



# AGENDA

## PLANNING COMMISSION

**TUESDAY JUNE 22, 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.***

**Notice is hereby given that the Planning Commission will hold a Regular Meeting, on June 22, 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:**

### ZOOM WEBINAR INFORMATION

#### **DESKTOP OR APP**

**[https://us02web.zoom.us/j/88105268466?](https://us02web.zoom.us/j/88105268466?pwd=UGJSQ3lCa2NlRzU0bGdCSUNRd3l3UT09)  
[pwd=UGJSQ3lCa2NlRzU0bGdCSUNRd3l3UT09](https://us02web.zoom.us/j/88105268466?pwd=UGJSQ3lCa2NlRzU0bGdCSUNRd3l3UT09)  
Passcode: 913427**

#### **TELEPHONE**

**Dial: 669 900 9128  
Webinar ID: 881 0526 8466  
Passcode: 913427**

### CALL MEETING TO ORDER (6:00 PM)

Pledge of Allegiance

### CHANGES TO THE AGENDA

### ROLL CALL

**Commissioners:** Chairman Sailer  
Vice Chairman Jacobs

*Commissioner Helmar  
Commissioner Garza  
Commissioner Pruitt*

*Staff: Sean Brewer, 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

#### PUBLIC HEARINGS

1. Planning Commission Adoption of Resolution No. 021P-008 with Conditions Approving Application No. CUP 21-06 for a Commercial Cannabis Indoor Cultivation, Manufacturing and Distribution Microbusiness Facility to be Located at 1950 Mercantile Lane

#### DISCUSSION AND/OR POTENTIAL ACTION ITEMS

1. Site Plan Review Application SPR 21-01 - Valley Garlic Cold Storage Expansion

#### DEPARTMENT REPORTS

#### COMMUNICATIONS

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

#### ADJOURN



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

**Subject:** ZOOM Info  
**Meeting Date** June 22, 2021  
**Project Location:**  
**Applicant:**  
**Owner:**  
**Prepared By:**

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### **I. RECOMMENDATION:**

#### **DESKTOP OR APP**

<https://us02web.zoom.us/j/88105268466?pwd=UGJSQ3lCa2NlRzU0bGdCSUNRd3l3UT09>  
Passcode:913427

#### **TELEPHONE**

Dial: 669 900 9128  
Webinar ID: 881 0526 8466  
Passcode: 913427

### **II. BACKGROUND:**

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

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

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



## Staff Report- Chairman and Planning Commission

**Subject:** Planning Commission Adoption of Resolution No. 021P-008 with Conditions Approving Application No. CUP 21-06 for a Commercial Cannabis Indoor Cultivation, Manufacturing and Distribution Microbusiness Facility to be Located at 1950 Mercantile Lane

**Meeting Date** June 22, 2021

**Project Location:** 1950 Mercantile Lane, Coalinga, CA 93210

**Applicant:** Hail Mouradian, Green Heaven Farms, Inc, 7785 Skyhill Dr., Los Angeles, CA 90068

**Owner:** Michael Kehein, Arabo LLC, 13825 Magnolia Blvd, Sherman Oaks, CA 91423

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

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### I. RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 021P-008 with conditions for the development of a new commercial cannabis microbusiness facility to support indoor cultivation, distribution, and the manufacturing of cannabis and cannabis products to be located at 1950 Mercantile Lane.

### II. BACKGROUND:

On May 13, 2021, the Community Development Department received and accepted an application for the development of a commercial cannabis cultivation, distribution and manufacturing facility at 1950 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:** The proposed project consists of the rehabilitation of (1) one existing building and the construction of (2) two new buildings to support a cannabis microbusiness that will engage in the indoor cultivation, distribution and manufacturing (non-volatile) of cannabis and cannabis products.

The proposed project consists of the following components:

Building #1 – Existing (Manufacturing/Distribution)	Square Footage
<b>Total Building Square Footage:</b>	3,220
<b>Manufacturing Space:</b>	470
<b>Distribution Space:</b>	470
<b>Office Space/Misc. Space:</b>	2,280

Building #2 – New (Cultivation)	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 #3 (Future)	Square Footage
<b>Total Building Square Footage:</b>	7,380
<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 permit and state of CA 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 via a one way driveway on the north of the property and egress will be provided through the existing driveway south of the ingress access as identified on the site plan. According to the Fire Department and City Engineer there is adequate space on-site for public safety maneuvering. The need for any additional ingress/egress points are not necessary.

## 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 outs shall 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 48 vehicle stalls taking into account the future expansion area. The total square footage of all structures is 37,600 requiring at least 38 stalls. Lighting has been provided as required in the planning and zoning code.

**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 of 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.

**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.

### **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 Microbusiness (Indoor Cultivation, Manufacturing (non-volatile) 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 to manufacture cannabis with non-volatile solvents to manufacture commercial cannabis products for medicinal and adult-use as well as packaging and labeling, and infusions.

**Location:** (1950 Mercantile Lane - Site Plan 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:** Daily (Monday – Sunday) 7:00am to 7:00pm.

**Estimated Employees:** 3-5

**Parking:** This facility will be accommodated by the (48) 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/or 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 approximately 3.5-acre feet of water for the cultivation operation. This is not expected to affect 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 June 10, 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:**

None determined at this time.

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

##### Site Plan Findings for Approval

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

- The proposed construction/alterations are in substantial conformance with the General Plan, zoning ordinance, and any applicable plans adopted by the city.
- The proposed construction/alterations conform to the requirements of the applicable Zoning Districts.

- The proposed construction/alteration conforms to all applicable design standards and guidelines, as adopted by the City Council.
- The construction/alteration will not have significant adverse effects on the public health, safety and welfare.

#### Conditional Use Permit finding of Approval.

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

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

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

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

#### ATTACHMENTS:

##### Description

- ☐ Site Plan Application
- ☐ CUP and Environmental Review Application
- ☐ Photometric Plan & Elevations
- ☐ Resolution No. 021P-008
- ☐ Exhibit A - Conditions of Approval CUP 21-06

**CITY OF COALINGA**  
**SITE PLAN REVIEW APPLICATION**

CUP 21-06

Application Number

4/27/2021

Date

**APPLICANT INFORMATION:**

Applicant/Property Owner Name: Green Heaven Farms, Inc. / Property Owner: Arabo LLC

Mailing Address: 7785 Skyhill Drive, Los Angeles, California, 90068

Telephone Number: 323-806-9111 Assessors Parcel Number: 08328017S

Property Location (Street Address): 1950 Mercantile Lane, Coalinga, California 93210

Property is located: Southwest side of Mercantile Street, between Enterprise Street and S. San Joaquin Street

**PROJECT INFORMATION:**

Current Zoning: MBL Proposed Zoning MBL

Existing Floor Plan: 3,220 sq. ft. Proposed Floor Area: 27,000 sq. ft.

Describe structure(s) or improvements planned (two family, multi-family residential, commercial, industrial, wall sign, free standing sign etc.) Commercial single story building for cannabis microbusiness consisting of 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 27,000 sq ft.

Describe sign (free standing, affixed to wall etc.) Not applicable

Number of parking spaces provided 50 Number of customers expected per day None

Hours and days of operation Monday through Sunday from 7:00 am to 7:00 pm

Describe any outside storage of equipment or supplies: Back-up Generator




**Industrial**Describe any outside storage of equipment or supplies: Back-up GeneratorMaximum number of employees in any daily shift: 3 to 5Number of delivery or shipping trucks per day: 1Number of delivery or shipping trucks per day when construction is complete: 1**Site Plan Requirements – Mapping/Drawings**

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

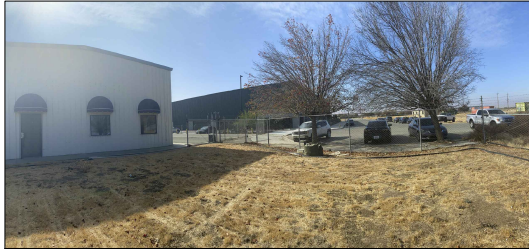
1. The lot dimensions;
2. All building and structures, and their location, elevation, size, height and materials;
3. The yards and spaces between buildings;
4. Walls and fences, and their location, height, and material;
5. Off-street parking, including the location, number of spaces, dimensions of the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

**Applicant's Certification**

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

Signature of Applicant  Date 3/11/2021

Signature of Record Property Owner  Date 3/11/2021

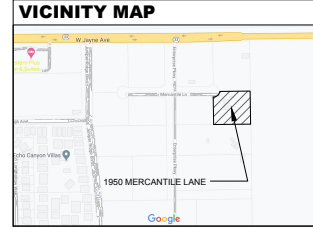


PROJECT ADDRESS:	1950 MERCANTILE LANE COALINGA, CA 93210
APN:	083-280-175
LOT AREA:	74,980.7 SQFT (1.72 ACRES)
PROPOSED USE:	NEW BUILDING CULTIVATION 27,000 SQFT
ZONING:	MBL LIGHT MANUFACTURING/BUSINESS
STORIES:	(E) BUILDING: 1 STORY (N) BUILDING: 1 STORY
BUILDING AREA:	(E) BUILDING: 3,220 SQFT (N) BUILDING: 27,000 SQFT

NOTE:  
ALL LANDSCAPE AREAS WILL  
BE AUTOMATICALLY IRRIGATED.

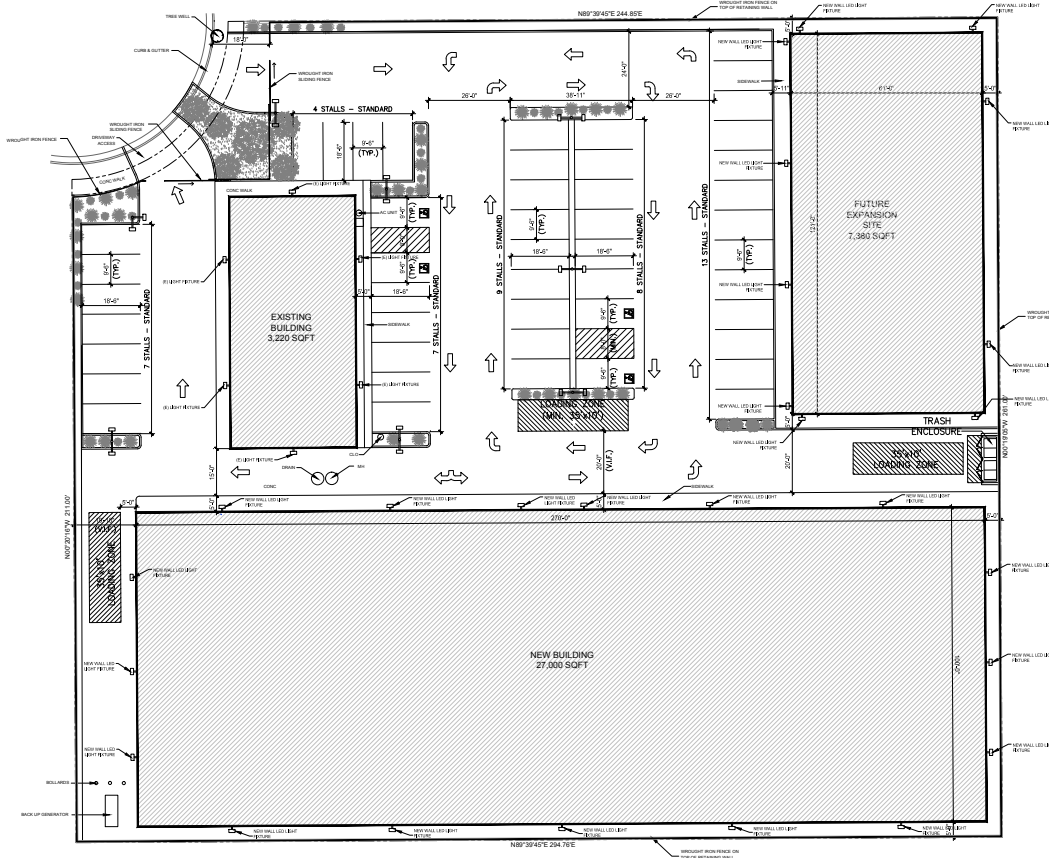
<b>BUILDING AREA</b>
LOT AREA: 74,980.7 SQFT (1.72 ACRES)
EXISTING BUILDING: 3,220 SQFT
NEW BUILDING (CULTIVATION): 27,000 SQFT
TOTAL: 30,220 SQFT

<b>PARKING CALCULATION</b>
PARKING CALCULATION:
TOTAL BUILDING AREA: 30,220 SQFT
REQUIRED: $30,220 \div 1 \times 1,000 = 31$ STALLS
PROVIDED: 48 STALLS



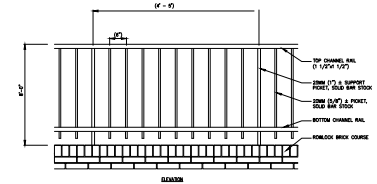
**DILLON  
ROANE**  
DILLON - ROANE  
DESIGN-BUILD-GROW

**M**  
DESIGN  
STUDIO  
Ph: 310.736.5575  
eduardo\_merino\_@me.com



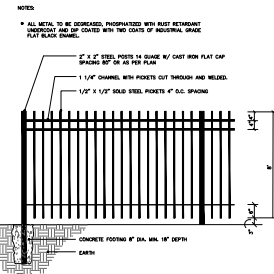
**PROPOSED SITE PLAN**

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



- NOTES:
- THIS DRAWING IS FOR INFORMATION PURPOSES ONLY AND NOT FOR CONSTRUCTION.
  - DO NOT SCALE DRAWINGS.
  - CONSTRUCTION RULES FOR PROJECT AND COMPANY INFORMATION: [www.dillonroane.com/dm](http://www.dillonroane.com/dm)  
REFERENCE: HANDED 000-000.

**WROUGHT IRON FENCE ON CMU WALL**  
NOT TO SCALE



**WROUGHT FENCING DETAIL (TYP.)**  
NOT TO SCALE

**NEW CANNABIS CULTIVATION  
FACILITY**

1950 Mercantile Lane  
Coalinga, CA 93210

Project:

Revisions:

1

2

3

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23

Sheet Title:

**PROPOSED  
SITE PLAN**

DATE: April 05, 2021

DRAWN BY: EM

CHECKED BY: ER

Sheet Number:

**A-1.0**

SCALE:

**CITY OF COALINGA  
CONDITIONAL USE PERMIT APPLICATION**

CUP 21-06  
Application Number

4/27/2021  
Date

**APPLICANT INFORMATION:**

Applicant/Property Owner: Green Heaven Farms, Inc. / Property Owner: Arabo LLC

Mailing Address: 7785 SKYHILL DRIVE, LOS ANGELES CA 90068

Telephone Number: 323-806-9111 Assessor Parcel Number: 08328017S

Property Location: 1950 Mercantile Coalinga CA 93210

Legal Description (lot, block, Tracts, etc.) Lot 145 of Juniper Ridge Track No. 4310, in the City of Coalinga, County of Fresno  
State of California, according to the Map thereof recorded in Volume 53, Pages 43 through 50, inclusive, of Platts  
in the office of the County Recorder of said County.

**PROPERTY USE INFORMATION:**

Current Zoning: MBL

Existing Number of Lots: 1 Proposed Number of Lots: 1 Area of Parcel: 1.72 acres

Proposed Use: Cannabis microbusiness: cultivation, 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).   
New single story 27,000 sq. ft. metal building for cultivation consisting of grow rooms, dry and trim rooms, locker room, and offices

(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.)

24 hour security; 7:00 a.m. to 7:00 p.m. Monday through Sunday; 3 to 5 employees; normal pickup and deliveries;

facilities not open to public; and 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

Haik Mouradian

Name of APPLICANT/AGENT (Please Print)

7785 SKYHILL DRIVE, LOS ANGELES CA 90068

Mailing Address

323-807-5313

Telephone Number



Signature of OWNER

Michael Keheian on behalf of Arabo LLC

Name of OWNER (Please Print)

13825 MAGNOLIA BLVD, SHERMAN OAKS CA 91423

Mailing Address

323-806-3383

Telephone Number

CITY OF COALINGA  
ENVIRONMENTAL REVIEW APPLICATION

CUP 21-06

Application Number

4/27/2021

Date

**APPLICANT INFORMATION:**

Applicant: Green Heaven Farms, Inc.

Mailing Address: 7785 Skyhill Drive, Los Angeles, California 90068

Telephone Number: 323-806-9111 Assessor Parcel Number: 08328017S

Property Owner's Name: Arabo LLC

Property Owner's Address: 13825 MAGNOLIA BLVD, SHERMAN OAKS CA 91423

Contact Person: Agassi ("George") Halajyan

**PROPERTY USE INFORMATION:**

Size of Parcel (Square Feet/Acres) 74,960.7 sq. ft. (1.71 acres)

Describe Existing Use of Property: Raw Land

Square Feet of Existing Building Area 3,220 sq. ft. Square Feet of Existing Paved Area N/A

Current Zoning MBL Proposed Zoning MBL

Describe in General Terms Existing Uses to the:

North: Bare Land

South: Concrete Plant

East: Agricultural

West: Cannabis Cultivation

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 2 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: N/A
- c. Range of Sales Prices and/or Rents (Projected): N/A
- d. Type of Household Size Expected: N/A
- e. Number of Employees: Full Time 3 to 5 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

Haik Mouradian

Name of APPLICANT/AGENT (Please Print)

7785 SKYHILL DRIVE, LOS ANGELES CA 90068

Mailing Address

323-807-5313

Telephone Number



Signature of OWNER

Michael Keheian

Name of OWNER (Please Print)

13825 MAGNOLIA BLVD, SHERMAN OAKS  
CA 91423

Mailing Address

323-806-3383

Telephone Number



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

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**APPLICATION FOR ENVIRONMENTAL EVALUATION**

**1. Owner/Applicant Information**

PROPERTY OWNER'S NAME: Arabo LLC  
PROPERTY OWNER'S ADDRESS: 13825 MAGNOLIA BLVD, SHERMAN OAKS, CA 91423  
TELEPHONE: 323-806-3383 EMAIL: mkeheian@yahoo.com

APPLICANT'S NAME, COMPANY/ORGANIZATION: Green Heaven Farms, Inc.  
APPLICANT'S ADDRESS: 7785 SKYHILL DRIVE, LOS ANGELES CA 90068  
TELEPHONE: 323-807-5313 EMAIL: hmouradian10@aol.com

CONTACT FOR PROJECT INFORMATION: Agassi ("George") Halajyan  
ADDRESS: 7785 SKYHILL DRIVE, LOS ANGELES CA 90068  
TELEPHONE: 323-806-9111 EMAIL: agassi7@sbcglobal.net

**2. Location and Classification**

STREET ADDRESS OF PROJECT: 1950 Mercantile Lane, Coalinga, California 93210  
CROSS STREETS: Enterprise Parkway  
ASSESSOR'S PARCEL NUMBER(S): 08328017S  
LOT DIMENSIONS: 294.76 x 261 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 Building / Vacant Lot

PROPOSED USE: Cannabis Microbusiness: cultivation, manufacturing, 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.

	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
<b>Project Features</b>				
Dwelling Units				0
Parking Spaces			50	50
Loading Spaces		1	1	2
Bicycle Spaces		0	0	0
Number of Buildings		1	1	2
Height of Buildings		18'	28'2"	
Number of Stories		1	1	
<b>Gross Square Footage (GSF)</b>				
Residential		0	0	0
Retail		0	0	0
Office		0	0	0
Industrial		3,220	27,000	30,220
Parking		0	50	8,788
Other _____				
Other _____				
Other _____				
<b>Total GSF</b>				39,008

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

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

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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? 1 existing; 1 new; 1 future

What is the construction date of each structure? Unknown

Current use of existing structure(s)? Empty Commercial Garage

Proposed use of existing structure(s)? Cannabis Manufacturing

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 tree 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' Tall Wrought Iron Fence and Masonry

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 50

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 w/ open top

What is the total number of cubic yards allocated for recycling? N/A

Building Setback from Property Lines		
	Existing (feet/inches)	Proposed (feet/inches)
Front		100'
Rear		5'
Streetside		Same as Front
Interior Side		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: \_\_\_\_\_ Setback: \_\_\_\_\_

### Exterior Materials

Existing Exterior Building Materials: Metal

Existing Roof Materials: Metal

Existing Exterior Building Colors: \_\_\_\_\_

Proposed Exterior Building Materials: Metal DPS Panels

Proposed Roof Materials: Metal, Corrugated 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**

Total Building Square Footage On-Site (gross sq. ft.) 27,000 sq. ft.

<b>Breakdown of Square Footage – Please Mark All That Apply</b>		
	<b>Existing</b>	<b>Proposed</b>
<b>Warehouse Area</b>		24,295
<b>Office Area</b>		895
<b>Storage Area</b>		402
<b>Restaurant/Bar Area</b>		N/A
<b>Sales Area</b>		N/A
<b>Medical Office Area</b>		N/A
<b>Assembly Area</b>		N/A
<b>Theater Area</b>		N/A
<b>Structured Parking</b>		N/A
<b>Other Area*</b>		1,408
*Describe use type of "Other" areas. Restrooms, lockers, breakroom		

#### **Building Height**

Existing Building Height and # of Floors: 18'  
Proposed Building Height and # of Floors: 28'2" 1 floor

#### **Lot Coverage**

Total Existing and Proposed Building Coverage Area\* (sq. ft.): 32,220 sq. ft.  
Project Site Lot Area (sq. ft.): 74,960.7 sq. ft. (1.72 acres)  
Total Lot Coverage Percentage: 43%

(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

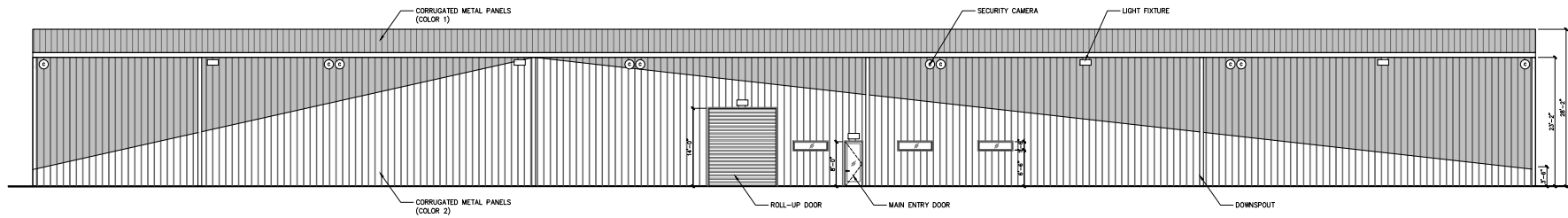
Application Materials	Provided	Not Applicable
Two (2) originals of this application signed by owner or agent, with all blanks filled in.	Electronic Submission	
Two (2) hard copy sets of project drawings in 11" x 17" format showing existing and proposed site plans with structures on the subject property 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:

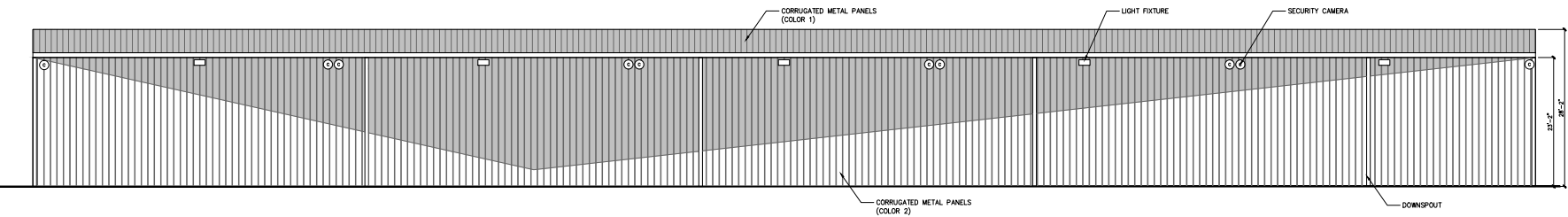
By:  \_\_\_\_\_

Date: 4/27/2021



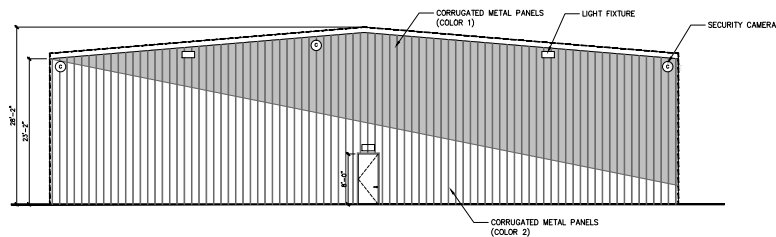
**ELEVATION 04**

SCALE: 1/4" = 1'-0"



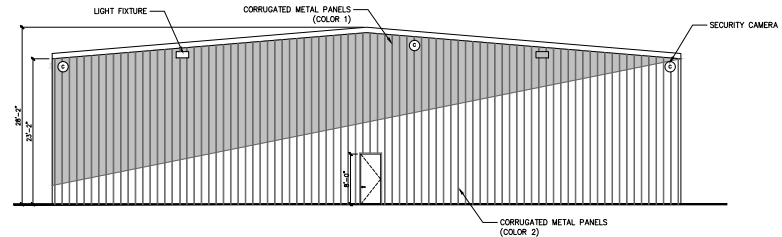
**ELEVATION 03**

SCALE: 1/4" = 1'-0"



**ELEVATION 02**

SCALE: 1/4" = 1'-0"



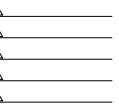
**ELEVATION 01**

SCALE: 1/4" = 1'-0"

Project:  
**NEW CANNABIS CULTIVATION  
FACILITY**

1950 Mercantile Lane  
Cooling, CA 93210

Revisions:



Sheet Title:

**EXTERIOR  
ELEVATIONS**

DATE: January 31, 2021

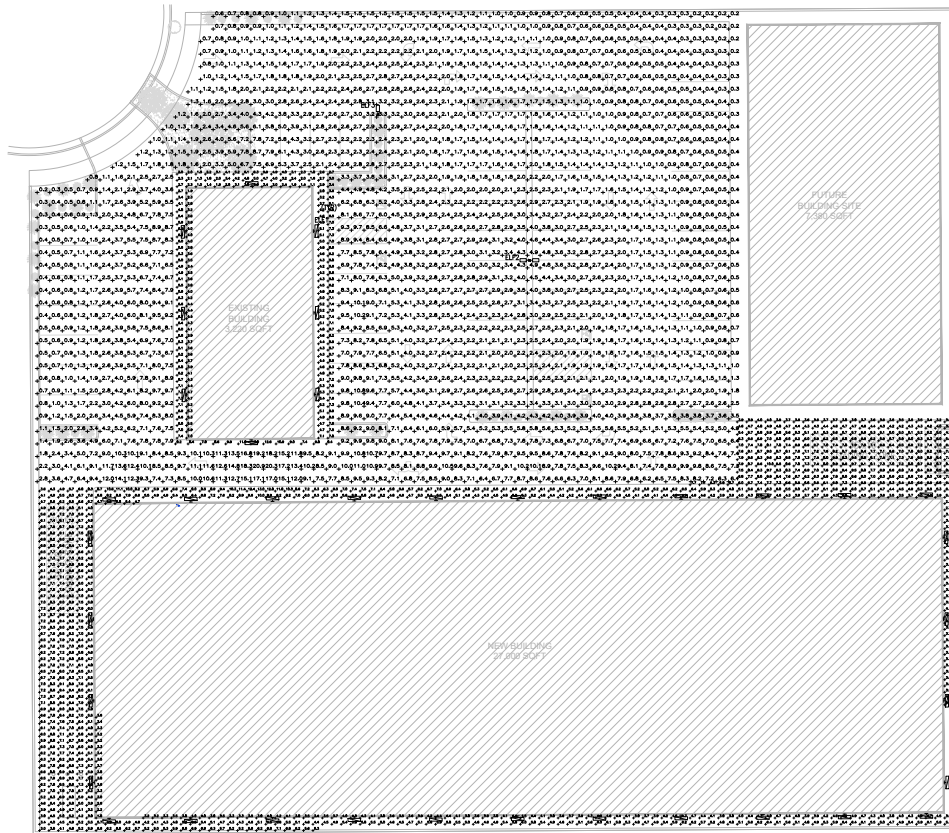
DRAWN BY: EH

CHECKED BY: ER

Sheet Number:

**A-2.0**

SCALE: As Noted



**SITE LIGHTING PHOTOMETRIC PLAN**

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

LIGHTING FIXTURE SCHEDULE									
TAG	MANUFACTURER & MODEL NUMBER	LUMENS PER FIXTURE		TOTAL VA	VOLTAGE	DRIVER	BUG?	MOTION?	MOUNTING
		NO.	TYPE						
ELF1	LITHONIA LIGHTING ARC2LED-P5-40K-MVOLT	NA	LED	51	277	0-10V	-	-	WALL 19'-0" AFG
ELF2	LITHONIA LIGHTING (2) DBXL-LED-P5-40K-TMM-MVOLT	NA	LED	204	277	0-10V	-	-	POLE 35'-0"
ELF3	LITHONIA LIGHTING DBXL-LED-P3-40K-TMM-MVOLT	NA	LED	102	277	0-10V	-	-	POLE 25'-0"

**LIGHTING FIXTURE SCHEDULE NOTES**

- MANUFACTURER'S SERIES SHOWN INDICATE BASIC FIXTURE TYPES REQUIRED FOR THIS PROJECT. VERIFY WITH MANUFACTURER TO INCLUDE ALL ACCESSORIES REQUIRED FOR ACTUAL INSTALLATION.
- 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.
- 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 8,200 INITIAL LUMENS, OR MEETS EXCEPTIONS 1 THROUGH 7 TO SECTION 130.28). YES: RATING REQUIRED. SEE TITLE 24 ENERGY CALCULATIONS FOR COMPLIANCE.
- 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 130.26). YES: CONTROLS REQUIRED. FIXTURE INTEGRAL MOTION SENSING CONTROL, CAPABLE OF REDUCING LIGHTING POWER OUTPUT BY 50% DURING UNOCCUPIED PERIOD.

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	
Existing Sidelight	+	4.7fc	7.8fc	1.0fc	7.8:1	4.7:1	
New Sidelight	+	6.0fc	13.0fc	1.8fc	7.2:1	3.3:1	
Parking	+	3.4fc	20.9fc	0.2fc	104.5:1	17.0:1	

**DILLON ROANE**  
DILLON - ROANE  
DESIGN-BUILD-GROW

**M**  
DESIGN  
STUDIO  
Ph: 310.736.5575  
eduardo\_merino\_j@me.com

**LAZ** DESIGN  
ENGINEERS  
1314 West Garfield Blvd, Ste 200 | Fremont, CA 94531 | 415.857.8829

Project: **NEW CANNABIS CULTIVATION FACILITY**

1950 Mercantile Lane  
Coalinga, CA 93210

Revisions:

Sheet Title:

**SITE PLAN**

DATE: February 4, 2021  
 DRAWN BY: SY  
 CHECKED BY: JLA  
 Sheet Number:

**E-1.1**

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

# RESOLUTION 021P-008

## **A RESOLUTION OF THE CITY OF COALINGA PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT NO. 21-06 FOR THE DEVELOPMENT OF A NEW INDUSTRIAL COMMERCIAL CANNABIS CULTIVATION, MANUFACTURING AND DISTRIBUTION FACILITY (MICROBUSINESS) TO BE LOCATED ON 1.72 ACRES AT 1950 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 microbusiness facility on 1.72 acres at the 1950 Mercantile Lane (APN: 083-280-17ST); and,

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

**WHEREAS**, appropriate applications were filed and deemed complete by the Coalinga Community Development Department on May 13, 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 June 22, 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 21-06) 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 22<sup>nd</sup> Day of June 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. 21-06**

**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-008)

**Phase 2** – Building 3 FUTURE (4 Years from the date of Resolution 021P-008). 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 Mercantile Lane.

- COA-12. 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-13. The applicant shall comply with all 2019 California Building Code (CBC) Chapter 11B ADA accessibility guidelines.
- COA-14. The final site plan shall identify all easements effecting the parcel.
- COA-15. The applicant shall provide smooth AC pavement transitions from new concrete driveway to existing Mercantile Lane asphalt pavement.
- COA-16. The new driveway on Mercantile lane shall be designed and constructed to City standards.
- COA-17. The trash enclosure shall be designed and installed in conformance with City of Coalinga Standards A-4 and approved by the City Engineer.
- COA-18. 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-19. 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-20. 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-21. Mailboxes shall be located outside of secured areas for access by postal workers. Obtain final approval by Postmaster prior to installation.
- COA-22. 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-23. 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-24. All equipment shall be located on roofs and shall be screened from view as approved by the Assistant City Manager unless an alternative plan is provided that is in compliance with Section 9-4.209 related to mechanical equipment screening and approved by the City.
- COA-25. 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-26. *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-27. *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-28. *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-29. 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-30. All building doorways located outside of security fencing shall be secured per the standards of the Police Chief and be exit only.
- COA-31. Disposal of hazardous materials as part of construction and operations shall be in compliance with applicable Federal and State regulations.
- COA-32. The applicant shall provide wheel stops at all parking stalls that do not provide for 2-foot vehicle overhang.
- COA-33. All other required local (Police, Fire, Finance), County, State, or Federal permits shall be obtained prior to the start of operations.
- COA-34. 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-35. All Community Development Department and Engineering fees shall be paid in full prior to the issuance of a building permit.

- COA-36. The Developer is responsible for paying all applicable development impact fees as well all regional fees related to the project.
- COA-37. 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-38. The Mercantile Lane driveway shall provide a 3 foot minimum clearance from side property line.
- COA-39. 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





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

**Subject:** Site Plan Review Application SPR 21-01 - Valley Garlic Cold Storage Expansion  
**Meeting Date** June 22, 2021  
**Project Location:** 500 Enterprise Parkway, Coalinga, CA 93210  
**Applicant:** GMA Engineering, Gerald Mele, President, 7337 North First St, Suite #110, Fresno, CA 93720  
**Owner:** Valley Garlic, LLC, 500 Enterprise Parkway, Coalinga CA 93210  
**Prepared By:** Sean Brewer, Assistant City Manager

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### **I. RECOMMENDATION:**

Staff recommends that the Planning Commission adopt Resolution No. 021P-009 with conditions for the construction of a cold storage addition, equipment room and new outdoor canopies at the Valley Garlic, LLC Processing Facility at 500 Enterprise Parkway.

### **II. BACKGROUND:**

On May 20, 2021 the City of Coalinga received an application for site plan review for the construction of a 30,856 square foot addition to the existing cold storage building at the existing garlic processing plant including a small equipment room and 270 square feet of outdoor canopies. In accordance with the Coalinga Planning and Zoning Code a site plan review is required for all commercial, industrial, institutional, and residential development projects.

Once the application was deemed complete staff requested comments from the necessary City Departments. This proposal incorporates feedback from all City Departments. The 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.

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

The proposed project proposes to increase the size of the existing cold storage facility at the existing garlic plant at 500 Enterprise Parkway. Phase 1 consists of the construction of a 30,832 sq. ft. metal building with (1) 24 sq. ft. canopy for a total of 30,856 sq. ft, and Phase 2 will be the construction of a 270 sq. ft. equipment room as additions to the existing cold storage building. The company desires to construct the cold storage addition to enable them to consolidate cold storage facilities to their site and to enable them to handle increased market demands. This will be an addition to their existing garlic packing facilities.

The company operates seven days a week. Their employees work in two shifts. The morning shift has 175 full time employees and the evening shift has 35 full time employees for a total of 210 full time employees. During the harvest season the morning shift adds 115 seasonal employees and the evening shift adds 160 seasonal employees for a total of 275 seasonal employees. The harvest season begins in June and runs through the end of November. The shift run for 8 to 9 hours each. The employees of this type of facility normally carpool with their being an average of three people per vehicle. The company does not anticipate adding any new employees with the proposed addition.

### **Land Use Compliance**

The General Plan designation for the parcel is (MB) Manufacturing and Business with a zoning designation for Manufacturing and Business High (MBH). The project use (processing facility) is a permitted use and consistent with all the development regulations for industrial development.

### **Surrounding Land Use Setting:**

| Direction | Zoning                              |
|-----------|-------------------------------------|
| South     | <b>Industrial Zoned Vacant Land</b> |
| West      | <b>Residential</b>                  |
| East      | <b>Agriculture (City Limits)</b>    |
| North     | <b>Industrial</b>                   |

### **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:

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

### **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.

Structure: The proposed structure is a 30,832 square foot metal building and will be constructed in accordance with California Building Standards including the equipment room and canopies.

Access: Access to the proposed development will be via the existing entrance at 500 Enterprise Parkway.

Utilities: All utilities are readily available for connection to serve this developments expansion.

Parking: Parking is currently provided for this facility and existing facilities can accommodate this expansion since there are no anticipated demand for parking as a result of the expansion. There are currently 133 parking spaces provided and 11 loading spaces which are sufficient to provide adequate parking for the entire facility.

- Refuse Containers: This is a existing site that currently has refuse container locations.

- Landscaping: No additional landscaping is required for this development as it is an existing facility with adequate landscaping.

- Lighting: lighting will be provided on the new expanded buildings and will be installed to ensure no spill over lighting.

- Signage: No signage has been provided as part of this application.

#### Environmental Considerations

- Staff 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) as this expansion would not have a detrimental effect on the health, safety and welfare of the community and fall under Section 15061(b) (3) - General Rule Exemption.

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

Non determined at this time.

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

Staff is recommending approval of the following project because it meets and/or exceeds the requirements of the Coalinga zoning code in the following respects:

- That all applicable provisions of the Code are complied with.
- That the 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 properties: Facilities and improvements; Vehicular ingress, egress, internal circulation, off-street parking and loading; Setbacks; Height of buildings; Locations of services; Walls and fences; Landscaping; Site drainage; Refuse enclosures.
- All signs related to this development shall be reviewed and approved at a later date.

#### **ATTACHMENTS:**

##### Description

- ❑ Cold Storage Site Plan Set

Resolution 021P-009 with Conditions

Site Plan Review Application



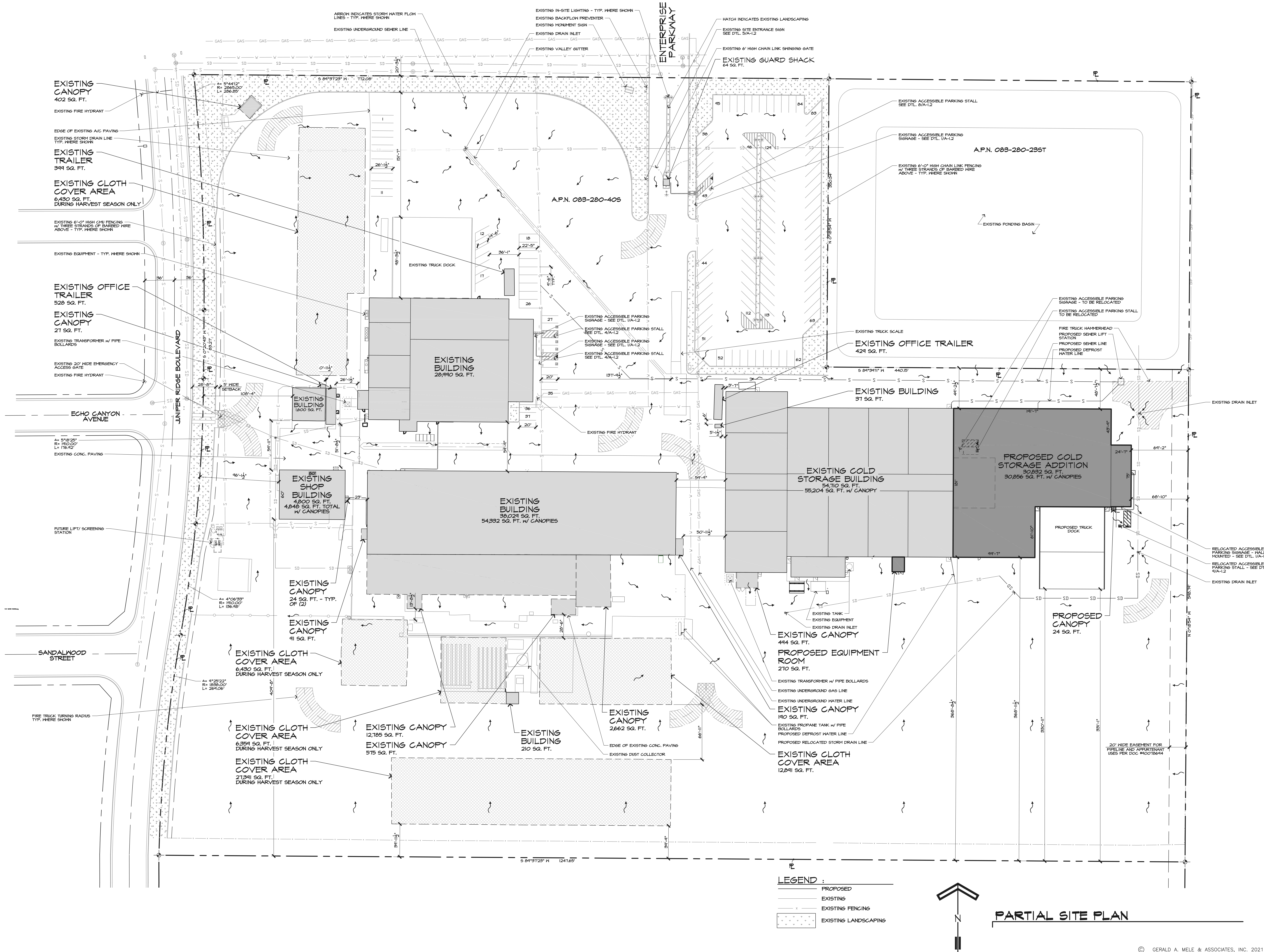
SITE NOTES :

- A) THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING OR OTHER STRUCTURE. IF THE ADJACENT GROUND IS NOT LESS THAN ONE (1) INCH VERTICAL IN 20 INCHES HORIZONTAL (5%) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL OR AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION SHALL BE USED 5/8" PER FOOT ± 5%.
- B) SHALL BE USED FOR THE PURPOSES SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION (C.G.C. 1804.3) 1/4" PER FOOT ± 2%.
- NO WATER SHALL DRAIN TO ADJACENT PROPERTY WITH NO ON-SITE WATER RETENTION.
- ALL GRADING SHALL COMPLY WITH SECTION 1804 AND APPENDIX J OF THE 2014 CALIFORNIA BUILDING CODE.
- COMPACTION REPORT SHALL BE PREPARED BY AN APPROVED TESTING AGENCY UPON COMPLETION OF GRADING.
- PROVIDE SOIL COMPACTION FROM AN APPROVED TESTING LAB FOR ALL AREAS WHERE LOOSE FILL IS USED OR WHERE BUILDING FOOTING WILL OCCUR.
- ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- INSTALL STREET ADDRESS NUMERALS AT LEAST FOUR (4) INCHES HIGH WITH MINIMUM 1/2" INCH STROKE MOUNTED ON A CONTRASTING BACKGROUND CLEARLY VISIBLE FROM THE STREET (C.B.C. 501.2).
- LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS SHALL BE HOODED AND SO ARRANGED AND CONTROLLED SO AS NOT TO CAUSE A NUISANCE EITHER TO HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS.
- SUITABLE TOILET FACILITIES SHALL BE PROVIDED AND MAINTAINED IN A SANITARY CONDITION FOR THE USE OF WORKERS DURING CONSTRUCTION (C.G.C. SECTION 412.1).
- FINISH FLOOR ELEVATION TO BE 6" ABOVE THE CROWN OF THE STREET.
- DRIVEWAYS AND PRIVATE ROADS SHALL HAVE A MAXIMUM SLOPE OF 12%. THE GRADE MAY BE INCREASED TO A MAXIMUM OF 20% FOR PAVED SURFACES.
- IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION WORK SHALL STOP IMMEDIATELY.
- IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY NOTIFIED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (N.A.H.C.) SHALL BE IMMEDIATELY CONTACTED AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY (SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (SJV)) (661) 694-2294 SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST AND/OR CASUAL CONTACT BY THE GENERAL PUBLIC. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT. THE SITE SHALL BE FORMALLY RECORDED AND RECORDS MADE TO THE COUNTY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
- IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECORDED PALEONTOLOGISTS. A PALEONTOLOGIST SHALL CONDUCT AN ASSESSMENT AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
- TEMPORARY FENCES TO SECURE PROJECTS UNDER CONSTRUCTION ARE ALLOWED. ANY TEMPORARY FENCE SHALL BE ADEQUATELY SECURED AND CONSTRUCTED TO PREVENT OVERTURNING DUE TO WIND, VANDALISM AND/OR CASUAL CONTACT BY THE GENERAL PUBLIC. THE CONSTRUCTION SHALL BE PERFORMED IN SUCH A MANNER AS TO MINIMIZE ANY POTENTIAL SAFETY HAZARD WHICH MAY OCCUR AS A RESULT OF IMPROPER FENCE INSTALLATION OR DAMAGE TO THE FENCE.

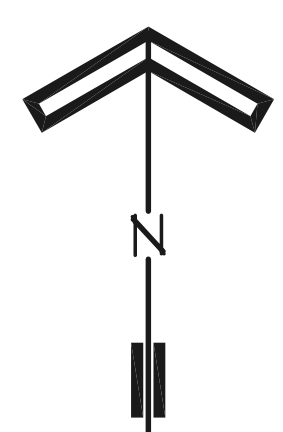
ACCESSIBILITY NOTES :

- AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES, PUBLIC STREETS AND SIDEWALKS AND TRANSITATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE. WHERE MORE THAN ONE ROUTE IS PROVIDED, ALL ROUTES MUST BE ACCESSIBLE (2014 C.B.C. 11B-206.2.1).
- AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE, UNLESS THE ONLY MEANS OF ACCESS BETWEEN THEM IS A VEHICULAR WAY NOT PROVIDING PEDESTRIAN ACCESS (2014 C.B.C. 11B-206.2.2).
- ACCESSIBLE ROUTES SHALL COINCIDE WITH OR BE LOCATED IN THE SAME AREA AS GENERAL CIRCULATION PATHS, WHERE CIRCULATION PATHS ARE INTERIOR, REQUIRED ACCESSIBLE ROUTES SHALL ALSO BE INTERIOR (2014 C.B.C. 11B-206.3).
- DIRECTIONAL SIGNS COMPLYING W/ 2014 C.B.C. SECTION 11B-102.5, INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING W/ 2014 C.B.C. SECTION 11B-102.7.2, INDICATING THE ACCESSIBLE ROUTE TO THE NEAREST ACCESSIBLE ENTRANCE SHALL BE PROVIDED AT JUNCTIONS WHEN THE ACCESSIBLE ROUTE DIVERGES FROM THE REGULAR CIRCULATION PATH (2014 C.B.C. SECTION 11B-216.6).
- THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20 (5%). THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48 (2%). WHEN THE SLOPE OF ANY WALKING SURFACE EXCEEDS 1:20 (5%), IT SHALL COMPLY WITH THE PROVISIONS OF 2014 C.B.C. SECTION 11B-402.4 (2014 C.B.C. SECTION 11B-402.5).
- THE RUNNING SLOPE OF CURB RAMPS SHALL NOT BE STEEPER THAN 1:12 (8.33%). THE RUNNING SLOPE OF BLINDED TRANSITIONS SHALL NOT BE STEEPER THAN 1:20 (5%). THE CROSS SLOPE OF CURB RAMPS AND BLENDED TRANSITIONS SHALL BE 1:48 (2%) MAX. (2014 C.B.C. SECTION 11B-402.2), 11B-402.3, 11B-402.4, 11B-402.5, 11B-402.6, 11B-402.7, 11B-402.8, 11B-402.9, 11B-402.10, 11B-402.11, 11B-402.12, 11B-402.13, 11B-402.14, 11B-402.15, 11B-402.16, 11B-402.17, 11B-402.18, 11B-402.19, 11B-402.20, 11B-402.21, 11B-402.22, 11B-402.23, 11B-402.24, 11B-402.25, 11B-402.26, 11B-402.27, 11B-402.28, 11B-402.29, 11B-402.30, 11B-402.31, 11B-402.32, 11B-402.33, 11B-402.34, 11B-402.35, 11B-402.36, 11B-402.37, 11B-402.38, 11B-402.39, 11B-402.40, 11B-402.41, 11B-402.42, 11B-402.43, 11B-402.44, 11B-402.45, 11B-402.46, 11B-402.47, 11B-402.48, 11B-402.49, 11B-402.50, 11B-402.51, 11B-402.52, 11B-402.53, 11B-402.54, 11B-402.55, 11B-402.56, 11B-402.57, 11B-402.58, 11B-402.59, 11B-402.60, 11B-402.61, 11B-402.62, 11B-402.63, 11B-402.64, 11B-402.65, 11B-402.66, 11B-402.67, 11B-402.68, 11B-402.69, 11B-402.70, 11B-402.71, 11B-402.72, 11B-402.73, 11B-402.74, 11B-402.75, 11B-402.76, 11B-402.77, 11B-402.78, 11B-402.79, 11B-402.80, 11B-402.81, 11B-402.82, 11B-402.83, 11B-402.84, 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**LEGEND :**  
— PROPOSED  
— EXISTING  
- - - EXISTING FENCING  
[Pattern] EXISTING LANDSCAPING



**PARTIAL SITE PLAN**

DESIGNED BY  
**GMA**  
GERALD MELE & ASSOCIATES, INC.  
7337 N. PREST ST., SUITE 110 FRENO, CA 93720 (559)435-1168  
GERALD A. MELE, P.E., S.E.  
MARTIN R. MELE, P.E., S.E.  
BRAD C. TURNER, P.E., S.E.  
LUIS A. GONZALEZ, P.E., S.E.

PROJECT  
**COLD STORAGE ADDITION**

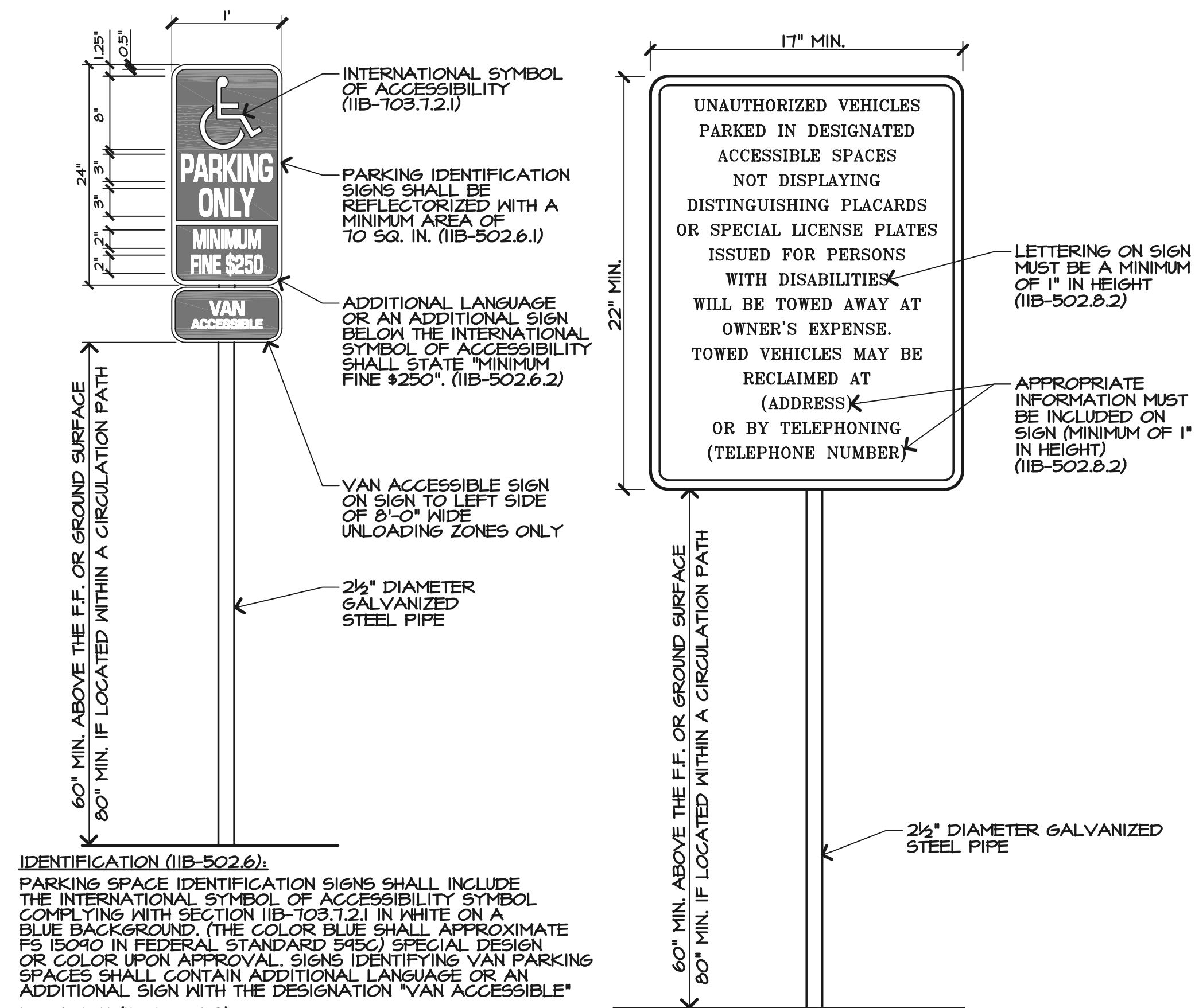
PROPOSED PROJECT FOR  
**VALLEY GARLIC L.L.C.**  
500 ENTERPRISE PARKWAY  
COALINGA, CA 93210  
(559) 434-1163

| No. | Issue/Revision | Date |
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|     |                |      |

Date 05/10/21  
Scale 1" = 40'-0"  
Dr. By S. ODOM  
Job No. 2021.007  
Dwg. No. 21007PSP  
Sheet  
Revision No. **A-1.1**

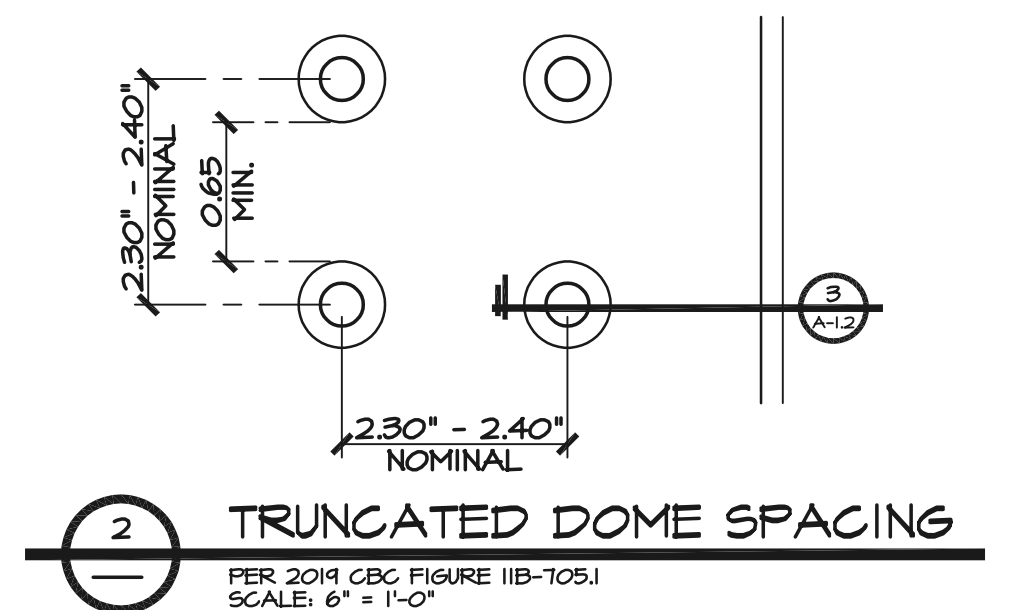
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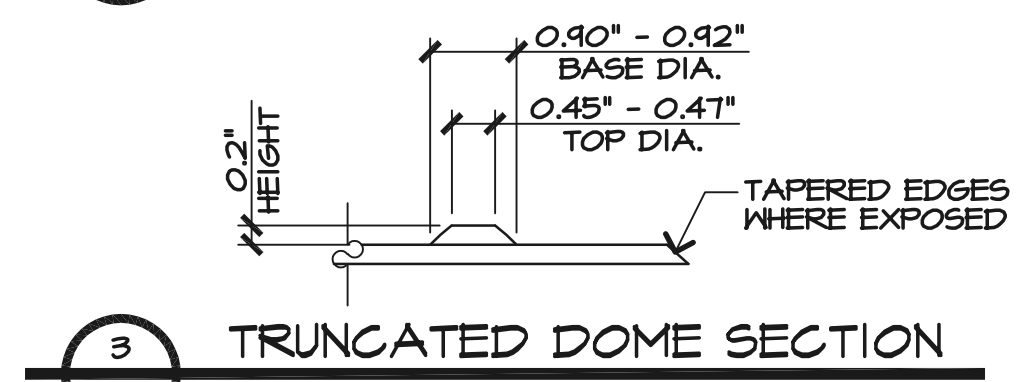


**IDENTIFICATION (11B-502.6).**  
PARKING SPACE IDENTIFICATION SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SYMBOL COMPLYING WITH SECTION 11B-103.1.2.1 IN WHITE ON A BLUE BACKGROUND. (THE COLOR BLUE SHALL APPROXIMATE PMS 3000 IN FEDERAL STANDARD 595) SPECIAL DESIGN OR COLOR UPON APPROVAL. SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN WITH THE DESIGNATION "VAN ACCESSIBLE" LOCATION (11B-502.6.3).  
A PARKING SPACE IDENTIFICATION SIGN SHALL BE VISIBLE FROM EACH PARKING SPACE. SIGNS SHALL BE PERMANENTLY POSTED EITHER IMMEDIATELY ADJACENT TO THE PARKING SPACE OR WITHIN THE PROJECTED PARKING SPACE WIDTH AT THE HEAD END OF THE PARKING SPACE. SIGNS MAY ALSO BE PERMANENTLY POSTED ON A WALL AT THE INTERIOR END OF THE PARKING SPACE.

**1 ACCESSIBLE PARKING SIGN**  
NOT TO SCALE



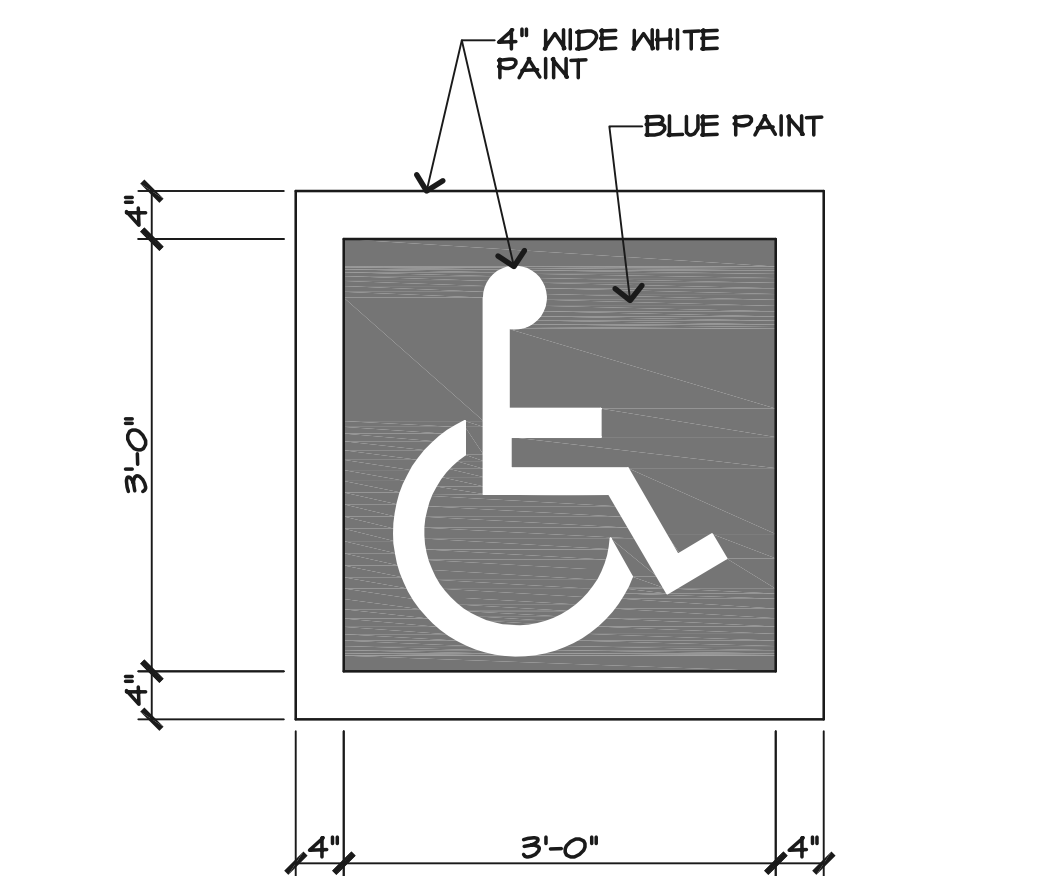
**2 TRUNCATED DOME SPACING**  
PER 2011 CBC FIGURE 11B-105.1  
SCALE: 6\"/>



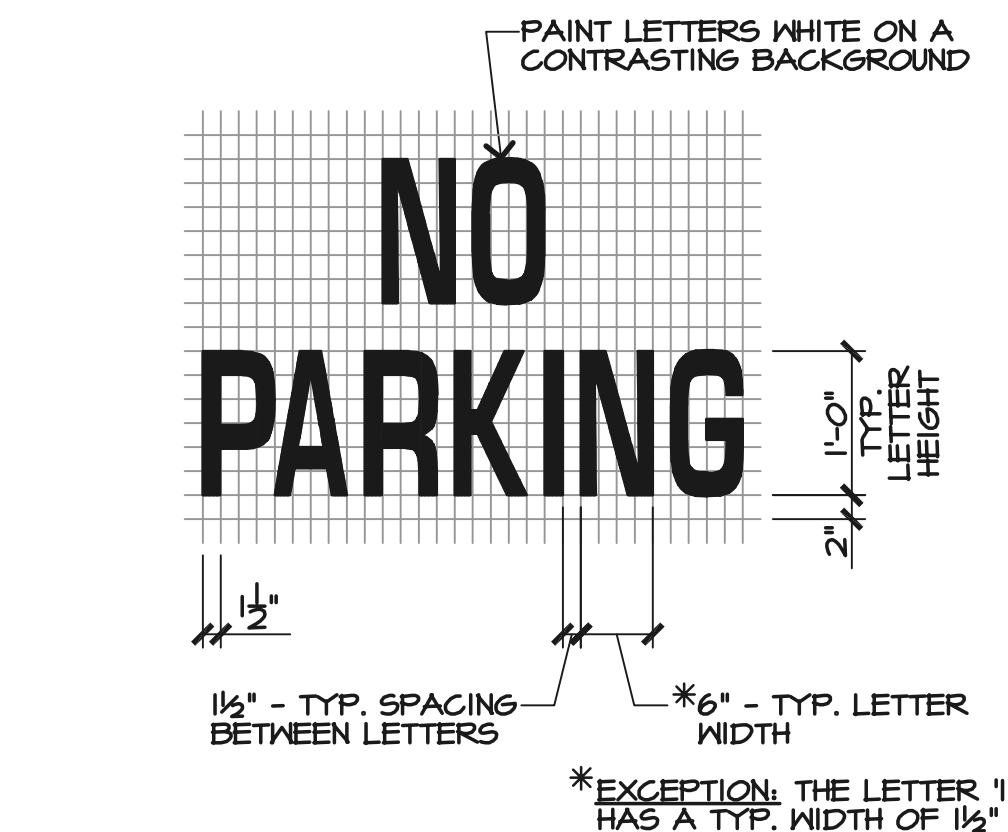
**3 TRUNCATED DOME SECTION**  
PER 2011 CBC FIGURE 11B-105.1  
SCALE: 6\"/>

**ADDITIONAL SIGNAGE (11B-502.8).**  
AN ADDITIONAL SIGN SHALL BE POSTED EITHER: 1) IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY OR 2) IMMEDIATELY ADJACENT TO ON-SITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE.

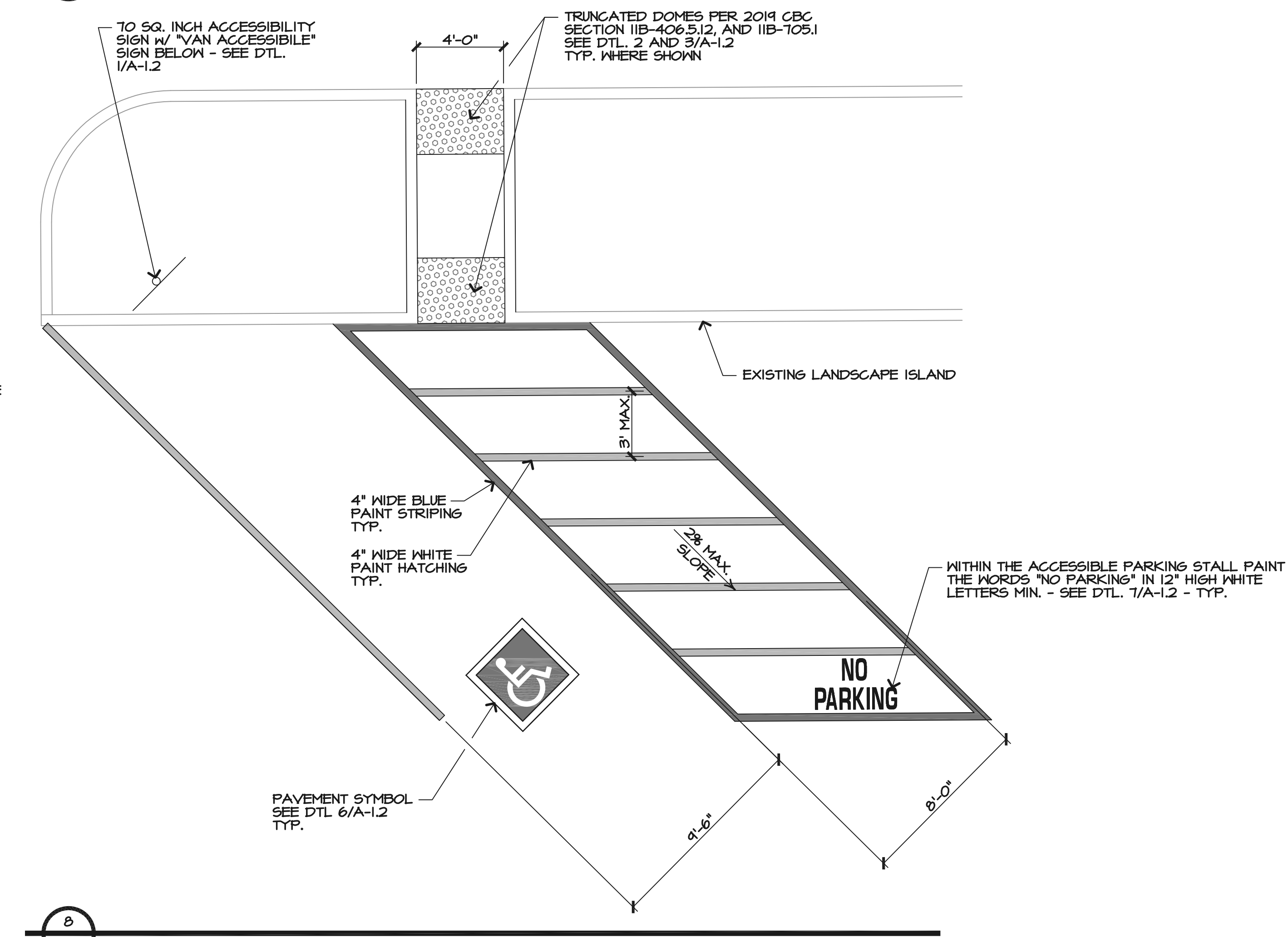
**5 SITE ENTRANCE SIGN**



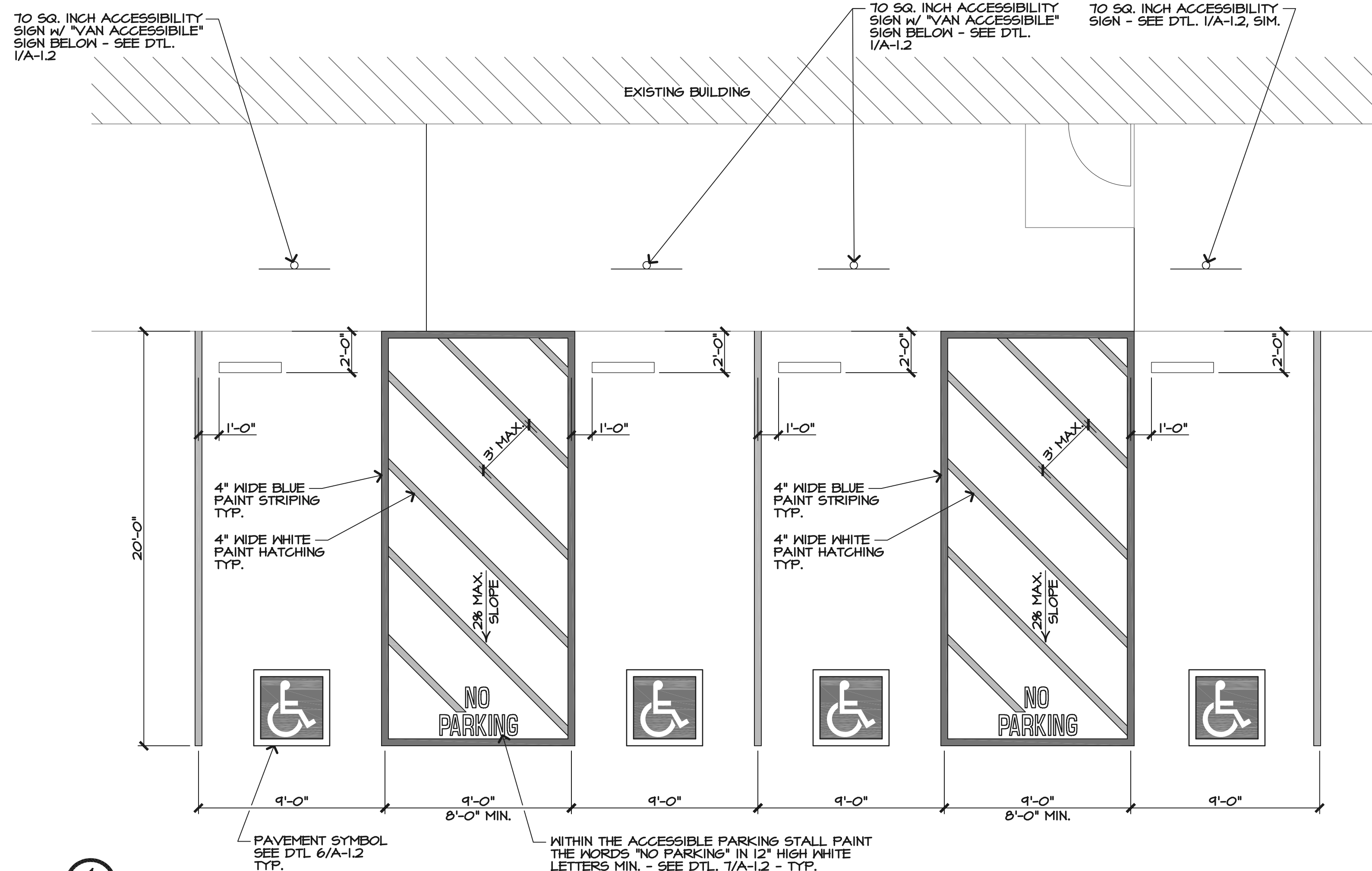
**6 PAVEMENT SYMBOL**  
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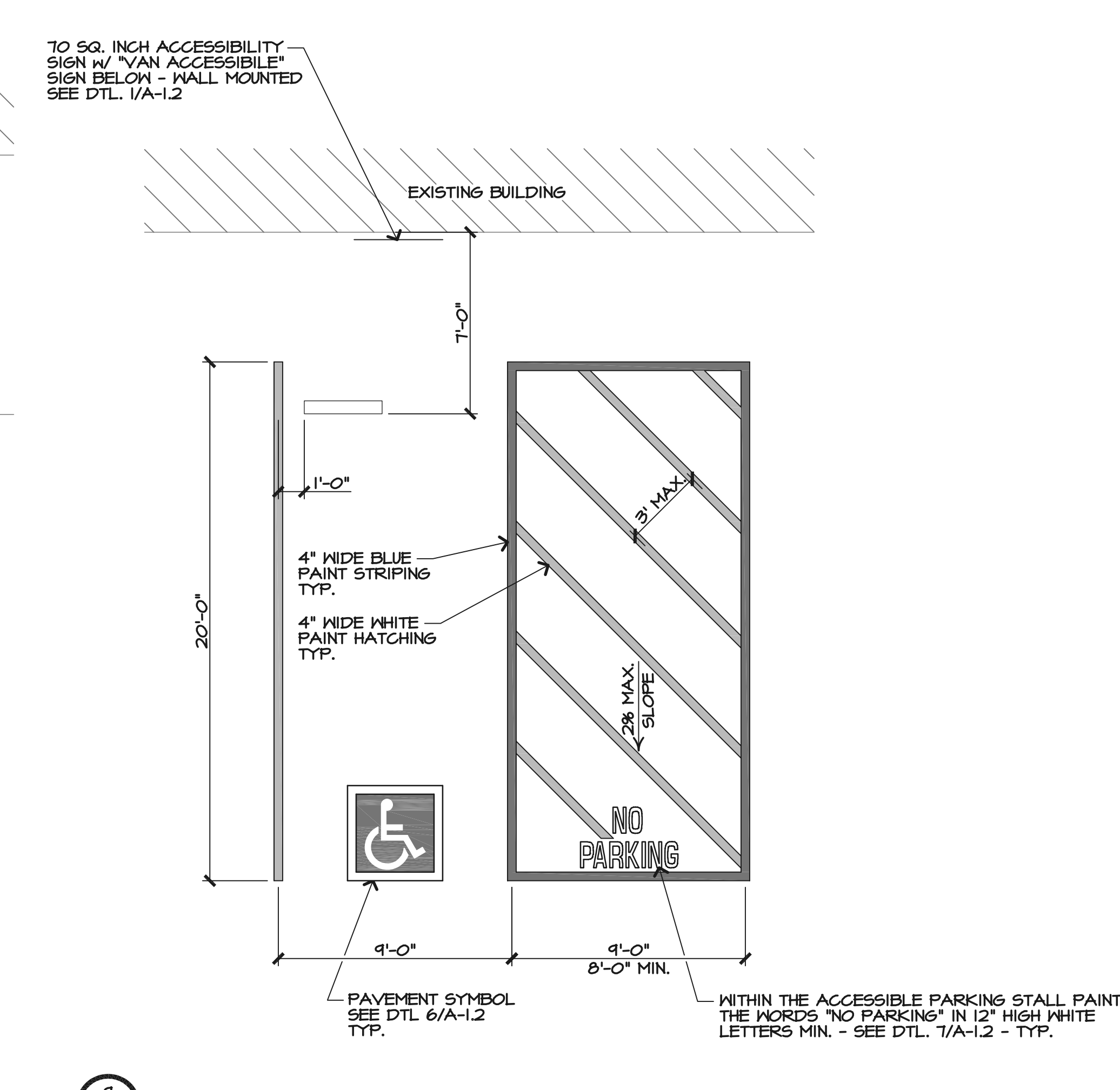
**7 DISABLED PARKING UNLOADING AREA PAVEMENT MARKING**  
SCALE = 3/4\"/>



**8 SCALE = 1/4\"/>**



**4 SCALE = 1/4\"/>**



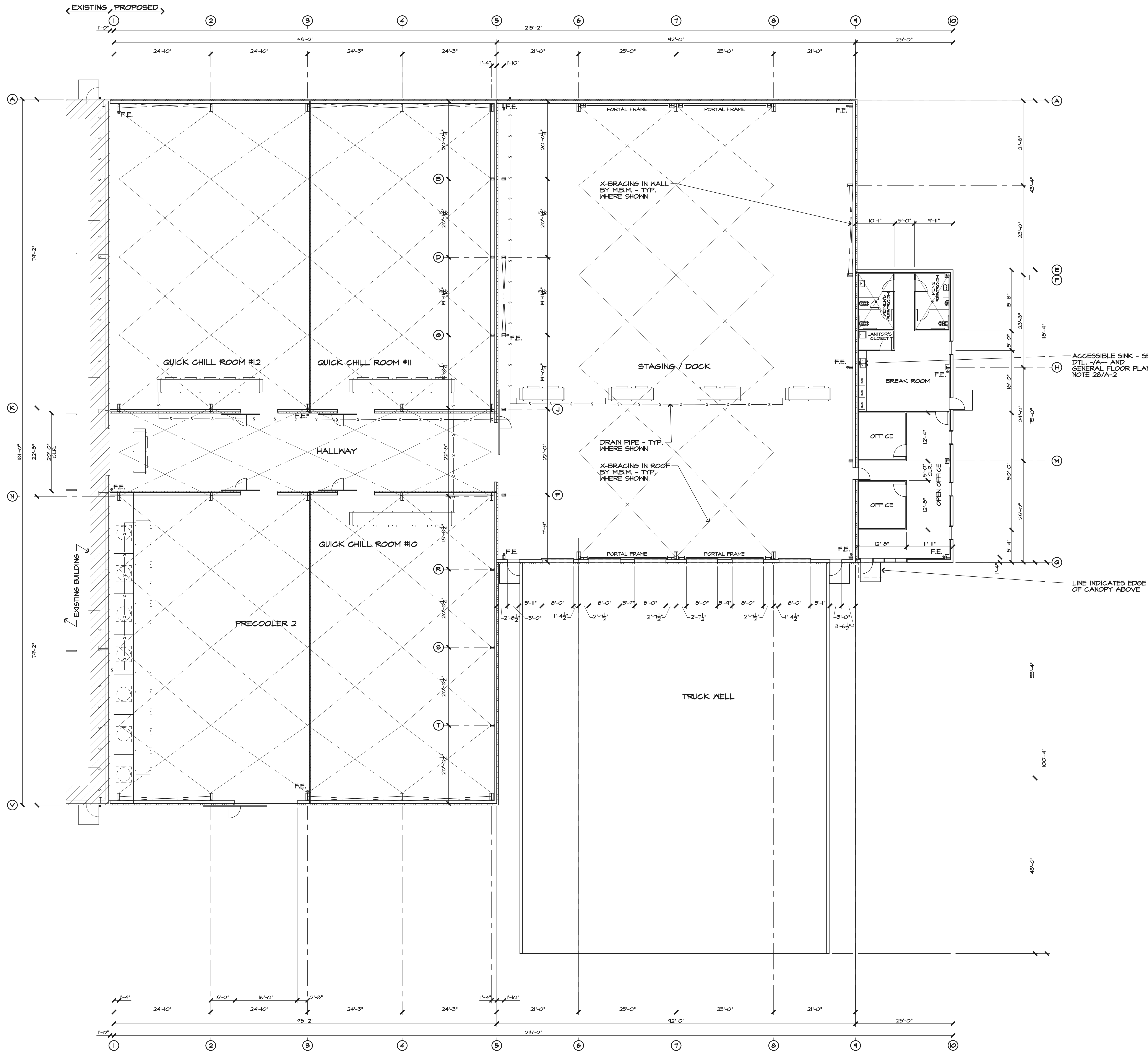
**9 SCALE = 1/4\"/>**

| No. | Issue/Revision | Date |
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|              |                 |
|--------------|-----------------|
| Date         | 05/10/21        |
| Scale        | 1" = 1'-0" UNO. |
| Dr. By       | S. ODOM         |
| Job No.      | 2021.007        |
| Dwg. No.     | 21007SPD        |
| Sheet        | A-1.2           |
| Revision No. |                 |

GENERAL FLOOR PLAN NOTES :

- ALL REQUIRED EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. (CBC 1008.1.4)
- ALL DOOR OPENING HARDWARE SHALL BE EITHER LEVER, PANIC, PUSH/PULL OR A SIMILAR TYPE.
- PROVIDE INTERNATIONAL SYMBOL OF ACCESSIBILITY (DECAL) AT MAIN ENTRANCE DOOR (5' SQ.). SEE DETAIL 2/A-1.
- SAFETY GLASS:  
EACH UNIT OF TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED BY THE MANUFACTURER. THE IDENTIFICATION SHALL BE ETCHED OR CERAMIC FIRED ON THE GLASS AND BE VISIBLE WHEN THE UNIT IS GLAZED. TEMPERED SPANDREL GLASS IS EXEMPTED FROM PERMANENT LABELING BUT SUCH GLASS SHALL BE IDENTIFIED BY THE MANUFACTURER WITH A REMOVABLE PAPER LABEL. PROVIDE SAFETY GLASS AT THE FOLLOWING LOCATIONS:  
A. WINDOWS ADJACENT TO A DOOR, WHERE EXPOSED EDGE IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR.  
B. ALL GLASS IN DOORS.
- VERIFY ROUGH OPENING SIZES FOR ALL DOORS AND WINDOWS AND COORDINATE WITH SUPPLIER.
- GENERAL CONTRACTOR IS TO VERIFY ALL DOOR SIZES (INCLUDING SL, GL, DRS) PRIOR TO ORDERING.
- WINDOW SIZES ARE SHOWN ON PLANS, IN ACCORDANCE WITH ARCH. MANUF. ASSOC. STDS. UNLESS OTHERWISE NOTED ON PLANS.
- WEATHER STRIP ALL EXTERIOR DOORS.
- PROVIDE INTERNATIONAL ACCESSIBILITY SYMBOL AT RESTROOMS. SEE SHEET A-2.2
- TOILET ROOMS TO MEET CURRENT ACCESSIBILITY REQUIREMENTS. SEE SHEET A-2.2
- USE MINIMUM 60" X 78" LANDING AT ALL EXTERIOR DOORS SKINGING ONTO LANDINGS AND A 48" X 48" LANDING AT A DOOR THAT SKINGING AWAY FROM LANDING. MAXIMUM SLOPE OF 2%. IF LANDING IS TO BE ON DRIVEWAY PAVING PROVIDE A STRIPED AREA OF THE REQUIRED DIMENSIONS. LANDING SHALL BE CONSTRUCTED OF CAST-IN-PLACE CONCRETE, ASPHALT, MORTARED BRICK OR ANCHORED WOOD DECKING OR ANOTHER APPROVED HARD SURFACE (FCCG 15.08.020(N)).
- FOR TYPICAL ACCESSIBILITY AND ARCHITECTURAL DETAILS SEE SHEET A-7 AND A-8
- COORDINATE ROOM FINISHES W/ OWNER
- PROVIDE FIRE EXTINGUISHERS PER NFPA 10 AT A RATE OF 1 PER 3000 W/ A MAXIMUM TRAVEL DISTANCE OF 75' FROM ANY POINT TO FIRE EXTINGUISHER 2A:10B:6 MIN. RATED EXTINGUISHERS. (II REQUIRED)
- A PERMANENT SUITE NUMBER SHALL BE POSTED AT THE ENTRY TO THE SUITE BEFORE THE FIRE DEPARTMENT WILL GRANT "SAFE TO OCCUPY".
- THE ADDRESS SHALL BE POSTED ON THE BUILDING SO THAT IT IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY.
- PROVIDE A READILY VISIBLE, DURABLE SIGN POSTED ON THE EGRESS SIDE OR ADJACENT TO THE MAIN EXIT DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". THE SIGN SHALL BE IN (I) INCH HIGH LETTERS ON A CONTRASTING BACKGROUND. (CBC 2019 SECTION 1008.1.4.3.2.2)
- ALL HOSE BIBBS SHALL BE EQUIPPED WITH NON-REMOVABLE BACK FLOW PREVENTERS.
- COORDINATE EXACT LOCATION OF WALK DOORS WITH THE OWNER AND CONTRACTOR.
- INTERNATIONAL "NO SMOKING" SYMBOL IN RED OR 1 INCH HIGH LETTERS SAYING "NO SMOKING". THE SIGN SHALL BE A MINIMUM OF 40 SQUARE INCHES IN SIZE AND LOCATED 60 INCHES ABOVE THE FINISHED FLOOR.
- MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE PROHIBITED.
- THE UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.
- DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR AND SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAX. (2019 CBC SECTION 11B-304.4 AND 11B-404.2.7)
- NO THUMB LATCHES OR KEYED CYLINDER DEAD BOLTS ALLOWED ON ANY DOORS ALLOWED UNLESS OPERATED BY A SINGLE ACTION WITH A LEVER FROM THE INSIDE OF THE AREA SERVED. (2019 CBC)
- EXIT DOORS USED AS PAIRS WITH APPROVED AUTOMATIC FLUSH BOLTS SHALL NOT HAVE DOOR KNOBS OR SURFACE-MOUNTED HARDWARE ON THE INACTIVE LEAF.
- SIGNS WITH RAISED CHARACTERS AND BRAILLE SHALL BE LOCATED 48" MINIMUM ABOVE THE FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST LINE OF BRAILLE AND 60" MAXIMUM ABOVE THE FLOOR OR GROUND SURFACE. MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS. MOUNTING LOCATION SHALL BE SUCH THAT A PERSON MAY APPROACH WITHIN 3' OF THE SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF THE DOOR.
- THE COLOR AND DESIGN OF LETTERING, ARROWS AND OTHER SYMBOLS ON EXIT SIGNS SHALL BE IN HIGH CONTRAST WITH THEIR BACKGROUND. WORDS ON THE SIGN SHALL BE IN BLOCK LETTERS 6" IN HEIGHT WITH A STROKE OF NOT LESS THAN 3/4". SIGNS SHALL BE INTERNALLY ILLUMINATED OR SHALL BE OF AN APPROVED SELF-ILLUMINOUS TYPE. WHEN THE LUMINANCE ON THE FACE OF AN EXIT SIGN IS FROM AN EXTERNAL SOURCE, IT SHALL HAVE AN INTENSITY OF NOT LESS THAN 5.0 FOOT-CANDLES FROM EITHER LAMP. INTERNALLY ILLUMINATED SIGNS SHALL PROVIDE EQUIVALENT LUMINANCE. MIN. 90 MINUTE BACK-UP POWER REQUIRED.
- THE ADDRESS SHALL BE POSTED ON THE BUILDING SO THAT IT IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY.
- PROVIDE AN EMERGENCY SOURCE OF POWER FOR EXIT ILLUMINATION PER (2019 CBC SECTION 1006.3, AND 1011.5.3)
- THE PATH OF TRAVEL TO ANY EXIT SHALL NOT BE BLOCKED. (2019 CBC SECTION 1009.6)
- ALL PERIMETER WALLS AND CEILINGS NEXT TO UNCONDITIONED SPACES AND RESTROOMS WALLS WILL SHALL INSULATED.
- PROVIDE FIRE BLOCKING AT 10'-0" o.c. MAX. IN WOOD STUD WALLS



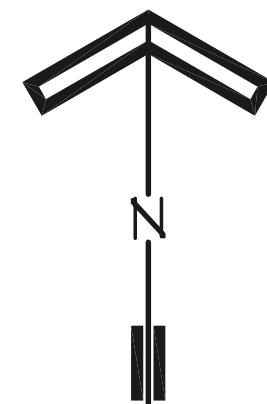
DESIGNED BY  
**GMA**  
GERALD A. MELE & ASSOCIATES, INC.  
7337 N. RIFE ST., SUITE 110 FREED, CA 93720 (509)435-1168  
CONSULTING ENGINEERS AND ARCHITECTS

PROJECT  
**GOLD STORAGE ADDITION**

PROPOSED PROJECT FOR  
**VALLEY GARLIC L.L.C.**  
5000 ENTERPRISE PARKWAY  
COALINDA, CA 92210  
(509) 434-1163

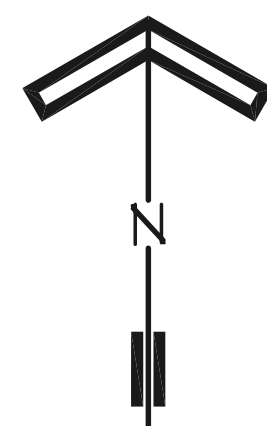
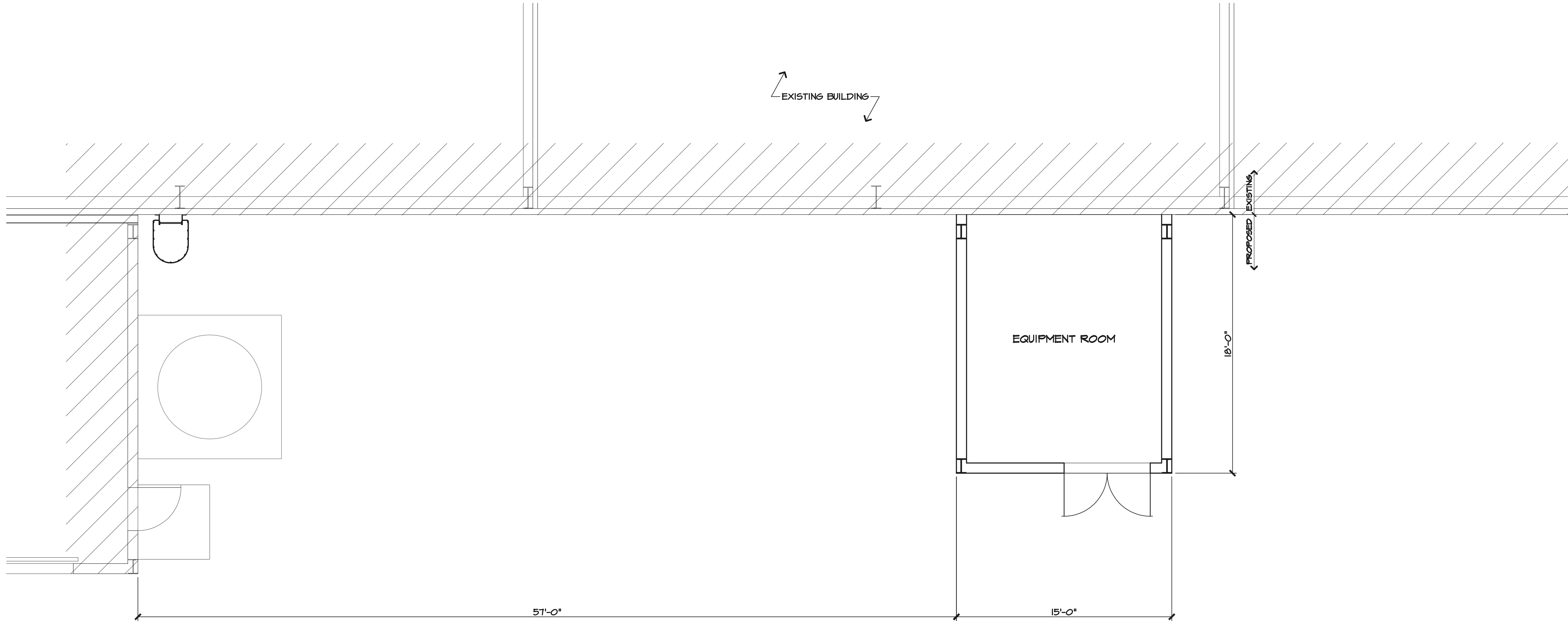
| No. | Issue/Revision | Date |
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|              |               |
|--------------|---------------|
| Date         | 05/10/21      |
| Scale        | 3/32" = 1'-0" |
| Dr. By       | JER-AM-1      |
| Job No.      | 2021.007      |
| Dwg. No.     | 21007BCP      |
| Sheet        | A-2           |
| Revision No. |               |



**BUILDING COORDINATION PLAN**  
GOLD STORAGE ADDITION





**BUILDING COORDINATION PLAN**  
EQUIPMENT ROOM

| No. | Issue/Revision | Date |
|-----|----------------|------|
|     |                |      |
|     |                |      |
|     |                |      |
|     |                |      |

|              |              |
|--------------|--------------|
| Date         | 05/10/21     |
| Scale        | 1/4" = 1'-0" |
| Dr. By       | S. ODOM      |
| Job No.      | 2021.007     |
| Dwg. No.     | 21007BCP     |
| Sheet        | A-2.1        |
| Revision No. |              |

PROPOSED PROJECT FOR  
**VALLEY GARLIC L.L.C.**  
500 ENTERPRISE PARKWAY  
COALINGA, CA 92210  
(805) 434-1763

PROJECT  
**COLD STORAGE ADDITION**

DESIGNED BY  
**GMA**  
GERALD A. MELE & ASSOCIATES, INC.  
7337 N. RIFE ST., SUITE 110 FRENO, CA 93720 (509)435-1411 FAX (509)435-1168  
ARCHITECT  
GERALD A. MELE, P.E., S.E.  
WILLIAM R. MELE, P.E., S.E.  
BRAD S. TUNNICLIFFE, P.E., S.E.  
LUIS A. GOMEZ, P.E.



- NOTE: BUILDING TO MATCH EXISTING STRUCTURES  
IN COLOR

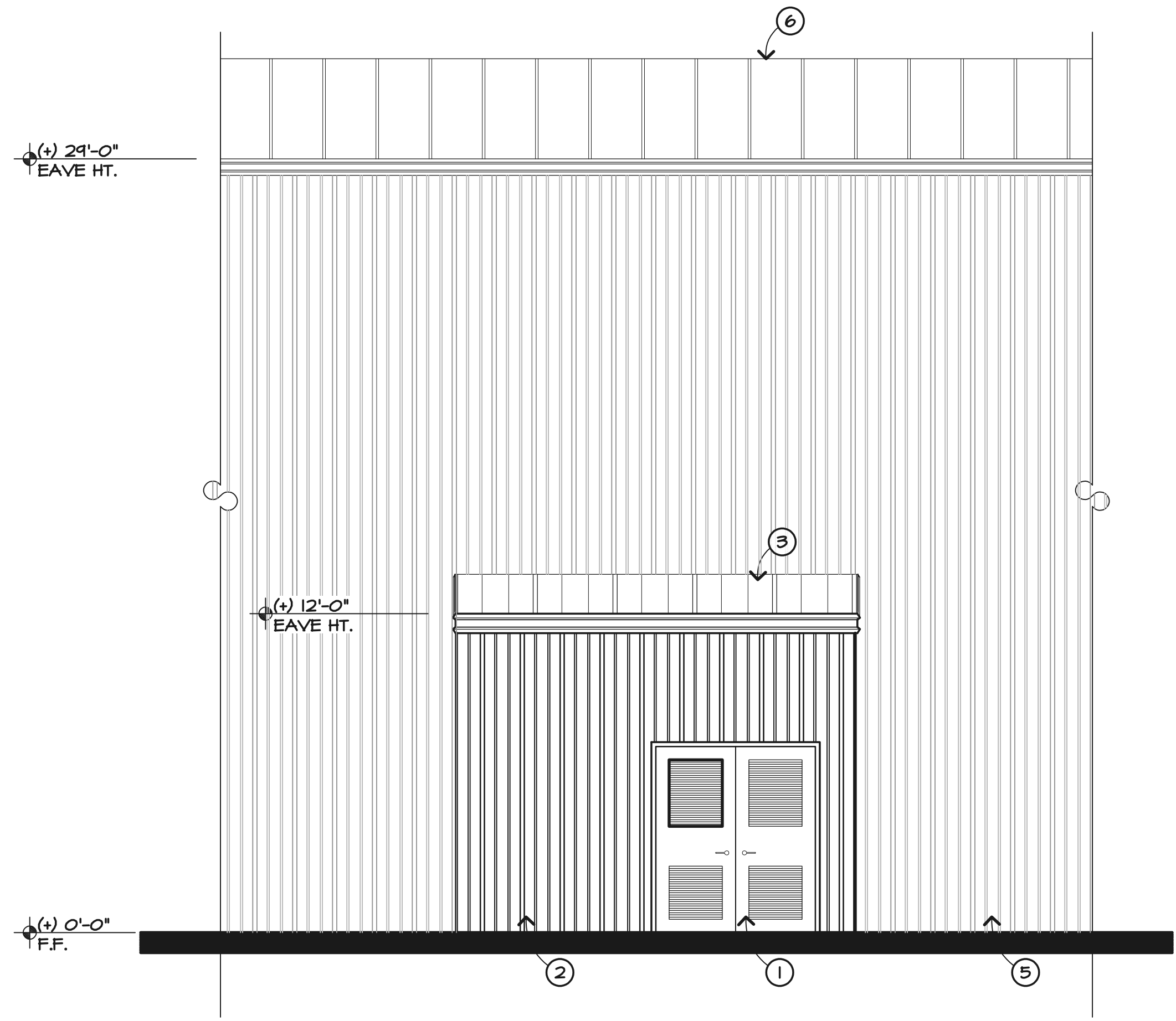
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| Scale        | 1/8" = 1'-0" |
| By           | JER-AM-I     |
| Job No.      | 2021.007     |
| Wg.No.       | 21007ELY     |
| Sheet        | <b>A-3</b>   |
| Revision No. |              |

**GMA**

**GERALD MELE & ASSOCIATES, INC.**  
7337 N. FIRST ST., SUITE 110 PLEASANTON, CA 94566 (925) 435-1169

**CONSULTING ENGINEERS AND ARCHITECTS**

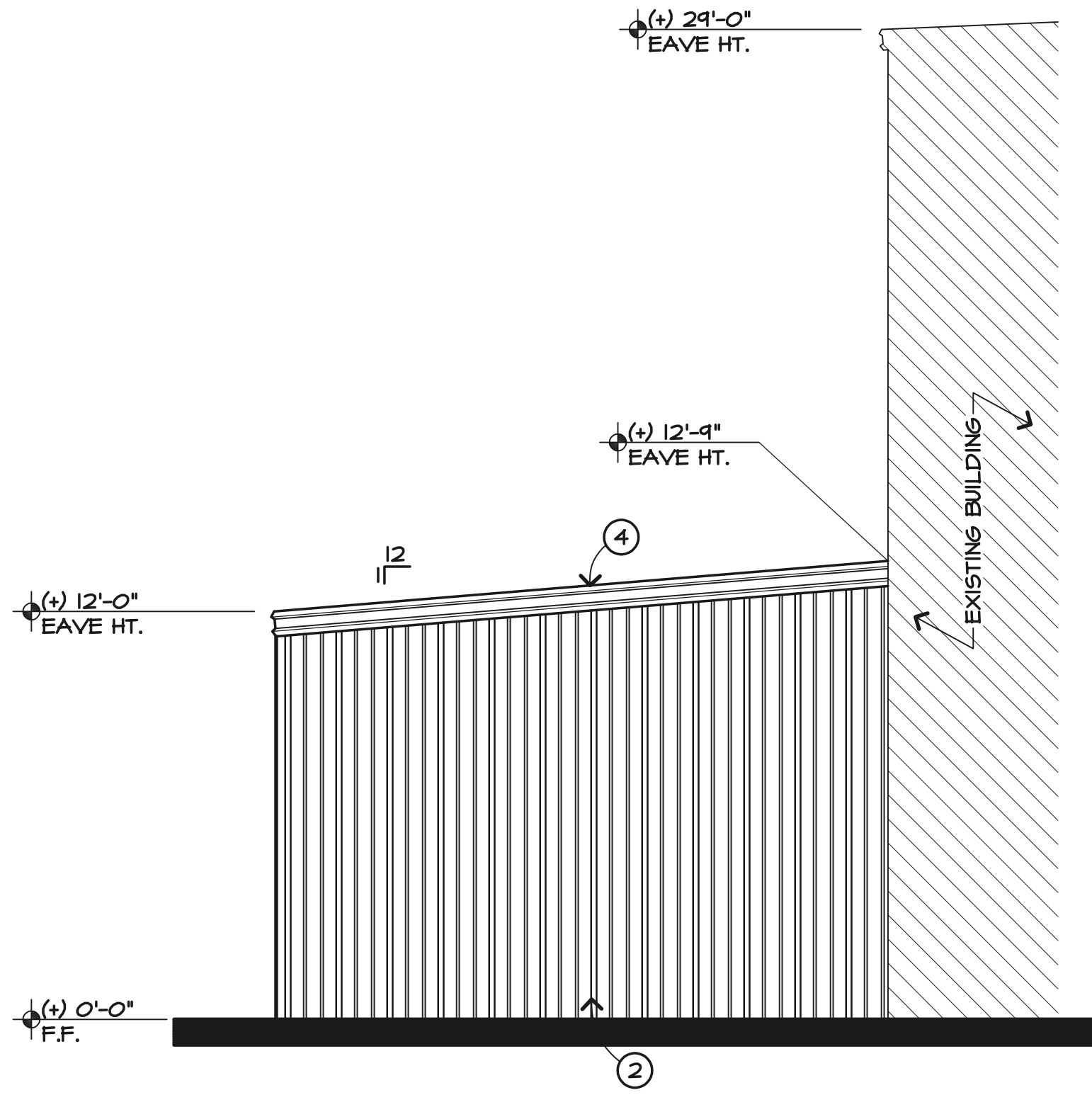
GERALD A. MELE, P.E. SE  
WALTER A. MELE, P.E. SE  
WALTER R. MESE, P.E. SE  
ROBERT A. SANDERS, ARCHITECT  
JAMES J. SANDERS, ARCHITECT  
JACOB G. KENNINGTON, PE  
LUIS A. GOMEZ, PE



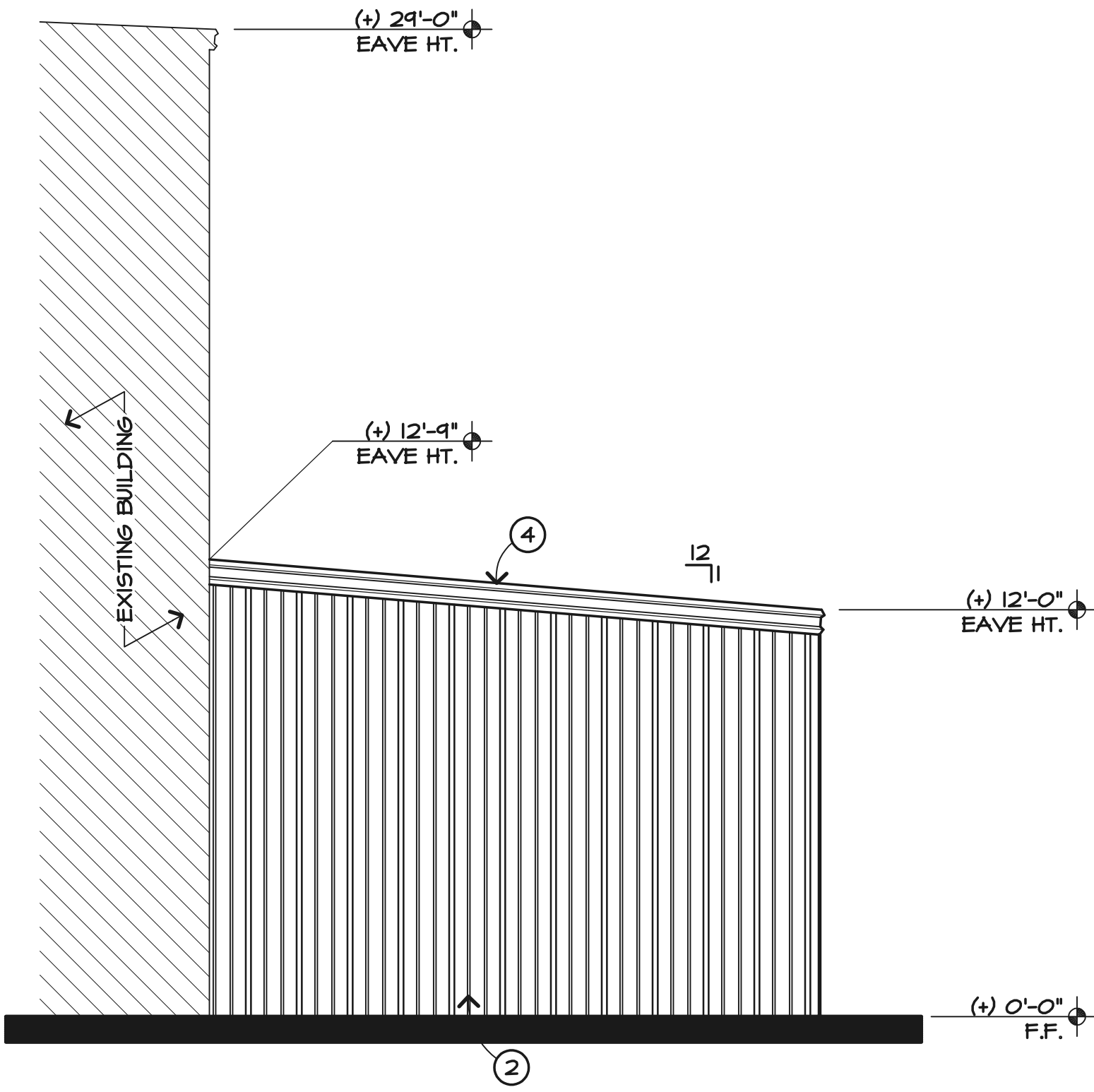
SOUTH ELEVATION

EXTERIOR MATERIAL LIST:

| MARK | DESCRIPTION                     |
|------|---------------------------------|
| ①    | DOOR - SEE FLOOR PLAN           |
| ②    | 26 GAUGE STEEL PANEL RIB        |
| ③    | 26 GAUGE STEEL ROOFING          |
| ④    | RAKE TRIM                       |
| ⑤    | EXISTING METAL BUILDING SIDING  |
| ⑥    | EXISTING METAL BUILDING ROOFING |



EAST ELEVATION



WEST ELEVATION

| No. | Issue/Revision | Date |
|-----|----------------|------|
|     |                |      |
|     |                |      |
|     |                |      |

|              |              |
|--------------|--------------|
| Date         | 05/10/21     |
| Scale        | 1/4" = 1'-0" |
| Dr. By       | S. ODOM      |
| Job No.      | 2021.007     |
| Dwg. No.     | 21007ELV     |
| Sheet        | A-3.1        |
| Revision No. |              |

# RESOLUTION 021P-009

## **A RESOLUTION OF THE CITY OF COALINGA PLANNING COMMISSION APPROVING SITE PLAN REVIEW APPLICATION NO. 21-01 FOR THE CONSTRUCTION OF A 30,856 SQUARE FOOT COLD STORAGE ADDITION AT THE EXISTING GARLIC FACILITY LOCATED AT 500 ENTERPRISE PARKWAY**

**WHEREAS**, the City of Coalinga Community Development Department received an application for a Site Plan Review for the construction of a 30,856 square foot addition to the existing cold storage facility at the Valley Garlic processing facility at 500 Enterprise Parkway; and,

**WHEREAS**, the subject project requires approval of a site plan 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 May 20, 2021; and

**WHEREAS**, the project has been determined to be exempt from CEQA processing under the provisions of Government Code Section 15061(b)(3) (General Rule), and;

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

**WHEREAS**, the Planning Commission completed its review of the proposed development and information contained in the staff report at its meeting on June 22, 2021; and

**WHEREAS**, the Planning Commission has made the following 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 Site Plan Review Application No. 21-01 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 22<sup>nd</sup> Day of June 2021.

AYES:

NOES:

ABSTAIN:

ABSENT:

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Planning Commission Chairman/Vice Chairman

ATTEST:

---

City Clerk/Deputy City Clerk

**Exhibit “A”**  
**CONDITIONS OF APPROVAL**  
**SITE PLAN REVIEW, APPLICATION NO. 21-01**

**Administrative**

- COA-1. The approved site plan shall become void in the event that less than fifty (50) percent of the site, or an approved phased development, has not occurred within twelve (12) months after the approval of the site plan.
- COA-2. Approval of the site plan may be extended for an additional period or periods of one (1) year upon a written application to the Commission before the expiration of the first approval.
- COA-3. All Community Development Department and Engineering fees shall be paid in full prior to the issuance of a building permit.
- COA-4. Any minor alternations to the site plan shall be reviewed and approved by the Community Development Director, unless under his/her discretion warrants review and approval by the Commission.
- COA-5. The Developer is responsible for paying all applicable development impact fees as well all regional fees related to the project.
- COA-6. The applicant shall obtain all the appropriate business licenses prior to the issuance of certificate of occupancy.
- COA-7. *Actions voiding approval.* If the construction of a building or structure, or the use 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.
- COA-8. *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-9. *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-10. 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.

### **Public Works/Engineering**

- COA-11. All improvements shall conform to City Standards and Specifications and be approved by the City Engineer and further inspected by Public Works.
- COA-12. The provisions of the San Joaquin Valley Air Pollution Control District Rule 8021 shall be complied with during construction.
- COA-13. All improvements shall conform to City Standards and Specifications and be approved by the City Engineer.
- COA-14. The applicant shall comply with all 2013 California Building Code (CBC) Chapter 11B ADA accessibility guidelines or the latest edition for disabled parking stall and access to building entrances.
- COA-15. 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.
- Weekdays from 7:00 a.m. to 6:00 p.m.;
  - Saturday from 8:00 a.m. to 5:00 p.m.;
  - Sunday and Holidays – no construction allowed unless authorization is granted by the City Manager
- COA-16. The applicant shall direct all on-site storm water drainage runoff to the existing storm water basin. 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.
- COA-17. The applicant shall redirect the excess backwash water that is currently being sent to the stormwater ponding basin into the sewer system. Provide screening of the backwash water to remove solids prior to connecting to the sewer system as required by the City Engineer.
- COA-18. The applicant shall construct a storm water outlet structure for the existing 12" storm drain-pipe discharging stormwater at the southeast corner of the basin. The outlet

structure shall consist of a flared outlet and a 6' wide strip of 4" rip-rap to reduce bank erosion as required by the City Engineer.

- COA-19. All work within the City right-of way requires an encroachment permit and shall conform to current City Standards.
- COA-20. The applicant shall remove the existing vegetation (trees, shrubs) from the stormwater basin that was created by the constant flow of backwash water entering the basin from garlic processing operations.
- COA-21. The applicant shall submit a revised/corrected final construction site plan including all conditions of approval for review and approval prior to the issuance of a building permit. This final site plan can be submitted with the building and development plans.



**CITY OF COALINGA**  
**SITE PLAN REVIEW APPLICATION**

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

Date \_\_\_\_\_

**APPLICANT INFORMATION:**

Applicant/Property Owner Name: \_\_\_\_\_

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

Telephone Number: \_\_\_\_\_ Assessors Parcel Number: \_\_\_\_\_

Property Location (Street Address): \_\_\_\_\_

Property is located: \_\_\_\_\_ side of \_\_\_\_\_ Street, between \_\_\_\_\_ Street and \_\_\_\_\_ Street

**PROJECT INFORMATION:**

Current Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_

Existing Floor Plan: \_\_\_\_\_ Proposed Floor Area: \_\_\_\_\_ Cold Storage Addition - 30,856 sq. ft. W/ canopies

Describe structure(s) or improvements planned (two family, multi-family residential, commercial, industrial, wall sign, free standing sign etc.) \_\_\_\_\_

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 \_\_\_\_\_ sq ft.

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

Number of parking spaces provided \_\_\_\_\_ Number of customers expected per day \_\_\_\_\_

Hours and days of operation \_\_\_\_\_

Describe any outside storage of equipment or supplies: \_\_\_\_\_

### **Industrial**

Describe any outside storage of equipment or supplies: \_\_\_\_\_

Maximum number of employees in any daily shift: \_\_\_\_\_

Number of delivery or shipping trucks per day: \_\_\_\_\_

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

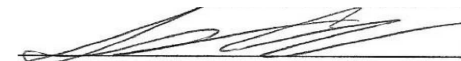
### **Site Plan Requirements – Mapping/Drawings**

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

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

### **Applicant's Certification**

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



Signature of Applicant

\_\_\_\_\_ Date



Signature of Record Property Owner

\_\_\_\_\_ Date