



**Notice is hereby given that the Planning Commission will hold a Regular Meeting, on April 27, 2021 in the City Council Chambers, 155 West Durian Avenue, Coalinga, CA. 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:**

**https://us02web.zoom.us/j/88648349108?  
pwd=U3FaRFF5dUxBTHYxZngzWINPdIhDdz09  
Passcode:698996**

**Dial: 669 900 9128**  
**Webinar ID: 886 4834 9108**  
**Passcode: 698996**

*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 - 3-23-2021

#### PUBLIC HEARINGS

1. Planning Commission Adoption of Resolution No. 021P-005, Approving Conditional Use Permit Application CUP 21-04 with Conditions for the Development of a New Cannabis Cultivation, Distribution and Manufacturing Facility to be Located at 1951 Mercantile Lane

#### DISCUSSION AND/OR POTENTIAL ACTION ITEMS

1. Discussion Regarding Public Attendance at Planning Commission Meeting

#### DEPARTMENT REPORTS

1. Update on Zoom Meeting Chat Feature

#### COMMUNICATIONS

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

#### ADJOURN



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

**Subject:** ZOOM Info  
**Meeting Date** April 27, 2021  
**Project Location:**  
**Applicant:**  
**Owner:**  
**Prepared By:**

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### **I. RECOMMENDATION:**

#### **DESKTOP OR APP**

<https://us02web.zoom.us/j/88648349108?pwd=U3FaRF5dUxBTHYxZngzWlNPdlhDdz09>  
Passcode:698996

#### **TELEPHONE**

Dial: 669 900 9128  
Webinar ID: 886 4834 9108  
Passcode: 698996

### **II. BACKGROUND:**

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

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

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



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

**Subject:** Approve Minutes - 3-23-2021  
**Meeting Date** April 27, 2021  
**Project Location:** 155 W Durian Ave., Coalinga, CA  
**Applicant:** N/A  
**Owner:** N/A  
**Prepared By:**

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### **I. RECOMMENDATION:**

### **II. BACKGROUND:**

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

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

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

#### **ATTACHMENTS:**

	Description
□	3-23-2021 PC



# MINUTES

## PLANNING COMMISSION

155 W. Durian Avenue, Coalinga, CA 93210  
Tuesday, March 23, 2021

*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 (6:02PM)

*Meeting also conducted via Zoom webinar for the public's participation.*

Pledge of Allegiance

### CHANGES TO THE AGENDA

None

### ROLL CALL

*Commissioners:* Chairman Sailer  
Vice Chairman Jacobs  
Commissioner Helmar  
Commissioner Garza  
Commissioner Pruitt (via Zoom)

*Staff:* Assistant City Manager, Sean Brewer  
Public Works and Utilities Coordinator, Larry Miller (via Zoom)  
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

1. Approve Minutes – 2-09-2021
2. Approve Minutes – 2-23-2021

*Motion by Helmar, Second by Garza to Approve Information/Consent Calendar Item Nos. 1 and 2. Motion **Approved** by 5/0 Majority Voice Vote.*

## **PUBLIC HEARINGS**

1. Planning Commission Consideration of Conditional Use Permit 21-02 and Further Adopting Resolution No. 021P-003 for the Development of a New Commercial Cannabis Cultivation and Distribution Facility

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

Chairman Sailer opened the Public Hearing for comment.

Chairman Sailer closed the Public Haring.

*Motion by Garza, Second by Pruitt to Approve Conditional Use Permit 21-02 and Adopt Resolution No. 021P-003 Approving the Development of a New Commercial Cannabis Cultivation and Distribution Facility located at 1921 Mercantile Lane. Motion **Approved** by a Roll-Call 4/1 Majority Vote. (Sailer voted "No").*

2. Planning Commission Consideration of Conditional Use Permit 21-03 and Further Adopting Resolution No. 021-004 Approving a Height Exception to the Proposed Ballfield Lights at the Coalinga Youth Sports Complex

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

Chairman Sailer opened the Public Hearing for comment.

Chairman Sailer closed the Public Hearing.

*Motion by Jacobs, Second by Garza to Approve Conditional Use Permit 21-03 and Adopt Resolution No. 021-004 Approving a Height Exception to the Proposed Ballfield Lights at the Coalinga Youth Sports Complex located at 437 Cambridge Avenue. 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 gave a brief overview of current and upcoming projects throughout town. Mr. Brewer stated he is currently working on three applications and expects the associated Public Hearings to be scheduled for the second meeting in April.

2. Commissioner Announcements

Commissioner Pruitt asked if the Planning Commission should resume in-person meetings since the City Council meetings will resume in-person meetings beginning with the April 1, 2021 meeting.

Assistant City Manager Sean Brewer stated he would like to see how the April 1, 2021 City Council meeting goes, and if the Planning Commission is comfortable with it, then we can resume in-person meetings.

3. Chairman Announcements

Chairman Sailer requested information regarding the use of the Zoom 'Chat' feature during the Planning Commission Zoom webinar meetings be brought back to the Commission for discussion.

**ADJOURN 7:00PM**

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Chairman/Vice Chairman

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Shannon Jensen, City Clerk

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Date



## Staff Report- Chairman and Planning Commission

**Subject:** Planning Commission Adoption of Resolution No. 021P-005, Approving Conditional Use Permit Application CUP 21-04 with Conditions for the Development of a New Cannabis Cultivation, Distribution and Manufacturing Facility to be Located at 1951 Mercantile Lane

**Meeting Date** April 27, 2021

**Project Location:** 1951 Mercantile Lane, Coalinga, CA 93210

**Applicant:** Natalia Gold (GSV/GSA), 644 N. Fuller Ave, Suite 360, Los Angeles, CA 90036

**Owner:** Mercantile Lane Holdings, LLC, 644 N. Fuller Ave, Suite 360, Los Angeles, CA 90036

**Prepared By:** Sean Brewer, Assistant City Manager

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### I. RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 021P-005 with conditions for the development of a new commercial cannabis facility to support indoor cultivation, distribution and manufacturing to be located at 1951 Mercantile Lane.

### II. BACKGROUND:

On March 22, 2021 the Community Development Department received an application for the development of a phased commercial cannabis cultivation, distribution and manufacturing facility at 1951 Mercantile Lane.

**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.

**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.

**Department 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.

**Development Proposal:** This project is a phased commercial cannabis facility that will support the cultivation, distribution and manufacturing of cannabis and cannabis products. It is planned to be developed in 2 phases:

The proposed project consists of the following components:

Building #1 (CULTIVATION) PHASE 1 (Year 1-2)		Square Footage
<b>Total Building Square Footage:</b>		27,000
<b>Cultivation Space:</b>		18,488
<b>Office Space/Misc. Space:</b>		8,512

Building #2 (MANUFACTURING & DISTRIBUTION) PHASE 1 (Year 1-2)		Square Footage
<b>Total Building Square Footage:</b>		3,450
<b>Manufacturing Space:</b>		465
<b>Distribution Space:</b>		300
<b>Office Space/Misc. Space:</b>		2,685

Building #3 (FUTURE CULTIVATION) PHASE 2 (Year 3-4)		Square Footage
<b>Total Building Square Footage:</b>		23,400
<b>Commercial Space:</b>		TBD (Administrative Site Plan Review)
<b>Office Space/Misc. Space:</b>		TBD (Administrative Site Plan Review)

**General Plan/Zoning Consistency:** The General Plan designation for the parcel is (MB) Manufacturing and Business with a zoning designation of Manufacturing and Business Light (MBL). The project proposal

is consistent with all the development regulations for Commercial Cannabis developments in addition to the issuance of a City cannabis regulatory and state permit. Currently, the applicant has a commercial cannabis regulatory permit application under review with the police department.

Surrounding Land Use Setting:	
North	Agricultural Land (City Limits)
South	Industrial Zoned Property
West	Industrial Zoned Property
East	Agricultural Land

## Site Plan Review

According to Section 9-6.402 of the City of Coalinga Municipal Code, a site plan review is required for all development projects within the City. 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.

### 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:

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

## Staff Analysis

As described in more detail below, City staff has determined the proposed project is in substantial conformance with the General Plan, zoning ordinance, and any applicable plans adopted by the City.

### Manufacturing and Business Development Regulations

There are several development regulations that staff reviews prior to recommending approval of a 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.

**Access:** The primary access point for the development will be located on Mercantile Lane at the southwest corner of the property. According the Fire Department and City Engineer there is adequate space on-site for public safety maneuvering. The need for a secondary ingress/egress point is not necessary since it would be very difficult to provide an additional ingress/egress location without accessing the property from the State Highway (Jayne Ave/SR33 which staff and the City Engineer wanted to avoid.

## Utilities

All utilities are readily available for connection on Mercantile Lane. All utility connections shall be shown on the final site plan and approved by the Planning Department and confirmed by the Public Works Department. Improvement plans will be reviewed and approved by the City Engineer.

**Storm Runoff:** On-site storm water drainage runoff shall run to the existing storm drain facilities at Mercantile Lane. As a condition of approval, it will be the responsibility of the applicant to confirm sufficient capacity exists in the storm water basin serving this site. Any work needed to the storm water basin serving this development is the responsibility of the applicant. Direct drainage of storm water runoff over public sidewalks not permitted. Storm water runoff shall be directed under sidewalks.

**Gas:** Public Natural Gas Facilities exist in Mercantile Lane and are available to serve this development. The applicant shall extend natural gas service to the project site. Gas meters may be located within private property but must be accessible to meter readers.

**Water:** Public Water Facilities exist in Mercantile Lane and are available to serve this development. The applicant shall extend a water service to the project site. The Public Works Director has recommended that water meters be located on or near the property line to ensure ease of meter reading.

**Sewer:** Public Sewer Facilities exist in Mercantile Lane and are available to serve this development. The applicant shall extend a sewer lateral to the project site. Sewer clean out will be placed at the property line.

**Meters:** There shall be meters for both water and natural gas which shall be identified on the final site plan when submitted to the Planning Department for final approval. There will be separate landscape and domestic meters in order to differentiate between landscaped water and domestic water per City policy. Since this is a secure facility the water meters shall be located outside the secured area and gas meters shall be placed in a location that are protected from damage. If gas meters are to be located on-site within the secured area the applicant shall work with Public Works to determine the best practice for reading meters.

**Parking:** In accordance with section 9-4.302 Table 4.4 of the zoning code, the parking requirement for the proposed development is 1 stall for every 1,000 square feet of building space. The proposed development has met the requirement by providing 62 vehicle stalls including the future expansion area. The total square footage of all structures is 53,850 requiring at least 54 stalls. Lighting has been provided as required in the planning and zoning code.

On the final site plan shade trees shall be provided as required. **Shade trees.** A minimum of one shade tree for every ten (10) parking spaces shall be provided, which shall achieve fifty (50) percent canopy coverage of paved area at maturity. The shade trees shall be located so as to provide visual relief to long rows of parked vehicles, and to provide shade to pedestrian connections. Canopy-type trees should be used to provide a relatively consistent tree cover that will shade vehicles and pavement. Shade trees shall also be provided at appropriate intervals between perimeter parking spaces. The shade tree species shall be selected from a master tree list maintained by the City. By including this requirement on the final site plan, it will not reduce the parking below that required.

**Refuse Containers:** The proposed development provides for the required refuse containers and their size, shape and location are consistent with that of the City requirements.

**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. A separate landscape plan will be

submitted to the Community Development Department for review and approval prior to building permit issuance.

**Fencing:** All interior fencing shall be of material allowed under the planning and zoning code. All fencing adjacent to public rights or way will be a combination of wrought iron and landscaping or of a decorative block material. The heights of the fencing shall not exceed 6 feet.

The proposed project is located within 200 feet of a state highway and shall provide a landscaped area at least fifteen (15) feet deep between the highway right-of-way and any building or parking area for the length of the site frontage facing toward the highway. The property has adequate setback from the state highway right of way which has the adequate landscaping.

**Lighting:** Lighting has been reviewed and approved by the Police Department to ensure that there will be no spill over lighting. The Police Department is recommending as part of the conditions of approval that the site meet or exceed the standard of 1.5-foot candle of light within the site to ensure adequate lighting. A photometric plan was prepared and reviewed and approved by the Police Chief. All lighting shall use decorative poles and fixtures with LED technology and avoid HPS lighting in an effort to reduce energy consumption.

**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.

**Offsite Improvements:** The applicant shall furnish and install off-site Sidewalk, Driveway Approaches and Street Lighting on Mercantile Lane frontage as approved by the City Engineer. The applicant shall furnish and install off-site public AC pavement, Curb & Gutter, Sidewalk, and Street Lighting for the property frontage along Polk Avenue (SR33) in accordance with Caltrans Construction requirements. Street lights shall be installed at 150 foot spacing along Polk Avenue/Jayne Ave/SR33.

### **Conditional Use Permit Analysis**

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

### **Project Summary**

The project applicant proposes to operate the following cannabis activities:

- Adult-Use and Medicinal (Cultivation, Manufacturing and Distribution).

### **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.

### **DISTRIBUTION**

The applicant will distribute only cannabis goods. They shall ensure that all cannabis goods batches are



stored separately and distinctly from other cannabis goods batches on the licensed distributor's premises.

## **MANUFACTURING**

The applicant intends operate under a manufacture (volatile) license which uses volatile solvents to manufacture commercial cannabis products for medicinal and adult-use. In addition the applicant proposes to use non-volatile solvents manufacturing practices as well as packaging and labeling, and infusions.

**Location:** (1951 Mercantile Lane - Map & Floor Plans Attached)

**Security:** The applicants site protection strategy will address all forms of security concerns and will be required to meet all the security requirements of 9-5.128 of the Planning and Zoning Code as it relates to commercial cannabis activities. The Police Department is currently reviewing the security plan including camera placements, access controls, onsite and perimeter security meet the requirements of the code and the satisfaction of the Police Chief (Section 9-5.128). There will be on-site security provided at this site at all times with a minimum during business hours.

**Building Access:** All employees and authorized personnel will enter the building at designated entry area after checking with security personnel at the site entrances who will grant authorization into the facility.

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

**Hours of Operation:** Monday through Friday 6:00am to 7:00pm and Saturday and Sundays 7:00am to 4:30pm.

**Estimated Employees:** 25

**Parking:** This facility will be accommodated by the (62) parking stalls as shown on the site plan.

**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 solvents, and all other hazardous materials on site. Known chemicals and solvents to be used will have to be provided to the Fire Chief for review and approval.

**Water Use:** The applicant is expecting to use 4.6 acre feet of water for the cultivation operation. This is not expected to effect the City's ability to provide treated water to the community.

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

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

**Distance from Sensitive Receptors:** Per §9-5.128(d)(12), a Commercial Cannabis Operation shall not be located within 930 feet, measured from property boundary to property boundary, of any existing school or

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

**Public Notification:** On April 15, 2021 public hearing notices were sent to all property owners within 300 feet of the site as required by Local and State law.

**Environmental Review:** The Community Development Director has determined that the proposed project supports a Planning Commission finding that it qualifies for a categorical exemption from the California Environmental Quality Act (CEQA). The project qualifies as a Class 32 exemption under CEQA Guidelines Section 15332, as described below, applies to the project:

15332. In-Fill Development Projects

Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

In this case, the project involves an industrial infill development on a 2.6-acre vacant lot and meets all the criteria (a through e) outlined above. Therefore, the project is exempt from further analysis under CEQA.

Additionally, none of the exceptions to application of a categorical exemption in Section 15300.2 of the CEQA Guidelines apply, as described below.

- Sec. 15300.2(a): There is no evidence in the record that the project will impact an environmental resource of hazardous or critical concern in an area designated, precisely mapped, and officially adopted pursuant to law by federal, State, or local agencies. The project site is located within a substantially developed neighborhood and is not located in a sensitive environmental area. Therefore, it will not have a significant impact on the environment.
- Sec. 15300.2(b): There is no evidence in the record that successive projects of the same type in the area will have a significant environmental impact. The project is a small in-fill project within a substantially developed neighborhood and will not have a significant impact on the environment either alone or cumulatively with other projects in the vicinity.
- Sec. 15300.2(c): There is no evidence in the record of any possibility that the project will have a significant effect on the environment due to unusual circumstances. The project site is a vacant lot with very flat topography and no habitat value. It is zoned for industrial development and the project will involve in-fill industrial development consistent with the industrial zoning. Therefore, there are no unusual circumstances applicable to the project.
- Sec. 15300.2(d) through (f): The project is not proposed near a scenic highway, does not involve a current or former hazardous waste site, and, does not affect any historical resources. Therefore, the

provisions of subsections (d) through (f) are not applicable to this project.

Because the project is consistent with the requirements for a Class 32 exemption and none of the exceptions to applying an exemption in Section 15300.2 apply; therefore, there is substantial evidence in the record to support a finding that the project is categorically exempt from CEQA.

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

This project will generate cannabis licensing fees and taxes. The total amount is yet to be determined.

#### **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:

- 1 ) The proposed construction/alterations are in substantial conformance with the General Plan, zoning ordinance, and any applicable plans adopted by the city.
- 2) The proposed construction/alterations conform to the requirements of the applicable Zoning Districts.
- 3 ) The proposed construction/alteration conforms to all applicable design standards and guidelines, as adopted by the City Council.
- 4 ) 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 21-04 Application Documents
- ☐ Site Plan
- ☐ Photometric Plan
- ☐ Resolution No. 021P-005

- Exhibit A - Conditions of Approval CUP 21-04
- Building 1 Elevations
- Building 2 Elevations

**CITY OF COALINGA**  
**CONDITIONAL USE PERMIT APPLICATION**

CUP 21-04  
Application Number

3/22/2021  
Date

**APPLICANT INFORMATION:**

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

**PROPERTY USE INFORMATION:**

Current Zoning: Light manufacturing/business (MBL)  
Existing Number of Lots: 1 Proposed Number of Lots: 1 Area of Parcel: 2.63 acres  
Proposed Use: New 27,000 sq. ft. single story metal building for commercial cannabis cultivation.

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

Describe any new structures or improvements associated with use (indicate total square footage of structures).  
Vacant land will be developed with structure as indicated in Proposed Use above.

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

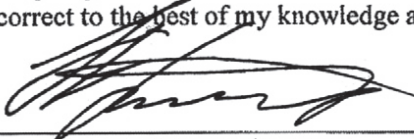
Describe operational characteristics of use (hours of operation, number of employees, vehicle traffic to and from use, parking requirements, etc.)

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

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

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

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



Signature of APPLICANT/AGENT

Natalia Gold

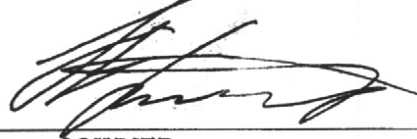
Name of APPLICANT/AGENT (Please Print)

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

Mailing Address

310-650-6073

Telephone Number



Signature of OWNER

Natalia Gold

Name of OWNER (Please Print)

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

Mailing Address

310-650-6073

Telephone Number



CITY OF COALINGA  
ENVIRONMENTAL REVIEW APPLICATION

CUP 21-04

Application Number

3/22/2021

Date

**APPLICANT INFORMATION:**

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

**PROPERTY USE INFORMATION:**

Size of Parcel (Square Feet/Acres) 2.63 acres  
Describe Existing Use of Property: Vacant Land  
  
Square Feet of Existing Building Area N/A Square Feet of Existing Paved Area N/A  
Current Zoning MBL Proposed Zoning MBL  
Describe in General Terms Existing Uses to the:  
N/A  
North: \_\_\_\_\_  
South: Commercial Cannabis  
East: Concrete Plant  
West: Fruit Orchard  
Are there any man-made or natural water channels on property? No  
If there are, where are they located \_\_\_\_\_  
Number of existing trees on the site 0 Number of trees to be moved (Age & Type) 0  
Residential  
a. Number of Dwelling Units: \_\_\_\_\_ b. Unit Size(s) \_\_\_\_\_  
c. Range of Sales Prices and/or Rents (projected): \_\_\_\_\_  
d. Type of Household Size Expected: \_\_\_\_\_

Commercial

- a. Orientation: \_\_\_\_\_  
Neighborhood: Commercial Development  
City or Regional: Coalinga
- b. Square Footage of Sales Area: Not Applicable
- c. Range of Sales Prices and/or Rents (Projected): Not Applicable
- d. Type of Household Size Expected: Not Applicable
- e. Number of Employees: Full Time 10 Part Time \_\_\_\_\_ Seasonal \_\_\_\_\_
- f. Days and Hours of Operation 7:00 a.m. to 7:00 p.m. Monday through Sunday

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

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

  
\_\_\_\_\_  
Signature of APPLICANT/AGENT

Natalia Gold

\_\_\_\_\_  
Name of APPLICANT/AGENT (Please Print)

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

\_\_\_\_\_  
Mailing Address

310-650-6073

\_\_\_\_\_  
Telephone Number

  
\_\_\_\_\_  
Signature of OWNER

Natalia Gold

\_\_\_\_\_  
Name of OWNER (Please Print)

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

\_\_\_\_\_  
Mailing Address

310-650-6073

\_\_\_\_\_  
Telephone Number





**City of Coalinga**  
**Community Development Department**

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**APPLICATION FOR ENVIRONMENTAL EVALUATION**

**1. Owner/Applicant Information**

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

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

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

**2. Location and Classification**

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

**3. Project Description (please check all that apply)**

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

PRESENT OR PREVIOUS USE: Vacant Land

PROPOSED USE: Commercial cannabis cultivation

BUILDING APPLICATION PERMIT #: \_\_\_\_\_ DATE FILED: \_\_\_\_\_

#### 4. Project Summary Table

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

Note: This is for  
the entire site

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

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

## All Projects

## Land Use

What is the current use of the site? Vacant Land

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

### Neighborhood Contact

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

## Site Characteristics

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

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

If yes, how many? \_\_\_\_\_

What is the construction date of each structure? As soon as approved for construction

Current use of existing structure(s)? Not Applicable

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

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

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

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

Does the site contain any wetland areas or areas where water pools ☐ Yes ☒ No

Does the site contain any structures, materials, or equipment during the rainy season?

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

Please describe: Cannabis cultivation, concrete plant and fruit orchard

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Are you proposing any new fencing or screening?

☒ Yes ☐ No

If yes, please describe the location, the height, and the materials (i.e., wood, masonry, etc.)  
of the fencing. 8' wrought iron

Is there parking on-site?

☒ Yes ☐ No

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

Existing 0

Proposed 62

Is any parking proposed off-site?

☐ Yes ☒ No

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

Are you proposing new signs with the project?

☐ Yes ☒ No

If yes, please describe the number and type. \_\_\_\_\_

Are there any easements crossing the site?

☐ Yes ☒ No

Are there any trash/recycling enclosures on-site?

☒ Yes ☐ No

If yes, what is the size/height/materials of the enclosure(s) and where are they located?  
8' x 16' x 8' tall metal

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

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

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

1<sup>st</sup> Address: N/A 2<sup>nd</sup> Address: N/A

Setback: N/A Setback: N/A

#### Exterior Materials

Existing Exterior Building Materials: N/A

Existing Roof Materials: N/A

Existing Exterior Building Colors: N/A

Proposed Exterior Building Materials: Metal

Proposed Roof Materials: Metal

Proposed Exterior Building Materials: Metal



### **Residential Projects**

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

Total Number of Lots: \_\_\_\_\_

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: 7:00 a.m. to 7:00 p.m. Monday through Sunday

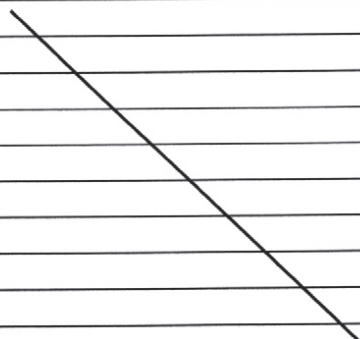
If your project includes fixed seats, how many are there? N/A

#### **Building Size**

Note: this is for the entire site

30,450 sq. ft.

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

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

#### **Building Height**

Existing Building Height and # of Floors: N/A

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

#### **Lot Coverage**

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

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

Total Lot Coverage Percentage: 27%

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

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

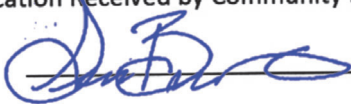
### Environmental Evaluation Application Submittal Checklist

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

#### For Department Use Only

Application Received by Community Development Department:

By:



Date: 3/22/2021

CITY OF COALINGA  
CONDITIONAL USE PERMIT APPLICATION

CUP 21-04  
Application Number

3/22/2021  
Date

APPLICANT INFORMATION:

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

PROPERTY USE INFORMATION:

Current Zoning: Light manufacturing/business (MBL)  
Existing Number of Lots: 1 Proposed Number of Lots: 1 Area of Parcel: 2.63 acres  
Proposed Use: New 3,450 sq. ft. single story metal building for commercial cannabis manufacturing and  
distribution.

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

Describe any new structures or improvements associated with use (indicate total square footage of structures).  
Vacant land will be developed with structure as indicated in Proposed Use above.

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

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

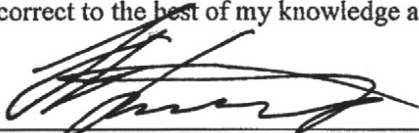
Hours of operation are from 7:00 a.m. to 7:00 p.m.; 3 employees;  
normal business pickup and deliveries; facilities not open to public; minimal traffic.



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

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

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



Signature of APPLICANT/AGENT

Natalia Gold

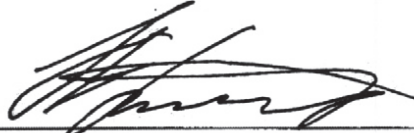
Name of APPLICANT/AGENT (Please Print)

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

Mailing Address

310-650-6073

Telephone Number



Signature of OWNER

Natalia Gold

Name of OWNER (Please Print)

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

Mailing Address

310-650-6073

Telephone Number

CITY OF COALINGA  
ENVIRONMENTAL REVIEW APPLICATION

CUP 21-04

Application Number

3/22/2021

Date

**APPLICANT INFORMATION:**

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

**PROPERTY USE INFORMATION:**

Size of Parcel (Square Feet/Acres) 2.63 acres  
Describe Existing Use of Property: Vacant Land  
  
Square Feet of Existing Building Area N/A Square Feet of Existing Paved Area N/A  
Current Zoning MBL Proposed Zoning MBL  
Describe in General Terms Existing Uses to the:  
N/A  
North: \_\_\_\_\_  
South: Commercial Cannabis  
East: Concrete Plant  
West: Fruit Orchard  
Are there any man-made or natural water channels on property? No  
If there are, where are they located \_\_\_\_\_  
Number of existing trees on the site 0 Number of trees to be moved (Age & Type) 0  
Residential  
a. Number of Dwelling Units: \_\_\_\_\_ b. Unit Size(s) \_\_\_\_\_  
c. Range of Sales Prices and/or Rents (projected): \_\_\_\_\_  
d. Type of Household Size Expected: \_\_\_\_\_

Commercial

- a. Orientation: \_\_\_\_\_  
Neighborhood: Commercial Development  
City or Regional: Coalinga
- b. Square Footage of Sales Area: Not Applicable
- c. Range of Sales Prices and/or Rents (Projected): Not Applicable
- d. Type of Household Size Expected: Not Applicable
- e. Number of Employees: Full Time 3 Part Time \_\_\_\_\_ Seasonal \_\_\_\_\_
- f. Days and Hours of Operation 7:00 a.m. to 7:00 p.m. Monday through Sunday

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

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

  
Signature of APPLICANT/AGENT

Natalia Gold

Name of APPLICANT/AGENT (Please Print)

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

Mailing Address

310-650-6073

Telephone Number

  
Signature of OWNER

Natalia Gold

Name of OWNER (Please Print)

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

Mailing Address

310-650-6073

Telephone Number



**City of Coalinga**  
**Community Development Department**

---

**APPLICATION FOR ENVIRONMENTAL EVALUATION**

**1. Owner/Applicant Information**

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

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

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

**2. Location and Classification**

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

**3. Project Description (please check all that apply)**

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



PRESENT OR PREVIOUS USE: Vacant Land

PROPOSED USE: Commercial cannabis manufacturing, and distribution

BUILDING APPLICATION PERMIT #: \_\_\_\_\_ DATE FILED: \_\_\_\_\_

#### 4. Project Summary Table

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

Note: This is for  
the entire site

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

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

## **All Projects**

### **Land Use**

What is the current use of the site? Vacant Land  
Please list all previous land uses of the site for the last 10 years. Not Applicable

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### **Neighborhood Contact**

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

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### **Site Characteristics**

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

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

If yes, how many? \_\_\_\_\_

What is the construction date of each structure? As soon as approved for construction

Current use of existing structure(s)? Not Applicable

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

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

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

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

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

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

Please describe: Cannabis cultivation, concrete plant and fruit orchard

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Are you proposing any new fencing or screening?

☒ Yes ☐ No

If yes, please describe the location, the height, and the materials (i.e., wood, masonry, etc.) of the fencing. 8' wrought iron

Is there parking on-site?

☒ Yes ☐ No

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

Existing 0

Proposed 62

Is any parking proposed off-site?

☐ Yes ☒ No

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

Are you proposing new signs with the project?

☐ Yes ☒ No

If yes, please describe the number and type. \_\_\_\_\_

Are there any easements crossing the site?

☐ Yes ☒ No

Are there any trash/recycling enclosures on-site?

☒ Yes ☐ No

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

8' x 16' x 8' tall metal

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

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

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

1<sup>st</sup> Address: N/A 2<sup>nd</sup> Address: N/A

Setback: N/A Setback: N/A

#### Exterior Materials

Existing Exterior Building Materials: N/A

Existing Roof Materials: N/A

Existing Exterior Building Colors: N/A

Proposed Exterior Building Materials: Metal

Proposed Roof Materials: Metal

Proposed Exterior Building Materials: Metal

### **Residential Projects**

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

Total Number of Lots: \_\_\_\_\_

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: 7:00 a.m. to 7:00 p.m. Monday through Sunday

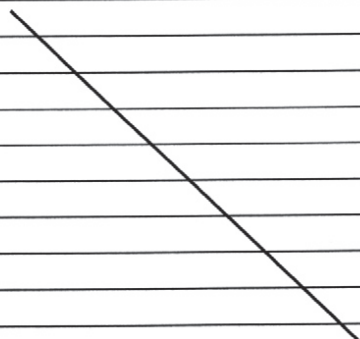
If your project includes fixed seats, how many are there? N/A

#### **Building Size**

Note: this is for the entire site

30,450 sq. ft.

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

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

#### **Building Height**

Existing Building Height and # of Floors: N/A

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

#### **Lot Coverage**

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

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

Total Lot Coverage Percentage: 27%

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

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


### Environmental Evaluation Application Submittal Checklist

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

#### For Department Use Only

Application Received by Community Development Department:

By:



Date:

3/22/2021

**CITY OF COALINGA  
SITE PLAN REVIEW APPLICATION**

Application Number \_\_\_\_\_

Date \_\_\_\_\_

**APPLICANT INFORMATION:**

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

**PROJECT INFORMATION:**

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

Is project: ☒ new construction or ☐ remodeled.

**Residential**

Number of dwelling units \_\_\_\_\_ Total of area (in square feet) \_\_\_\_\_  
Total lot coverage of buildings or structures (in square feet) \_\_\_\_\_ Percentage of lot coverage \_\_\_\_\_ %  
Number of off street parking spaces provided. Covered \_\_\_\_\_ Open \_\_\_\_\_  
Total square feet of sign area \_\_\_\_\_ Total square feet devoted to recreation and open space \_\_\_\_\_ sq ft.  
Give total percentage of lot devoted to recreation and open space \_\_\_\_\_ sq ft.  
(See instructions or Zoning Ordinance for definitions and requirements).  
Total square feet of common recreation and open space area \_\_\_\_\_  
Describe type and material to be used on exterior walls and doors \_\_\_\_\_

**Commercial**

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

**Industrial**Describe any outside storage of equipment or supplies: NoneMaximum number of employees in any daily shift: 10 to 13Number of delivery or shipping trucks per day: 2 to 3Number of delivery or shipping trucks per day when construction is complete: 1 to 2**Site Plan Requirements – Mapping/Drawings**

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

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

**Applicant's Certification**

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

Signature of Applicant

Date

3/3/2021

Signature of Record Property Owner

Date

3/3/2021



VICINITY MAP



BUILDING AREA

LOT AREA:	113,335 SQFT (2.6 ACRES)
NEW BUILDING 1 (CULTIVATION):	27,000 SQFT
NEW BUILDING 2 (MANUFACTURING & DISTRIBUTION):	3,450 SQFT
TOTAL:	30,450 SQFT

PARKING CALCULATION

PARKING CALCULATION:
TOTAL BUILDING AREA: 30,450 SQFT
REQUIRED: 30,450 @ 1 x 1,000 = 31 STALLS
PROVIDED: 62 STALLS

PROJECT ADDRESS:	1951 MERCANTILE LANE COALINGA, CA 93210
APN:	083-280-135
LOT AREA:	113,335 SQFT (2.6 ACRES)
PROPOSED USE:	BUILDING 1: CULTIVATION 27,000 SQFT BUILDING 2: MANUFACTURING & DISTRIBUTION
ZONING:	CS SERVICE/COMMERCIAL
STORIES:	BUILDING 1: 1 STORY BUILDING 2: 1 STORY FUTURE BLDG: 1 STORY
BUILDING AREA:	BUILDING 1: 27,000 SQFT BUILDING 2: 3,450 SQFT

NOTE:  
ALL LANDSCAPE AREAS WILL  
BE AUTOMATICALLY IRRIGATED.

DILLON  
ROANE

DILLON - ROANE  
DESIGN-BUILD-GROW

M  
DESIGN  
STUDIO

Ph: 310.736.5575  
eduardo\_merino\_l@me.com

Project:  
NEW CANNABIS CULTIVATION,  
MANUFACTURING &  
DISTRIBUTION FACILITY

1951 Mercantile Lane  
Coalinga, CA 93210

Revisions:

1	
2	
3	
4	
5	

Sheet Title:

PROPOSED  
SITE PLAN

DATE: March 07, 2021

DRAWN BY: EM

CHECKED BY: ER

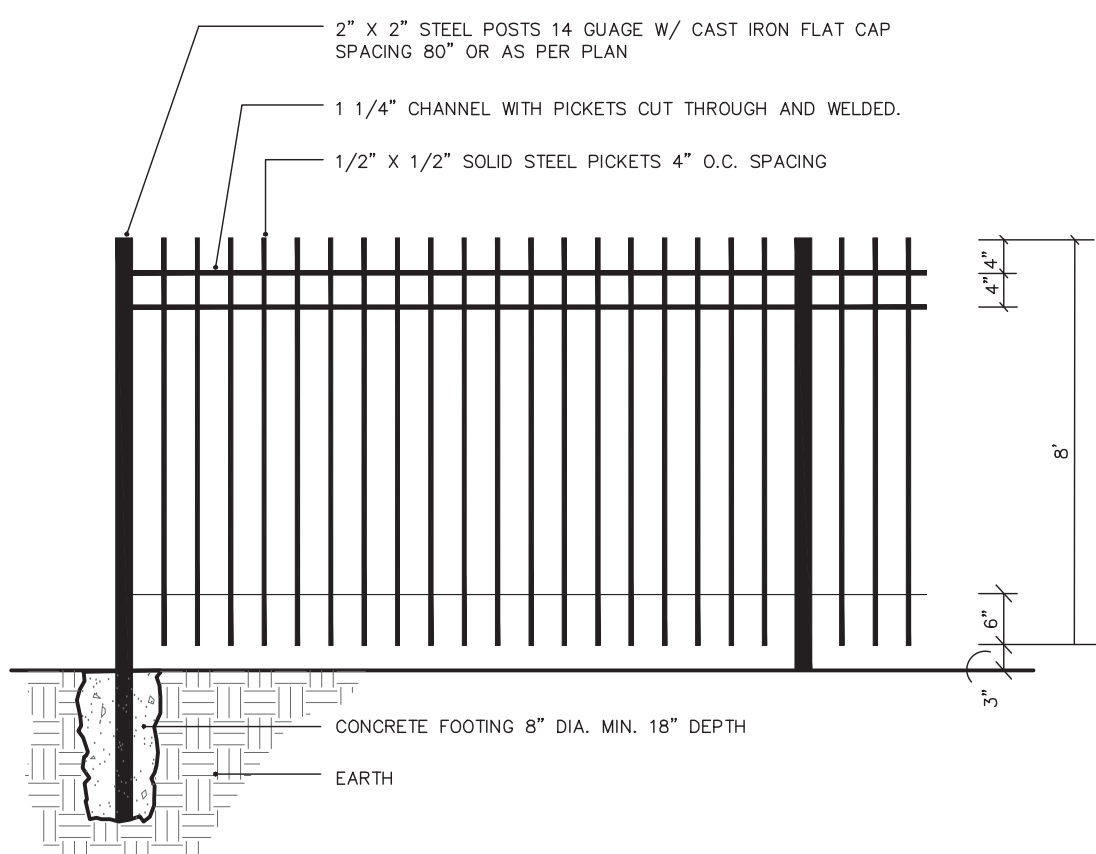
Sheet Number:

A-1.0

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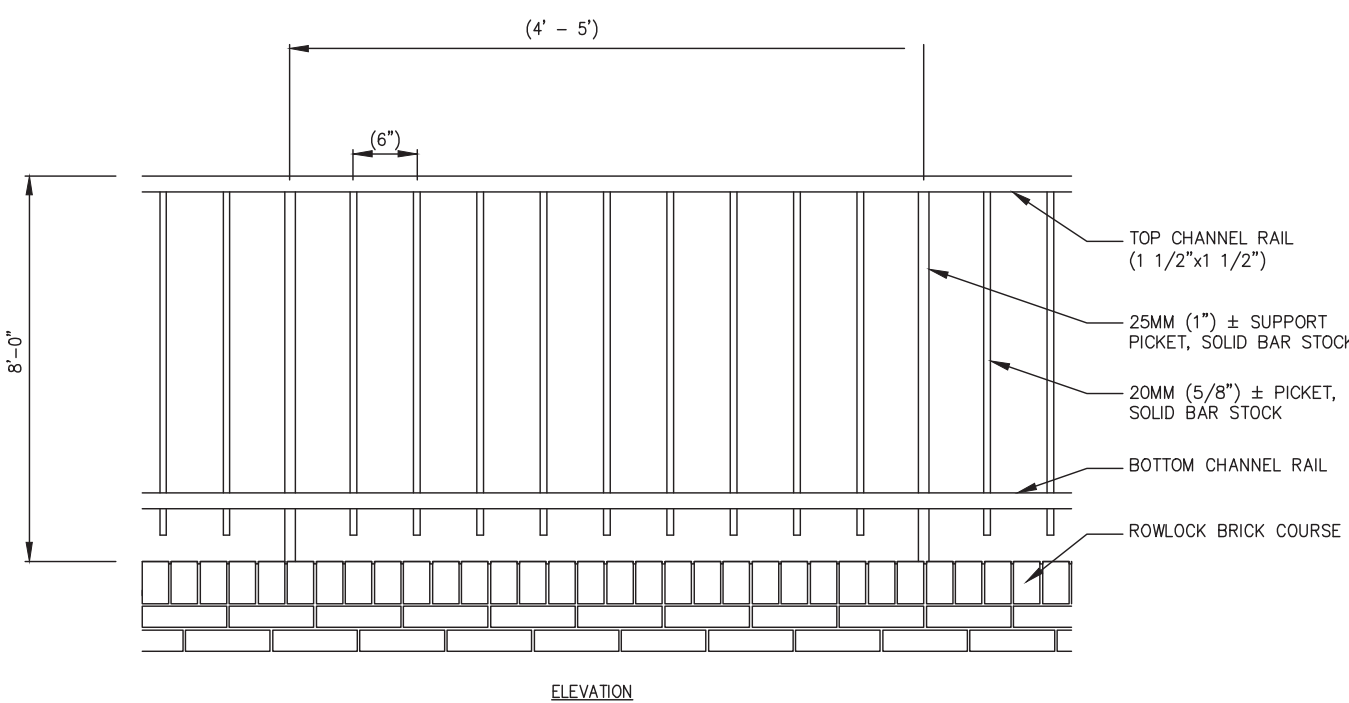
NOTES:

- ALL METAL TO BE DEGRADED, PHOSPHATIZED WITH RUST RETARDANT UNDERCOAT AND DIP COATED WITH TWO COATS OF INDUSTRIAL GRADE FLAT BLACK ENAMEL.



WROUGHT FENCING DETAIL (TYP.)

NOT TO SCALE

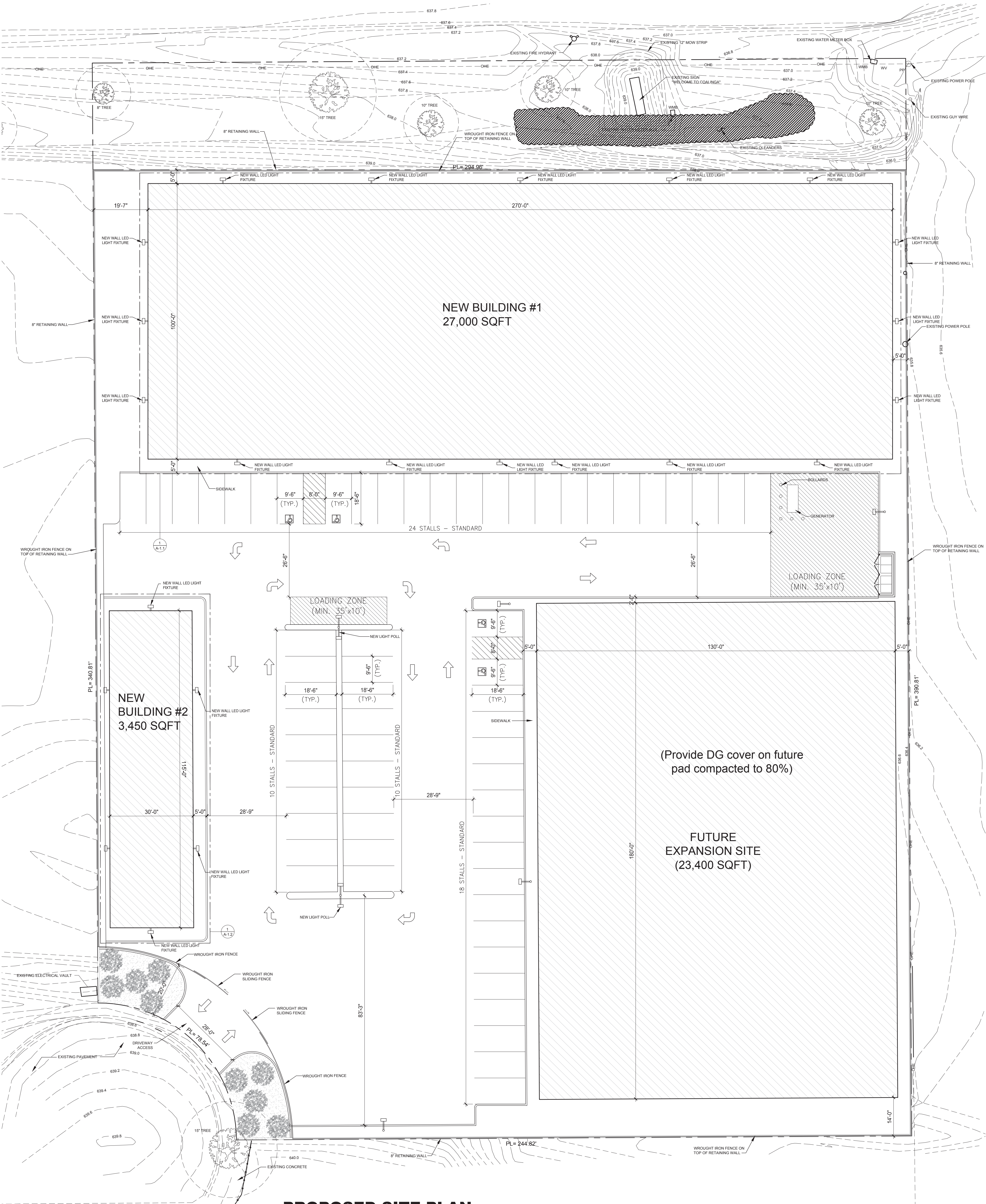
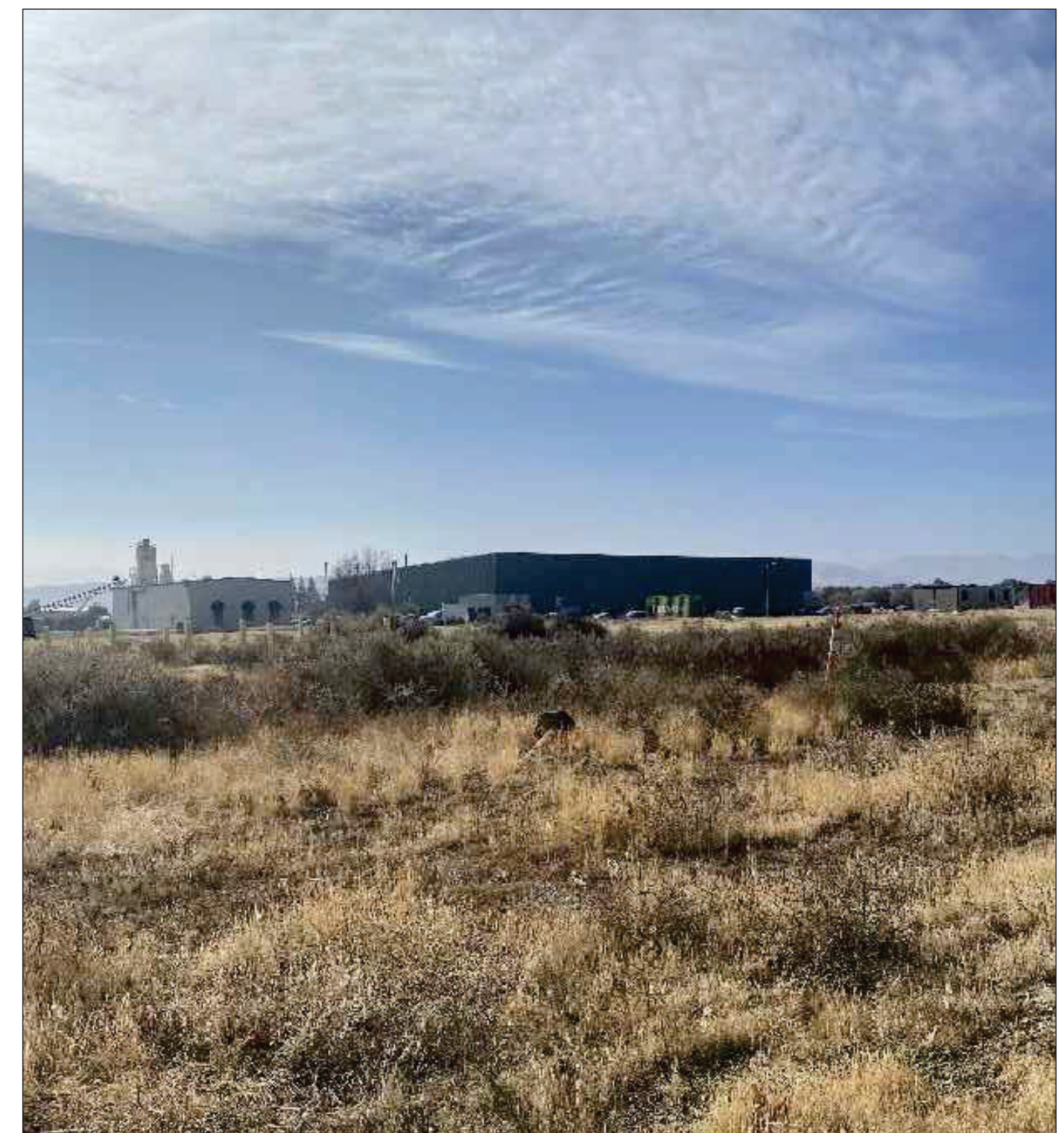


NOTES:

- THIS DRAWING IS FOR INFORMATION PURPOSES ONLY AND NOT FOR CONSTRUCTION.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.CADdetails.com/info](http://www.CADdetails.com/info) REFERENCE NUMBER 000-316.

WROUGHT IRON FENCE ON CMU WALL

NOT TO SCALE

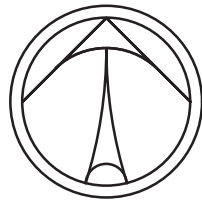


PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"







# SITE LIGHTING PHOTOMETRIC PLAN

SCALE:  $1/16" = 1'-0"$

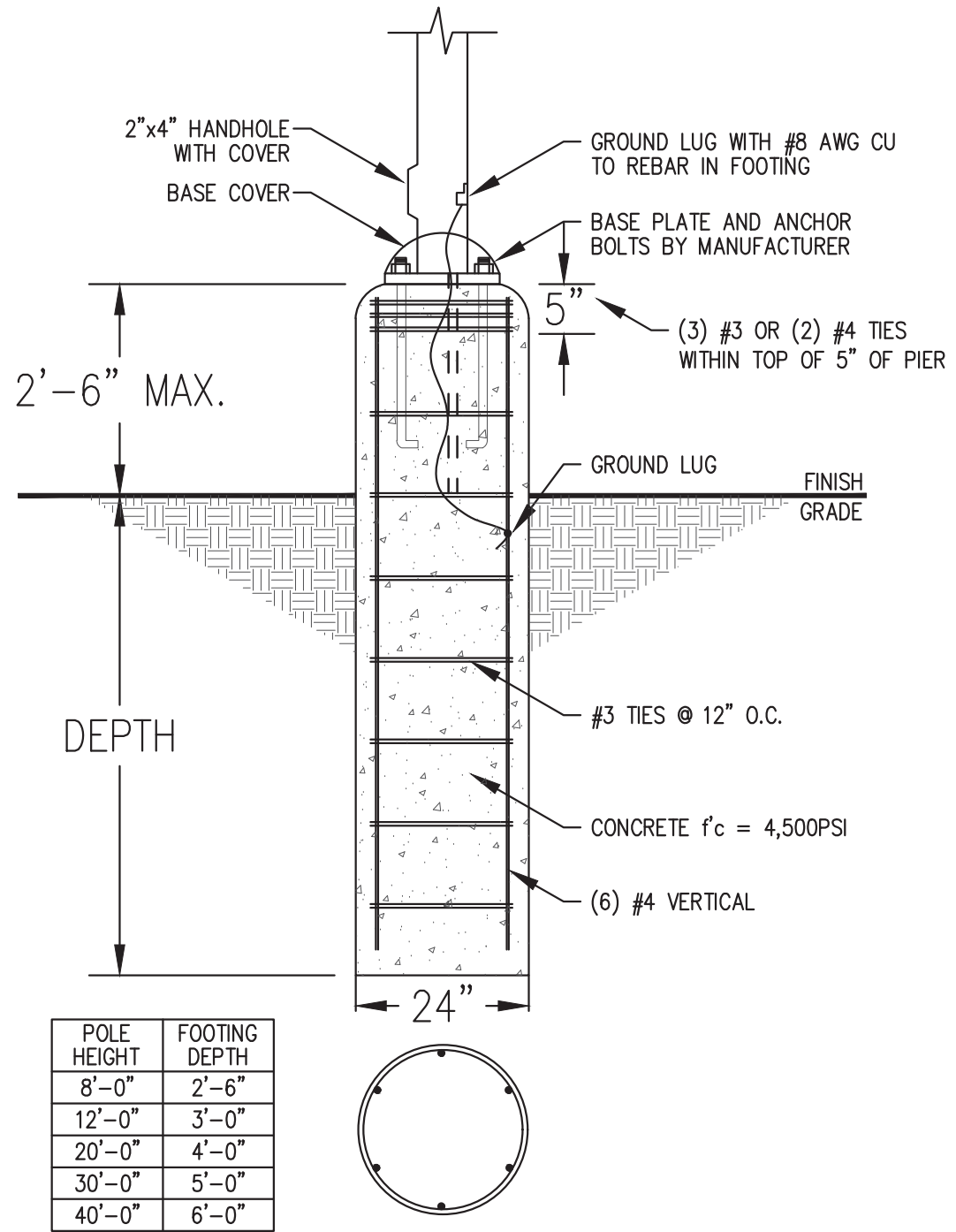
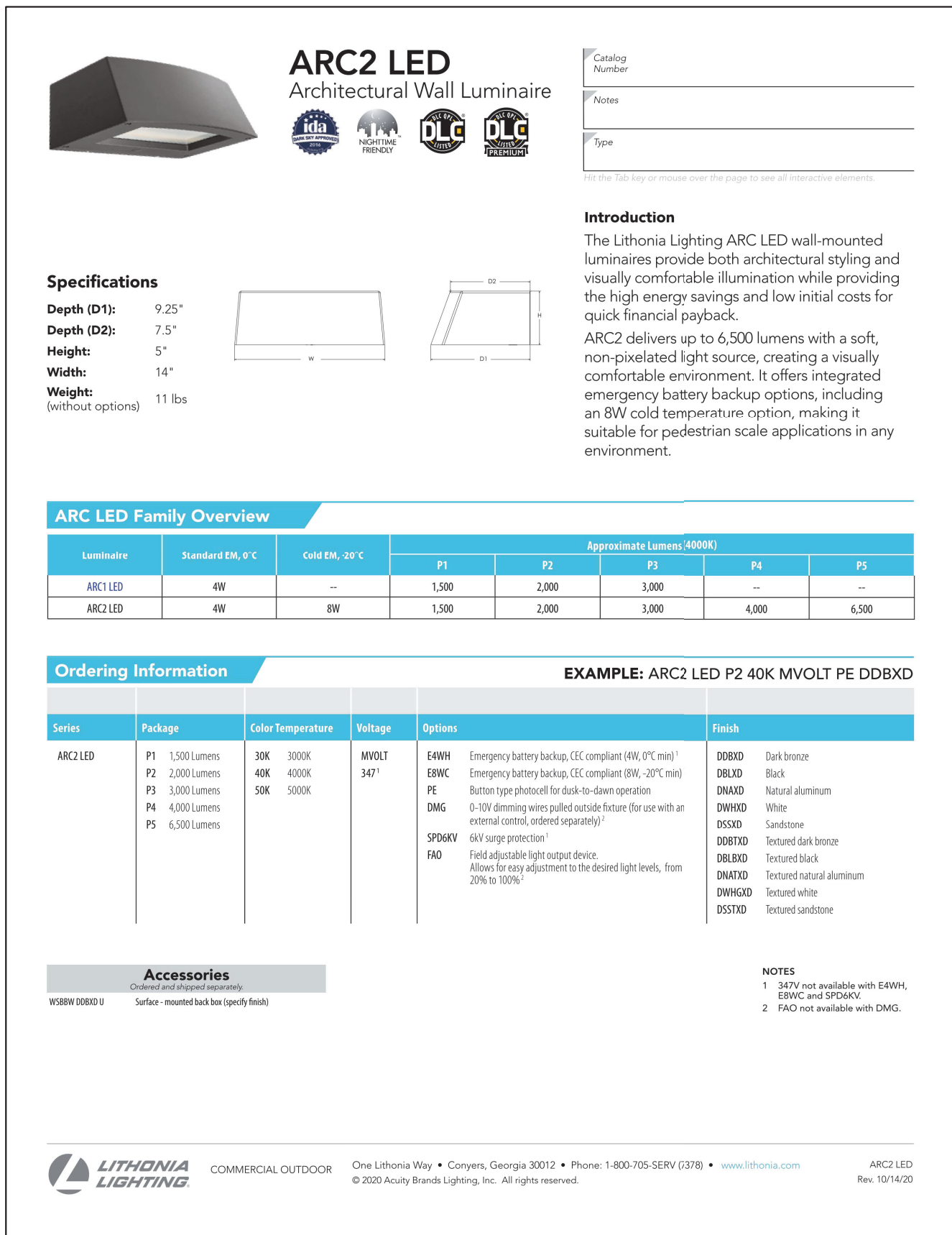
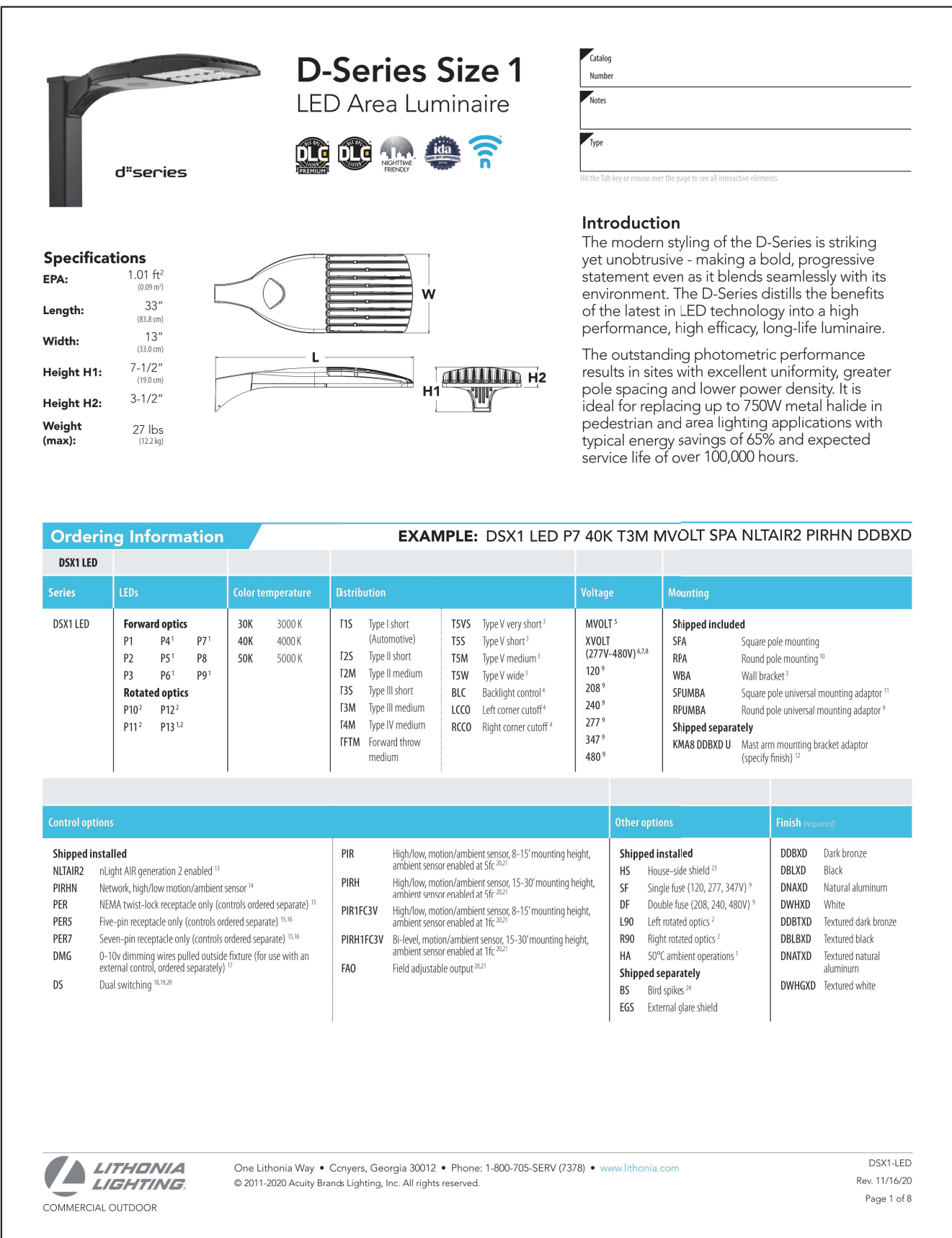
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
#1 SIDEWALK	+	5.7fc	9.7fc	3.2fc	3.0:1	1.8:1
#2 SIDEWALK	+	5.3fc	7.4fc	2.2fc	3.4:1	2.4:1
PARKING	+	3.4fc	10.7fc	0.3fc	35.7:1	11.3:1

## LIGHTING FIXTURE SCHEDULE

TAG	MANUFACTURER & MODEL NUMBER	LAMPS PER FIXTURE		TOTAL VA	VOLTAGE	DRIVER	BUG <sup>2</sup>	MOTION <sup>4</sup>	MOUNTING	DESCRIPTION AND OPTIONS
		NO.	TYPE							
ELF1	LITHONIA LIGHTING ARC2LED-P5-40K-MVOLT	NA	LED	51	277	0-10V	-	-	WALL 15'-0" AFF	WALL SCONCE
ELF2	LITHONIA LIGHTING (2) DSX1-LED-P3-40K-T4M-MVOLT	NA	LED	204	277	0-10V	-	-	POLE 25'-0"	POLE
ELF3	LITHONIA LIGHTING DSX1-LED-P3-40K-T4M-MVOLT	NA	LED	102	277	0-10V	-	-	POLE 25'-0"	POLE

### LIGHTING FIXTURE SCHEDULE NOTES

1. MANUFACTURER'S SERIES SHOWN INDICATE BASIC FIXTURE TYPES REQUIRED FOR THIS PROJECT. VERIFY WITH MANUFACTURER TO INCLUDE ALL ACCESSORIES REQUIRED FOR ACTUAL INSTALLATION.
2. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING FIXTURE LOCATIONS, MOUNTING REQUIREMENTS AND U.L. LABELING OF FIXTURES PRIOR TO ORDERING. INCLUDE MOUNTING CLIPS, HARDWARE, ETC. AS REQUIRED FOR A COMPLETE INSTALLATION.
3. 'BUG' (BACKLIGHT, UPLIGHT, GLARE) RATING APPLIES TO EXTERIOR LIGHTING FIXTURES ONLY, WHERE THE INITIAL LUMINAIRE LUMENS IS EQUAL TO OR GREATER THAN 6,200. NA (NOT APPLICABLE); RATING NOT REQUIRED, LESS THAN 6,200 INITIAL LUMENS, OR MEETS EXCEPTIONS 1 THROUGH 7 TO SECTION 130.2(b).  
YES: RATING REQUIRED, SEE TITLE 24 ENERGY CALCULATIONS FOR COMPLIANCE.
4. MOTION SENSING CONTROLS APPLIES TO EXTERIOR LIGHTING FIXTURES ONLY, WHERE THE BOTTOM OF LUMINAIRE IS MOUNTED 24 FEET OR LESS ABOVE GRADE.  
NA (NOT APPLICABLE); CONTROLS NOT REQUIRED, BOTTOM OF LUMINAIRE ABOVE 24 FEET, OR MEETS EXCEPTIONS 1 THROUGH 3 TO SECTION 130.2(c).  
YES: CONTROLS REQUIRED, FIXTURE INTEGRAL MOTION SENSING CONTROL CAPABLE OF REDUCING LIGHTING POWER OUTPUT BY 50% DURING UNOCCUPIED PERIOD.



## LIGHT POLE BASE DETAIL

SCALE: NONE

DILLON  
ROANE

DILLON - ROANE  
DESIGN-BUILD-GROW



Ph: 310.736.5575  
eduardo\_merino\_l@me.com



1314 West Glenoaks Blvd, Ste 205 | Glendale, CA 91201 | 818.937.9229

# NEW CANNABIS CULTIVATION FACILITY

1951 Mercantile Lane  
Coalinga, CA 93210

Project:

Revisions:



Sheet Title:

## SITE PLAN

DATE: February 19, 2021

DRAWN BY: SY

CHECKED BY: ZA

E-1.1

SCALE: 1/16" = 1'-0"



# RESOLUTION 021P-005

## **A RESOLUTION OF THE CITY OF COALINGA PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT NO. 21-04 FOR THE DEVELOPMENT OF A NEW INDUSTRIAL COMMERCIAL CANNABIS CULTIVATION, MANUFACTURING AND DISTRIBUTION FACILITY TO BE LOCATED ON 2.6 ACRES AT 1951 MERCANTILE LANE**

**WHEREAS**, the City of Coalinga Community Development Department received an application for a Conditional Use Permit, Site Plan Review and Environmental Review for the construction of a commercial cannabis cultivation, manufacturing and distribution facility on 2.6 acres at the 1951 Mercantile Lane (APN: 083-280-13ST); 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 March 22, 2021; and

**WHEREAS**, the project has been determined to be exempt from CEQA processing under the provisions of Government Code Section 15332 (Infill Development), 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 April 27, 2021 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 uses 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.

~~~~~



**NOW THEREFORE BE IT RESOLVED**, that the Planning Commission does approve the Development Application (CUP 21-04) 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 27<sup>th</sup> Day of April 2021.

AYES:

NOES:

ABSTAIN:

ABSENT:

---

Planning Commission Chairman/Vice Chairman

ATTEST:

---

City Clerk/Deputy City Clerk

**Exhibit “A”**  
**CONDITIONS OF APPROVAL**  
**CONDITIONAL USE PERMIT APPLICATION NO. 21-04**

**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** – Building(s) 1 & 2 (2 Year from the date of Resolution 021P-005)

**Phase 2** – Building 3 FUTURE (4 Years from the date of Resolution 021P-005). Subsequent administrative site plan review will be required for Phase 2 (building 3) reviewed and approved by the Community Development Department.

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

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

- COA-4. *Extensions.* Approval of the site plan may be extended for an additional period or periods of one (1) year upon a written application to the Commission before the expiration of the 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](#),

### **Public works/Engineering**

- COA-9. Buildings shall provide adequate architectural articulation and detail to avoid a bulky and "box-like" appearance. The building façade at ground floor street frontage level shall be articulated with measures such as, indentation in plane, change of materials in a complimentary manner, sensitive composition and juxtaposition of openings and solid wall and/or building frame, and projecting elements, such as awnings or marquees, to provide shade and shelter.
- COA-10. All improvements shall conform to City Standards and Specifications and be approved by the City Engineer.
- COA-11. The applicant shall furnish and install off-site public AC pavement, Curb & Gutter, Sidewalk, and Street Lighting for the property frontage along Polk Avenue (SR33)

in accordance with Caltrans Construction requirements. Streetlights shall be installed at 150 foot spacing along Polk Avenue.

- COA-12. The applicant shall furnish and install off-site public AC pavement, Curb & Gutter, Sidewalk, and Street Lighting for the property frontage along Mercantile Lane.
- COA-13. The applicant shall furnish and install new water service, irrigation controller and backflow prevention device for all irrigated landscape areas of the project frontage. The applicant shall furnish a separate domestic water meter and a separate landscape meter.
- COA-14. The applicant shall comply with all 2019 California Building Code (CBC) Chapter 11B ADA accessibility guidelines.
- COA-15. The final site plan shall identify all easements effecting the parcel.
- COA-16. No storm water runoff from the proposed project shall flow into the State right-of-way (SR 33) without approval from the District Hydraulic Engineer.
- COA-17. The applicant shall provide smooth AC pavement transitions from new concrete driveway to existing Mercantile Lane asphalt pavement.
- COA-18. The trash enclosure shall be designed and installed in conformance with City of Coalinga Standards A-4 and approved by the City Engineer.
- COA-19. Public Sewer Facilities exist in Mercantile Lane and are available to serve this development. The applicant shall extend a sewer lateral to the project site. The sewer clean out shall be placed at the property line.
- COA-20. Public Water Facilities exist in Mercantile Lane and are available to serve this development. The applicant shall extend a water service to the project site. Water meters shall be located on or near the property line outside the secured area for ease of meter reading.
- COA-21. Public Natural Gas Facilities exist in Mercantile Lane and are available to serve this development. The applicant shall extend natural gas service to the project site. The applicant shall locate the natural gas meter outside of secured areas to facilitate access by City meter readers.
- COA-22. Mailboxes shall be located outside of secured areas for access by postal workers. Obtain final approval by Postmaster prior to installation.
- COA-23. The applicant shall direct all on-site storm water drainage runoff to the existing storm drain facilities at Mercantile Lane. It is the responsibility of the applicant to confirm sufficient capacity exists in the storm water basin serving this site. Any work needed to the storm water basin serving this development is the

responsibility of the applicant. Direct drainage of storm water runoff over public sidewalks not permitted. Storm water runoff shall be directed under sidewalks per City Standard A-14 or A-15.

- COA-24. On-site lighting shall be provided so that the parking areas are illuminated at a level of 1.5 foot candles. A photometric plan (not a full study) shall be provided to ensure that 1.5 FC has been met. All of the regulations in section 9-4.206 of the Coalinga Planning and Zoning Code shall be met as it relates to lighting and illumination.
- COA-25. All equipment shall be located on roofs and shall be screened from view as approved by the Assistant City Manager.
- COA-26. Construction hours shall be limited to normal working hours. All construction equipment shall be properly maintained and muffled to avoid nuisances to the surrounding or neighboring property owners.
- i. Weekdays from 7:00 a.m. to 6:00 p.m.
  - ii. Saturday from 8:00 a.m. to 5:00 p.m.
  - iii. Sunday and Holidays – no construction allowed unless authorization is granted by the City Manager.
- COA-27. *Setback and screening from highways.* Any site in a Manufacturing/Business district that is fully or partially located within 200 feet of a state highway shall provide a landscaped area at least fifteen (15) feet deep between the highway right-of-way and any building or parking area for the length of the site frontage facing toward the highway. At least two (2) fifteen (15) gallon trees shall be provided for every twenty-five (25) feet of site frontage toward the highway.
- COA-28. A screening wall shall be composed of brick, stone, stucco, or other quality durable material approved by the Assistant City Manager, and shall include a decorative cap or top finish as well as edge detail at wall ends. Plain concrete blocks are not allowed as a screening wall material unless capped and finished with stucco or other material approved by the Assistant City Manager. The height of said wall and wrought iron combination shall not exceed 6 feet.
- COA-29. *Landscaped setback of parking from on-site buildings.* In the MBL districts, parking spaces must be set back at least ten (10) feet from any building wall, and the area between parking and building must be landscaped. Two (2) feet of the landscaped setback shall be low growing plants to allow for vehicle overhang. Up to five (5) feet of this required landscape area may be occupied by a paved pedestrian walkway.
- COA-30. *Water efficient landscaping.* A landscaping plan shall be submitted to the Community Development Department for review and approval. The model Water Efficient Landscaping Ordinance, as published by the California



Department of Water Resources, pursuant to California Water Conservation in Landscaping Act (Government Code § 65591, et seq.), was adopted in full, by reference, and effective in the City of Coalinga commencing on January 1, 2010. A copy of the Water Efficient Landscaping Ordinance is retained on file in the Office of the City Manager, the Community Development Department, and the Office of the Coalinga City Clerk at all times. Landscaping plans must be consistent with the adopted Water Efficient Landscaping Ordinance.

- COA-31. *Shade trees.* A minimum of one shade tree for every ten (10) parking spaces shall be provided, which shall achieve fifty (50) percent canopy coverage of paved area at maturity. The shade trees shall be located so as to provide visual relief to long rows of parked vehicles, and to provide shade to pedestrian connections. Canopy-type trees should be used to provide a relatively consistent tree cover that will shade vehicles and pavement. Shade trees shall also be provided at appropriate intervals between perimeter parking spaces. The shade tree species shall be selected from a master tree list maintained by the City.
- COA-32. The 3-foot pedestrian gate shall be electronically accessed with the appropriate security access protocols. At the Mercantile Lane driveway entrance, the applicant shall provide a Public Pedestrian Sidewalk Easement for that portion of proposed public sidewalk encroaching into the property. This shall not be accessible by the general public.
- COA-33. All building doorways located outside of security fencing shall be secured per the standards of the Police Chief and be exit only.
- COA-34. Disposal of hazardous materials as part of construction and operations shall be in compliance with applicable Federal and State regulations.
- COA-35. The applicant shall provide wheel stops at all parking stalls that do not provide for 2-foot vehicle overhang.
- COA-36. All other required local (Police, Fire, Finance), County, State, or Federal permits shall be obtained prior to the start of operations.
- COA-37. All fire hydrant locations shall be reviewed and approved by the Fire Chief.
  - i. Provide two fire hydrants, one inside each gate entrance. Documentation of consultation and approval by the Fire Chief shall be provided with the final construction drawings.
  - ii. FDC shall be located outside the fence unless Knox pad lock provided on pedestrian gate.
  - iii. All drives not to be less than 20 feet wide with 49 foot turning radius.

- iv. All electric gates must be tied to the fire alarm system, and automatically open upon activation.
- v. All on-site fire hydrant/protection systems shall install a detector check valve at each connection to the public water system.
- vi. All electric gates must be tied to the fire alarm system, and automatically open upon activation. All electric gates serving a building with a NFPA 72 Fire Alarm system, shall be wired so gates automatically open when the fire alarm activates. For all electric gates, provide lock box for fire department access. Approved model is Doorking Model 1400-080. You can find dealers on their website <http://doorking.com/accessories/lock-boxes>.

COA-38. All Community Development Department and Engineering fees shall be paid in full prior to the issuance of a building permit.

COA-39. The Developer is responsible for paying all applicable development impact fees as well all regional fees related to the project.

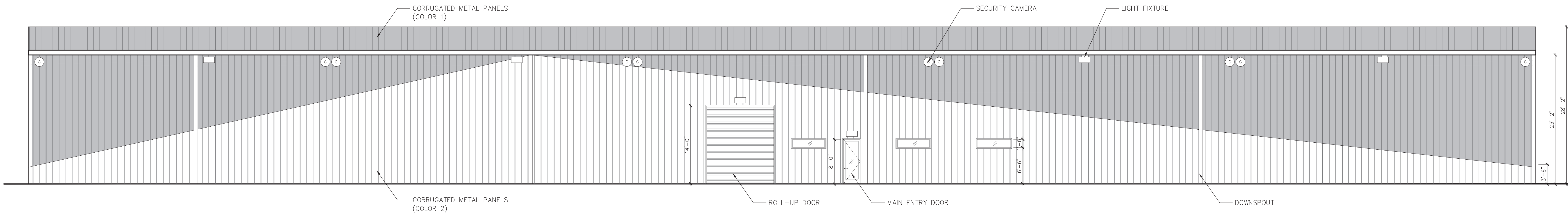
COA-40. In the event that archaeological remains are encountered during grading, work shall be halted temporarily and a qualified archaeologist shall be consulted for evaluation of the artifacts and to recommend future action. The local Native American community shall also be notified and consulted in the event any archaeological remains are uncovered.

COA-41. A final site plan shall be submitted to the Community Development Department to ensure that all conditions of approval have been incorporated.

### **Applicant Acknowledgement**

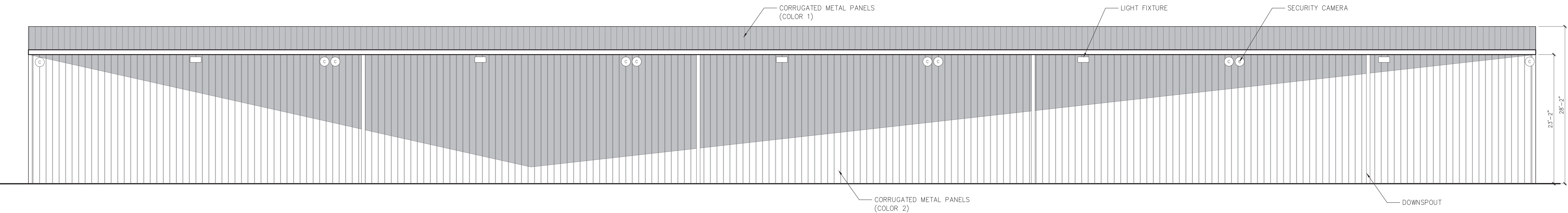
I \_\_\_\_\_, (Applicant) have read and will fully comply with all of the conditions stated above, and understand if they are not followed, my permit may be revoked in accordance with Section 13 of the above conditions.

Applicant: \_\_\_\_\_ Date: \_\_\_\_\_  
Signature



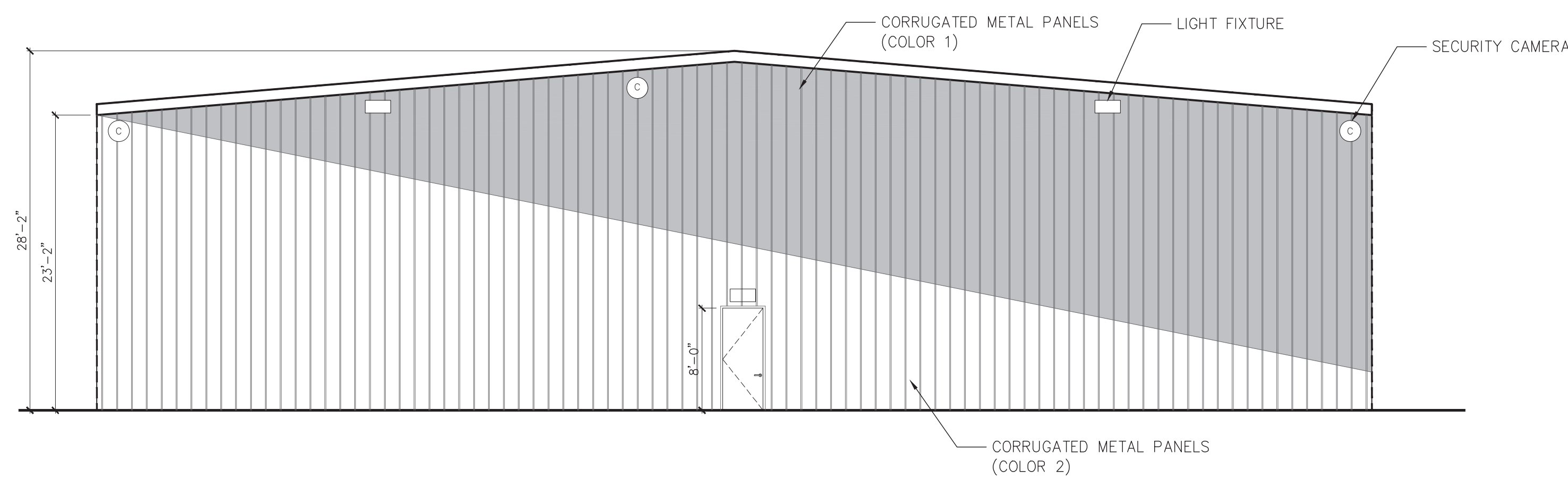
ELEVATION 04

SCALE: 1/8" = 1'-0"



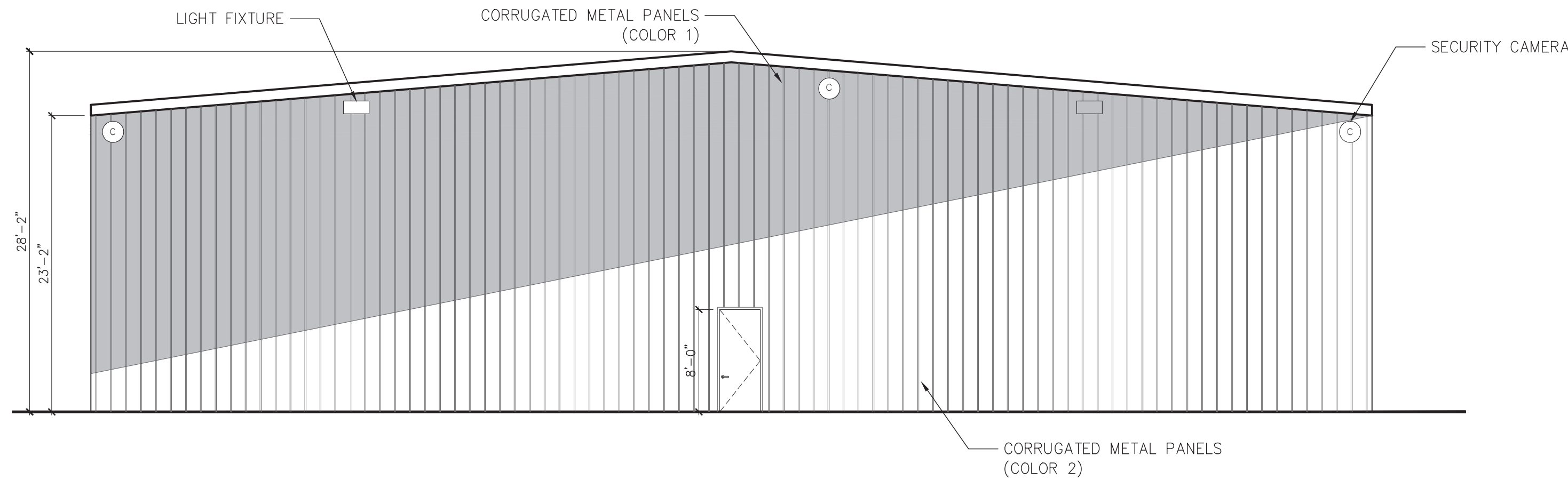
ELEVATION 03

SCALE: 1/8" = 1'-0"



ELEVATION 02

SCALE: 1/8" = 1'-0"



ELEVATION 01

SCALE: 1/8" = 1'-0"

