



AGENDA

PLANNING COMMISSION

WEBINAR MEETING - SPECIAL - 5:00PM

MONDAY SEPTEMBER 28, 2020

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.

Notice is hereby given that the Planning Commission will hold a Special Meeting on September 28, 2020 via webinar only. The webinar can be accessed by visiting the following link: [https://us02web.zoom.us/j/86463956747?](https://us02web.zoom.us/j/86463956747?pwd=SGNnTVFnUHcwQ3lXT1Y3WE1CTC9Cdz09)

pwd=SGNnTVFnUHcwQ3lXT1Y3WE1CTC9Cdz09 & password: coalinga1 or by phone: 669-900-9128 Passcode: 828702999 Persons with disabilities who may need assistance should contact the City Clerk at least 24 hours prior to the meeting at 935-1533 x113. Anyone interested in translation services should contact the City Clerk at least 24 hours prior to the meeting at 935-1533 x113. The Meeting will begin at 6:00 p.m. and the Agenda will be as follows:

CALL MEETING TO ORDER (5:00 PM)

Pledge of Allegiance

CHANGES TO THE AGENDA

ROLL CALL

Commissioners:

- Chairman Sailer*
- Vice Chairman Jacobs*
- Commissioner Helmar*
- Commissioner Garza*
- Commissioner Pruitt*

Staff:

- Sean Brewer, Assistant City Manager*
- Marissa Trejo, City Manager*

PUBLIC COMMENTS

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

INFORMATION/CONSENT CALENDAR

1. Approve MINUTES - 7-14-20
2. Approve MINUTES - 8-25-2020
3. Approve MINUTES - 9-8-2020

PUBLIC HEARINGS

1. Planning Commission adoption of Resolution No. 020P-011 with conditions approving application No. CUP 20-04 for a Commercial Cannabis Outdoor Cultivation Facility to be located a 185 W. Gale Ave.

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

DEPARTMENT REPORTS

COMMUNICATIONS

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

ADJOURN



Staff Report- Chairman and Planning Commission

Subject: Approve MINUTES - 7-14-20
Meeting Date September 28, 2020
Project Location: 155 W Durian Ave., Coalinga, CA
Applicant: N/A
Owner: N/A
Prepared By:

I. RECOMMENDATION:

II. BACKGROUND:

III. PROPOSAL AND ANALYSIS:

IV. FISCAL IMPACT:

V. REASONS FOR RECOMMENDATION:

ATTACHMENTS:

Description

☐ 7-14-2020 PC Minutes

MINUTES

PLANNING COMMISSION

155 W. Durian Ave., Coalinga, CA 93210
TUESDAY July 14, 2020

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 (6:01 PM) (Meeting Conducted via Webinar)

Pledge of Allegiance

CHANGES TO THE AGENDA

None

ROLL CALL

Commissioners: Chairman Sailer
Vice Chairman Jacobs
Commissioner Helmar
Commissioner Garza
Commissioner Pruitt

Staff: Assistant City Manager, Sean Brewer
City Clerk Shannon Jensen

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.

None

INFORMATION/CONSENT CALENDAR

None

PUBLIC HEARINGS

1. Planning Commission Adoption of Resolution No. 020P-008, Approving Conditional Use Permit Application CUP 20-02 with Conditions for the Construction of a New 73' Foot Cellular Monopine with Associated Ground Mounted Equipment at 117 Truman Street

Assistant City Manager Sean Brewer gave a brief overview of the item.

Commissioner Sailer opened the Public Hearing for comments. Hearing none, Commissioner Sailer closed the Public Hearing.

Mr. Kevin Gallagher gave a brief overview of some of the specifics relating to the project.

*Motion by Helmar, Second by Garza to Approve the Conditional Use Permit Application CUP No. 20-02 with Conditions for the Construction of a New 73 Foot Cellular Monopine with Associated Ground Mounted Equipment at 117 Truman Street. Motion **Approved** by a Roll-Call 5/0 Majority Vote.*

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

None

DEPARTMENT REPORTS

None

COMMUNICATIONS

1. Staff Announcements

Assistant City Manager Sean Brewer announced there will be no Planning Commission Meeting on July 28, 2020.

Mr. Brewer announced he is currently working on an application for an indoor cultivation facility to be located off Cody Street. The Public Hearing is scheduled for August 11, 2020.

2. Commissioner Announcements

None

3. Chairman Announcements

None

ADJOURN 6:47PM

Chairman/Vice Chairman

Shannon Jensen, City Clerk

Date



Staff Report- Chairman and Planning Commission

Subject: Approve MINUTES - 8-25-2020
Meeting Date September 28, 2020
Project Location: 155 W Durian Ave., Coalinga, CA
Applicant: N/A
Owner: N/A
Prepared By:

I. RECOMMENDATION:

Approval of the minutes from the August 25, 2020 Planning Commission Meeting.

II. BACKGROUND:

III. PROPOSAL AND ANALYSIS:

IV. FISCAL IMPACT:

V. REASONS FOR RECOMMENDATION:

ATTACHMENTS:

Description

☐ 8-25-2020 PC Minutes

MINUTES

PLANNING COMMISSION

155 W. Durian Ave., Coalinga, CA 93210
TUESDAY August 25, 2020

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 (6:03 PM) *(Meeting Conducted via ZOOM Webinar)*

The Coalinga Planning Commission was CANCELLED at 6:11PM due to technical difficulties with ZOOM. The Meeting will be rescheduled for September 8, 2020 at 6:00PM. No action was taken during the Meeting.

Pledge of Allegiance

CHANGES TO THE AGENDA

ROLL CALL

Commissioners: *Chairman Sailer*
 Vice Chairman Jacobs
 Commissioner Helmar
 Commissioner Garza
 Commissioner Pruitt

Staff: *Assistant City Manager, Sean Brewer*
 City Clerk Shannon Jensen

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

1. Approve MINUTES - 2-11-20
2. Approve MINUTES - 2-25-20

3. Approve MINUTES - 3-10-20
4. Approve MINUTES - 5-12-20
5. Approve MINUTES - 5-26-20
6. Approve MINUTES - 6-09-20
7. Approve MINUTES - 7-14-20

PUBLIC HEARINGS

1. Planning Commission Adoption of Resolution No. 020P-009, Approving with Conditions Site Plan Review, Conditional Use Permit, and Environmental Review (City Application CDA 18-02), For the Development of a New Indoor Commercial Cannabis Cultivation Facility to be Located at 9840 Cody Street

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

DEPARTMENT REPORTS

COMMUNICATIONS

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

ADJOURN

Chairman/Vice Chairman

Shannon Jensen, City Clerk

Date



Staff Report- Chairman and Planning Commission

Subject: Approve MINUTES - 9-8-2020
Meeting Date September 28, 2020
Project Location: 155 W Durian Ave., Coalinga, CA
Applicant: N/A
Owner:
Prepared By:

I. RECOMMENDATION:

Approval of the minutes from the September 8, 2020 Planning Commission Meeting.

II. BACKGROUND:

III. PROPOSAL AND ANALYSIS:

IV. FISCAL IMPACT:

V. REASONS FOR RECOMMENDATION:

ATTACHMENTS:

Description

☐ 9-8-2020 PC Minutes

MINUTES

PLANNING COMMISSION

155 W. Durian Avenue, Coalinga, CA 93210
TUESDAY September 8, 2020

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 (6:07 PM) (Meeting Conducted via ZOOM Webinar)

Pledge of Allegiance

CHANGES TO THE AGENDA

None

ROLL CALL

Commissioners: Chairman Sailer
Vice Chairman Jacobs
Commissioner Helmar
Commissioner Garza
Commissioner Pruitt

Staff: Assistant City Manager, Sean Brewer
City Clerk, Shannon Jensen

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

1. Approve MINUTES - 2-11-20
2. Approve MINUTES - 2-25-20
3. Approve MINUTES - 3-10-20
4. Approve MINUTES - 5-12-20

5. Approve MINUTES - 5-26-20

6. Approve MINUTES - 6-09-20

*Motion by Helmar, Second by Pruitt to Approve Consent Calendar Item Nos. 1 through 7. Motion **Approved** by Roll-Call 5/0 Majority Vote.*

PUBLIC HEARINGS

1. **Planning Commission Adoption of Resolution No. 020P-009, Approving With Conditions Site Plan Review, Conditional Use Permit, and Environmental Review (City Application CDA 18-02), For the Development of a New Indoor Commercial Cannabis Cultivation Facility to be Located at 9840 Cody Street**

Assistant City Manager Sean Brewer gave a brief overview of the item.

Commissioner Sailer opened the Public Hearing for comments.

Commissioner Sailer closed the Public Haring.

*Motion by Helmar, Second by Garza to Adopt Resolution No. 020P-009 Approving, with Conditions, Site Plan Review, Conditional Use Permit and Environmental Review (City Application CDA 18-02), for Development of a New Indoor Commercial Cannabis Cultivation Facility to be Located at 9840 Cody Street. Motion **Approved** by a Roll-Call 5/0 Majority Vote.*

2. **Planning Commission Adoption of Resolution No. 020P-010, Approving a Conditional Use Permit Application (20-03), Approving a Proposed Truck Terminal at 140 Truman Street**

Commissioner Sailer opened the Public Hearing for comments. Hearing none, Commissioner Sailer closed the Public Hearing.

Commissioner Sailer closed the Public Haring.

*Motion by Jacobs, Second by Pruitt to Adopt Resolution No. 020P-10 Approving a Conditional Use Permit Application (20-03) Approving a Proposed Truck Terminal at 140 Truman Street. Motion **Approved** by a Roll-Call 5/0 Majority Vote.*

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

None

DEPARTMENT REPORTS

None

COMMUNICATIONS

1. Staff Announcements

The next Planning Commission Meet is scheduled for September 22, 2020.

2. Commissioner Announcements

None

3. Chairman Announcements

None

ADJOURN 6:54PM

Chairman/Vice Chairman

Shannon Jensen, City Clerk

Date



Staff Report- Chairman and Planning Commission

Subject: Planning Commission adoption of Resolution No. 020P-011 with conditions approving application No. CUP 20-04 for a Commercial Cannabis Outdoor Cultivation Facility to be located a 185 W. Gale Ave.

Meeting Date September 28, 2020

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

Applicant: Claremont Capital Partners, LLC, 15230 Burbank Blvd, #103, Sherman Oaks, CA 91411

Owner: Latchkey Pioneers, LLC, 15230 Burbank Blvd, #103, Sherman Oaks, CA 91411

Prepared By: Sean Brewer, Assistant City Manager

I. RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 020P-011 with conditions approving application No. CUP 20-04 for a Commercial Cannabis Outdoor Cultivation Facility to be located a 185 W. Gale Ave.

II. BACKGROUND:

On August 27, 2020, the Community Development Department received a Conditional Use Permit application for a phased Commercial Cannabis Outdoor Cultivation Operation at 185 W. Gale Ave. The development includes the cultivation of commercial cannabis outdoors (in hoop houses and green houses) on approximately 13 acres, the renovation of several existing accessory buildings for drying and curing, onsite improvements (fencing, security, walkways, ADA improvements), construction of greenhouse structures and planting of cannabis plants.

Conditional Use Permit Application

In accordance with Section 9-5.128(f) of the Coalinga Planning and Zoning Code related to Commercial Cannabis operations, prior to, or concurrently with, applying for a regulatory permit, the applicant shall process a conditional use permit as required by the City's Land Use Regulations. Information that may be duplicative in the two (2) applications can be incorporated by reference. The conditional use permit shall run with the land. The applicant currently has a regulatory permit application under review with the Police Department and pending City Council approval. The State of California is now accepting applications from commercial cannabis operators who will be subject to the comprehensive set of regulations that the State has adopted. The State regulations that apply to Cannabis Outdoor Cultivation Facilities are regulated by the California Department of Food and Agriculture (CalCannabis) and the State Water Resources Control Board. Those regulations will govern the various cannabis operations within the state in addition to applicable sections of the City of Coalinga's commercial cannabis ordinance.

Site Plan Review

According to Section 9-6.402 of the City of Coalinga Municipal Code requires that all applicable new structures permanent or temporary erected in the City require a site plan review and approval by the Planning Commission for consistency with all applicable zoning regulations.

The purpose of the site plan review is to enable the Community Development Director or the Planning Commission to make findings that a proposed development is in conformity with the intent and provisions of the Coalinga Municipal Code, and to guide the Building Official in the issuance of permits. The proposed project does not fall under the exempt projects and projects qualifying for Administrative Site Plan Review; therefore, the proposed project requires site plan approval from the Coalinga Planning Commission.

California Environmental Quality Act

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

Comments

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

III. PROPOSAL AND ANALYSIS:

Manufacturing and Business Light (MBL) Development Regulations There are several development regulations that staff evaluates prior to recommending approval of a Conditional Use Permit and Site Plan Review application. This site plan application has been reviewed for compliance with the Coalinga Planning and Zoning Code and meets all applicable requirements for the proposed use based on type, location and site constraints.

Outdoor Cultivation In accordance with State Law, “Cultivation” means any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis. In addition, a “Cultivation site” means a location where commercial cannabis is planted, grown, harvested, dried, cured, graded, or trimmed, or a location where any combinations of those activities occurs.

The City of Coalinga’s local ordinance defines outdoor cultivation as the cultivation of cannabis, outside of a structure, without the use of artificial lighting in the canopy area at any point in time. Cultivation within a hoop structure is considered outdoor cultivation. No artificial lighting is permissible for outdoor cultivation. However, the intent of this restriction was to limit light pollution from excessive artificial light. Therefore, if blackout shades are used, the use of artificial light would meet the intent of the code and be permitted subject to CUP approval.

Using the proven cultivation method outlined in this application, the applicant will produce and maintain a consistent supply of cannabis to support the existing manufacturing facility.

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

Development Proposal: The proposed project is phased outdoor cultivation operation in the back and front of the existing licensed cannabis campus located at 185 W. Gale Ave in the City of Coalinga. The area’s to be farmed total approximately 13.16 acres within the property. The applicant plans to use the existing

accessory buildings for restrooms, administrative office and drying sheds for the cannabis. Separate storage areas will be used for nutrients and secure storage as identified in the application.

A composting area of wind rows and piles will be added so that the applicant can make their own soil amendments out of the fan leaves of the plant material they would typically dispose of. Prior to beginning cultivation, chain link metal boundary fencing with privacy screening will be installed to protect the view-shed, and to keep the property in-line with the surrounding subject property. The land will be prepared for outdoor farming by creating rows and proper irrigation before planting the seeds. Hoop house style shade coverings will be used when appropriate to help protect the plants from harmful weather conditions. This will also help regulate the temperature of the plants. The plants will be watered and cared for with a schedule of nutrients and amendments. When the plants are ready for harvest, they will have their fan leaves removed while still in the ground. A few days later the plants will be cut down and moved into the buildings to be hung upside down to dry. The plants will then be placed in large bins and transported using a licensed distribution company to the existing manufacturing facility. All activity will be recorded through the state's track and trace program called Metric. The applicant estimates they will have 2-3 harvests per year.

Phasing Plan: The applicant is proposing to complete their operational buildout in three (3) phases.

- Phase 1 of development will be to commercially cultivate approximately 9.76 acres of commercial cannabis (possible hoop houses), renovation of five (5) of the existing industrial buildings on site, demolition of one existing building, security enhancements, fencing with screening, 2,500 square foot secured and monitored composting area, and all the required on and off-site improvements including preparation for Phase 2. (Winter 2020)
- Phase 2 will include the cultivation of an additional 1.53 acres of commercial cannabis, including additional security, fencing, a 6,500-nursery green house, and optional construction of green houses for cultivation of mature plants. Mixed light has been requested as part of this application but in accordance with the planning and zoning code, mixed light is not permitted with outdoor cultivation. However, as a condition, mixed light may be permitted if light is not emitted from the facility which requires the use of blackout shades on the greenhouses to avoid nuisance lighting. The applicant has agreed to these conditions and has been included in the project approvals should the applicant choose to include mixed light. (2022).
- Phase 3 of the development plan will include an additional 1.87 acres dedicated to commercial cultivation in the north portion of the property including fencing, additional security measures including a guard house and slide gate. (2023).

Access: The primary access point for the development will be located on Gale Ave at the north end of the property. According the Fire Department and City Engineer there is adequate space onsite for public safety maneuvering.

Building/Project Access: All employees and authorized personnel will enter the cultivation area at designated entry area after checking in with the 24-hour security personnel at the site entrance who will then grant authorization into the facility. This is located at the west end of the existing parking lot.

Hours of Operation: The farm operation is expected to operate 24-hours a day, (7) days a week with approximately 5 new full-time employees. The applicant is expecting to experience 20 vehicle trips per day from the 5 full time employees assuming a 24-hour operation and one delivery truck daily.

Security: The applicants site protection strategy will address all forms of security concerns and will be required to meet all the security requirements of the Police Chief. The facility will be equipped with access

control, onsite perimeter security which meet the requirements of the Police Chief. The existing facility currently has 24-hour security which monitors the entire property and will be tasked with monitoring this permit as well.

Utilities: All utilities are readily available for connection on Gale Ave. All utility connections shall be Reviewed and approved by the Public Works and Engineering Department.

- **Storm Runoff:** Existing on-site storm water runoff is being directed to an existing on-site storm water ponding basin which shall remain in operation. Any use of the storm water ponding basin as an outdoor grow facility shall be secondary. No change to on-site storm water retention facilities shall be made.
- **Gas:** Public Natural Gas Facilities exist on Gale Avenue and are available to serve this development.
- **Water:** The applicant is requesting a new 4" water service from an existing 12" water line at the southern boundary of the property. The applicant will need to file an application with the Public Works Department for new water connected including any applicable connection/impact fees.
- **Sewer:** Public Sewer Facilities exist in Elm Avenue and are available to serve this development. Sewer services will be combined with the existing manufacturing facility.
- **Meters:** Meters for water and gas service shall be requested to the Public Works Department and shall be designed and installed to City Standards. Irrigation meters shall be set up as designated landscape meters and water servicing out buildings shall have their own separate meter.

Parking: In accordance with section 9-4.302 Table 4.4 of the zoning code, the parking requirement for commercial cannabis is 1 stall for every 1,000 square feet of building space. The existing facility provides 77 parking stalls with an additional 10 stalls provided by the new application near the harvest/storage and common use buildings. Currently, approximately 22,396 square feet of the existing facility is being occupied by licensed cannabis operators, therefore, with the addition of the outdoor cultivation operation and additional parking spaces in the back, the facility is properly parked. When the project expands within the existing facility, additional parking may be required if its operational space begins to exceed the required parking ratio.

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

Landscaping: The proposed landscaping exceeds the city's minimum requirement for landscaped areas as it relates to site frontage, parking, highway setbacks and equipment screening. No additional landscaping is required as part of this development proposal since this operation will be located at an existing facility currently in operation.

Fencing: The project proposes to repair any damaged fencing and provide screening in the form of slats to prevent visibility from adjacent properties as required in the planning and zoning code. The applicant proposes to install screened chain link fencing along the Gale Avenue frontage for outdoor grow facilities in phase 3. The chain link fencing shall be installed clear of the existing 70' public right of way line of Gale Avenue and clear of an existing 16.5' wide oil pipeline easement. The westerly portion of the chain link fence installed along the southerly property line encloses an existing public utility easement that requires periodic

access by Public Works staff to maintain the existing water main installed in that easement. The chain link fence shall be relocated 15' north as required to provide clear access.

Lighting: Lighting has been reviewed and approved by the Police Department to ensure that there will be no spill over lighting. The existing lighting is adequate for security and accessibility. There is existing pack lighting on the proposed drying buildings as well as the existing manufacturing and distribution facility. The lighting will be used to enhance the security visibility. An onsite inspection by the Police Chief will be conducted at the time of final walk through.

Signage: In accordance with the zoning regulations related to Commercial Cannabis facilities, no business-related signage shall be provided except for those federally regulated such as ADA.

Water Use: The applicant as stated, in their application to the State Water Resources Control Board, that they anticipate using approximately 2-3 acre feet per acre, per harvest which equates to approximately 117 acre feet per year at full buildout (13 acres x 3 a/f per acre = 39 a/f x 3 harvest p/yr = 117). This would represent approximately 0.8% of the City's water allocation and approximately 1.6% of the City's annual water consumption which is not expected to have an impact on existing delivery. If secondary water is available from ground sources the City would allow the use of outside groundwater for irrigation purposes only should a reduction in water use be warranted during times of drought and authorized by the State Water Resources Control Board. No new groundwater wells are permitted to be drilled in the City for this purpose.

The applicant has applied for and has been issued a Waste Discharge Identification Number (WDID) under the State Water Board's General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities. A copy of the Notice of Applicability has been attached. This site qualifies as a Tier 2 Low Risk site by the STATE WATER RESOURCES CONTROL BOARD, Cannabis General Order Application Number: 428772.

Fuel Storage and other Potential Hazardous Materials: The applicant will be required to meet with the Fire Marshall and Building Official to determine the level of safety protection required based on the desired storage of fertilizers, herbicides and any hazardous materials on site. Known chemicals and solvents to be used at the facility will have been provided to the Fire Chief for review and approval.

Wastewater Disposal: The applicant will not introduce any toxic chemical waste or solvents into the local waste stream or ground water and will be required to disclose all products, chemicals, solvents, active ingredients that will be used as part of the cultivation process. This will also be stipulated in their State Water Resources Control Board annual reports and plans.

Surrounding Land Uses:

Surrounding Land Use Setting	
South	Agriculture
West	Rodeo Grounds – West Hills College
East	Industrial Lots
North	Industrial (Fresno County)

Per §9-5.128(22)(a), No outdoor cultivation will be permitted within one (1) mile of any Residential Zoning District at the time a conditional use permit is issued. Measurements shall be from property boundary to property boundary. Areas where cannabis is cultivated shall be screened from public view adjacent to the premises by fencing, structures or vegetation.

Public Notification: On September 15, 2020 public hearing notices were sent to all property owners within

300 feet of the site and posted as required by Local and State law.

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

The proposed project includes the renovation of several accessory buildings and minor disking and tilling of the land for the planting of commercial cannabis. The proposed cultivation and structures are consistent with the General Plan designation of MB and zoning designation of MBL. The project site is located within the City of Coalinga City limits on a 13-acre parcel that is already substantially developed and surrounded by existing industrial development and does not have any value as a habitat for endangered, rare, or threatened species. The applicant has a legal water source on the premises, will not draw groundwater (onsite) for the purposes of irrigation, will not allow illicit discharges of irrigation or storm water from the premises, will not allow the off-site drift or discharge of chemicals, and will be connected to the City of Coalinga sewer system. Therefore, the proposed project meets all requirements established by Section 15304 of CEQA Guidelines and can consequently be considered exempt from the provisions of CEQA under a Class 4 exemption (minor alterations to land).

IV. FISCAL IMPACT:

This project will generate at least 5 new full time jobs (possibly more part time work during harvest), cannabis licensing fees and cultivation taxes in excess of approximately \$1.4 million at full build out at the current tax rate.

V. REASONS FOR RECOMMENDATION:

Site Plan Findings for Approval: According to Section 9-6.404 of the Coalinga Municipal Code, the Planning Commission shall consider the following findings to approve a site plan:

- The proposed construction/alterations are in substantial conformance with the General Plan, zoning ordinance, and any applicable plans adopted by the city.
- The proposed construction/alterations conform to the requirements of the applicable Zoning Districts.
- The proposed construction/alteration conforms to all applicable design standards and guidelines, as adopted by the City Council.
- The construction/alteration will not have significant adverse effects on the public health, safety and welfare.

Conditional Use Permit finding of Approval: 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
☐	CUP 20-04 Application
☐	CUP 20-04 Environmental Review Application
☐	Site Plan Application
☐	Business Plan
☐	Site Diagram and Floor Plans
☐	SWRCB NOA - CCP
☐	Phasing Plan
☐	Site Photos
☐	CUP 20-04 - Site Plan
☐	Resolution 020P-011

CITY OF COALINGA
CONDITIONAL USE PERMIT APPLICATION

CUP 20-04
Application Number

8/27/2020
Date

APPLICANT INFORMATION:

Applicant/Property Owner: Claremont Capital Partners, LLC

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

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

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

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

PROPERTY USE INFORMATION:

Current Zoning: MBL

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

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

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

Describe any new structures or improvements associated with use (indicate total square footage of structures).

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

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

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

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

Hours of Farming Operations: 24/7/365

Number of Farm Employees: 5 (approx)

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

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

The undersigned applicant has the ability and intention to proceed with the actual construction work in accordance with these plans (as approved) within one year from the date of approval and the applicant understands the this conditional use permit, if granted, becomes null and void and of no effect if the applicant does not commence with the actual construction work in accordance with these plans with one year from the date of approval of this application and diligently proceed to completion. An extension to commence the work at a later date may be granted by the planning commission, upon the written petition of applicant for such extension before the expiration of the one-year period. The applicant understands that the Commission may also establish a deadline date for the completion of said project.

Signature of BOTH the APPLICANT and RECORDED PROPERTY OWNER(S) are required below as applicable.

The forgoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.


Signature of APPLICANT/AGENT

Casey Dalton-Schutt


Name of APPLICANT/AGENT (Please Print)

15230 Burbank Blvd. Suite 103, Sherman Oaks, CA 91411

Mailing Address

818-635-8795

Telephone Number


Signature of OWNER

Casey Dalton-Schutt

Name of OWNER (Please Print)

15230 Burbank Blvd. Suite 103, Sherman Oaks, CA 91411

Mailing Address

818-635-8795

Telephone Number

Assessor's Data**Legal Description**

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

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

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

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

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

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

Excepting therefrom the sole and exclusive right to drill for, produce, extract and take oil, gas and other hydrocarbons which may be found, produced, extracted or taken therefrom (with the non-exclusive right to drill for, produce and use, in connection therewith water) and to store the same upon said lands, and also the sole and exclusive right to sue the subsurface of said lands for storage of oil, gas and other hydrocarbons produced, extracted or taken from lands other than those above described, and to produce, extract, take and remove the same therefrom; together with the right of entry on the surface, and in and through the subsurface, of all said lands at all times for any or all said purposes, and to slant-drill wells into the subsurface of other lands and with the right to construct, use, maintain, erect, repair, replace and remove thereon and therefrom all pipe lines, telephone, telegraph and power lines, tanks, machinery, buildings and other structures (except refinery) which grantor may desire in carrying on its operations on said lands, including all rights necessary or convenient thereto and together with rights of way for passage over, upon and across and ingress to and egress from said lands for any and all said purposes, as reserved in the deed from Pleasant Valley Farming Company, a California corporation, to M.J. and R.S. Allen, a general partnership, dated February 27, 1963, recorded March 1, 1963, as Document No. 17943.

Containing 21.08 acres, more or less.

CITY OF COALINGA
ENVIRONMENTAL REVIEW APPLICATION

CUP 20-04
Application Number

8/27/2020
Date

APPLICANT INFORMATION:

Applicant: Claremont Capital Partners, LLC

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

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

Property Owner's Name: Latchkey Pioneers, LLC

Property Owner's Address: 15230 Burbank Blvd. Suite 103, Sherman Oaks, CA 91411

Contact Person: Chip Clements (323) 819-7119

PROPERTY USE INFORMATION:

Size of Parcel (Square Feet/Acres) 21.41 acres (approx)

Describe Existing Use of Property: Cannabis manufacturing and distribution

77,000 sf main building + approx 10,500 sf of out buildings

Square Feet of Existing Building Area see above Square Feet of Existing Paved Area 4 acres (approx)

Current Zoning MBL Proposed Zoning MBL

Describe in General Terms Existing Uses to the:

North: Agricultural Fields, Truck Yard, Rock & Gravel Operation, Tank Farm

South: Agricultural Fields and Water Treatment Plant Pond

East: Closed West Hills Community College District Office

West: County Rodeo Facility, Sand & Gravel Operation

Are there any man-made or natural water channels on property? No

If there are, where are they located N/A

Number of existing trees on the site Approx. 40 Number of trees to be moved (Age & Type) 20 (Phase II only)

Residential NA

(Approx. 20 year old and in poor condition)

a. Number of Dwelling Units: _____ b. Unit Size(s) _____

c. Range of Sales Prices and/or Rents (projected): _____

d. Type of Household Size Expected: _____

Commercial

a. Orientation:

Neighborhood: _____

City or Regional: City of Coalinga

b. Square Footage of Sales Area: N/A

c. Range of Sales Prices and/or Rents (Projected): N/A

d. Type of Household Size Expected: N/A

e. Number of Employees: Full Time 5 Part Time _____ Seasonal _____

f. Days and Hours of Operation 24 hours/day, 7 days / week, 365 days /year - Farming and Support Operations

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

Casey Dalton-Schutt

Name of APPLICANT/AGENT (Please Print)

15230 Burbank Blvd. Suite 103, Sherman Oaks, CA 91411

Mailing Address

818-635-8795

Telephone Number

Signature of OWNER

Casey Dalton-Schutt

Name of OWNER (Please Print)

15230 Burbank Blvd. Suite 103, Sherman Oaks, CA 91411

Mailing Address

818-635-8795

Telephone Number



City of Coalinga
Community Development Department

APPLICATION FOR ENVIRONMENTAL EVALUATION

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Latchkey Pioneers, LLC
PROPERTY OWNER'S ADDRESS: 15230 Burbank Blvd. Suite 103, Sherman Oaks, CA 91411
TELEPHONE: 818-635-8795 EMAIL: caseydalton@oceangrownextracts.com

APPLICANT'S NAME, COMPANY/ORGANIZATION: Claremont Capital Partners, LLC
APPLICANT'S ADDRESS: 15230 Burbank Blvd. Suite 103, Sherman Oaks, CA 91411
TELEPHONE: 818-635-8795 EMAIL: caseydalton@oceangrownextracts.com

CONTACT FOR PROJECT INFORMATION: Chip Clements
ADDRESS: 14628 Weddington St. Sherman Oak, CA 91411
TELEPHONE: (323) 819-7119 EMAIL: cclements@clementsenvironmental.com

2. Location and Classification

STREET ADDRESS OF PROJECT: 185 W. Gale Ave , Coalinga CA 93210
CROSS STREETS: W. Gale Ave & Cody Street
ASSESSOR'S PARCEL NUMBER(S): 070-041-17ST
LOT DIMENSIONS: Approx. 1,320 ft X 710 ft LOT AREA (SQ FT): 21.41 acres
ZONING DESIGNATION: MBL GENERAL PLAN DESIGNATION: MBL

3. Project Description (please check all that apply)

- ☐ Change of Use
- ☐ Change of Hours
- ☒ New Construction Mixed Light Greenhouses (Phase II)
- ☐ Alterations
- ☒ Demolition
- ☒ Other (please clarify): Addition of outdoor cannabis cultivation & drying

PRESENT OR PREVIOUS USE: Cannabis Manufacturing and Distribution

PROPOSED USE: Addition of outdoor cannabis cultivation and drying

BUILDING APPLICATION PERMIT #: DATE FILED:

4. Project Summary Table

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

	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Project Features				
Dwelling Units	NA	NA	NA	NA
Parking Spaces	66	66	0	66
Loading Spaces	3	3	0	3
Bicycle Spaces	2	2	0	2
Number of Buildings	10	9	(*)	(*)
Height of Buildings	15-40 ft	15-40 ft	15-20 ft	NA
Number of Stories	1-2	1-2	1-2	NA
Gross Square Footage (GSF)				
Residential				
Retail				
Office				
Industrial	21.41 acres	21.41 acres	0	21.41 acres
Parking				
Other _____				
Other _____				
Other _____				
Total GSF	21.41 acres	21.41 acres	0	21.41 acres

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

(*) The project will be developed in three Phases as described in the Narrative Project Description. No new construction will occur in Phase I. Several Mixed Light Greenhouses may be constructed in Phase II as shown on the Site Plan. However, this construction is optional and may never occur.

All Projects

Land Use

What is the current use of the site? Cannabis manufacturing and distribution

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

Claremont Custody Center

Neighborhood Contact

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

The site is located in a remote, rural area of the far northern boundary of the City. There are no Neighborhood, or Business Associations, or community groups in the project area.

The only close neighbors are a truck yard and the vacant West Hills Community College District Office. The project complies with the existing City ordinance that requires a 1 mile distance to any residential dwelling within City limits.

Site Characteristics

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

Are there any structures or buildings on the project site?

☒ Yes ☐ No

If yes, how many? 10

What is the construction date of each structure? Unknown but estimate within last 30 years

Current use of existing structure(s)? Cannabis manufacturing and distribution

Proposed use of existing structure(s)? Conversion of several out buildings to cannabis drying. Former uses were more intensive regarding occupancy

Are there any trees on the project site?

☒ Yes ☐ No

Are any trees proposed to be removed? (Only in Phase III)

☒ Yes ☐ No

Does the site contain any natural drainage ways?

☐ Yes ☒ No

Does the site contain any wetland areas or areas where water pools during the rainy season?

☐ Yes ☒ No

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

Please describe: North: Agricultural Fields, Truck Yard, Rock & Gravel Operation

South: Agricultural Fields, Water Treatment Plant Pond

East: Closed West Hills Community College District Office

West: City Rodeo Facility, Sand and Gravel Operation, Farm of the Future

The project area is rural and primarily agricultural. The nearest residential area is over 1 mile away to the south.

Are you proposing any new fencing or screening?

☒ Yes ☐ No

If yes, please describe the location, the height, and the materials (i.e., wood, masonry, etc.) of the fencing. Privacy screens to existing 6-7 ft. high perimeter fencing plus 3,000 ft. of new 12 ft high fencing with privacy screen (see Site Plan). All perimeters existing fencing will have privacy screen added.

Is there parking on-site?

☒ Yes ☐ No

If yes, how many spaces are existing (for the entire property) and how many are proposed on-site for the project?

Existing 56

Proposed 10 New

Is any parking proposed off-site?

☐ Yes ☒ No

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

Are you proposing new signs with the project?

☐ Yes ☒ No

If yes, please describe the number and type. _____

Are there any easements crossing the site?

☒ Yes ☐ No

Are there any trash/recycling enclosures on-site?

☐ Yes ☐ No

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

3 cy dumpsters adjacent to existing main building

What is the total number of cubic yards allocated for recycling? 1 cy

Building Setback from Property Lines		
	Existing (feet/inches)	Proposed (feet/inches)
Front	200 ft	6 ft
Rear	30 ft	30 ft
Streetside	100 ft	6 ft
Interior Side	30 ft	30 ft

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

1st Address: Property to East 2nd Address: Property to West

Setback: 270 ft Setback: 350 ft

Exterior Materials

Existing Exterior Building Materials: NA (No exterior change to existing structures)

Existing Roof Materials: NA

Existing Exterior Building Colors: NA

Proposed Exterior Building Materials: Metal framing & translucent walls (Greenhouses)

Proposed Roof Materials: Greenhouse roofing

Proposed Exterior Building Materials: _____

Residential Projects (NA)

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

Total Number of Lots: _____

Net Acreage of Site: _____

Total Dwelling Units: _____

Density/Net Acre: _____

of Single-Family Units: _____

of Duplex/Half-Plex Units: _____

of Multi-Family/Apartment Units: _____

of Condominium Units: _____

Structure Size

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

Residence

Gross Square Footage: _____

Garage

Gross Square Footage: _____

Other

Gross Square Footage: _____

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

Gross Square Footage: _____

Total Square Footage: _____

Building Height

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

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

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

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

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

Lot Coverage

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

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

Total Lot Coverage Percentage: _____

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

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

Non-Residential Projects

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

Hours of operation of the proposed use: Outdoor cultivation 24/7/365

If your project includes fixed seats, how many are there? NA

Building Size

Total Building Square Footage On-Site (gross sq. ft.) 106,000 sf

Breakdown of Square Footage – Please Mark All That Apply		
	Existing	Proposed
Warehouse Area	10,000 sf	
Office Area		
Storage Area	shipping containers 1,200 sf	
Restaurant/Bar Area		
Sales Area		
Medical Office Area		
Assembly Area		
Theater Area Mixed Light Greenhouses		up to 31,500 sf
Structured Parking		
Other Area* see below	77,000 sf	
*Describe use type of "Other" areas. *Cannabis manufacturing and distribution		

Building Height

Existing Building Height and # of Floors: 15-40 ft 1-2 floor

Proposed Building Height and # of Floors: 15-20 ft 1 floor

Lot Coverage

Total Existing and Proposed Building Coverage Area* (sq. ft.): Existing: 88,200 ft ; Proposed New Additional: 31,500 sf

Project Site Lot Area (sq. ft.): 21.41 acres

Total Lot Coverage Percentage: Existing: 9-10% Proposed additional: 3%

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

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

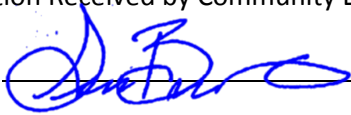
Environmental Evaluation Application Submittal Checklist

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

For Department Use Only

Application Received by Community Development Department:

By:



Date: 8/27/2020

Narrative Project Description

Claremont Capital Partners, LLC – Coalinga Facility Outdoor Cultivation

This project is the transition of approximately 13.38 acres of vacant land on the existing CCP, LLC site to outdoor cultivation of cannabis. The project includes the following:

1. Preparing the fields for planting
2. Installing irrigation systems, as needed
3. Adding privacy screening to the existing cyclone fencing along the perimeter of the site as a visual barrier, plus installing approximately 3,000 ft of new 8 ft high fencing with privacy screening.
4. Transition of an existing warehouse outbuildings to cannabis drying and storage
5. Erection of seven new 10,000 sf Mixed Light Greenhouses (one of which serves as the Nursery)

The fields will be planted with seed, seedlings, or clones and cultivated until mature. Once harvested, the plants will be transferred to the drying buildings. The dried material will then be transferred to the main existing building for processing.

CITY OF COALINGA
SITE PLAN REVIEW APPLICATION

CUP 20-04

Application Number

8/27/2020

Date

APPLICANT INFORMATION:

Applicant/Property Owner Name: Latchkey Pioneers, LLC

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

Telephone Number: (818) 635-8795

Assessors Parcel Number: 070-041-17ST

Property Location (Street Address): 185 W. Gale Ave, Coalinga CA 93210

Property is located: South side of W. Gale Ave Street, between Cody Street and S. Monterey Ave. Street

PROJECT INFORMATION:

Current Zoning: MBL Proposed Zoning MBL

Existing Floor Plan: N/A Proposed Floor Area: N/A

Describe structure(s) or improvements planned (two family, multi-family residential, commercial, industrial, wall sign, free standing sign etc.) The addition of outdoor cannibis cultivation with use of existing outbuildings for cannabis drying plus

the addition of up to 10 new Mixed Light Greenhouses and approx 2,500 ft of new cyclone fencing with privacy screen

Is project: ☒ new construction or ☐ remodeled.
(Greenhouses only in Phase II and optional)

Residential **NA**

Number of dwelling units _____ Total of area (in square feet) _____

Total lot coverage of buildings or structures (in square feet) _____ Percentage of lot coverage _____ %

Number of off street parking spaces provided. Covered _____ Open _____

Total square feet of sign area _____ Total square feet devoted to recreation and open space _____ sq ft.

Give total percentage of lot devoted to recreation and open space _____ sq ft.
(See instructions or Zoning Ordinance for definitions and requirements).

Total square feet of common recreation and open space area _____

Describe type and material to be used on exterior walls and doors _____

Commercial **NA**

Gross floor area or building when complete _____ sq ft.

Describe sign (free standing, affixed to wall etc.) _____

Number of parking spaces provided _____ Number of customers expected per day _____

Hours and days of operation _____

Describe any outside storage of equipment or supplies: _____

Industrial

Describe any outside storage of equipment or supplies: Standard farming equipment. Most equipment is onsite only during planting and harvesting seasons.

Maximum number of employees in any daily shift: 5

Number of delivery or shipping trucks per day: 1

Number of delivery or shipping trucks per day when construction is complete: 1

Site Plan Requirements – Mapping/Drawings

The applicant shall submit fifteen (15) prints of the site plan to the Community Development Director. The Site Plan shall be drawn to scale and indicate clearly and with full dimensions the following information:

1. The lot dimensions;
2. All building and structures, and their location, elevation, size, height and materials;
3. The yards and spaces between buildings;
4. Walls and fences, and their location, height, and material;
5. Off-street parking, including the location, number of spaces, dimensions of the parking area and internal circulation pattern;
6. Access (pedestrian, vehicular and service), points of ingress and egress, and internal circulation;
7. Signs and their location, size and height;
8. Loading, including the location, dimensions, number of spaces and internal circulation;
9. Lighting, including the location, dimensions, number of spaces and internal circulation;
10. ~~Street Dedications and Improvements;~~
11. Drainage improvements;
12. Landscaping, including the location and type;
13. Fire-preventions equipment and measures, including the location and type;
14. ~~For two family and multi family dwellings, the location and design of all recreation and open space area, and the recreation equipment to be included thereon;~~
15. Such other data as may be required to permit the Planning Director to make the required findings.

Applicant's Certification

The undersigned hereby certify that the information presented in this application is correct.


Signature of Applicant

08/25/20

Date


Signature of Record Property Owner

08/25/20

Date

CLAREMONT CAPITAL PARTNERS, LLC (CCP)

185 w Gale Ave, Coalinga Ca 93210

Outdoor Cultivation Business Plan

The proposed project is the addition of an outdoor cultivation operation in the back of the existing licensed cannabis manufacturing and distribution business located at 185 W Gale Ave in the City of Coalinga. The first area to be farmed is a little over six acres of outdoor cannabis canopy, and the use of existing ancillary buildings for restrooms and as drying sheds for the cannabis. Separate storage areas will be used for nutrients, and secure storage.

A composting area will be added so that we can make our own soil amendments out of the fan leaves of the plant material we would typically dispose of.

Prior to beginning cultivation, chain link metal boundary fencing with privacy screen will be used to protect the view-shed, and to keep the property in-line with the surrounding subject property.

The land will be prepared for outdoor farming by creating rows and proper irrigation before planting the seeds. Hoop house style shade coverings will be used when appropriate to help protect the plants from harmful weather conditions. This will also help regulate the temperature of the plants.

The plants will be watered and cared for with the schedule of nutrients and amendments. When the plants are ready for harvest, they will have their fan leaves removed while still in the ground. A few days later the plants will be cut down and moved into the buildings to be hung upside down to dry.

The plants will then be placed in large bins and moved through a licensed distribution company to a manufacturing facility. All activity will be recorded through the state's track and trace program called Metric.

Annual Harvests

We will aim to have 2-3 harvests per year.

Employees

We anticipate seasonal activity, not to exceed 10 employees at any given time.

The Flower Planting

We anticipate using enough seeds for around six acres (150 thousand seeds)

Days to seed emergence: 2-4

Days to maturity: 75 (summer) - 95 (winter)

Best time to plant:

- Fully outdoors: After last frost date -12 weeks before first frost date
 - Can use remay when they are young to protect in an emergency but its not ideal
- Under hoops: 2 weeks before last frost date - 8 weeks before first frost date
 - Can use remay when they are young to protect in an emergency but its not ideal

Transplanted - Recommended plants per:

- Acre - 15,000-20,000 plants
- 10,000 square feet - 3400 - 4600 plants

Direct Sow - Recommended plants per:

- Acre - 20,000-25,000 seeds
- 10,000 square feet - 4000 - 5000 seeds

Growing preferences:

C. Ruderalis prefers long, dry, and sunny days. During establishment, the plant requires regular watering to maintain even moisture and prevent the plants from drying out. Early applications of a balanced vegetative feeding program are critical to developing a well branched, large plant.

The goal is to create as many flowering sites as possible within 3-5 weeks of growth, at which point they will begin to show signs of flowering. At this time it is best to maintain a strong vegetative feeding program and begin to slowly introduce more phosphorus, potassium, and micronutrients to prepare for the plants reproductive (flowering) phase. The plants should continue to grow quickly and stack up flower sites from weeks 3-8. During Weeks 8-12 the flowering sites will bulk up and become dense, especially at the very end of the cycle. It is

important to let the plants finish and fully mature before harvesting to maximize the biomass yield and cannabinoid content of the crop.

Plants that grow during the summer when the days are long, warm, and sunny will ripen and be ready to harvest faster than in the winter where the shorter and colder days with less light can add an extra 10-20 days on the time to harvest. These plants have a strong appetite for light! The more light they receive, the faster they grow and come to maturity. True auto flowering plants can come to maturity even under a 24-hour daytime light cycle (no darkness/night).

Common plant spacing

- Field planted (spacing is based on center to center -> tractor wheel spacing)

- 1 row on a 30'' bed

- 12'' apart in row -> 17,424 plants per acre

- 16'' apart in a row -> 13,068 plants per acre

- 3 rows on a 60'' bed

- 12'' apart in row -> 26,136 plants per acre

- 18'' apart in row -> 17,424 plants per acre

- 2 rows on a 60'' bed

- 12'' apart in row -> 17,424 plants per acre

- 16'' apart in a row -> 13,068 plants per acre

- Raised Garden bed planted

- 18'' on center (staggard planting)

- On a 100' X 5' bed that would be ~222 plants

Water Use

We anticipate that our water use will be around 2-3 acre feet per acre, per harvest.

Our site qualifies as a Tier 2 Low Risk site by the STATE WATER RESOURCES CONTROL BOARD, our application was submitted. Cannabis General Order Application Number: 428772

Fee Payment Application Number: BA50428772

Waste Management Plan

See Attached

Pest Management Plan

See Attached

Quality Control/Cannabis Drying SOP's

1. Remove the fan leaves 1-2 days before harvesting your plants and before trimming
2. Hang dry the plants in a humidity-controlled environment for 5-7 Days, or until the plants and room homogenize to
an ambient level of 50 - 60% RH
3. Take your dried plants and remove the main branches from the stock

Shucking Instructions:

1. Next remove the flowers from the stem using the Debudder, it's best to individualize the stems as much as you can

2. It is crucial when shucking dried flowers that you shuck them at the proper moisture level to avoid any excess

breakdown of the colas, we recommend shucking between 50-60% RH

3. If you need to shuck and trim on the same day, and prior to curing, dry the plants to 40-50% RH, run the debudder on

a very slow speed and expect a small amount of breakdown to your top colas

Curing Instructions:

1. Place the shucked flowers into sealed containers for curing
 2. Sweat and burp them in a controlled environment until shucked flowers homogenize to roughly 40-50% RH
 3. Curing the flowers with the leaves on will improve your trim and concentrates, as well as homogenize the small flowers moisture level with the larger
 4. If shucking and trimming on the same day, be sure to still cure the product, post trimming, for at least 5-7 days
 5. Drying and curing to proper RH levels is the most important part of the harvesting process, and will ensure great smell and taste if done properly
 6. IT IS CRUCIAL THAT THE PRODUCT IS DRIED AND PREPPED PROPERLY PRIOR TO TRIMMING. THIS MEANS ALL OF THE FLOWERS HAVE BEEN INDIVIDUALIZED AND THE OUTER LEAVES BREAK OFF OR CRUMBLE WHEN DISTURBED
- The plants will then be placed in large plastic bins to be weighed and go through the inventory SOP's (please see inventory SOP attached).

Inventory Control

See SOP's Attached

Distribution

We will use a licensed Distribution company to move the dried plants in a distribution vehicle to a manufacturing facility to be processed. All product will be in the track and trace software called METRIC. Shipping manifests will be used to transfer from the cultivation operation to the manufacturer.

Employee Expectations & Security Training

In addition to obtaining the employee card, each successful employee shall undergo safety, security and cultivation training before beginning work.

As a part of the employee orientation process, and as an ongoing regimen, all employees will be provided with a copy of the Employee Handbook, the Security Plan, as well as security and safety training. Security and safety training shall consist of examination and discussion of the Security Plan, premises orientation, emergency training, and situational training. Situational training consists of instruction related to particular employees' job duties. For instance, the Cultivation Manager will have different day-to-day safety concerns than a Trimmer in the Facility.

Refresher training will be provided to each employee on a consistent basis and intermittently as necessary.

Initial employee safety and security training shall include:

1) Building orientation and access authority which shall include:

- a) The proper use of employee's access badge for entry into the premises and main building entrance;
- b) The proper use of employee's access badge for entry into employee's authorized access areas.
- c) The proper use of employee's employee card;
- d) Employee's authorized entry and exit points;
- e) Employee's locker; and
- f) Restroom and sink facilities.

2) Measures and controls for the prevention of diversion, theft or loss of cannabis which shall include:

- a) Necessity of keeping all facility doors locked and secure at all times

- b) Prohibited activities such as entrance into unauthorized access areas
- c) Awareness of video monitoring
- d) Metric training for the tracking of all product-related activities and information
- e) Requirement to report any unusual activity, security concern, or loitering

3, Procedures and instructions for responding to an emergency that will include:

- a) Accident prevention training
- b) How to respond to an emergency
- c) Emergency service provider location
- d) Emergency service contact information
- e) Emergency first aid kit locations
- f) Emergency exits and panic button locations

To promote professionalism and organization, all employees will be expected to follow the established safety practices set forth in the Security Plan, be in compliance with the approved uniform dress code for their respective position of employment, display proper hygiene, keep a professional physical appearance, and wear their agent card at all times.

Security Plan

All employees will go through the Coalinga Live scan and background check and hold a local employee badge to operate in cannabis in the City of Coalinga. In addition to a 24/7 security guard, a robust camera system will be installed. This system will cover all vehicles in and out , all outdoor grow area, all interior buildings in use , as well as all buildings entrance/ exit points. This will be accessible to the Police Chief and saved on DVR.

The existing outdoor security lighting will be utilized.

Curing and temporary inventory storage will be maintained onsite in existing buildings, as it awaits distribution (by a state licensed Distribution company) to the manufacturing business (CCP) via truck to another building on the property.

Cannabis waste will be disposed of onsite and composted in a manner which complies with Cal Cannabis. The location of the Cannabis Waste Storage / Compost area is indicated on the property map.

All cannabis seeds and harvested plants will be tracked and accounted for in a state required system called metric. All movement of the plant to the manufacturing facility will be done with a manifest generated through Metric.

CCP will implement a comprehensive security plan that addresses facility security, the facility's security system, product security during cultivation and drying/processing, product security during transport on site, and the secure handling of all cannabis in order to prevent theft and diversion.

CCP's security plan is designed with the view that facility and product protection begin with the layout of the site and the facility's floor plan.

The facility and site are designed to be secure. CCP will equip the site with a surveillance system, interior area access control,

Seed-to-sale software, a state-of-the-art-inventory control system designed for the cannabis industry.

Exterior Building Security

CCP's Facility will be built specifically for the cultivation and processing of cannabis.

The facility entrance/exit is well-secured, including the commercial building with a secure loading bay. A secure access entrance is

established at the secure main gate. To prevent unauthorized access, only

authorized persons will have access through the security guard. All others will be admitted manually by security personal at the

beginning of their shift.

To prevent access into the Facility, there are limited points of access. The building has one main entrance, a secure loading bay and exits used for emergency exit only.

These doors shall remain locked at all times except for authorized access. All doors

(whether interior or exterior) shall have electronic surveillance and sounding alarm equipment to deter and detect unauthorized intrusion and emergency exits.

There shall be no signage on the building, except the address, as it will not be used for commercial retail purposes and has no need, and limited expectation, for visitors. Further, the absence of signage is in keeping with the requirements of the statute while at the same time minimizing the presence of an attractive nuisance.

Lack of signage will help limit attention and thus, the threat of crime.

The Facility's mundane aesthetic is ideal for anonymity and security purposes. In addition, CCP will prevent views into outdoor plants with fencing and privacy screen.

The main entrance area will be clearly secure and hardened to deter unauthorized visitors. The main entrance area will be equipped with panic buttons to alert authorities in the event of an emergency. CCP shall implement strict security measures to ensure that only the main entrance and secure loading bay is used for access to the premises.

The exterior of the building shall be equipped with an automatic lighting, and video monitoring to detect unwanted and unauthorized intrusion.

CCP, through planned construction improvements and security equipment installation will ensure that the building, people and product inside are safe from unwanted or negligent harm, and that plants and products are not observable from outside the facility.

All exterior access doors (main as well as emergency exit) shall be well-illuminated. Real time recording video cameras (with remote

viewing screens located in the Security office) shall be situated thereabout to ensure visibility of persons accessing or attempting to access the Facility. Access shall be granted through the call-up monitor operated by security personnel and Coalinga Police Chief.

These perimeter and exterior security features, working independently or in concert, shall serve to limit the threat of crime or its success.

Interior Building Security

The interior of the Facility will be illuminated at all times and shall be divided into the main entrance, employee lockers and break room, bathrooms, general storage areas, and into segregated areas relating to the various stages of cannabis cultivation and processing (“access areas”). All access areas that house any cannabis products for any reason, and in any quantity, will be secured by an automatic locking device and shall have a sign posted at all entryways which shall be a minimum of 12 inches in height and 12 inches in length and shall state:

Access thereto shall be limited to the following:

1. Employees having appropriate authority
2. Laboratory staff collecting cannabis samples for purposes of conducting laboratory tests
3. State Inspectors
4. State
5. Local law enforcement
6. Badged and escorted Visitors
7. Emergency personnel performing their duties

Each access area, and the hallways in between, shall be equipped with real-time electronic video cameras (with remote viewing screens located in the Security Office) situated thereabout to ensure visibility of employees and escorted visitors working in the Facility. Video cameras will also be situated in and about the sensitive areas of the Facility so as to prevent the theft, loss or diversion of cannabis. The various access areas within the interior of the

Do Not Enter

Limited Access Area

Access Limited to

Authorized Personnel Only

Facility shall be securely separated from one another and only accessible by those employees whose job necessitates their entry into specific designated areas and who display proper identification. Interior areas not associated with cultivation practices shall be well illuminated, clean, free of debris and properly maintained.

Those access areas that are dimly illuminated due to cultivation practices, shall have the appropriate video surveillance equipment in order to ensure the visibility of those persons located therein and a related and detailed report regarding the specific area the times, dates, and the reasons for the same not being well illuminated.

The main entrance and all access areas within the Facility will be equipped with controlled access measures that will allow access to authorized employees. Further, this will ensure permit only authorized employees, at the time of their shift, into the access area into which they are permitted. All other doors will be, and shall remain, securely locked at all times.

Facility Storage

CCP will only store cannabis in secure rooms equipped with motion detected cameras and will limit storage area access to the

minimum number of specifically authorized personnel necessary for efficient operations of the Facility.

Employee Training

CCP will implement a comprehensive employee-training program, so that each employee understands their role keeping the facility, themselves, and products safe and secure.

CCP will also implement systems that facilitate access by local law enforcement to the site and facility. Product location data, surveillance video and inventory reports will also be made available in real time.

Hours of Operation

The business shall operate, generally, in staggered 24-hours per day, 7 days a week. Security Employees' shifts will be allocated so as to provide security at the Facility 24-hours a day, 7-days a week.

Should the Facility need to be closed, it shall be securely locked and the exterior entrance alarm system shall be activated. The exterior entrance alarm system will operate separately from any other alarm system at the Facility and the system will be able to immediately detect and notify authorities of unauthorized entrance at times when the Facility is closed.

The Security Director and Agent-in-Charge shall keep keys and access codes to the alarm system and the building. This information will remain confidential and secured so as to prevent access to the Facility by anyone other than authorized employees. Only the Cultivation Manager shall have the ability to unlock exterior doors for the purposes of commencing business and to deactivate the access alarm.

Security Manager

CCP shall select a Security Manager to provide the leadership and training to ensure a secure business environment. The Security Manager shall have excellent written

and verbal communication skills, leadership and investigational skill; be able to work with a team, and demonstrate a history of prior professional experience in the field of law enforcement or security operations. The Security Manager shall make himself or herself known to all law enforcement and emergency providers serving the Facility. (S)He shall foster a good relationship with these individuals and work in conjunction with such professionals to ensure that safety and security concerns are constantly addressed and continually monitored.

The Security Manager and Agent-in-Charge shall conduct security and emergency preparedness staff training by developing, scheduling and/or facilitating training for employees in order to ensure that all employees meet and exceed all applicable building security requirements. The Security Manager, in conjunction with the Agent-in-Charge, will provide oversight, and continual evaluation of CPP's Security Plan for the continuous betterment of proactive responsiveness to changing safety conditions.

In addition to information regarding the product that is kept in CPP's ICS, the Security Manager's office shall house all sensitive information such as keys, codes, records and reports in a safe and locked cabinet. The security office shall also house video monitors for the live and recorded video feed collected from the video cameras located in, about and around the Facility. In addition to the SP, the DPH/CCC and local police authorities, video camera monitoring shall also be provided to the Agent-in-Charge, Security Manager, CEO and Compliance Officers by the use of a smart phone application that provides live video monitoring from various video devices throughout the Facility. Footage there shall be recorded and maintained offsite for no less than ninety (90) days on-site and an additional ninety (90) days offsite, or longer if required by the DPH/CCC or the SP.

Hiring & Vendor Selection

Facility security is enhanced by the selection of qualified personnel to assist with the operation of the business. To promote public perception and the security

interests of CPP, all prospective employees and vendors shall be stringently vetted during the application process. Each employment candidate shall undergo a thorough background check, drug test, and character assessment and review. Only the most desirable candidates will be selected.

However, and in any event, a person who:

1. Has been convicted of an excluded felony offense;
2. Does not work pursuant to the Regulations of the Division or
3. Is less than 18 years of age

All vendors shall have all requisite licenses and legal authority to operate its business. Employees shall, at all times during employment, display their valid employee card. An employee needing to update or report a lost agent card must report the same to Security Manager or Agent-in-Charge.

Security Staff

As part of the employee pool, CPP will hire security company Professional Property Protection (PPP) to assist the Manager with the performance and implementation of the Security Plan.

Security staff will wear a distinct uniform, act and address individuals in a formal manner, and continuously patrol when not on a fixed duty assignment.

Employee Log

For the safety and security of the premises surrounding the building, the building, its occupants, plants and products, the Security Manager will keep a current and accessible roster of all employees and ensure that all employees are aware of terminations or duty reassignments as they occur. All terminated employees or those not having valid agent cards shall be prohibited from being in, on or about the Facility.

Employee Termination

Upon termination of any employee, whether it be voluntary or involuntary, CPP shall ensure that terminated employee's keys, uniform, tools and access codes and cards are returned, and ensure that such codes and access points are altered so as to prevent the terminated employees' access. VGG shall notify the DPH/CCC within ten (10) days after a medical marijuana establishment agent ceases to be employed by at the Facility.

Premises Access

There is limited expectation for visitors at the Facility. Lack of signage and public visitation will prevent unwanted attention and thus, the threat of crime.

It is CPP's intent to pursue anonymity as a security strategy. CPP's Security Plan details protocols to ensure:

1. Only authorized employees have access to the Facility
2. Only certain authorized employees have access to the locked segregated areas within the Facility that contain cannabis.
3. Unauthorized access into any access area will result in the automatic triggering of audible and visible alarms to prevent unwanted access
4. All employees are properly identified and display their employee card
5. All visitors are properly badged, supervised and escorted

In the event of an emergency, the security manager will assist all emergency service providers so as to ensure that the emergency situation is remedied, employees and visitors are clear of harm, and that any risk of loss, theft, or diversion is quelled.

Employee and Visitor Badges

The only persons who may be on the premises of CCP's Facility are:

1. An employee
2. A person with appropriate authority and a visitor identification badge
3. A person inspecting CCP's facility with proper government authority

Any person other than those authorized to be on the Facility premises must obtain a visitor identification badge from CCP at the time of entering the main entrance. All persons on or about the premises must visibly display proper identification at all times. Any lost or stolen agent card, or those that may need to be updated, must be immediately reported to the Security Manager and the DPH/CCC.

Only authorized employees may dispense visitor badges, and only upon verification of such person's valid state picture identification card (i.e. driver's license), completion of the visitor information form, and such person's signature thereon and on the visitor log. The visitor log shall indicate the date, time and duration of the visit as well as the escort responsible for the visitor.

A person who obtains a visitor identification badge, including, without limitation, an outside vendor or contractor, if appropriate:

1. Must be escorted and monitored by an agent at all times he or she is on the premises
2. Must visibly display his or her visitor identification badge at all times he or she is on the premises
3. Must return the visitor identification badge to CCP upon leaving the premises of the medical marijuana establishment and sign out

Visitor Log

CCP shall maintain a visitor log that includes the name of the visitor and the date, time and purpose of each visit by a person other than those authorized to be on the premises as an Employee. CCP shall make its visitor log available to all regulatory agencies and local law enforcement upon request.

Facility Layout and Security Drawings

CCP will provide current copies of facility floor plans to the City of Coalinga and local law enforcement, as well as current contact information for the Agent-in-Charge, Security Manager, and owner.

Security Surveillance System

CCP's facility will implement a security surveillance system that will provide for 24-hour, seven day a week closed-circuit television (CCTV) surveillance system that covers the Facility site and facility. The Police Chief will have real-time access to all parts of CCP's security surveillance system.

A. Specifically, the Electronic Surveillance System will comply with the following minimum standards:

1. CCP will operate and maintain in good working order a 24-hour, seven day a week closed circuit television surveillance system. Cameras will be located as follows:

a. CCTV surveillance system will visually record

i. All building entrances and exits

ii. All parking lot areas

iii. Facility emergency access roads

iv. All areas inside the facility including:

1. All limited access areas

2. All areas where cannabis is produced

3. All areas where cannabis is processed

4. All areas where cannabis is stored

5. All areas where cannabis is shipped

6. All areas where cannabis is destroyed

b. Areas excluded from CCTV coverage are the following:

i. Restroom Facilities

ii. Executive Offices

c. Cameras will be installed to provide a consistent recorded image that maximizes the quality of facial and body images. Facility cameras will be located to address the following:

i. Backlighting and physical obstructions

ii. The growth cycle of plants in the Flower Grow Area(s)

2. Fixed Cameras with the ability to shoot in low light will be installed. These cameras will be day/night cameras with a minimum resolution of 600 lines per inch (analog) or D1 (IP) and a minimum light factor requirement of 0.7 LUX. CCP will install lighting to increase picture clarity and brightness. Cameras will be serviced and calibrated to maximize the quality of the recorded image. These low light capable cameras will be used in the following areas:

a. Dry/Cure Areas

b. Flower Grow Areas

c. Vegetative Grow Areas

3. The recording device will meet the following minimum standards:

a. Display a date and time stamp on all video

b. Remain operational during a power outage

c. Allow for the exporting of still images industry standard formats including .jpg, .bmp, and .gif

d. Exported video will be exported in a proprietary format that ensures authentication of the video and guarantees that no alteration of the recorded image has taken place.

- e. Exported video will also be exported in an industry standard file format that played on any Windows PC
- 4. Electronic recording system will be maintained in good working order at all times. Facility's Agent-in-Charge will instruct each manager, employee, or agent overseeing the functioning of the surveillance system to immediately report to the Agent-in-Charge any malfunctioning or technical problems with the system.
- 5. Security Recording images will be HD.
- 6. Security Recordings will be retained for at least 90 days at the Facility using a recording system located in a locked tamper-proof room.
- 7. A video printer capable of producing a clear still photo from any camera image will be attached to the system.
- 8. Any requested recordings and videos and photos be turned over to local law enforcement upon request.
- B. Access to the electronic surveillance recording and control areas to the following:
 - 1. Employees essential to Facility surveillance operations
 - 2. The CDFA
 - 3. Law enforcement agencies
 - 4. Security system service personnel

Product Security

CCP will use the following inventory control methods to maintain a current inventory of all products grown, harvested, processed, moved, sold and/or destroyed.

Inventory Control System

CCP will implement an inventory control system to monitor the chain of custody of cannabis used for medical purposes from the point of cultivation to the delivery to an authorized secure transport contractor. CCP's Inventory Control System (ICS) will include young plants, mature plants, stock plants, raw materials harvested, all cannabis waste and all products in various stages of processing and packaging.

CCP will implement Metric, the sophisticated Seed-to-sale software system to will allow CCP to successfully manage inventory and report to the appropriate authorities.

Responsible Employee

The CCP's Agent-in-Charge is the designated employee with oversight of CCP's Metric and overall inventory management.

This agent will manage and track cannabis at every stage into, through and out of the facility.

At regular, required and/or necessary intervals, CCP will manage, check and monitor inventory, such that CCP can accurately and consistently document the status of all plants and products in the manufacturing process.

CCP will use its Metric and other software and records to document:

6. Each day's beginning inventory, acquisitions, harvests, sales, disbursements, designation and disposal of unusable cannabis, and ending inventory.
7. Any samples provided, including the provision, return and/or destruction of the same, as set forth by law and regulation.
8. Each batch of cannabis cultivated, including:
 - a. The batch number;
 - b. The number of cannabis seeds or cannabis cuttings planted

- c. The date the cannabis seeds or cuttings were planted
- d. The list of all chemical additives, including, without limitation, pesticides, herbicides and fertilizers used in the cultivation
- e. The number of plants grown to maturity

9. At harvest, CCP will document, without limitation:

- a. Date of harvest
- b. Wet weight of the harvest
- c. Wet weight of the Cannabis waste
- d. The name and employee registration card number of the employee responsible for the harvest.

A complete physical inventory of both usable and unusable cannabis will be performed on a weekly basis and logged by CCP's staff will document the following:

- 1. Date of the inventory
- 2. Summary of the inventory findings
- 3. The name, signature and title of the employees who conducted the inventory and the agent-in-charge who oversaw the inventory
- 4. CCP staff will count and precisely weigh all products, including:
 - a. Harvested Cannabis
 - b. Cannabis in various stages of production, including leaves and byproduct
 - c. Cannabis products in quarantine
 - d. Waste Cannabis awaiting disposal
 - e. Cannabis plants in various stages of growth, including seedlings and seeds.

Records of all cannabis moved will show:

1. The date of transfer
2. The name of the secure transport company and employee
3. The name of facility to which cannabis was delivered
4. Batch number, product name(s) and quantity of cannabis

Records of all Cannabis destroyed will show:

1. The date the cannabis was destroyed
2. Manner in which it was destroyed
3. Reason it was destroyed
4. Employee responsible for the destruction of the cannabis

Random Physical Inventory Checks

Random physical inventory checks will be conducted throughout the facility, throughout the year. CCP's staff will document one or more of the following:

- a. Packaged Cannabis
- b. Cannabis in various stages of production, including leaves and byproduct
- c. Products in quarantine
- d. Waste Cannabis awaiting disposal
- e. Cannabis that is reserved for a Dispensary
- f. Cannabis plants in various stages of growth, including seedlings and seeds.

Annual Inventory

A complete and accurate recording of all cannabis plant stock and products on hand will be prepared annually on or before the anniversary of the initial inventory under the direct supervision of the Agent-in-Charge.

Inventory Audit

The Agent-in-Charge shall conduct and document a system-wide audit of the inventory of the establishment that is accounted for according to generally accepted accounting principles at least once every year.

Justified Inventory Adjustments Can Be Made

(to be provided)

Only Authorized Personnel Can Make Adjustments

(to be provided)

Inventory Discrepancy Procedures

If an audit or random inventory check identifies a reduction in the amount of medical cannabis in the inventory of the establishment not due to documented causes, or in the event actual inventory counts do not match the recorded or expected counts, the CCP shall determine where the loss has occurred and take and document corrective action. If the reduction in the amount of medical cannabis in the inventory of the establishment is due to suspected criminal activity by an employee, shall report the employee to the CDPH and to the appropriate law enforcement authorities.

When a significant discrepancy in inventory occurs, the Agent-in-Charge will conduct an internal audit and investigation. The Agent-in-Charge will document the incident in a report that includes the following information:

1. Incident date
2. Name of people involved
3. A description of the incident
4. Identification of known or suspected causes of the event any corrective actions taken. Pursuant to law all such incidents will be reported to regulatory and/or law enforcement authorities.

Cannabis Waste Tracking and Notification

All waste will be secured, locked and tracked in accordance with State regulations

and the Facility's Operations and Management Practices Plan.

Solid Cannabis Waste Handling Procedure

- 1) The cannabis waste will be weighed
- 2) Data will be recorded noting date, weight, wet or dry, batch number, plant variety or product and section of the facility generating the waste.

- 3) The waste will be moved physically to the Secure Waste Storage and then the compost area.

All aspects of the cannabis plants, byproduct wastes, weights, ID numbers and associated data is stored in the system indefinitely. Destruction event information and explanations are also documented and stored within the Seed-to-sale software system. This data cannot be modified or deleted by the facility employees or even by Seed-to-sale software.

Seed-to-sale software records manual inventory adjustments through a detailed notes section. The reason for disposal and, if applicable, disposal company are recorded and archived to the 16-digit barcode associated with the disposed cannabis. As with all transactions in the Seed-to-sale software system, the employee responsible for the transaction is required to enter a PIN number or biometric fingerprint recording the date, time, and reason for the transaction.

Record Keeping

CCP will maintain any and all inventory records and documentation for at least five years after the date on the document. All documents will be available upon request.

Inventory Procedures

Please provide a detailed response to the items below. If more space is needed additional pages may be added. Microbusinesses must complete this form for each commercial cannabis activity they intend to engage in.

Business Name and Application Type:

Primary Contact Name, Email, and Phone Number:

1. Using a diagram, indicate where on the licensed premises cannabis goods will be stored.

2. Describe who has access to the areas in which cannabis goods are stored.

3. Describe the security measures in place at the location where cannabis goods are stored.

4. Describe the conditions of the location where the cannabis goods are stored. Can the temperature and/or humidity be controlled?

5. Describe the training provided to employees regarding inventory procedures.

6. Describe the process for receiving new inventory of cannabis goods.

a. Describe where the cannabis goods are received.

b. Identify who will receive the cannabis goods, such as a manager or an employee.

c. Describe how the cannabis goods are moved to the cannabis storage area.

d. Describe what records are produced.

7. Describe the type of inventory records that are produced and maintained regarding the movement of inventory.

8. Describe the process for removing cannabis goods from inventory.


a. Describe what happens to the cannabis goods after they are removed from inventory, including any records that are produced.

9. Describe the methods used to ensure that the cannabis goods stored are preserved and do not degrade.

10. How often is inventory reconciliation conducted?

a. Describe the process for inventory reconciliation and the types of records that are produced.

Applicant Signature



Date Signed

Cannabis Waste Management Procedures

Please provide a detailed response to the items below. If more space is needed additional pages may be added. Microbusinesses must complete this form for each commercial cannabis activity they intend to engage in.

Business Name and Application Type:
Claremont Capital Partners, LLC

Primary Contact Name, Email, and Phone Number:
Casey Dalton-Schutt, caseydalton@gmail.com, (818) 635-8795

1. Describe how cannabis waste is generated, stored, and managed within the licensed premises.

All organic plant waste is generated from the harvest of the cannabis plant.
The waste will consist of stems, leaves and some trim from our outdoor grow operation.
This waste is moved, stored and locked in a secure storage area designated for compost.
This 100% secure storage area is under lock and key and on camera 24/7.
This area is also monitored by 24/7 live security guard. The secure compost area is 2500 square feet.

2. Identify the type of solid waste facility to which cannabis waste is transported to from the premises. (If not applicable state N/A):

a. Solid-waste landfill operation or facility?

N/A

b. Transformation operation or facility?

N/A

c. Composting operation or facility?

N/A

d. In-vessel digestion operation or facility?

N/A

e. Transfer/processing operation or facility?

N/A

f. Chip-and-grind operation or facility?

N/A

3. Describe the procedures for ensuring that cannabis waste is stored in a secured waste receptacle and describe the measures taken to restrict access to the cannabis waste to the licensee, its employees, and third-party hauler.

The composting area is fenced and gated and access is restricted to the appropriate outdoor cultivation staff. Strict SOP's will ensure the area is always kept locked and only allow one person/employee at a time that is signed in and designated to enter the area.
All activity is under 24/7 surveillance by both camera and live security guard.

4. If a third-party waste hauler collects and processes cannabis waste from the proposed premises, identify the type or types of third-party waste hauler(s) used: local agency, waste hauler franchised or contracted by a local agency, or a private waste hauler permitted by a local agency.

N/A

5. If a third-party waste hauler is used, describe the process for documenting and confirming the receipt of the cannabis waste at the solid waste facility.

N/A

6. If engaging in self-hauling of cannabis waste, describe the procedures followed, including how the delivery of cannabis waste is documented.

N/A

7. Identify whether the proposed commercial cannabis activities will result in the generation of hazardous waste such as spent solvents or compressed gas cylinders.

The outdoor cultivation will not result in the generation of hazardous waste.

8. If hazardous waste is generated, describe how it will be stored and managed within the licensed premises. Attach a copy of the pertinent Hazardous Material Business Plan, if available.

N/A

9. If cannabis waste is composted within the licensed premises, describe the composting procedures.

In the composting area, the waste is formed into windrows or piles. These are watered and turned by hand as needed to maintain optimal moisture, temperature, and oxygen levels. After 90-120 days, the finished commpost may be blended with other additives such as gypsum, sawdust, wood chips, or Sulphur and is used on site as a ssoil conditioner in the fields or as a planting medium in the nursery and/or greenhouses.

10. Will your business generate four or more cubic yards of solid waste per week? If yes, describe the procedures for recycling organic waste such as composting on-site, self-hauling, or the use of a third-party hauler.

No. And all organic waste that is generated is composted and used for beneficial purposes onsite.

Applicant Signature



Date Signed
08/31/20

CALCANNABIS CULTIVATION LICENSING PEST MANAGEMENT PLAN

Cultural Pest-Management Control Methods

At this time we are not going to be using any cultural methods, such as crop rotation or tillage.

Biological Pest-Management Control Methods

At this time we are not going to be using any biological methods, such as sticky traps or beneficial predators.

Chemical Pest-Management Control Methods

Fertilizer, Pesticide, Herbicide, and Rodenticide BPTC Measures

Summary of Chemical Pest Management Activities

The goals of the Cultivation of Cannabis at the subject property IPM plan are to minimize the impact of site management practices on the local environment, and to reduce the exposure of occupants, staff and maintenance personnel to potentially hazardous chemical, biological and particle contaminants.

As indicated in the Integrated Pest Management Plan, the cultivation operations plan to employ a three tier system as partially outlined below in 2.2 'Products approved for use' (Tier 1) at the subject property. All chemical products are to be delivered to the proposed storage facility located adjacent to the cultivation area. Whereupon staff review the delivery order for accuracy and transport the products to the secure storage area notated as existing storage. Products will be evaluated to determine order frequency based on quarterly volume use.

Chemical products will be stored in a secure building. Each area will be sectioned off to isolate incompatible products that may off-gas during storage and use. All product storage facilities will be equipped with secondary containment that meets or exceeds 110% of the total volume of products stored therein.

Chemical pesticides are considered a last resort under the tenets of integrated pest management plan. Pesticides and/or Fertilizers are to be used by the applicant or a responsible 3rd party professional after non-chemical options have been exhausted. Chemical pesticides are to be used according to the manufacturer's specifications.

Provisions for the use of chemical, biological, and cultural methods are subject to review and refinement upon completion of a biological resources assessment by a qualified professional and/or the availability of pertinent information.

Products approved for use (Tier 1) at the Subject Property are:

Tier 1 organic material that is used to produce organic food and fiber products such as carrots, granola bars and cotton that are certified by an accredited certifying body. The tier rankings intended to provide a process whereby the applicant or a responsible 3rd party professional, are able to address pests in a predictable process. Where a Tier 1 chemical method is determined to be of “lowest concern,” because the product contains:

- No known, likely, or probable carcinogens
- No reproductive toxicants (CA Prop 65 list)
- No ingredients listed by the EPA as known, probable, or suspect endocrine disrupters active ingredients has soil half-life of thirty days or less
- and is labeled as not toxic to fish, birds, bees, wildlife, or domestic animals

Tier 1 products approved for use at the Subject Property are:

Type of Material	Name of Material	Amount Stored onsite	Active Ingredients
Pest Control	Azamax	28 Gallon	Azadirachtin
Pest, Fungicides, and Antimicrobial Control	Neem Oil	700 Gallons	Azadirachtin
Pest Control	Rosemary oil	28 Gallon	Rosemary
Fertilizer	MaxSea Grow	2800 lbs.	Seaweed
Fertilizer	MaxSea Bloom	2800 lbs.	Seaweed
Fertilizer	Bio Buzz	700 Gallons	Aloe Vera
Fertilizer	Molasses	87 Gallons	Sugar
Fertilizer	Canna Coco A&B	140 Liters	Humours and fulvic acids
Fertilizer	Mexican Bat Guano	140 Gallons	Nitrogen, Phosphorous, Potassium
Fertilizer	Cal-Mag (16/16/16)	28 Gallon	Calcium, Magnesium, and Iron

Additional Products for Emergency Conditions

Tier 2 products are of “moderate concern” and to be used under emergency conditions (as defined above) or in the event that both preventative methods and least-toxic pesticides prove to be ineffective at pest control.

Tier 2 products approved for use under the conditions outlined above at the Cannabis Cultivation premises are:

Type of Material	Name of Material	Amount Stored onsite	Active Ingredients
Fungicide	Regalia	As needed	Extract of Reynoutria Sachalinensis
Pest Control	Monterey BT	As needed	Bacillus thuringiensis
Fungicide and Antimicrobial Control	Lost Coast Plant Therapy	As needed	Soybean oil
Pest Control	Green Cleaner	As needed	Soybean oil
Pest Control	Venerate Marrone Bio	As needed	Burkholderia
Pest Control	Grandevo Marrone Bio	As needed	Chromobacterium subsugae

Spill prevention and clean-up

All Chemical Storage areas will keep and use absorbent materials designated for spill containment and spill cleanup equipment on-site for use in an accidental spill of fertilizers, petroleum products, hazardous materials, and other substances which may degrade waters of the state and have the potential to harm human or environmental health.

Container Management:

- All chemical product containers must be labeled pursuant to OSHA hazardous communication guidelines and OSHA Safety Data Sheets (SDS) must be immediately available for review.
- All chemical product substance containers must be in good condition and compatible with the materials stored within.
- All chemical product containers must be accessible and spacing between containers must provide sufficient access to perform periodic inspections and respond to releases.
- Empty chemical product containers (drums) must have all markers and labels removed and the container marked with the word ‘empty’.
- Any spills on the exterior of the container must be cleaned immediately, as outlined below in the clean-up procedures.
- Flammable materials stored or dispensed from drums or totes must be grounded to prevent static spark.

- Do not overfill waste drums. 4" of headspace must remain to allow for expansion.

Good Housekeeping:

- All chemical products must be stored inside buildings.
- Store chemical products not used daily in cabinets, or in designated areas.
- All chemicals that are transferred from larger to smaller containers must be transferred by use of a funnel or spigot.
- All chemical product containers should be closed while not in use.
- Use drip pans or other collection devices to contain drips or leaks from dispensing containers or equipment.
- Implement preventative maintenance activities to reduce the potential for release from equipment.
- Periodically inspect equipment and hazardous substance storage areas to ensure leaks or spills are not occurring.
- Use signage to identify hazardous substance storage or waste collection areas.
- Keep all work areas and hazardous substance storage areas clean and in good general condition.

Security Procedures

Please provide a detailed response to the items below. If more space is needed additional pages may be added. Microbusinesses must complete this form for each commercial cannabis activity they intend to engage in.

Business Name and Application Type:

Primary Contact Name, Email, and Phone Number:

1. Describe who is responsible for implementing the Security Operating Procedures and list each person's role and responsibilities.

2. Describe how the applicant will ensure all access points will be secured, which includes a description of all entrances and exits, windows, and doorways and the types of locks used.

3. Describe the procedures for allowing individuals access to the premises, which includes:

a. A list of employees who have access including their roles and responsibilities.

b. A description of how the applicant will ensure only authorized persons have access to the licensed premises and its limited access areas.

- c. A description of how the applicant will maintain an accurate record of all non-employee authorized individuals allowed onsite, in conformance with section 5042 of the Bureau's regulations.

4. Describe how the applicant will comply with the employee badge requirement in section 5043 of the Bureau's regulations, including how the applicant will assign employee numbers and what the procedures are when an employee changes responsibilities or leaves the employment of the licensee.

5. Provide a description of the video surveillance system, which includes:

- a. A description of the types of cameras and video storage equipment.

- c. A description of the procedures for the maintenance of the video surveillance equipment.

d. A description of how the applicant will be notified of video surveillance system-failure or malfunction.

e. A description of how the video surveillance system will be monitored.

f. A description of how the applicant will produce copies of video recordings at the licensed premises immediately upon request of the Bureau.

g. A description of how the applicant will share the video surveillance system with other licensees (when sharing services at the same location), if applicable.

6. Provide information regarding the use of security personnel onsite, which includes:

a. Whether the security personnel will be employed by the applicant or contracted. If contracted, provide the name of the security company, license numbers, contact person, phone number of personnel that will be providing services, and a copy of the contract.

b. Where the security personnel will be stationed on the licensed premises and/or which areas will be covered by roving security.

c. The hours security personnel will be onsite.

d. A description of how the applicant will share security personnel with other licensees (when sharing services at the same location), if applicable.

e. Will the security personnel be armed or unarmed?

7. Provide a description of the security alarm system, which includes:

a. The name, license number, address, phone number, and contact person of the alarm company that installed, maintains, and monitors the alarm system.

- b. How the applicant will ensure the alarm system remains operational, including the frequency of maintenance checks by the alarm company.
- c. A description of the alarm system features, including whether it has motion detection sensors inside the premises.
- d. A description of how an alarm will be responded to, including whether law enforcement personnel will be notified.
- e. A description of how licensees will be sharing the alarm system with other licensees (when sharing services at the same location), if applicable.

Applicant Signature		Date Signed
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Off-Site Activities Include:
- Immature Plants
- Packaging
- Processing

NOT A PART

Irrigation Mainline

Harvest storage area (kept separately) license 12-20

Harvest storage area (kept separately) license 12-23

Harvest storage area (kept separately) license 1-10

Common-use restrooms

Common-use equipment storage

Designated administrative Hold area separated by permit: 1-23

Common-use Pesticide & Agricultural Chemical Storage Area

Common-use Compost Area/Secure cannabis waste storage area

Common use breakroom & restrooms

Premises Entrance/Exit (Security Gate)

Property Entrance/Exit

General Notes

Claremont Capital Partners, LLC

OUTDOOR CULTIVATION

SITE PLAN

Type 3
1 Acre Medium

Type 2 Small Outdoor
Total Canopy: 10k SqF

Premises Outline

No.	Revision/Issue	Date

Firm Name and Address

CLEMENTS ENVIRONMENTAL
15230 Burbank Bl., Ste. 103
Sherman Oaks CA 91411
818.267.5100

Project Name and Address

Claremont Capital Partners, LLC
185 W. Gale Avenue
Coalinga, CA 93210-9733
APN: 070-041-17ST

Project	Sheet
Cannabis Cultivation	S-1
Date	
August 25, 2020	
Scale	

SITE NOTES:

1. Proposed Outdoor Cultivation Areas with Optional Hoop Houses
2. Proposed Guard House and Slide Gate (Phase III)
3. Proposed Outdoor Cultivation (Phase I) with Optional Mixed Light Greenhouses (Phase II)
4. Proposed 6,500 sf Nursery (Mixed Light Greenhouses) (Phase II)
5. Proposed 2,500 sf Composting Area (45' x 55') is fully-fenced with locking gate and other security measures and access restrictions per the Regulatory Permit conditions. Piles are watered and turned to optimize composting conditions and minimize potential odor (Phase I)
6. Proposed Demolition
7. Existing Parking (10 standard spaces and 1 handicapped)
8. Existing Loading Dock (3 12' spaces)
9. Existing 4,200 sf Building for Cannabis Drying
10. Existing 3,000 sf Building for Cannabis Drying
11. Existing 1,500 sf Building for Cannabis Drying
12. Existing 1,000 sf Building for Employee Breakroom
13. Existing 760 sf Shed for Equipment Storage
14. Existing 6 ft. High Cyclone Fence with Proposed Privacy Screening
15. Proposed 6 ft. High Cyclone Fence with Privacy Screening (Phase III)
16. Proposed 5 ft Wide Landscape Buffer (Phase III)
17. Existing Restroom
18. Proposed Stormwater Retention Basin (Phase II)
19. Existing Sign
20. Existing Sea Container for Storage of Nutrients, Fertilizers, Fungicides, and Pesticides
21. Proposed 12 ft High Fencing with 6 ft High Privacy Screen

GENERAL NOTES:

- Existing outdoor lighting is sufficient and no new outdoor lighting is proposed
- Total Site Area - 21.41 Acres
- Total Proposed Outdoor Cultivation - 13 acres
- Location and Height of Phase I Fencing is shown as stipulated by Police Chief

LEGEND

- ← Employee & Truck Circulation
- X - Existing Exterior Lights
- - Proposed interior and exterior cameras that cover whole area including entrance/exit, every door and outside of buildings
- ★ - Proposed 360 degree security camera on 30-foot high pole with night vision

General Notes

**Claremont
Capital
Partners, LLC**

**OUTDOOR
CULTIVATION**

**TITLE
SHEET**

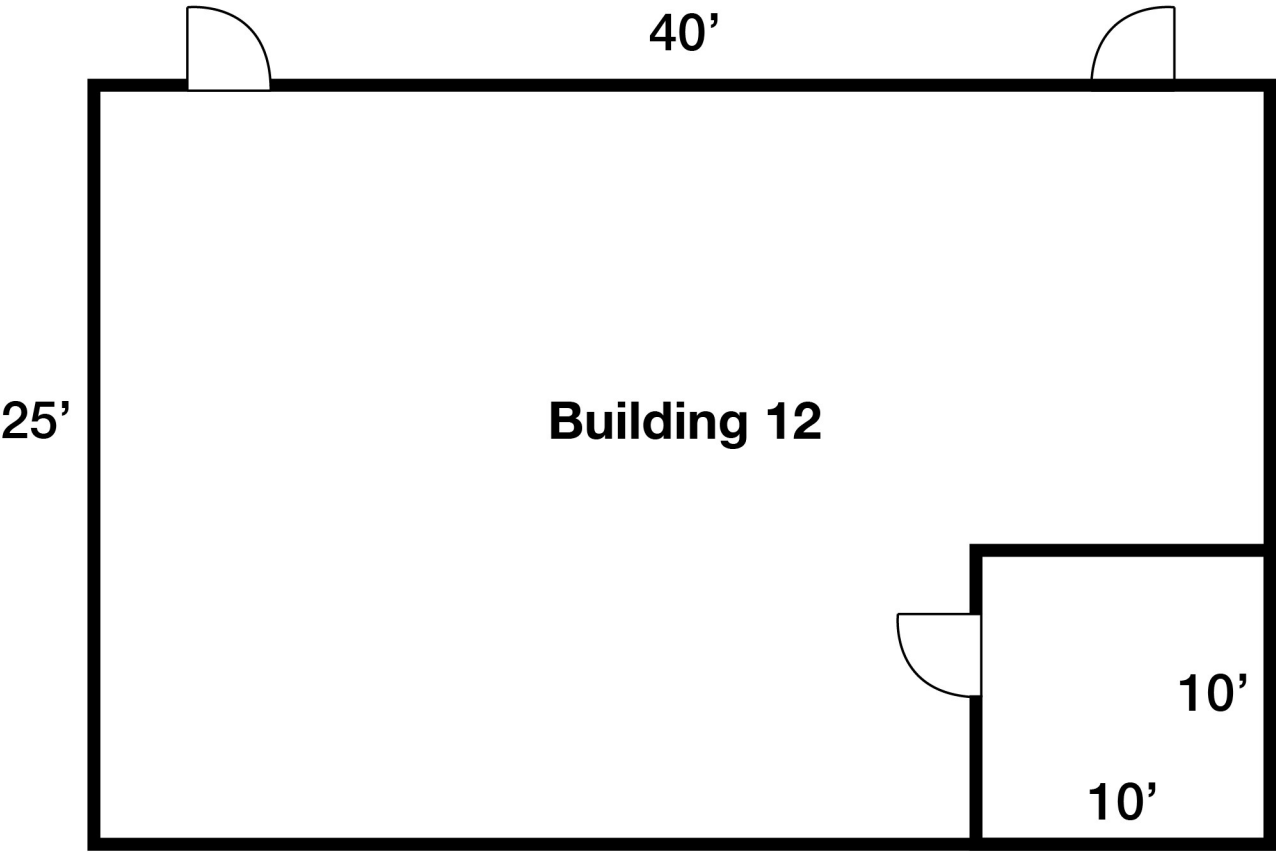
No.	Revision/Issue	Date

CLEMENTS <small>LAND DEVELOPMENT</small> 15230 Burbank Bl. Ste. 103 Sherman Oaks CA 91411 818.267.5100	
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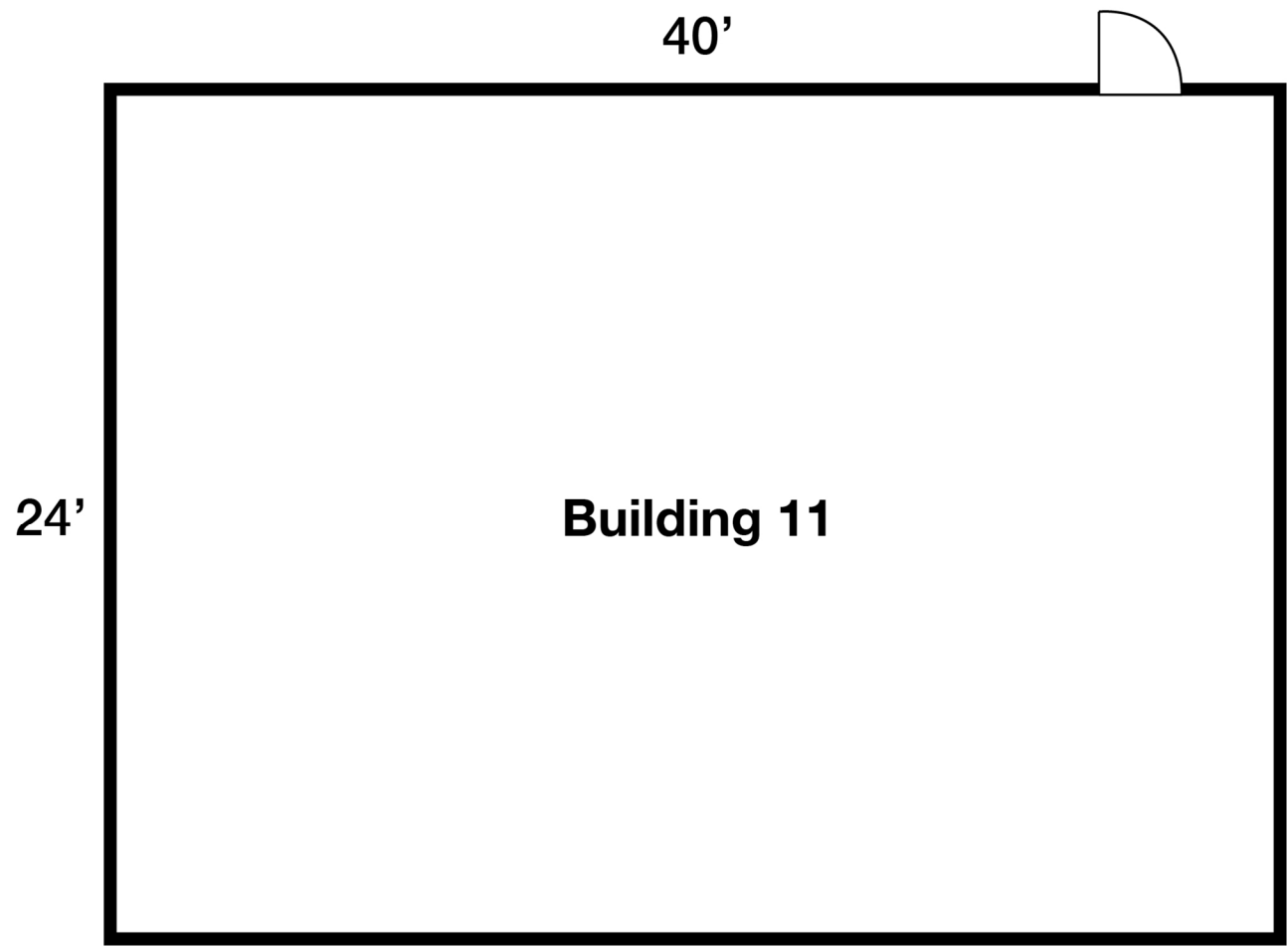
Project Name and Address Claremont Capital Partners, LLC 185 W. Gale Avenue Coalinga, CA 93210-9733 APN: 070-041-17ST	
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Project Cannabis Cultivation	Sheet T-1
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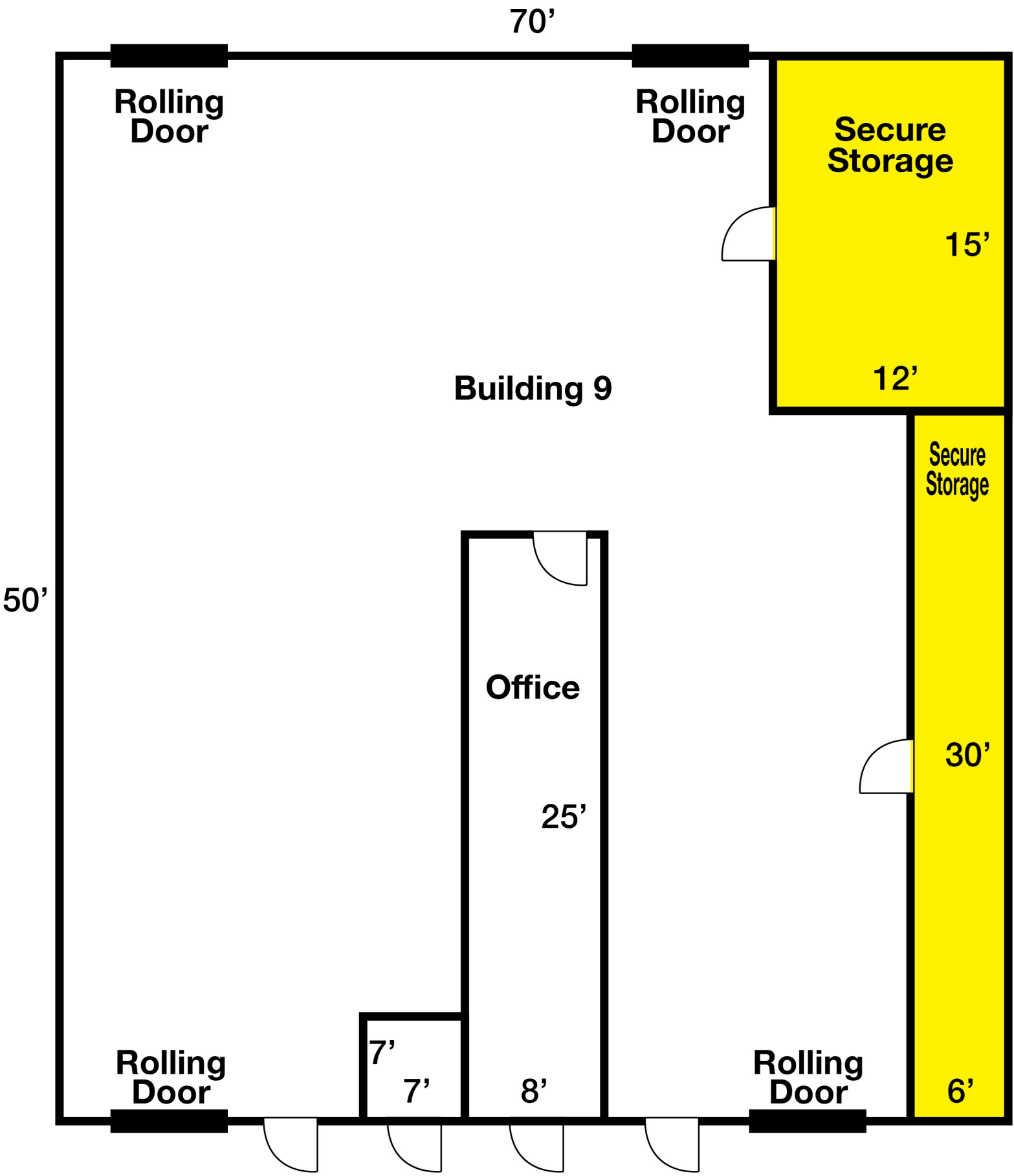
CLAREMONT CAPITAL PARTNERS, LLC
BREAK ROOM



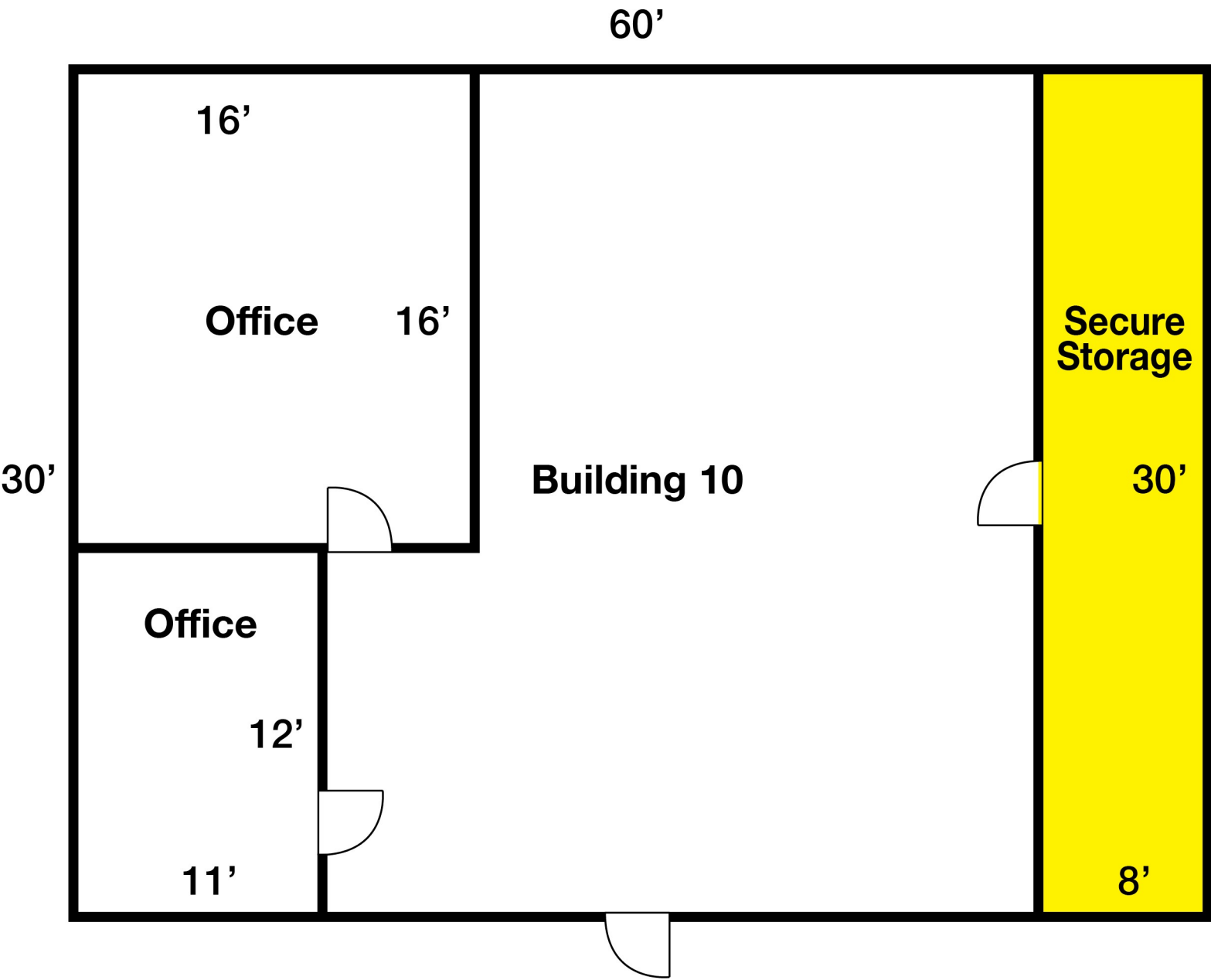
CLAREMONT CAPITAL PARTNERS, LLC
SEASONAL DRYING BARN



CLAREMONT CAPITAL PARTNERS, LLC
SECURE STORAGE



CLAREMONT CAPITAL PARTNERS, LLC
SECURE STORAGE





Central Valley Regional Water Quality Control Board

17 September 2020

Delivered via email:
caseydalton@gmail.com

Casey Dalton
Claremont Capital Partners, LLC
15230 Burbank Blvd., Ste 103
Sherman Oaks, CA 91411

Casey Dalton
Latchkey Pioneer, LLC
15230 Burbank Blvd., Ste 103
Sherman Oaks, CA 91411

NOTICE OF APPLICABILITY; WATER QUALITY ORDER WQ-2019-0001-DWQ; CLAREMONT CAPITAL PARTNERS; APN 070-041-17ST; FRESNO COUNTY

Casey Dalton, on behalf of Claremont Capital Partners, LLC (hereafter “Discharger”), submitted information through the State Water Resources Control Board’s (State Water Board’s) Cannabis Cultivation Program online portal on 17 August 2020 to enroll for coverage under the State Water Board’s *General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities*, Order WQ-2019-0001-DWQ (General Order). The Discharger self-certified the cannabis cultivation activities located at 185 West Gate Avenue in Coalinga, on Fresno County Assessor’s Parcel Number (APN) 070-041-17ST (the Site) are consistent with the requirements of the State Water Board’s *Cannabis Cultivation Policy - Principles and Guidelines for Cannabis Cultivation* (Policy) and comply with the General Order. This letter provides notice that the Policy and General Order are applicable to the site as described below. You are hereby assigned waste discharge identification (WDID) number **WDID 5F10CC428722**.

The Discharger is responsible for all applicable requirements in the Policy, General Order, and this Notice of Applicability (NOA), including submittal of all required reports. The Discharger is the sole person with legal authority to, among other things, change information submitted to obtain regulatory coverage under the General Order; request changes to enrollment status and terminate regulatory coverage. The Central Valley Water Board will hold the Discharger liable for any noncompliance with the Policy, General Order, and this NOA. The property owner for this Site is Latchkey Pioneer, LLC (hereafter “Landowner”). Pursuant to the General Order and Policy, the Landowner is ultimately responsible for any water quality degradation that occurs on or emanates from their property. Accordingly, both the Discharger and Landowner will be held responsible for correcting noncompliance.

KARL E. LONGLEY ScD, P.E., CHAIR | PATRICK PULUPA, ESQ., EXECUTIVE OFFICER

1. FACILITY AND DISCHARGE DESCRIPTION

The cultivation Site name is identified by the Discharger as Claremont Capital Partners, located at 185 West Gate Avenue in Coalinga, on parcel APN 070-041-17ST. The property owner is identified as Latchkey Pioneer, LLC. Information submitted by the Discharger states: the Site's disturbed area is greater than one acre (43,560 square feet); no portion of the disturbed area is within the setback requirements from a water course; no portion of the disturbed area is located on a slope greater than 30 percent; and the cannabis cultivation area is greater than one acre.

Based on the information submitted by the Discharger, the cannabis cultivation activities are classified as **Tier 2, Low Risk**.

2. SITE-SPECIFIC REQUIREMENTS

The Cannabis Cultivation Policy and General Order are available on the Internet at <http://www.waterboards.ca.gov/cannabis>. The General Order contains standard provisions, general requirements, and prohibitions that apply to all cannabis cultivation activities. The Discharger shall ensure that all Site operating personnel understand and comply with applicable requirements.

As required by the General Order, Provision C.2.i., the Discharger shall notify the Central Valley Water Board via email at centralvalleysacramento@waterboards.ca.gov regarding any significant changes in the cannabis cultivation operation, such as a change in operator or property owner, an increase in cultivation area, or a material change in the activity, character, location, or volume of discharge.

3. MONITORING AND REPORTING PROGRAM

The monitoring and reporting program (MRP) included in Attachment B of the General Order describes the requirements for monitoring a cannabis cultivation site and its associated facilities. The Discharger shall submit an *Annual Report* in compliance with the MRP requirements for **Tier 2, Low Risk** designated facilities. The Annual Report is due by March 1st following the year monitoring occurred. The 2020 annual report is due by **1 March 2021**.¹

The waste discharge requirements for cannabis cultivation are contained within Attachment A of the Cannabis Policy and General Order. The Discharger has self-

¹ Annual Reports are submitted online by logging into the [State Water Board's Online Cannabis Portal](https://public2.waterboards.ca.gov/CGO/) at <https://public2.waterboards.ca.gov/CGO/> and selecting the *Online Cannabis Water Quality Monitoring & Reporting Program*.

certified that all best practicable treatment and control (BPTC) measures applicable to the Site are in place, or will be implemented at the Site, by the onset of the winter period (November 15th through April 1st).

4. TECHNICAL REPORT REQUIREMENTS

The Discharger shall submit the following technical reports to the Central Valley Water Board Sacramento Office as described below. Reports should be submitted electronically via email to centralvalleysacramento@waterboards.ca.gov. Guidance on the preparation of the reports, and the information required to be included for each, can be found in *Attachment D: Technical Report Guidance*.

- I. **A *Site Management Plan (SMP)*** must be submitted by **15 November 2020**, in accordance with the requirements of General Order Section C, Provision 1.a., and Attachment A, Section 5. The *SMP* describes the ways in which the best practicable treatment or control (BPTC) measures are being implemented at the Site. Dischargers with facilities that have not yet started site development and operations should contact the Central Valley Water Board to discuss the requirements for *SMP* reporting.

Guidance and information on the preparation the *SMP* can be found in *General Order Attachment D: Technical Report Guidance*; under *Site Management Plan*, Pages D-1 through D-3.

- II. **A *Nitrogen Management Plan (NMP)*** must be submitted by **15 November 2020**, consistent with the requirements of General Order Provision C.1.d., and Attachment A, Section 5. The *NMP* describes how nitrogen is used and stored at the site, identifies the sources of nitrogen used in cultivation (i.e. bulk materials, and liquid and dry fertilizers), and calculates the amount of nitrogen applied per canopy acre for each month.

The General Order monitoring and reporting program (MRP) requires annual reporting of total nitrogen use for bulk, solid, and liquid forms of nitrogen at sites with cultivation areas greater than one acre. Guidance and information on the preparation the *NMP* and an example Nitrogen Reporting Worksheet can be found in *General Order Attachment D: Technical Report Guidance*; under *Nitrogen Management Plan*, Pages D-6 through D-8.

- III. **A *Site Closure Report*** consistent with the requirements of General Order Provision C.1.e., and Attachment A, Section 5, must be submitted 90 days prior to permanently ending cannabis cultivation activities and terminating coverage under the General Order.

5. ANNUAL FEE AND TERMINATION OF COVERAGE

According to the information submitted, the discharge is classified as **Tier 2, Low Risk**. An annual fee for enrollment will be assessed until coverage under this General Order is formally rescinded. Fees are reassessed on an annual basis by the State Water Resources Control Board and are subject to change.

To rescind coverage, the Discharger must submit a *Notice of Termination (NOT)* to the Central Valley Water Board **at least 90 days prior** to stopping cultivation operations. A *Site Closure Report* and final *Monitoring Report* must be submitted with the *NOT* form for approval. Attachment C of the General Order contains the *NOT* form and information about terminating coverage. The Central Valley Water Board reserves the right to inspect the Site prior to approving termination of coverage.

6. CENTRAL VALLEY WATER BOARD CONTACT INFORMATION

All notifications and correspondence regarding this Site should be submitted to the Central Valley Water Board's Sacramento office via email at: centralvalleysacramento@waterboards.ca.gov. Technical Reports shall be converted to Portable Document Format (.pdf) and submitted via email with the following information included:

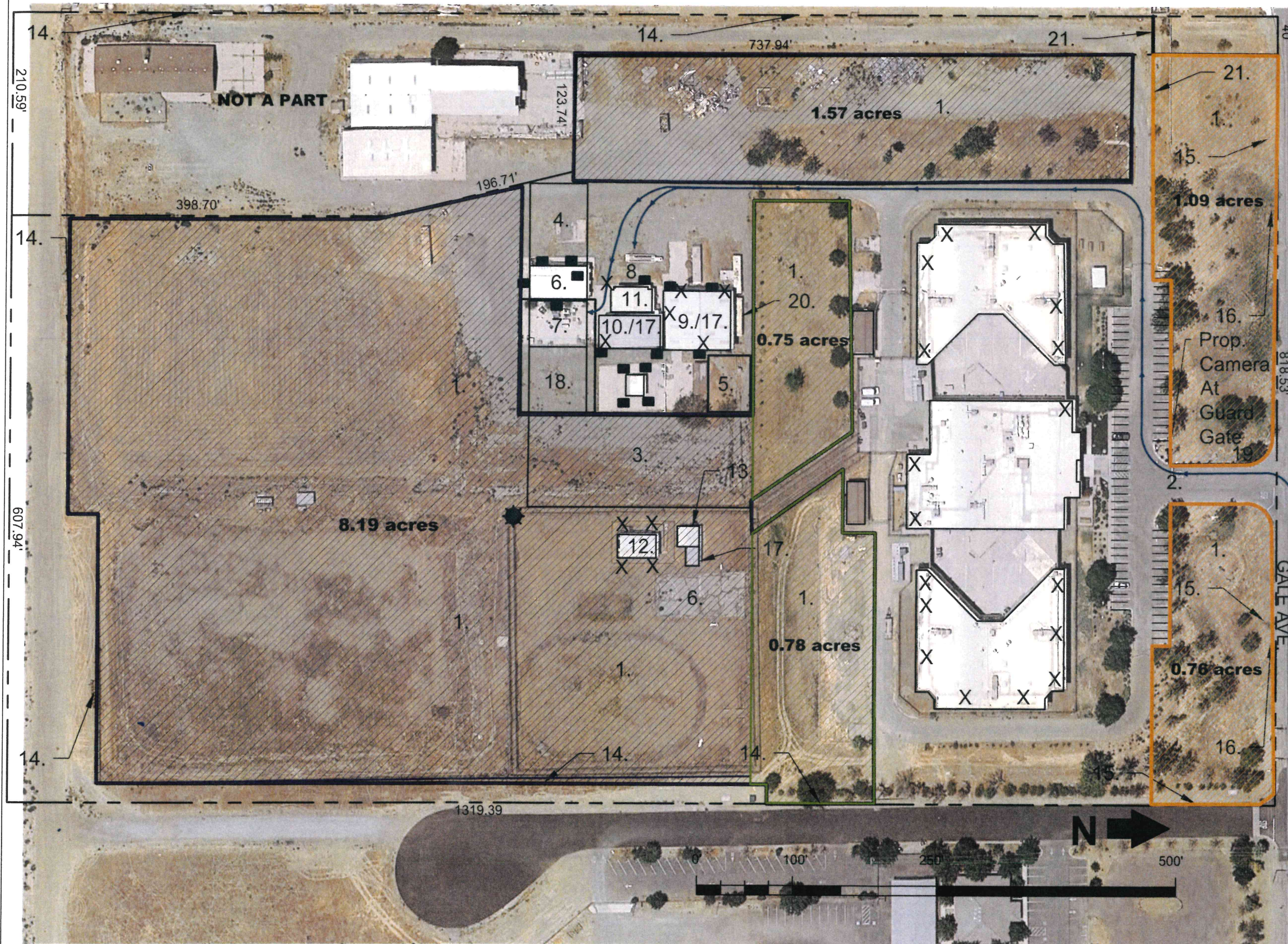
Attention:	Cannabis Regulatory Unit
Discharger Name:	Claremont Capital Partners, LLC
Site Name:	Claremont Capital Partners
County:	Fresno
WDID:	5F10CC428238

If you have questions regarding this Notice of Applicability or the Central Valley Water Board's cannabis permitting program, please contact Nicole Damin at (916) 464-4785 or via email at Nicole.Damin@Waterboards.ca.gov



(for) Patrick Pulupa
Executive Officer

cc via email: Kevin Porzio, State Water Resources Control Board, Sacramento
Coalinga City Manager's Office, Coalinga



General Notes

Claremont Capital Partners, LLC

OUTDOOR CULTIVATION

PROJECT PHASING PLAN


- PHASE I

- PHASE II

- PHASE III

No.	Revision/Issue	Date

Firm Name and Address



CLEMENTS
ENVIRONMENTAL
15230 Burbank Bl., Ste. 103
Sherman Oaks CA 91411
818.267.5100

Project Name and Address

Claremont Capital Partners, LLC
185 W. Gale Avenue
Coalinga, CA 93210-9733
APN: 070-041-17ST

Project	Sheet
Cannabis Cultivation	P-1
Date	August 25, 2020
Scale	

General Notes

**Claremont
Capital
Partners, LLC**

**OUTDOOR
CULTIVATION**

**PHOTO
LEGEND**

No.	Revisions/Issue	Date

CLEMENTS 15200 Burbank Bl., Ste. 103 Sherman Oaks, CA 91411 818.287.2100	Project Name and Address Claremont Capital Partners, LLC 185 W. Gale Avenue Coalinga, CA 93210-9733 APN: 070-041-17ST
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Product Cannabis Cultivation	Date August 19, 2020
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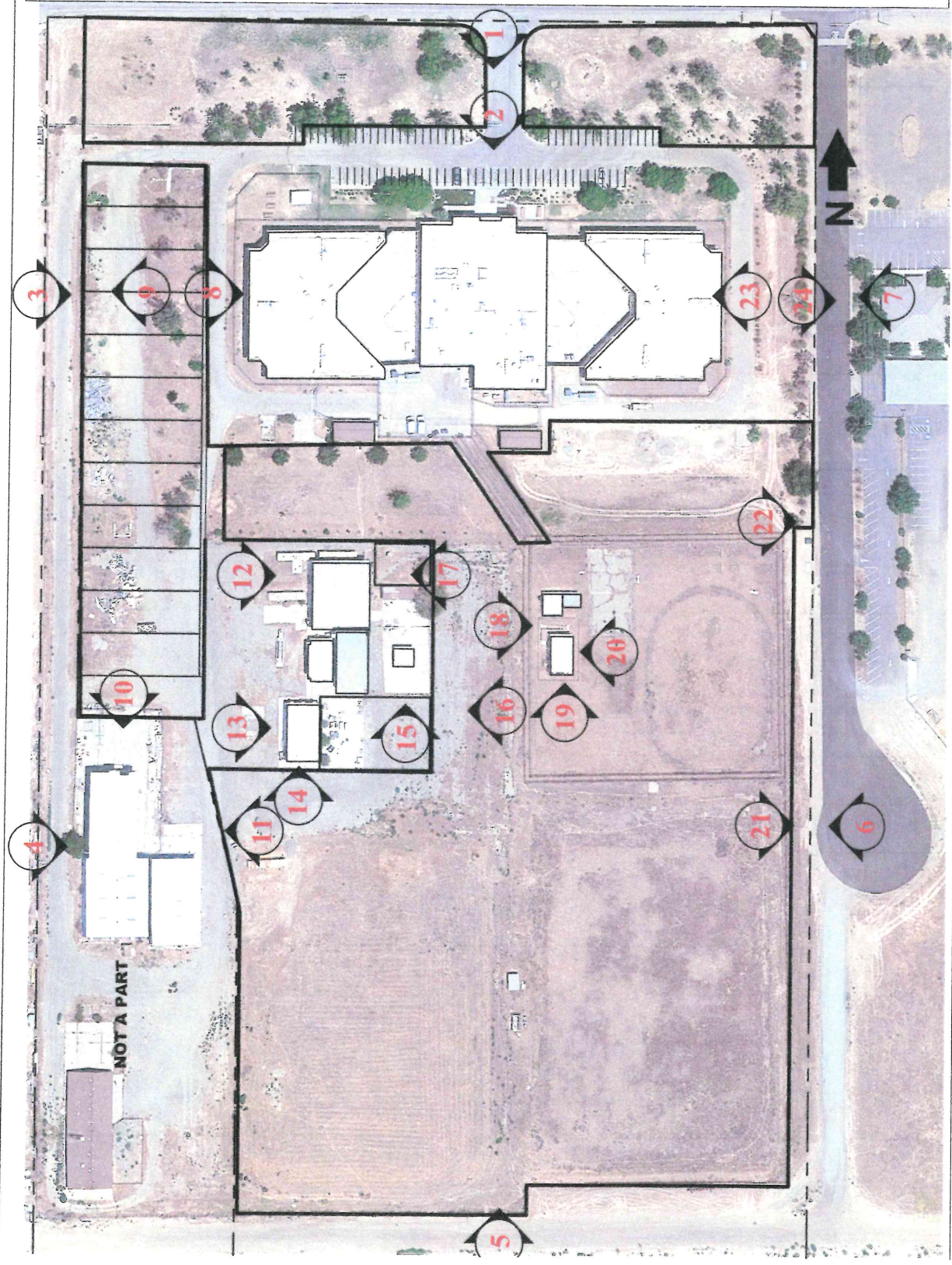




Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6

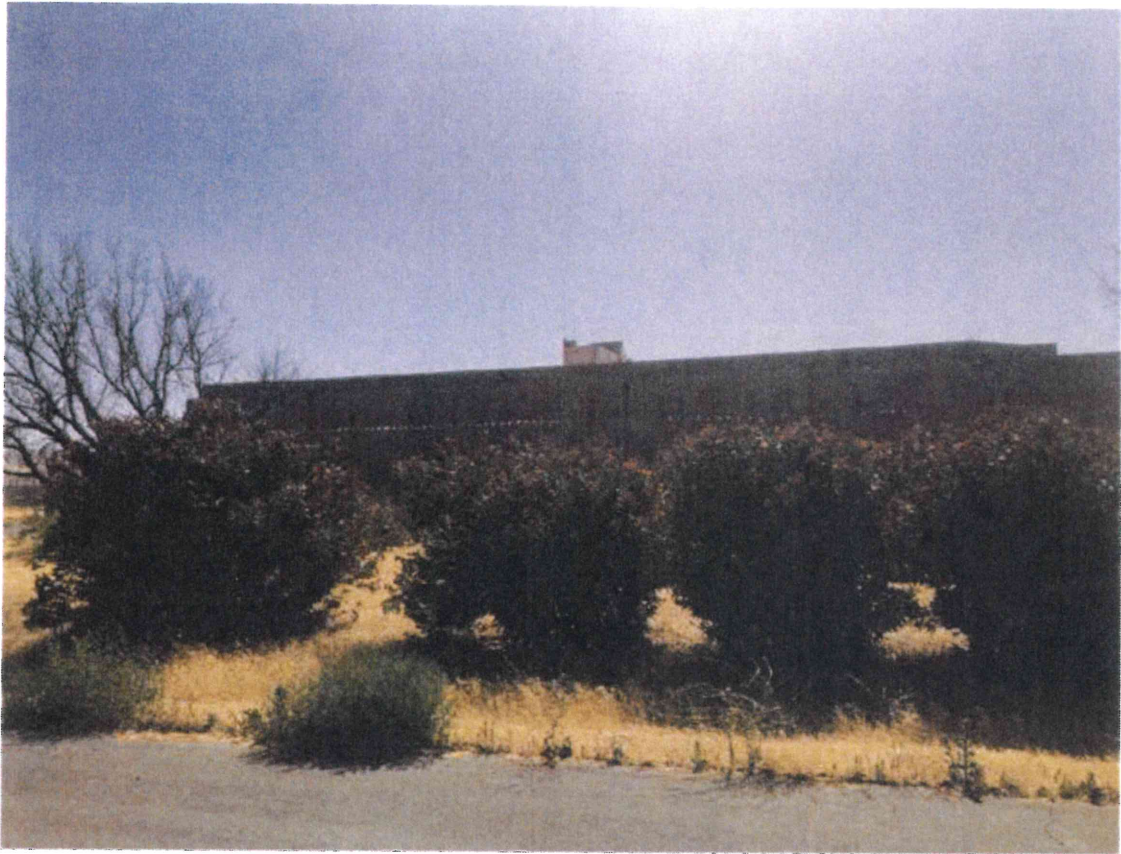


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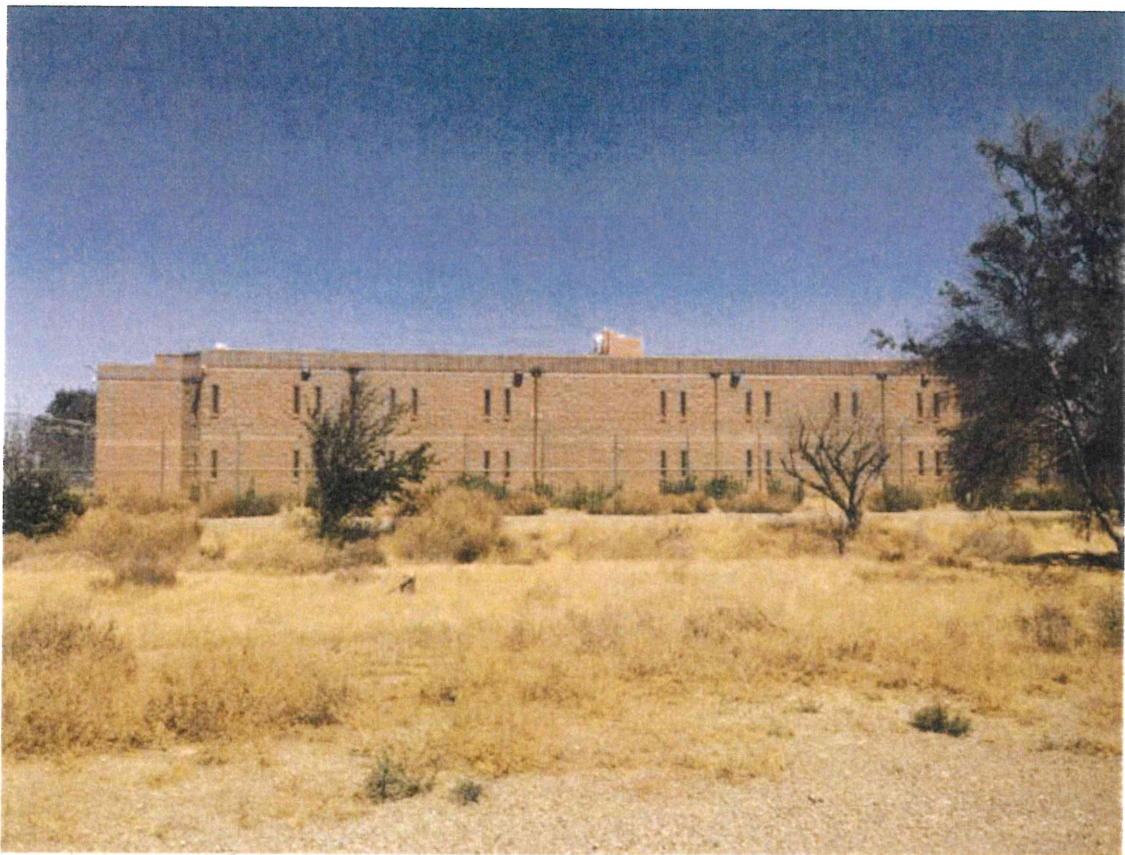


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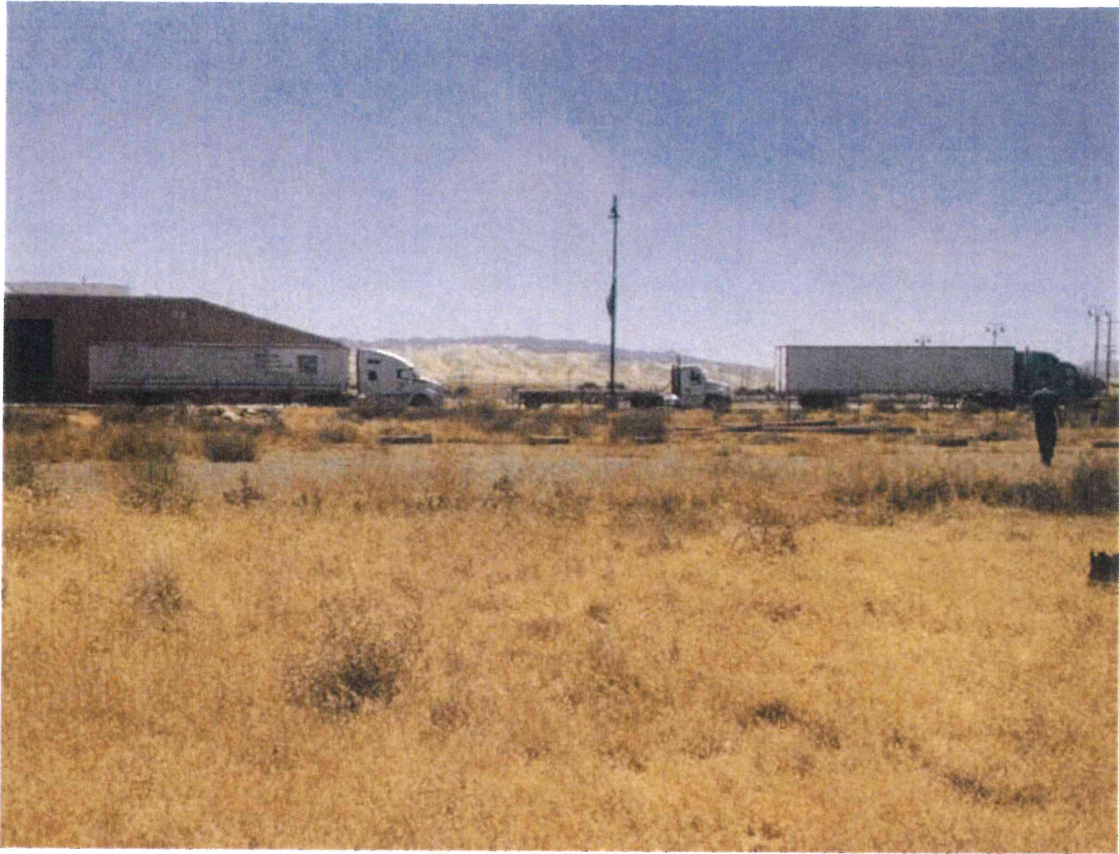


Photo 9



Photo 10



Photo 11

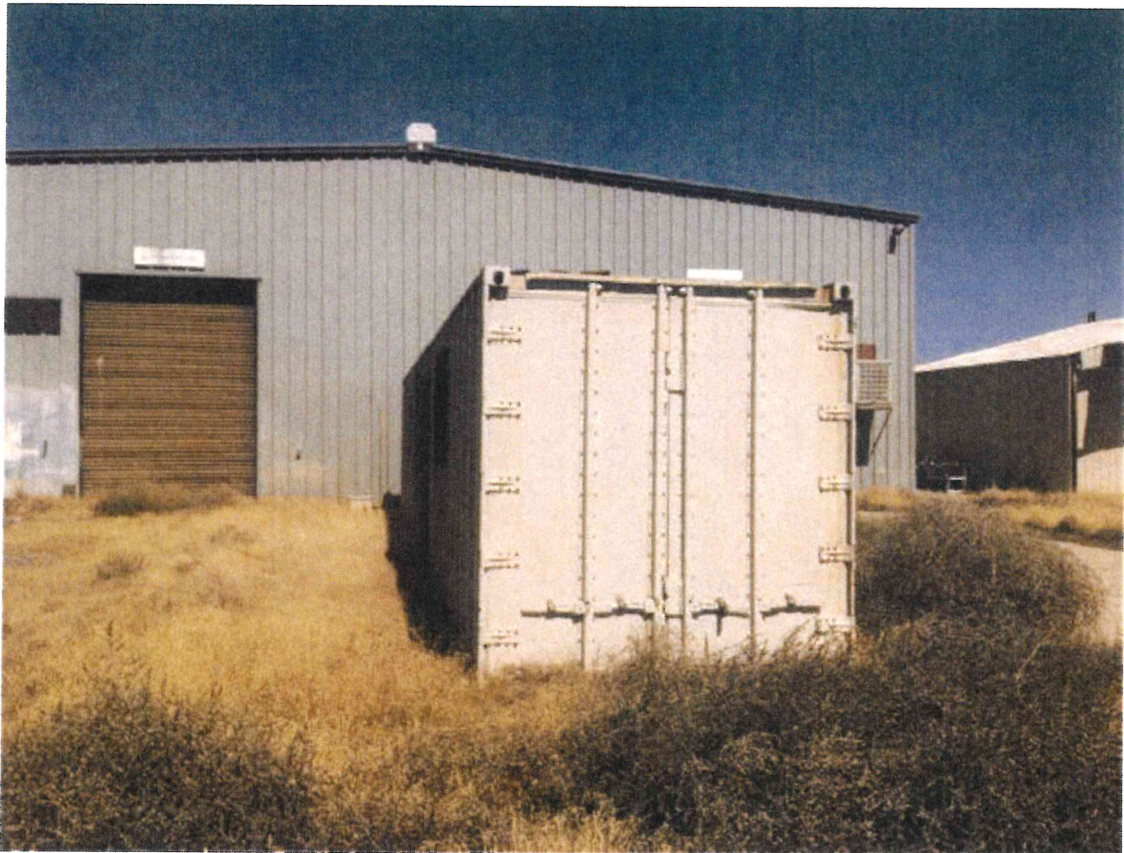


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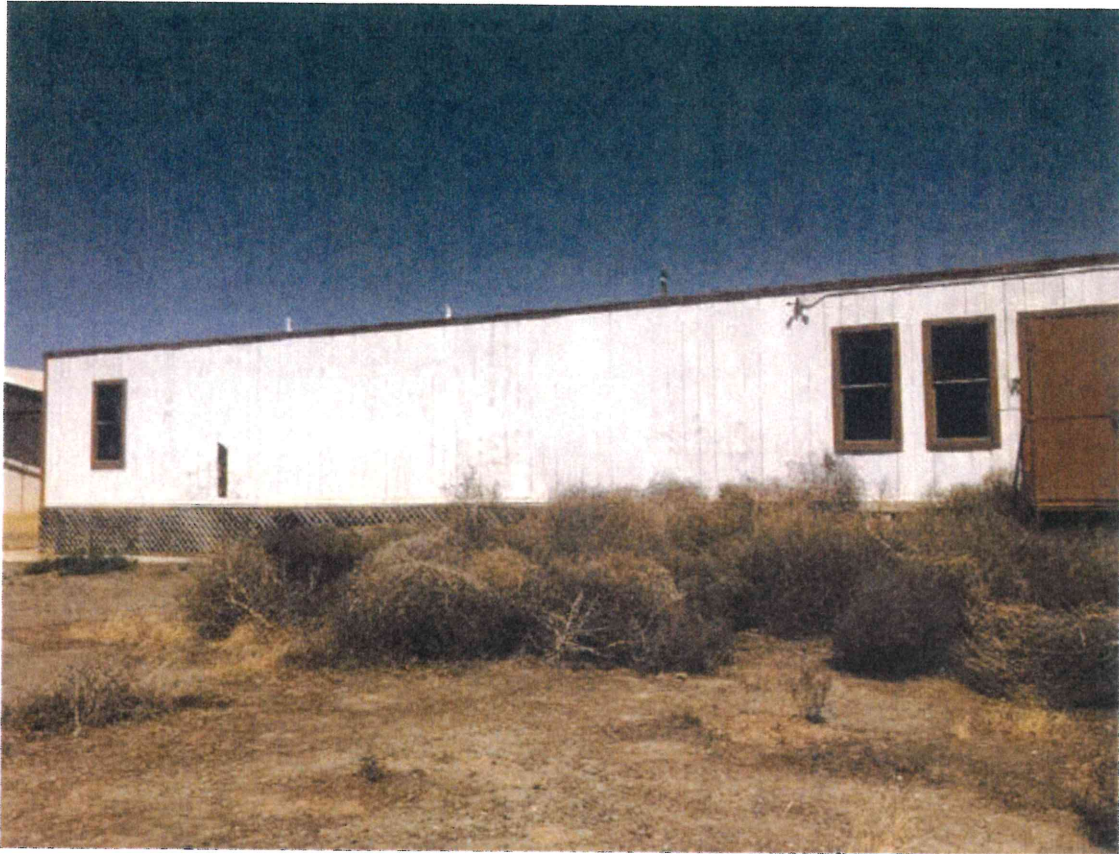


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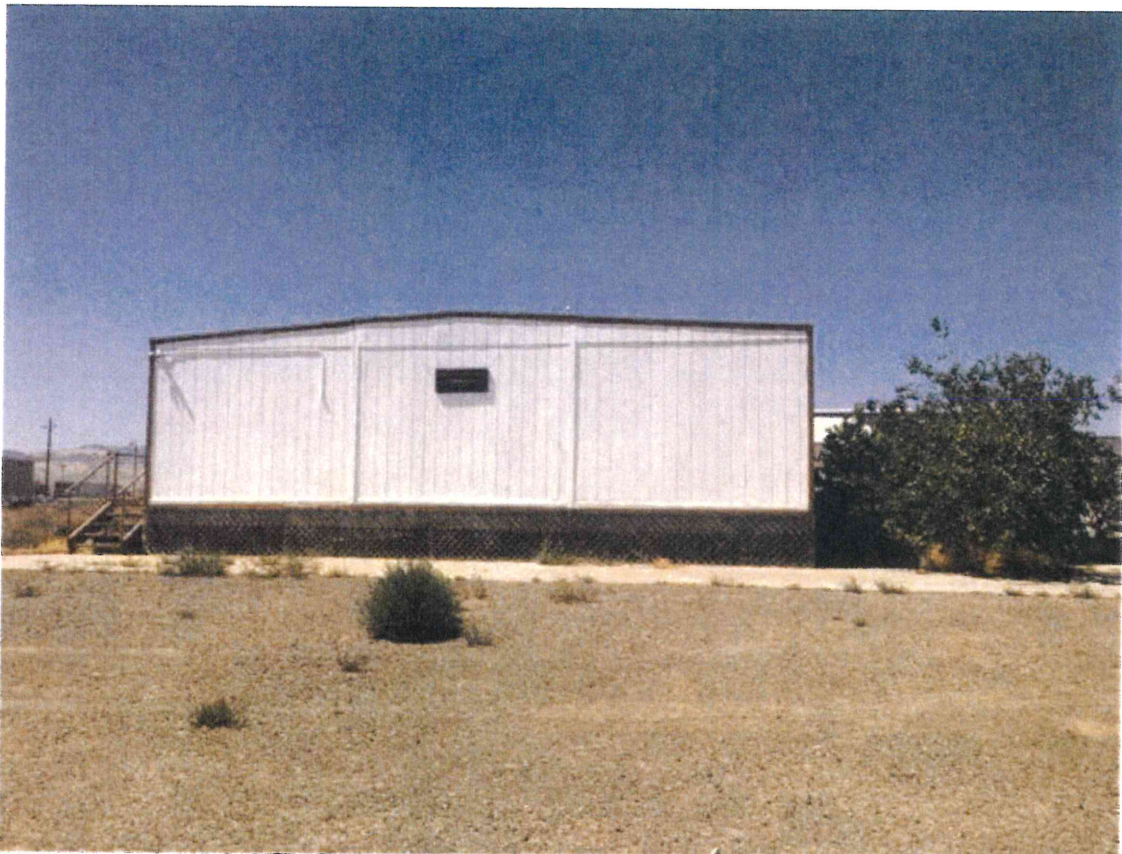


Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19

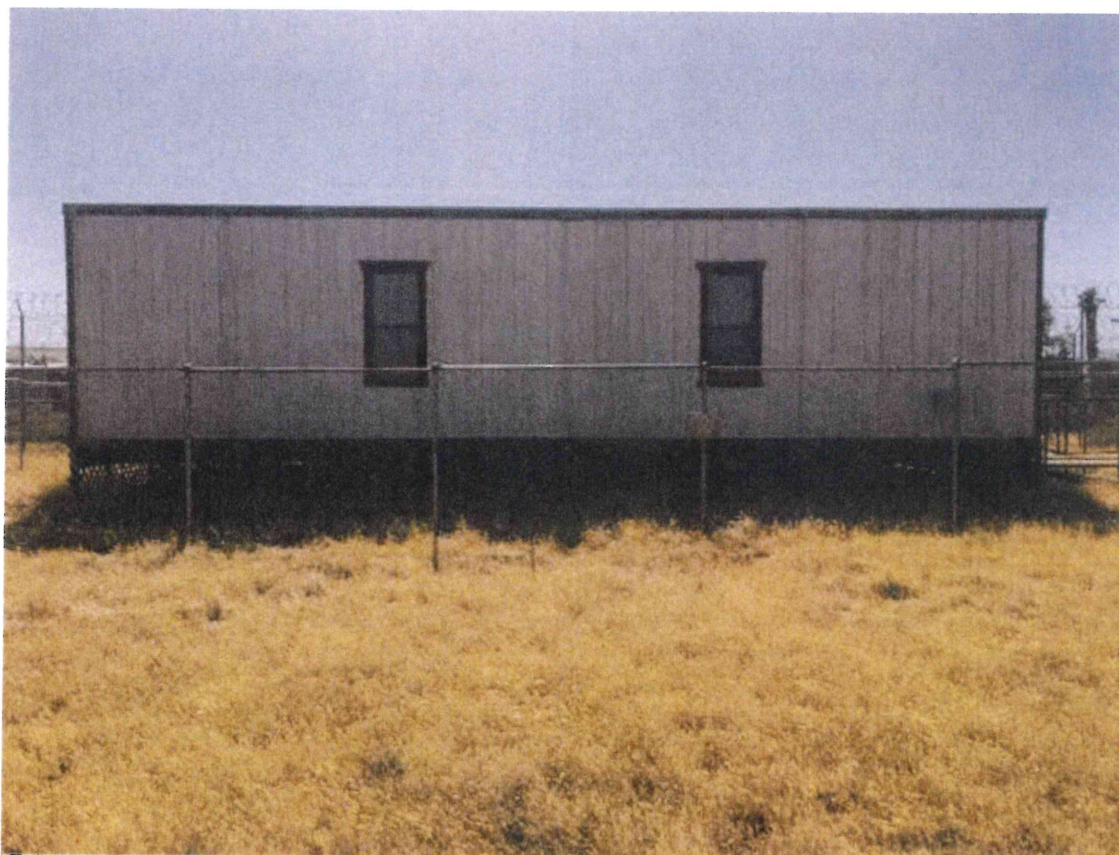


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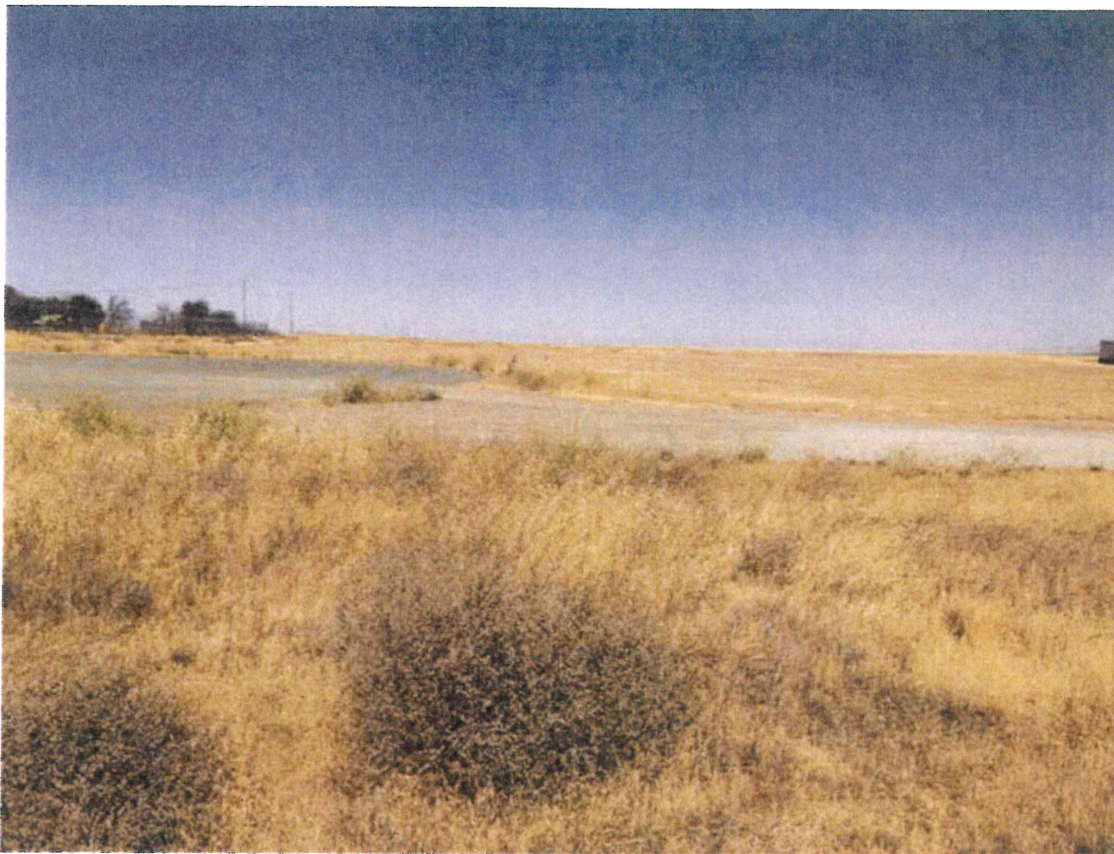


Photo 21



Photo 22

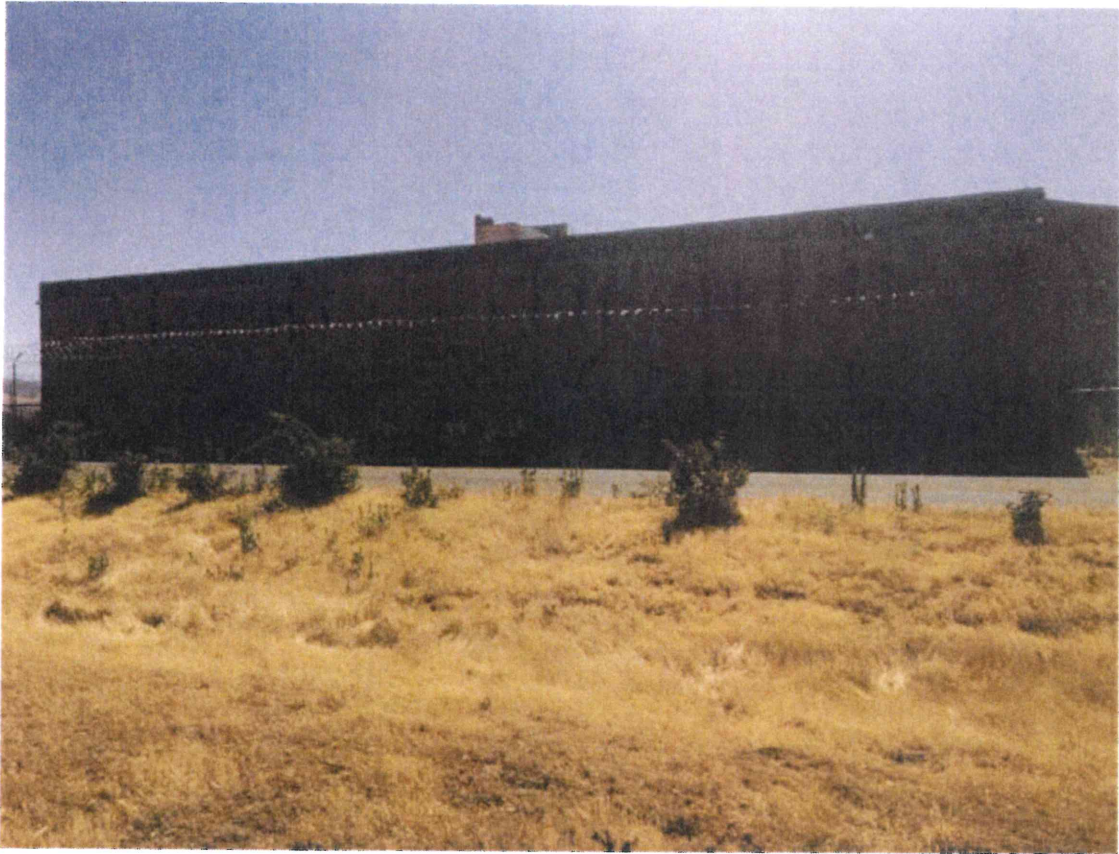
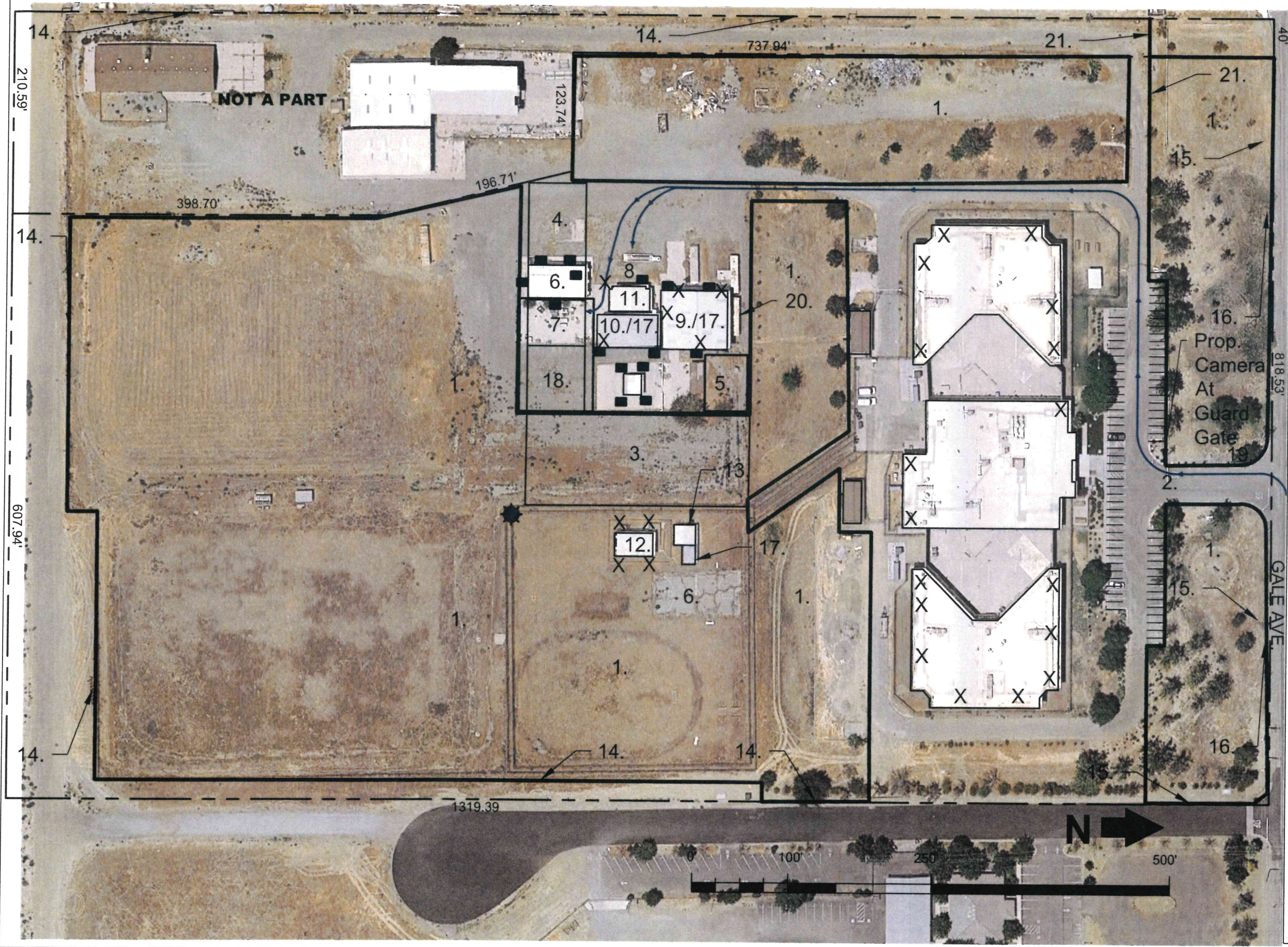


Photo 23



Photo 24



General Notes

**Claremont
Capital
Partners, LLC**

**OUTDOOR
CULTIVATION**

**SITE
PLAN**

No.	Revision/Issue	Date

Firm Name and Address

CLEMENTS
ENVIRONMENTAL
15230 Burbank Bl., Ste. 103
Sherman Oaks CA 91411
818.267.5100

Project Name and Address

Claremont Capital Partners, LLC
185 W. Gale Avenue
Coalinga, CA 93210-9733
APN: 070-041-17ST

Project Cannabis Cultivation	Sheet S-1
Date August 25, 2020	
Scale	




SITE NOTES:

1. Proposed Outdoor Cultivation Areas with Optional Hoop Houses
2. Proposed Guard House and Slide Gate (Phase III)
3. Proposed Outdoor Cultivation (Phase I) with Optional Mixed Light Greenhouses (Phase II)
4. Proposed 6,500 sf Nursery (Mixed Light Greenhouses) (Phase II)
5. Proposed 2,500 sf Composting Area (45' x 55') is fully-fenced with locking gate and other security measures and access restrictions per the Regulatory Permit conditions. Piles are watered and turned to optimize composting conditions and minimize potential odor (Phase I)
6. Proposed Demolition
7. Existing Parking (10 standard spaces and 1 handicapped)
8. Existing Loading Dock (3 12' spaces)
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10. Existing 3,000 sf Building for Cannabis Drying
11. Existing 1,500 sf Building for Cannabis Drying
12. Existing 1,000 sf Building for Employee Breakroom
13. Existing 760 sf Shed for Equipment Storage
14. Existing 6 ft. High Cyclone Fence with Proposed Privacy Screening
15. Proposed 6 ft. High Cyclone Fence with Privacy Screening (Phase III)
16. Proposed 5 ft Wide Landscape Buffer (Phase III)
17. Existing Restroom
18. Proposed Stormwater Retention Basin (Phase II)
19. Existing Sign
20. Existing Sea Container for Storage of Nutrients, Fertilizers, Fungicides, and Pesticides
21. Proposed 12 ft High Fencing with 6 ft High Privacy Screen

GENERAL NOTES:

- Existing outdoor lighting is sufficient and no new outdoor lighting is proposed
- Total Site Area - 21.41 Acres
- Total Proposed Outdoor Cultivation - 13 acres
- Location and Height of Phase I Fencing is shown as stipulated by Police Chief

LEGEND


- 
- Employee & Truck Circulation
 - X - Existing Exterior Lights
 -  - Proposed interior and exterior cameras that cover whole area including entrance/exit, every door and outside of buildings
 -  - Proposed 360 degree security camera on 30-foot high pole with night vision

General Notes

**Claremont
Capital
Partners, LLC**

**OUTDOOR
CULTIVATION**

**TITLE
SHEET**

No.	Revision/Issue	Date
Firm Name and Address		
 CLEMENTS ENVIRONMENTAL 15230 Burbank Bl., Ste. 103 Sherman Oaks CA 91411 818.267.5100		
Project Name and Address		
Claremont Capital Partners, LLC 185 W. Gale Avenue Coalinga, CA 93210-9733 APN: 070-041-17ST		
Project	Sheet	
Cannabis Cultivation	T-1	
Date		
August 25, 2020		
Scale		

RESOLUTION 020P-011

A RESOLUTION OF THE CITY OF COALINGA PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT APPLICATION WITH SITE PLAN REVIEW AND ENVIRONMENTAL REVIEW (APPLICATION NO. CUP 20-04) TO ALLOW FOR THE CULTIVATION OF COMMERCIAL CANNABIS OUTDOORS LOCATED AT 185 W. GALE AVE

WHEREAS, the City of Coalinga Community Development Department received an application for Conditional Use Permit, Site Plan Review and Environmental Review to allow for the cultivation of commercial cannabis on a portion of the property at 185 W. Gale Ave (APN: 070-041-17ST); and,

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

WHEREAS, appropriate applications were filed and deemed complete by the Coalinga Community Development Department on September 1, 2020; and

WHEREAS, the City Council has determined that this project is exempt from further environmental review under CEQA Guidelines §15304 as a Class 4 exemption (minor alterations to land), and;

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

WHEREAS, the Planning Commission held the scheduled and noticed public hearing on September 28, 2020 to take testimony with regard to the proposed application, and;

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

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

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

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

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

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

WHEREAS, the Planning Commission has made the following site plan review findings based on the development proposal:

- All provisions of the Planning and Zoning Code are complied with;
- The following project is so arranged that traffic congestion is avoided and pedestrian and vehicular safety and welfare are protected, and there will be no adverse effect on surrounding property including but not limited to:
 - Facilities and improvements;
 - Vehicular ingress, egress and internal circulation;
 - Setbacks;
 - Height of buildings;
 - Location of services;
 - Fences and/or walls;
 - Landscaping.
- Proposed lighting is so arranged as to direct the light away from adjoining properties;
- Proposed signs will not by size, location, color or lighting interfere with traffic or limit visibility;
- Proposed development has adequate fire and police protection;
- Proposed development can be adequately served by city sewer and water;
- Drainage from the property can be properly handled;
- The proposed development is generally consistent with the Zoning Ordinance, the General Plan, and any other applicable plans.

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**NOW THEREFORE BE IT RESOLVED**, that the Planning Commission does approve the Development Application (CUP 20-04) subject to the conditions attached hereto which are also incorporated by this reference as Exhibit "A".

PASSED AND ADOPTED, by the City of Coalinga Planning Commission at their regularly scheduled meeting held on the 28<sup>th</sup> Day of September 2020.

AYES:

NOES:

ABSTAIN:

ABSENT:

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Planning Commission Chairman

ATTEST:

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City Clerk/Deputy City Clerk

**Exhibit “A”**  
**CONDITIONS OF APPROVAL**  
**CONDITIONAL USE PERMIT APPLICATION NO. 20-04**

**Administrative**

COA-1. *Actions voiding approval.* If the construction of a building or structure, or the use(s) established in the building or structure is contrary to the project approval, therefore violating any provision of the Zoning Ordinance, or would require additional permits, then the original approval shall be deemed null and void. The approved phased site plan shall become void if occupancy of said phase has not occurred within the following timeframes:

- Phase 1 (1 Year from the date of Resolution 020P-011)
- Phase 2 (3 Years from the date of Resolution 020P-011)
- Phase 3 (3 Years from the date of Resolution 020P-011)

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

COA-2. *Periodic review or monitoring of conditions.* All approvals may be subject to periodic review to determine compliance with the permit and its conditions of approval. If a condition of approval specifies that activities or uses allowed under the permit are subject to periodic reporting, monitoring or assessments, it shall be the responsibility of the permit holder, property owner, or successor property owners to comply with such conditions.

COA-3. *Indemnification.* The applicants/developers shall defend, indemnify, and hold harmless the City or any of its boards, commissions, agents, officers, and employees from any claim, action, or proceeding against the City, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul the approval of the project when such claim or action is brought within the time period provided for in applicable State and/or local statutes. The City shall promptly notify the applicants/developers of any such claim, action, or proceeding. The City shall coordinate in the defense. Nothing contained in this condition shall prohibit the City from participating in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith.

- COA-4. *Extensions.* Approval of any phase of the site plan may be extended for an additional period or periods of one (1) year upon a written application to the Commission before the expiration of the phase.
- COA-5. *Fees.* All Community Development Department and Engineering fees shall be paid in full prior to the issuance of a building permit. The Developer is responsible for paying all applicable development impact fees as well all regional fees related to the project. All cannabis licensing fees and taxes shall be paid in accordance with the City of Coalinga's cannabis regulations and policies prior to occupancy and start of operation.
- COA-6. *Alterations.* Any minor alternations to the approvals shall be reviewed and approved by the Assistant City Manager, unless under his/her discretion warrants review and approval by the Commission.
- COA-7. *Acknowledgement.* Within fifteen (15) days of final approval (expiration of the appeal period) by the Planning Commission, the Applicant shall submit in writing, a statement indicating that he/she has read and agrees to the conditions imposed herein. This approval shall become void, and any privilege, permit, or other authorization granted under these entitlements if compliance with this condition has not been undertaken within the specified time limits.
- COA-8. *Revocation of approvals.* Any permit granted may be revoked or modified if any of the terms or conditions of approval are violated, or if any law or City Ordinance is violated in connection. The City Council and Planning Commission, by their own action, or following a recommendation from the Community Development Director, may initiate revocation or modification proceedings. A public hearing shall be held pursuant to [Section 9-6.111](#),
- COA-9. *Phasing Plan.* This project is a phased development plan:
- a. Phase 1 of development will be to commercially cultivate approximately 9.76 acres of commercial cannabis (possible hoop houses). Prior to placing plants in the ground all the required security enhancements and screened fencing shall be complete to the satisfaction of the Police Chief including payment of applicable licensing fees and initial tax payments. Prior to first harvest of phase 1 the following shall occur and be completed:
    - i. Renovation of the five (5) existing industrial buildings on site as identified on the site plan.
    - ii. Demolition of one existing building as identified on the site plan.
    - iii. Install the 2,500 square foot secured and monitored composting area.
    - iv. Complete all the required on (parking, ADA accessibility, ect) and off-site improvements including preparation for Phase 2.

- b. Phase 2 will include the cultivation of an additional 1.53 acres of commercial cannabis, including additional security, fencing, a 6,500-nursery green house, and optional construction of green houses for cultivation of mature plants. Mixed light may be permitted as long as light is not emitted from the facility which requires the use of blackout shades on the greenhouses to avoid nuisance lighting.
- c. Phase 3 of the development plan will include an additional 1.87 acres dedicated to commercial cultivation in the north portion of the property as identified on the site plan. Required improvements at this phase will include secured fencing, construction of a guard house and slide gate at the main entrance of the facility. In addition, there shall be a minimum 5-foot landscaped area adjacent to Gale Ave (2023).

### **Public Works/Engineering**

- COA-10. All improvements shall conform to City Standards and Specifications and be approved by the City Engineer.
- COA-11. A final site plan shall be submitted to the Community Development Department to ensure that all conditions of approval have been incorporated.
- COA-12. The applicant shall comply with all of the requirements of the Building Official.
- COA-13. The applicant shall furnish and install new water service, irrigation controller and backflow prevention device for all irrigated areas. This shall be reviewed and approved by the Public Works and Utilities Coordinator.
- COA-14. The applicant proposes to install screened chain link fencing along the Gale Avenue frontage for outdoor grow facilities. The chain link fencing shall be installed clear of the existing 70' public right of way line of Gale Avenue and clear of an existing 16.5' wide oil pipeline easement.
- COA-15. The applicant shall comply with all 2013 California Building Code (CBC) Chapter 11B ADA accessibility guidelines or latest edition.
- COA-16. Existing on-site storm water runoff is being directed to an existing on-site storm water ponding basin which shall remain in operation. Any use of the storm water ponding basin as an outdoor grow facility shall be secondary. No change to on-site storm water retention facilities shall be made.

- COA-17. The applicant proposes to install privacy screening on the existing chain link fencing (cyclone) surrounding the facility. The westerly portion of the chain link fence installed along the southerly property line encloses an existing public utility easement that may require periodic access by Public Works (PW) staff to maintain the existing water main installed in that easement. If access by PW staff is not desired by the applicant within the outdoor grow areas then the existing chain link fence shall be relocated 15' north as required to provide clear access.
- COA-18. A portion of the property lies within zone "A" special flood hazard areas inundated by 100-year storm. The applicant shall comply with all federal, state and city regulations which control development in flood prone areas.

### **Planning**

- COA-19. An occupancy permit for the existing structure(s) shown on the approved site plan shall not be issued until all proposed buildings, structures and other stated improvements are completed, or the Assistant City Manager authorizes its issuance upon making a finding that all on-site and off-site conditions relating to the building, structure or use have been or will be met.
- COA-20. Disposal of hazardous materials as part of construction and operations shall be in compliance with applicable Federal and State regulations.
- COA-21. If mixed light is proposed a cultivation lighting plan shall be submitted including equipment technical data sheets for the type of lamps to be used. Mixed light shall only be permitted so long as the lighting is shielded from outside exposure thus creating nuisance lighting.
- COA-22. The applicant shall provide a copy of their State of CA Cannabis license application to the Community Development Department to ensure consistency with local approvals prior to start of operation.
- COA-23. The applicant shall provide a copy of their State Water Resources Control Board (SWRCB) Discharge Permit related to outdoor cultivation and maintain compliance with all requirements (initial and ongoing) from the SWRCB related to but limited to their Site Management Plan, Nitrogen Management Plan and Annual Reports.

### **Environmental**

- COA-24. In the event that archaeological remains are encountered during grading, work shall be halted temporarily, and a qualified archaeologist shall be consulted for evaluation of the artifacts and to recommend future action. The local Native



American community shall also be notified and consulted in the event any archaeological remains are uncovered.

**Public Safety**

- COA-25. The applicant shall comply with all the requirements of the Police Department and Fire Department and obtain all required local (Police, Fire, Finance), County, State, or Federal permits prior to the start of operations. The applicant shall comply with all the requirements in their cannabis regulatory permit in addition to the conditional use permit requirements.