (3) *Building projections into the public right-of-way.* Building projections may encroach into the public right-of-way up to three (3) feet for the purpose of providing shade over the sidewalk,

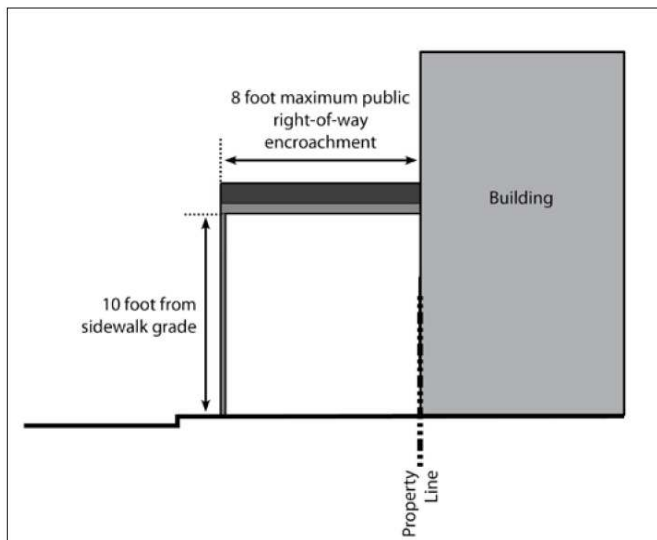
provided they are no closer than twelve (12) feet from sidewalk grade. The maximum width of any projection is ten (10) feet.

**Figure 3.1**



- (4) *Awnings and overhangs.* Awnings, overhangs, and pedestrian shade structures, may encroach into the public right-of-way up to eight (8) feet for the purpose of providing shade over the sidewalk, provided they are at least ten (10) feet above sidewalk grade. Awnings and canopies shall comply with the Downtown Design Guidelines adopted by resolution.

**Figure 3.2**



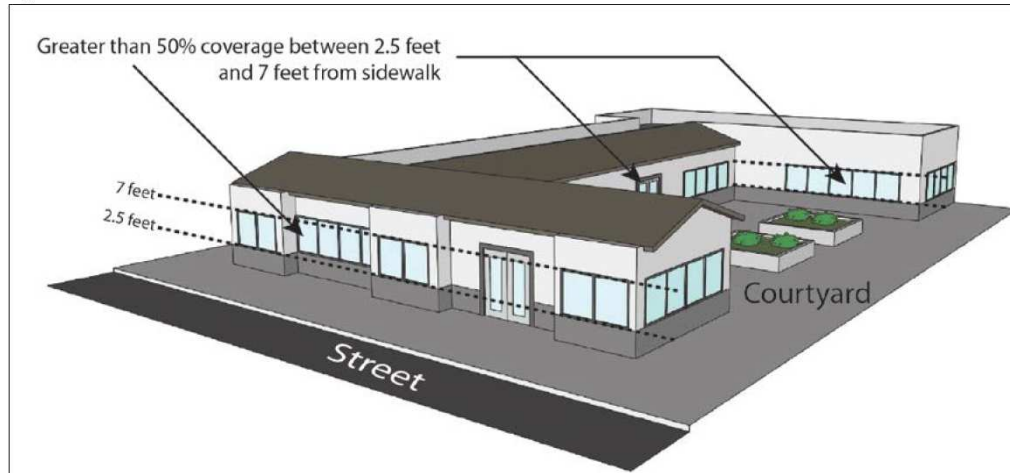
(g) *Building design.*

(1) *Commercial building design.*

- a. *Ground floor windows.* Facades facing streets, plazas, and courtyards shall be lined with windows. Where blank walls are necessary, they shall be on side or interior facades not facing streets. Exterior walls facing an adjacent public street, or facing onto a park, plaza, or other public outdoor space shall include windows, doors, or other openings for at least fifty (50) percent of the building wall area located between two and one-half (2.5) and seven (7) feet above the elevation of the sidewalk.

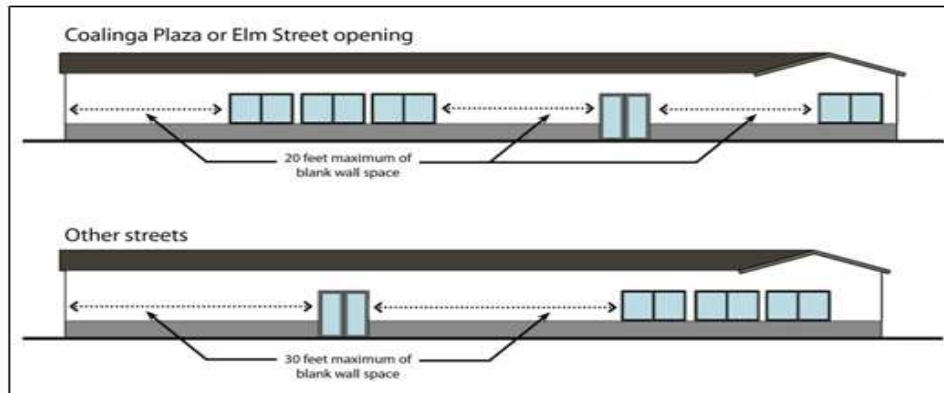


**Figure 3.3**



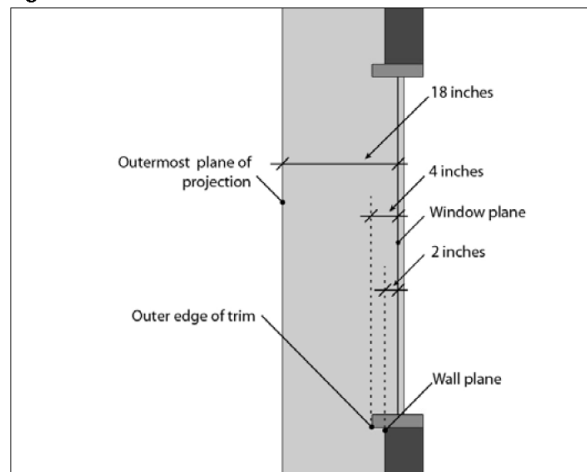
- b. *Limits on blank walls.* No wall shall run in a continuous plane for more than twenty (20) feet without an opening on Coalinga Plaza or Elm Street, and for more than thirty (30) feet on other streets. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least three (3) feet deep.

**Figure 3.4**



- c. *Wall plane articulation.* Windows, doors, columns, and other features shall be recessed or project forward from the wall plane, such that there is a minimum two-inch recess of the window plane from the wall plane, a minimum four-inch projection from the window plane and outer edge of trim, and a total of at least eighteen (18) inches from the window plane to the outermost plane of any projection such as a wall, column, or other articulation feature.

Figure 3.5



- d. *Building articulation.* Commercial building facades shall include building projections or recesses, doorway and window trim, and other details that provide architectural articulation and design interest.
- e. *Building entrances.*
  1. Buildings shall be oriented to face public streets.
  2. Building frontages shall be generally parallel to streets, and the primary building entrances shall be located on a public street.
  3. Building entrances shall be emphasized with special architectural and landscape treatments.
  4. Rear entry doors, door frames, door hardware, signs and lighting fixtures shall match types utilized on the front façade and/or that are appropriate to the parent building's historic period.
  5. In mixed-use developments, entrances to residential units shall be physically separated from the entrance to the permitted commercial use and clearly marked with a physical feature such as a recess or projection incorporated into the building or appropriately scaled element applied to the façade.

(2) *Residential building design.*

- a. *Residential architectural articulation.* All multiple-family residential buildings and mixed-use buildings that include residential uses shall include adequate design features to create visual variety and avoid a large-scale and bulky appearance. Long facades shall be broken up into smaller modules.
- b. *Residential building façade and entrances.* The following standards apply to residential buildings and mixed-use projects that include residential uses.
  1. *Orientation.* All units located along public rights-of-way shall have the primary entrance facing this right-of-way. Exceptions to this requirement shall only be approved for projects where multiple-family housing is located on four (4) lane streets carrying high traffic volumes and/or streets that do not allow on-street parking. In such cases, the project shall be oriented around courtyards.
  2. *Street-facing Facades.* Street-facing facades of residential buildings shall be designed as front facades and shall include stoops, porches, recessed windows, and bay windows or balconies.

3. *Projection or recess.* Building entrances shall have a roofed projection (such as a porch) or recess with a minimum depth of at least five (5) feet and minimum area of fifty (50) square feet. Alternative designs that create a welcoming entry feature facing the street, such as a trellis or landscaped courtyard entry, may be approved.
  4. *Entrances.* Provide at least one building entrance for every 100 feet of street frontage.
- (h) *Mechanical equipment.* Mechanical equipment, including rooftop mechanical equipment, shall be screened from view to the height of the equipment, and the screening shall be designed as an integral component of the architectural design. The property owner shall be responsible for the maintenance of such screening.
  - (i) *Utilities screening.* Utility meters and related equipment shall be located only on the side or rear façade of buildings and shall be integrated into the building architecture through painting or other means.
  - (j) *Building security.* Components of building security shall be integrated into the building's design and be effective but not obtrusive in accordance with the following standards:
    - (1) Security doors shall not encroach into the public right-of-way, in either an opened or closed position.
    - (2) Lighting shall be provided at all entryways to the building and in any alcoves or other features of the building, to allow visual surveillance of the building and its public areas.
    - (3) Where security grilles are required or otherwise provided, they shall be painted to match the trim colors of the building. Unobtrusive roll-down grilles with thin vertical and horizontal elements are preferred; opaque rolling doors and accordion fold grates are discouraged.
    - (4) Grilles, security doors, and other security devices designed for nighttime security shall not be readily visible to the public during business hours or when they are in an open position.

( [Ord. No. 776](#), § 1(Exh. A), eff. 9-5-2014)

## Article 2. - Flood Hazard Overlay

### Sec. 9-3.201. - Purpose.

The specific purpose of the Flood Hazard Overlay is to set appropriate development standards to protect the community from the risks to life, property, community and the environment associated with construction in the areas identified as 100-year flood zones by the Federal Emergency Management Agency (FEMA) in the City of Coalinga.

( [Ord. No. 776](#), § 1(Exh. A), eff. 9-5-2014)

### Sec. 9-3.202. - Preference for passive uses in Flood Hazard Overlay.

- (a) Lands in the Flood Hazard Overlay should remain predominantly free of structures. Consistent with the Land Use Element of the General Plan, development in the Flood Hazard Overlay should be limited to multi-use trails and passive recreational uses.
  - (1) The multi-use trails designation applies to walking, biking and equestrian trails.
  - (2) Passive recreational uses include open space and recreation activities requiring minimal development and construction, and with minimal impact on the environment. Examples include wildlife observation, canoeing, hiking, and biking.

- (b) As identified in the 1990 Management Plan for Warthan Creek and Los Gatos Creek referenced in the Open Space and Conservation Element of the General Plan, lands in the Flood Hazard Overlay should be primarily preserved and used as conservation areas and wildlife corridors.

( [Ord. No. 776](#), § 1(Exh. A), eff. 9-5-2014)

Sec. 9-3.203. - Development regulations in Flood Hazard Overlay.

- (a) A limited amount of development may be allowed in the Flood Hazard Overlay, subject to the requirements of the Chapter 8, Floodplain Management, of this title.
- (b) The review of proposed development in the Flood Hazard Overlay should pay specific attention to the prevention of flooding toward properties, roads, and public facilities adjacent to the flood zone.

( [Ord. No. 776](#), § 1(Exh. A), eff. 9-5-2014)

Article 3. - Gateway Overlay District

Sec. 9-3.301. - Purpose.

- (a) The purpose of the Gateway Overlay District is to identify gateways to the City by signaling and easing the transition between the City and the County, and creating a positive first impression of the City.
- (b) The Gateway Overlay District sets forth design and development standards for public right-of-ways and properties in the Gateway Overlay areas, in order to create harmonious and aesthetically pleasing gateways. Gateways shall reflect and reinforce Coalinga's history and community character.
- (c) The design and development standards below are intended to:
  - (1) Create a sense of place that is consistent with the rural and small-town character of Coalinga;
  - (2) Facilitate a welcoming entrance by providing vehicle, bicycle and pedestrian access;
  - (3) Create an inviting streetscape that guides visitors into the City of Coalinga, through attractive landscaping and greater attention to building design; and
  - (4) Require the provision of aesthetically pleasing public and private signage.

( [Ord. No. 776](#), § 1(Exh. A), eff. 9-5-2014)

Sec. 9-3.302. - Applicability.

- (a) The standards and guidelines detailed in this section apply to the following areas of the City identified as part of the Gateway Overlay in the General Plan:
  - (1) The "Urban Gateway" to the South of the City, characterized by its proximity to the Downtown Overlay and developed lands:
    - a. From the intersection of West Elm Avenue (Highway 198) and West Lucille Avenue to the intersection of West Elm Avenue (Highway 198) and Polk Street, approximately half a mile in length.
  - (2) The "Northern Gateway" characterized by Open Space/Conservation and agricultural land along Highway 198/33:
    - a. Between the intersection of Highway 198/ 33 and West Gale Avenue to the end of the West Hills Community College property, approximately one mile in length.

- (3) The "Eastern Gateways" in the Sphere of Influence of the City, characterized by open space and planned low density residential uses:
  - a. On Phelps Avenue, between the intersection of Phelps Avenue and South Calavaras Avenue alongside the airport and proposed residential area to the approximate western boundary of the airport property, approximately one mile in length.
  - b. On West Jayne Avenue, from the intersection of West Jayne Avenue and South Alpine Avenue to approximately 2,000 feet east of South San Joaquin Avenue, approximately one and half a mile in length.
  - c. The following standards apply to all Gateway Overlay areas unless otherwise specified.

( [Ord. No. 776](#), § 1(Exh. A), eff. 9-5-2014)

Sec. 9-3.303. - Project approval.

Approvals for proposed projects within the Gateway Overlay District may include specific conditions of approval, to ensure that the goals of the Gateway Overlay District are met.

( [Ord. No. 776](#), § 1(Exh. A), eff. 9-5-2014)

Sec. 9-3.304. - General development standards.

- (a) The requirements and development standards of the Gateway Overlay shall supplement and supersede the regulations of the underlying Zoning District and take precedence in the case of conflict. For all aspects not addressed by this section, the regulations of the underlying Zoning District shall remain in effect.
- (b) Signage.
  - (1) All signage proposed in the Gateway Overlay shall be reviewed by the Planning Commission.
  - (2) Monument signs indicating entrance to and exit from the City:
    - a. The City may install an entrance monument sign with the City name, seal or motto, or all of the above, at the corner of the property in the Gateway Overlay that will be first seen by visitors entering the City.
    - b. On the opposite side of the road, the City may install a separate exit monument sign indicating to motorists and pedestrians that they are exiting the City.
    - c. The entrance and exit monument signs shall be illuminated at night. Public art or landscaping may accompany the monument signs to increase their visibility and aesthetic value. Colors, materials and landscaping that are representative of or appropriate to the City of Coalinga shall be used in conjunction with the monument signs.
    - d. No object, plants, trees or other signs shall be allowed to obstruct the text or graphic content of entrance or exit monument signs.
  - (3) All other public and private signage in the Gateway Overlay shall follow the standards prescribed in Chapter 4, Article 5, Signs. No signage shall be allowed within ten (10) feet of the City entrance or exit monument signs. All signage within twenty (20) feet of a monument sign must not be larger than the entrance or exit monument signs.
- (c) *Pedestrian and bicycle access.*
  - (1) Any installed bicycle lanes and pedestrian sidewalks within the Gateway Overlays shall be continuous throughout the Gateway Overlay, and extend at minimum to the nearest roadway intersection.

- (2) Installed bicycle lanes shall be at minimum "Class 2 bikeways", visually separated from traffic lanes using Caltrans striping standards. It is highly recommended to paint the bikeways a different color from the asphalt pavement for increased visibility. In specific areas with narrower right-of-ways and reduced maximum speeds, "Class 3 bicycle routes" may be installed per Caltrans standards. In such cases, roadside signs shall be installed urging motorists to share the road with cyclists.

(d) *Parking.*

- (1) Parking should not be allowed in the right-of-way.
- (2) Public and private parking on lots alongside the roadway is permitted. Screening shall be located between the parking and the sidewalk or right-of-way. The screening can either be a fence or a landscape buffer. The landscape buffer should be between two (2) and four (4) feet tall and consist of local plants.

(e) *Street trees and landscaping.*

- (1) Street trees shall be planted on both sides of the street to provide shade, define and embellish the streetscape, and provide screening for parking, utilities and service areas.
- (2) Any proposed landscaping and street trees should be selected with the goal to frame and preserve views of the hills, fields and open space, which are unique to Coalinga.
- (3) Eight (8) to ten (10) feet of space should generally be allowed between each tree. Spacing between trees may be adapted to accommodate fire hydrants, utility vaults, property entrances, and other infrastructure elements. The placement of street trees shall not interfere with traffic sight visibility. Structured soil (an engineered soil) for tree plantings is encouraged wherever possible to encourage healthy growth and prevent tree root damage to sidewalks and pavement.
- (4) Existing planting shall be maintained or upgraded in all public areas wherever possible. The use of native and drought-resistant tree and plant species, and seasonal color is highly encouraged. Please refer to the Community Development Department for a list of recommended trees and plants.

(f) *Walls and fences.*

- (1) Open or solid fences or walls proposed along the edge of properties should utilize wood, stone or brick, or other local colors and materials, to define the edge of the road.
- (2) All proposed fences and walls shall be consistent with the requirements of Section 9-4.203, Fences and Freestanding Walls, and any other requirements of the property's Zoning Districts.

(g) *Street lighting.*

- (1) Street lighting is encouraged to illuminate the right-of-way and sidewalks at night, at minimum between sunset and midnight, and between 5:00 a.m. and sunrise.
- (2) Bulbs used for street lamps shall be energy efficient.
- (3) Street lamps should not point or shine light towards the sky. Any lamp hoods should be downcast.
- (4) The design of the street lamps shall be consistent or compatible across all Gateway Overlay areas, and be representative of the City of Coalinga. The Planning Commission shall determine the design and corresponding height for street lamps in each Gateway Overlay area.

(h) *Screening of utilities.*

- (1) Utilities and public infrastructure should be undergrounded, or screened with trees, landscaping, or public art.
- (2) Visibility and sight distances at driveways and street intersections should be preserved per the requirements of Section 9-4.214, Visibility at Driveways and Intersections.

(i) *Buildings.*

- (1) There shall be no minimum setback of buildings from the property line that fronts the street in the Gateway Overlay. The maximum setback from the property line shall be as prescribed in the underlying Zoning District, if any. Main entrances and pedestrian connections from these buildings to the street in the Gateway Overlay are highly encouraged.

(j) *Public art.*

- (1) The installation of permanent public art is encouraged in the Gateway Overlay areas. The Planning Commission shall review all proposed public art. The approval of public art requires the finding that the artwork meets the design criteria in Section 9-3.305 of this article.

(k) *Sidewalks.*

(1) *Urban Gateway.*

- a. A secured sidewalk, separated from the roadway by a curb, shall be installed on both sides of the street. Street trees should be planted between the sidewalk and the roadway and/or between the sidewalk and the property lines.
- b. Sidewalks should be a minimum of four (4) feet wide.

(2) *Northern Gateway.*

- a. The installation of sidewalks is encouraged along both sides of the roadway, in tandem with future development. Existing pedestrian walkways should be improved in the interim with stones, plants and landscaping to define its edges.

(3) *Eastern Gateways.*

- a. Wherever residential developments are proposed along the right-of-way, the construction of a sidewalk with landscaping and street trees is required.

(l) *Buildings and structures.*

- (1) Building facades visible from the public right-of-way shall be regularly maintained to ensure a well-kept appearance. Landscape buffers are required alongside new developments to enhance aesthetics, provide screening, protection from noise and wind, and to preserve the "rural character" of the gateway.
- (2) All setbacks should conform to the requirements of the respective Zoning Districts. If a general trend for a front setback from the street has been established, future development shall be compatible with the established trend, even if it is more limiting than Zoning requirements.
- (3) Residential developments shall be visually enhanced and partially screened from the public right-of-way with landscape buffers and fences. Ranchettes, farm houses, agricultural sheds, barns and other rural buildings are not subject to this requirement.
- (4) Urban Gateway and Northern Gateway.
  - a. The façades of buildings in the Urban Gateway and Northern Gateway, that are visible from the public right-of-way, shall be designed to assist the creation of a sense of place that is consistent with the rural and small-town character of Coalinga.

( [Ord. No. 776](#), § 1(Exh. A), eff. 9-5-2014)

Sec. 9-3.305. - Design criteria.

- (a) To approve a Site Plan Review Application for any development in the Gateway Overlay zone, the following criteria shall be met:
  - (1) The proposed development creates a sense of place that is consistent with the rural and small-town character of Coalinga;



- (2) The proposed development facilitates a welcoming entrance by providing vehicle, bicycle and pedestrian access;
- (3) The proposed development facilitates the creation of an inviting streetscape that guides visitors into the City of Coalinga, through attractive landscaping and greater attention to building design;
- (4) The proposed development has provided aesthetically pleasing public and private signage;
- (5) The proposed project screens any visible mechanical and electrical equipment and utilities per the provisions of Section 9-4.209, Screening, and Section 9-4.213, Underground Utilities.

( [Ord. No. 776](#), § 1(Exh. A), eff. 9-5-2014)

#### Article 4. - Master Plan Overlay District

##### Sec. 9-3.401. - Purpose.

- (a) The specific purposes of the Master Plan Overlay District is to:
  - (1) Ensure the orderly planning for the development of large, unsubdivided areas of the City, consistent with its General Plan;
  - (2) Maintain an environmental equilibrium consistent with existing vegetation, soils, geology, topography, and drainage patterns;
  - (3) Avoid premature or inappropriate development that would result in incompatible uses or create public service demands exceeding the capacity of existing or planned facilities;
  - (4) Encourage sensitive site planning and design; and
  - (5) Ensure the provision of utilities, parks, roadways and other public facilities.

##### Sec. 9-3.402. - Applicability and zoning map designator.

The Master Plan Overlay District (-MP) may be combined with an underlying Zoning District and may be applied to an area of at least twenty (20) acres or more. Each Master Plan Overlay District shall be shown on the Zoning Map by adding an "-MP" designator to the underlying Zoning District designation. A Master Plan is required for all development within the Master Plan Overlay District.

( [Ord. No. 776](#), § 1(Exh. A), eff. 9-5-2014)

##### Sec. 9-3.403. - Land use regulations.

- (a) The land use regulations of the Master Plan Overlay District shall be those of the underlying Zoning District, together with any other overlay district with which the Master Plan Overlay District is combined with, unless modified by a Master Plan.
- (b) All land use regulations shall be consistent with the General Plan Land Use designations established for land within the Master Plan Overlay District area.
- (c) No new uses or conditional uses may be approved unless a Master Plan is first approved.

( [Ord. No. 776](#), § 1(Exh. A), eff. 9-5-2014)

##### Sec. 9-3.404. - Development regulations.

- (a) The Planning Commission may recommend and the City Council may approve lots smaller than those required by the underlying Zoning District, but shall not approve residential types or densities

that deviate from those permitted by the General Plan and underlying Zoning District. Density bonus provisions shall apply.

- (b) All development regulations of the Master Plan Overlay District shall be those of the underlying Zoning District, together with any other overlay district with which the Master Plan Overlay District is combined with, unless modified by a Master Plan.
- (c) Notwithstanding clause (2) above, the provisions of any Airport Master Plan Area and Flood Hazard Overlay shall take precedence over the provisions of any other Overlay District and underlying Zoning District.

( [Ord. No. 776](#), § 1(Exh. A), eff. 9-5-2014)

Sec. 9-3.405. - Initiation.

- (a) The application for a Master Plan may be initiated by the City Council, Planning Commission, or petition of a qualified applicant or group of applicants, as described in Section 9-6.903, Initiation of Amendments.
- (b) If the property is not under a single ownership, all owners shall join the application, and a map showing the extent of ownership shall be submitted with the application.

( [Ord. No. 776](#), § 1(Exh. A), eff. 9-5-2014)

Sec. 9-3.406. - Required plans and materials.

- (a) Each Master Plan for a specific area of land must include a land use and circulation system concept that is consistent with the goals and policies of the General Plan, compatible with the environment, and capable of being served by existing and planned public facilities and utilities.
- (b) The following plans and materials must be submitted. The Community Development Director or his or her designee may require the submission of additional items considered necessary:
  - (1) A map showing proposed Master Plan boundaries and the relationship of the area to uses and structures within a 300-foot radius of the plan area boundaries;
  - (2) A map of the Master Plan area showing sufficient topographical data to indicate clearly the character of the terrain, and the type, location, and condition of mature trees and other natural vegetation;
  - (3) A site plan indicating the existing and proposed uses, gross floor area, lot coverage, height, parking and density, and a circulation plan;
  - (4) Architectural plans indicating exterior elevations, floor plans, colors, material of buildings and structures;
  - (5) Preliminary development schedule indicating sequence and timing of development;
  - (6) A fiscal impact analysis shall be conducted for proposed Master Plans. The fiscal impact analysis must:
    - a. Estimate the population generated by the development, including any new residents, school-age children, and employees;
    - b. Analyze the resulting public service costs required to serve this population, including the provision of water, sewer connections, roads, schools, and emergency services;
    - c. Project the tax and other local revenues generated by the Master Plan;
    - d. Compare development-induced costs to projected revenues, and address any shortfall.

- (7) Guidelines for the physical development of the property, including illustrations of proposed architectural, urban design, and landscape concepts;
- (8) On slopes over ten (10) percent, single-line sections showing the relationship of the building to the topography; and
- (9) All flood zone designations for the property.

( [Ord. No. 776](#), § 1(Exh. A), eff. 9-5-2014)

Sec. 9-3.407. - Approval of a master plan.

- (a) The application for the approval of a Master Plan is processed as a Zoning Map Amendment per Section 9-6.904, Application of Property Owner.
- (b) In addition to findings required by Section 9-6.904, Application of Property Owner, the Planning Commission and the City Council shall find that the proposed Master Plan:
  - (1) Conforms to the General Plan;
  - (2) Generally complies with the land use and development regulations of the underlying Zoning District and does not significantly alter the regulations; and
  - (3) Can be adequately, reasonably and conveniently served by public services, utilities and public facilities.
  - (4) Based on the fiscal impact analysis, will bring substantial tax and revenue benefits to the City of Coalinga that outweigh the public service costs required to serve the Master Plan area.
- (c) Adopted Master Plans shall be indicated on the zoning map by adding a number to the "-MP" designator based on order of adoption, and reference to the Ordinance approving the plan.

( [Ord. No. 776](#), § 1(Exh. A), eff. 9-5-2014)

Sec. 9-3.408. - Amendments to an adopted master plan.

- (a) Procedures for an amendment to an adopted Master Plan shall be initiated in the same manner as an application for a zoning map amendment prescribed by Section 9-6.903, Initiation of Amendments.
- (b) Substantial amendments to an Adopted Master Plan may trigger the requirement for a revised fiscal impact analysis.

( [Ord. No. 776](#), § 1(Exh. A), eff. 9-5-2014)

Sec. 9-3.409. - Expiration and renewal.

- (a) *Expiration.* A Master Plan shall become void two (2) years following the date of approval, unless actions specified in the conditions of approval have been taken or unless the original approval was for a stated period longer than two years. An approved Master Plan may specify adherence to a development staging or phasing program.
- (b) *Renewal.* An approved Master Plan may be renewed for a period approved by the City Council after a duly noticed public hearing, as described in Section 9-6.908, Public Hearing by City Council. Application for renewal shall be made in writing between thirty (30) and ninety (90) days prior to the lapse of the original approval.

( [Ord. No. 776](#), § 1(Exh. A), eff. 9-5-2014)

Sec. 9-3.410. - Site plan review.

Site plans for a project within an approved Master Plan area shall only be accepted for review if they are consistent with the approved Master Plan, and with all other applicable requirements of this title.

( [Ord. No. 776](#), § 1(Exh. A), eff. 9-5-2014)

Article 5. - Planned Development District

Sec. 9-3.501. - Purpose.

- (a) The Planned Development District encourages new developments to be consistent with smart growth objectives and implement integrated planning for land use, infrastructure, and the environment. These smart growth objectives are in line with the General Plan goals and policies, and the twelve (12) Smart Growth Principles of the San Joaquin Valley Blueprint.
- (b) The objectives of Planned Developments (PDs) are to:
  - (1) Enhance and preserve the City of Coalinga's rural and small-town character, as described in the General Plan;
  - (2) Protect the character of existing neighborhoods in proximity to Planned Developments;
  - (3) Plan new development in a way that is compatible and connected with the City's existing development patterns;
  - (4) Create clear community standards to avoid the proliferation of multiple areas with special zoning allowances;
  - (5) Plan and cluster development in a way that avoids adverse impacts on natural resources and agricultural land, and conserve energy;
  - (6) Provide opportunities for a diversity of housing types, and promote affordable housing in appropriate locations;
  - (7) Create compact, village-scale mixed-use development as designated within the Master Plan Overlay areas in the General Plan land use map; and
  - (8) Encourage creative design and layout of development, and efficient use of land.

( [Ord. No. 776](#), § 1(Exh. A), eff. 9-5-2014)

Sec. 9-3.502. - Applicability.

- (a) The Planned Development District applies to:
  - (1) All projects and major subdivisions of twenty (20) acres or more.
  - (2) All parcels and subdivisions within an approved Master Plan, in the Master Plan Overlay District.

( [Ord. No. 776](#), § 1(Exh. A), eff. 9-5-2014)

Sec. 9-3.503. - General standards.

- (a) Planned Developments shall be compatible with the traditional development and circulation patterns in the City of Coalinga, and be connected to the rest of the City.
- (b) Open spaces and amenities:

- (1) Planned Developments are required to set aside twenty (20) percent of land area as usable open spaces for residents in proportion to the size of the subdivision, or preserve natural open space compatible with the new residential uses (wetlands, forest, flood zones, light agricultural uses such as small orchards). Usable open spaces include:
    - a. Public or semi-public parks with amenities,
    - b. Open spaces where community activities could take place,
    - c. Trails connecting the neighborhood with adjacent uses, for activities such as biking, walking, and jogging.
  - (2) Support connectivity by designing the road network and pedestrian connections so as to connect and include the neighborhood in the wider City grid, according to the provisions of Section 9-4.305(a)(4), Pedestrian Connections.
  - (3) Encourage biking and walking in the community by building continuous and connected sidewalks and bike paths.
  - (4) Provide a variety of lot and home sizes.
  - (5) Utilize parking reductions, shared parking and on-street parking standards where feasible for the development.
- (c) Where identified in the General Plan Land Use Map, include commercial and retail uses that serve the needs of the residents, at a scale appropriate for the City of Coalinga.
- (d) The design of Planned Developments should be compatible with the traditional architecture and rural character of Coalinga.

( [Ord. No. 776](#), § 1(Exh. A), eff. 9-5-2014)

Sec. 9-3.504. - Design guidelines.

(a) *Site planning.*

- (1) New subdivisions shall be planned as an extension of the community's pattern of streets, parks, lots and blocks. Infill housing shall be of similar scale, orientation and design as the existing structures.
- (2) Buildings shall be oriented so that outdoor space will visually connect between properties and extend a sense of open space, while maintaining a sense of privacy.
- (3) Private Open Space such as patios, gardens, recreation courts and play areas shall be placed in a manner to maximize use of sun and shade patterns, natural drainage and existing trees and vegetation.
- (4) Proposed buildings' plan shall preserve existing trees to the extent possible. Properties are encouraged to use native, drought-resistant species in their landscaping and buffering.

(b) *General building form.*

- (1) The building's architectural style, visual bulk, massiveness, height, width and length shall be compatible with the neighborhood and harmonize with the existing residential structures of neighboring properties.
- (2) The building's mass, roof form and projecting elements shall be designed so as to minimize the visual impact of the building on the neighborhood. Rooflines shall be designed in ways that minimize interference with views from neighboring properties.
- (3) Open space and landscape areas should visually blend with adjacent properties and be consistent with the neighborhood and sensitive to the rural character of the City.

- (4) Architecture within a residential area shall reflect a common vocabulary of forms, details and materials, while creating a pleasing variety of homes.
- (c) *Sustainability.*
  - (1) Installation of Solar Panels on buildings' roofs is encouraged, provided that it respects the proportion and shape of the roof, as well as the harmony of the building.
  - (2) Principles of passive design should be considered when building new homes, such as orienting the building to benefit from sunlight and solar heat in winter while being protected from direct sunlight in summer, and use air and vegetation for natural cooling.
- (d) *Streets and parking.*
  - (1) Streets shall be pedestrian-friendly with sidewalks, street trees and other amenities. Cul-de-sacs shall be minimized and width of street decreased inside residential neighborhood.
  - (2) On-street parking shall be limited. New subdivisions shall consider alternative parking solutions including tandem parking, shared driveways, single car garages, using alleys as off-street parking, and other methods reducing the visual presence and areas reserved for cars on the street. Large parking lot areas shall be located in courts not visible from the street.

( [Ord. No. 776](#), § 1(Exh. A), eff. 9-5-2014)

Sec. 9-3.505. - Application requirements.

- (a) Applications for Planned Development must include the following:
  - (1) A brief summary of the project and how it meets the requirements set forth in this article and follows the principles of Smart Growth;
  - (2) A statement describing all proposed changes and modifications to the zoning requirements applicable to the district in which the project is located;
  - (3) A statement describing any land set aside as conversation area or usable open space stating:
    - a. Its size,
    - b. Location,
    - c. Current use,
    - d. Future use,
    - e. Management and Protection Plan,
    - f. Ownership.
  - (4) A site plan indicating the existing and proposed uses, gross floor area, lot coverage, height, parking and density, and a circulation plan;
  - (5) Architectural plans indicating exterior elevations, floor plans, colors, material of buildings and structures.
  - (6) Phasing plan and development schedule, including the construction schedule, and anticipated date of completion. Upon approval of the Planned Development, the phasing plan and development schedule shall become a part of the Planned Development and shall be adhered to by the property owner(s) of the PD, and any successors in interest.
  - (7) A fiscal impact analysis shall be conducted for Planned Developments, unless a fiscal impact analysis has already been conducted for an approved Master Plan, which the Planned Development is part of. The fiscal impact analysis must:
    - a. Estimate the population generated by the development, including any new residents, school-age children, and employees;

- b. Analyze the resulting public service costs required to serve this population, including the provision of water, sewer connections, roads, schools, and emergency services;
  - c. Project the tax and other local revenues generated by the Master Plan;
  - d. Compare development-induced costs to projected revenues, and address any shortfall.
- (8) The Community Development Director or his or her designee may require the submission of additional items considered necessary.

( [Ord. No. 776](#), § 1(Exh. A), eff. 9-5-2014)

Sec. 9-3.506. - Review process and findings for approval.

- (a) Applications for Planned Developments may be reviewed simultaneously with applications for Subdivisions.
- (b) For the Planned Development to be approved, the Planning Commission and the City Council shall find that:
  - (1) The proposed Planned Development conforms to the General Plan;
  - (2) The proposed Planned Development complies with the requirements and follows the principles of Smart Growth described in this chapter;
  - (3) All documents required for the application have been completed and submitted to the City.
  - (4) Based on the fiscal impact analysis, the proposed Planned Development will bring substantial tax and revenue benefits to the City of Coalinga that outweigh the public service costs required to serve the Master Plan area.

( [Ord. No. 776](#), § 1(Exh. A), eff. 9-5-2014)

Sec. 9-3.507. - Amendments to an adopted planned development.

Procedures for an amendment to an adopted Planned Development shall be initiated in the same manner as an application for a Zoning Map Amendment prescribed by Section 9-6.904, Application by Property Owner.

( [Ord. No. 776](#), § 1(Exh. A), eff. 9-5-2014)

Sec. 9-3.508. - Expiration and renewal.

- (a) *Expiration.* A Planned Development shall become void two (2) years following the date of approval, unless actions specified in the conditions of approval have been taken or unless the original approval was for a stated period longer than two (2) years. An approved Planned Development may specify adherence to a development staging or phasing program.
- (b) *Renewal.* An approved Planned Development may be renewed for a period approved by the City Council after a duly noticed public hearing. Application for renewal shall be made in writing between thirty (30) and ninety (90) days prior to the lapse of the original approval.

( [Ord. No. 776](#), § 1(Exh. A), eff. 9-5-2014)

Article 6. - Resource Extraction Overlay District

Sec. 9-3.601. - Purpose.

- (a) The specific purpose of the Resource Extraction Overlay District is to:
- (1) Recognize the historic and economic importance of the resource extraction industry and ensure that resources that have been historically extracted in the region can continue be utilized without having to compete with incompatible uses;
  - (2) Clearly indicate the areas of the City designated for resource extraction operations, businesses and industries;
  - (3) Discourage the introduction of residential uses and other incompatible uses in this area, due to existing environmental and infrastructural constraints;
  - (4) Preserve a safe and healthy environment for the community by requiring adequate protection measures and controlling uses within the Resource Extraction Overlay District.

( [Ord. No. 776](#), § 1(Exh. A), eff. 9-5-2014)

Sec. 9-3.602. - Applicability.

- (a) *Boundaries.* The Resource Extraction Overlay District is divided into northern and southern sections. The locations and boundaries of these areas are described as follows:
- (1) The boundaries of the larger northern area of the Resource Extraction Overlay District are as follows:
    - a. Western boundary: Beginning South from the intersection of West Gale Avenue and West Tractor Avenue, follows West Tractor Avenue until its terminus and continuing south along South Monterey Avenue until just south of its intersection with Cambridge Avenue;
    - b. Northern boundary: East from the intersection of West Gale Avenue and West Tractor Avenue. Continues into the Coalinga city limits;
    - c. Eastern boundary: From the eastern point of the northern boundary, the boundary crosses through the northwestern-most parcel within the sphere of influence. Follows the boundaries of the parcel containing the old Coalinga Municipal Airport along the northern and eastern edges of this parcel until its southern-most point;
    - d. Southern boundary: Approximate to the southern boundary of the old Coalinga Municipal Airport and City limits until connection with the western boundary near the intersection of South Monterey Avenue and Cambridge Avenue;
  - (2) The boundaries and location of the smaller southern portion of the Resource Extraction Overlay District is within the boundaries of a parcel, located south of West Lucille Avenue and west of West Elm Avenue. This section of the Resource Extraction Overlay bounded to the north, south, and west by the sphere of influence.

( [Ord. No. 776](#), § 1(Exh. A), eff. 9-5-2014)

Sec. 9-3.603. - Permitted uses.

- (a) The following uses shall occur in the Resource Extraction Overlay District and are not permitted elsewhere in the City:
- (1) Traditional extraction activities related to the extraction of fossil fuels such as oil and coal, and aggregate products such as sand, gravel, and other metals and minerals.
  - (2) Drilling, production, handling, processing, storage, extraction and removal of oil, gas and other hydrocarbons, including the necessary compressors and other structures and buildings in connection with such operations.



- (3) Mining, production, handling, processing, storage, extraction and removal of rock, aggregate, precious metals, sand and other similar materials, including but not limited to structures and buildings in connection with the operation.
- (4) New and proposed modifications to structures and equipment associated with the above uses.
- (b) All proposed projects require approval per the provisions of Chapter 6, Code Administration, of this title, as well as a development permit approved by the State, consistent with all requirements of the Surface Mining and Reclamation Act (SMARA) of 1975, Cal. Public Resources Code §2710, et seq. regulations, and the applicable level of environmental review, depending on project scope.

( [Ord. No. 776](#), § 1(Exh. A), eff. 9-5-2014)

Sec. 9-3.604. - Prohibited uses.

No development is permitted in the Resource Extraction Overlay District, except for industrial uses compatible with resource extraction activities listed in Section C, Permitted Uses, of this article.

( [Ord. No. 776](#), § 1(Exh. A), eff. 9-5-2014)

Sec. 9-3.605. - General requirements.

- (a) All permitted uses shall follow the statutes set by the Surface Mining and Reclamation Act of 1975 (SMARA) and associated regulations. The statutes are referenced and listed as follows:
  - (1) Surface Mining and Reclamation Act of 1975 (SMARA), Cal. Public Resources Code, Division 2, Chapter 9, Section 2710 et seq;
  - (2) Annual Reporting Requirements and Reporting Fee, Cal. Public Resources Code, Division 2, Chapter 2, Section 2207;
  - (3) Site Inspections Conducted by the Department of Conservation, Cal. Public Resources Code, Division 2, Chapter 2, Section 2208;
  - (4) Purchase and Use of Mined Materials by State and Local Agencies, Cal. Public Contract Code, Division 2, Part 2, Chapter 2, Sections 10295.5 and 20676;
  - (5) Liability Limitations for Remediation/Reclamation of Abandoned Mines.
- (b) All mining activity shall abide by the Surface Mining and Reclamation Act (SMARA) Regulations, referenced in the California Code of Regulations, Title 14, Division 2, Chapter 8, Subchapter 1. Articles of the SMARA Regulations are as follows:
  - (1) Article 1. Surface Mining and Reclamation Practice;
  - (2) Article 2. Areas Designated to be of Regional Significance;
  - (3) Article 4. Designation Appeal Procedures;
  - (4) Article 5. Reclamation Plan Appeals;
  - (5) Article 6. Mineral Resource Management Policies;
  - (6) Article 7. Financial Assurances Appeal Procedures;
  - (7) Article 8. Fee Schedule;
  - (8) Article 9. Reclamation Standards;
  - (9) Article 11. Financial Assurance Mechanisms;
  - (10) Article 11.5. Forfeiture of Financial Assurance;

- (11) Article 12. Administrative Penalty Petition Procedures;
- (12) Article 13. Selection of Professional Service Firms;
- (13) Article 14. Appeals of Orders to Comply with the Surface Mining and Reclamation Act of 1975;
- (14) Article 15. Vested Rights Determination.

( [Ord. No. 776](#), § 1(Exh. A), eff. 9-5-2014)