



AGENDA

PLANNING COMMISSION

TUESDAY NOVEMBER 9, 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 November 9, 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:

CALL MEETING TO ORDER (6:00 PM)

Pledge of Allegiance

CHANGES TO THE AGENDA

ROLL CALL

Commissioners:

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

Staff:

<i>Sean Brewer, Assistant City Manager</i>
<i>Marissa Trejo, City Manager</i>

PUBLIC COMMENTS

Under Government Code 54954.3 members of the audience may address the Commission on any item of interest to the public or on any agenda item before or during

the Commission's consideration of the item. State law prohibits the Planning Commission from acting on non-agenda items.

INFORMATION/CONSENT CALENDAR

1. Approve Minutes - 10-26-2021

PUBLIC HEARINGS

1. Planning Commission Consideration of a Modified Combined Development Application CDA-M 21-01 and Further Adopting Resolution No. 021P-013 for the Development of a New Commercial Cannabis Cultivation, Manufacturing and Distribution Facility at 9840 Cody Street

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

DEPARTMENT REPORTS

COMMUNICATIONS

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

ADJOURN



Staff Report- Chairman and Planning Commission

Subject: Approve Minutes - 10-26-2021
Meeting Date November 9, 2021
Project Location: 155 W Durian Ave., Coalinga, CA
Applicant: N/A
Owner: N/A
Prepared By:

I. RECOMMENDATION:

II. BACKGROUND:

III. PROPOSAL AND ANALYSIS:

IV. FISCAL IMPACT:

V. REASONS FOR RECOMMENDATION:

ATTACHMENTS:

Description

☐ 10-26-2021 PC Minutes

MINUTES

PLANNING COMMISSION

155 W. Durian Avenue, Coalinga, CA 93210
Tuesday, October 26, 2021

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

CALL MEETING TO ORDER (6:01PM)

Pledge of Allegiance

CHANGES TO THE AGENDA

None

ROLL CALL

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

Staff: Assistant City Manager, Sean Brewer – via Zoom
Public Works and Utilities Coordinator, Larry Miller
City Clerk, Shannon Jensen

PUBLIC COMMENTS

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

None

INFORMATION/CONSENT CALENDAR

1. Approve Minutes – 9-28-21

*Motion by Helmar, Second by Garza to Approve Information/Consent Calendar Item No. 1. Motion **Approved** by a 5/0 Majority Voice Vote.*

PUBLIC HEARINGS

None

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

1. Conditional Use Permit Application CUP #21-09 Single Room Occupancy Facility – 270 N. 7th Street
*Motion by Helmar, Second by Jacobs to Approve Conditional Use Permit Application CUP #21-09 Approving the Conversion of an Existing Motel located at 270 N. 7th Street to a Single Room Occupancy Facility. Motion **Approved** by a 5/0 Roll-Call Vote.*

DEPARTMENT REPORTS

Assistant City Manager Sean Brewer stated that he continues to research the new housing bills and will have an update for the Commission at a future meeting.

COMMUNICATIONS

1. Staff Announcements

None

2. Commissioner Announcements

None

3. Chairman Announcements

None

ADJOURN 6:25PM

Chairman/Vice Chairman

Shannon Jensen, City Clerk

Date



Staff Report- Chairman and Planning Commission

Subject: Planning Commission Consideration of a Modified Combined Development Application CDA-M 21-01 and Further Adopting Resolution No. 021P-013 for the Development of a New Commercial Cannabis Cultivation, Manufacturing and Distribution Facility at 9840 Cody Street

Meeting Date November 9, 2021

Project Location: 9840 Cody Street, Coalinga, CA 93210 (APN: 070-120-11S)

Applicant: Ferdosee Ranch, LLC c/o Mohsen Torabi, PO Box 738, Coalinga, CA 93210

Owner: Seyed Milad Torabi, PO Box 738, Coalinga, CA 93210

Prepared By: Sean Brewer, Assistant City Manager

I. RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 021P-013 with conditions approving application No. CDA-M 21-01 for a commercial cannabis cultivation, manufacturing and distribution facility to be located at 9840 Cody Street.

II. BACKGROUND:

On October 6, 2021, the Community Development Department received a modified combined development application for the development and construction of an enlarged indoor cannabis cultivation facility in addition to including volatile manufacturing and distribution totaling 32,900 square feet at 9840 Cody Street. The original application (CDA 18-02) was approved for a 10,000 square foot indoor cultivation facility. This application is a modification to the original approvals with added scope and analysis. Here is a link to the previously approved project: CDA 18-02 Application

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 pending City Council approval.

Site Plan Review

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

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

California Environmental Quality Act

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

Comments

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

III. PROPOSAL AND ANALYSIS:

Site Plan Analysis

Manufacturing and Business Development Regulations

There are several development regulations that staff evaluates prior to recommending approval of a site plan review application. This combined development 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 applicant is proposing to construct a 32,900 square foot indoor cannabis facility consisting of 30,700 square feet of cultivation space and 2,200 square feet of distribution, manufacturing and administrative space with associated on and off-site improvements.

Access

The primary access point for the development will be on Cody Street. According to the Fire Department and City Engineer there is adequate space onsite for public safety maneuvering.

Utilities

All utilities are readily available for connection on Cody Street. 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 storage of storm runoff has been provided in the way of drain swales throughout the development to accommodate the required drainage retention.

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

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

Parking

In accordance with section 9-4.302 Table 4.4 of the zoning code, the parking requirement for the industrial building is (1) stall for every 1,000 square feet of building space. The proposed development has met the requirement by providing a total of (34) vehicle stalls including (2) accessible space. The requirement for this development is 33 stalls.

Refuse Containers

The proposed site plan identifies a location for solid waste collection near the southwest portion of the site. Upon final site plan submission, the trash enclosure will be required to meet City Standard for construction and available space for required receptacles.

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.

The proposed project is located within 200 feet of a state highway and shall provide a landscaped area at least fifteen (15) feet deep between the highway right-of-way and any building or parking area for the length of the site frontage facing toward the highway. The applicant has provided the adequate setback from the state highway and will provide the required two (2) fifteen (15) gallon trees for every twenty-five (25) feet of site frontage toward the highway. This will be denoted on the final landscape plan but has been provided conceptual on this plan.

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. All existing dilapidated interior chain link fencing shall be replaced with new chain link fencing where permitted.

Lighting

Lighting has been reviewed and approved by the Police Department to ensure that there will be no spill over lighting. A photometric plan will be provided, as a condition of approval, to ensure compliance with the requirements of meeting 1.5 foot candle of light site wide. 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 Curb & Gutter, Sidewalk, Driveway Approach and Street

Lighting on Cody Street frontage as approved by the City Engineer. The curb & gutter shall be designed to allow existing storm water flows from the existing northerly dirt swales to continue through the new curb & gutter and exit onto the existing dirt swale to the south. Addition requirements have been provided in the conditions of approval.

Floodplain

The property lies within a Zone “A” special flood hazard area inundated by 100-year storm. The applicant shall be required to comply with all federal, state and city regulations (Section 9-8.501) such as construction materials and methods, grading and excavation and other applications which control development in flood prone areas. This has been added as a condition of approval to comply with the applicable section in the planning and zoning code related to floodplain management.

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 an indoor cannabis cultivation, manufacturing and distribution facility.

CULTIVATION

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

The applicant proposes 30,700 square feet of the facility for indoor cultivation activities which expects to have approximately 20,000 square feet of canopy within. The applicant plans to use a traditional hydroponic grow and soil-based system. There will be several dedicated large grow rooms with additional work rooms for drying, trimming, water testing, and nutrient storage. In addition to large grow rooms there will be several grow areas for seedlings as well as vegetative plants. The facility will be equipped with the proper ventilation to ensure that the smell of cannabis does not emanate beyond the property.

The applicant will be required to obtain a State of California Adult Use and Medicinal Use Cultivation License applicable to the City’s approved permit in addition to meeting all of the regulations adopted by the State of California.

MANUFACTURING

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

The plan to engage in both volatile (solvent-based extraction) and non-volatile methods of extraction from

hydrocarbon extraction to rosin press and ice water hash. The applicant will be required to obtain the appropriate State of California Cannabis license for these activities.

DISTRIBUTION

The applicant will distribute only cannabis goods, cannabis accessories, and licensees' branded merchandise or promotional materials. They shall ensure that all cannabis goods batches are stored separately and distinctly from other cannabis goods batches on the licensed distributor's premises. They are also permitted to package, re-package, label, and re-label cannabis, including prerolls, for retail sale to licensed retailers.

This is not a non-storefront retail facility and distribution shall only occur from licensed operator to licensed operator. There shall be no delivery of cannabis goods directly to the consumer.

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

Location (9840 Cody Street - Map & Floor Plans Attached): The proposed industrial building located at 9840 Cody Street. It will be a single-story industrial building totaling 32,900 square feet. The building provides space for cultivation, processing (trimming and storage), manufacturing, distribution, offices, conference room, break room and restrooms for employees, and a receiving area which will include secured access.

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 has reviewed and verified that 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 during business hours in accordance with planning and zoning code.

Building Access: All employees and authorized personnel will enter the building at designated entry area after checking with the 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: The production facility is expected to operate (24) hours a day, (7) days a week with approximately 15-20 employees.

Parking: This facility will be accommodated by the (34) 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.

Water Use: The facility is expected to use approximately 500,000 gallons of water per year which is 1.4 acre feet which represents 0.014% of the City's 10,000 acre foot USBR contract. The applicant is expected to reclaim 75% of their water for reuse.

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

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

Surrounding Land Uses:

Surrounding Land Use Setting	
South	Industrial
West	Industrial
East	Agriculture
North	Industrial

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 October 28, 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: Section 21084 of the Public Resources Code requires the California Environmental Quality Act (CEQA) Guidelines to include a list of classes of projects that have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. In response to that mandate, the Secretary for Resources has found that several classes of projects listed in Article 19 of the CEQA Guidelines do not have a significant effect on the environment, and they are declared to be categorically exempt from the requirement for the preparation of environmental documents.

Class 32 Exemption

Section 15332 of the CEQA Guidelines is as follows:

15332. IN-FILL DEVELOPMENT PROJECTS

Class 32 consists of projects characterized as in-fill development meeting the conditions described below:

- 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.
- The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- The project site has no value as habitat for endangered, rare or threatened species.
- Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- The site can be adequately served by all required utilities and public services.

Summary of Project’s Qualifications for Exemption

The proposed project includes the construction of a new 32,900-s.f. industrial building for cannabis manufacturing, cultivation and distribution and remains consistent with the General Plan designation of MB and zoning designation of MBL. The project site is located within the City of Coalinga limits on a 1.7-acre parcel that is surrounded by existing industrial development and does not have any value as a habitat for endangered, rare, or threatened species. The proposed project meets all requirements established by Section 15332 of the CEQA guidelines and can consequently be considered exempt from the provisions of CEQA under a Class 32 exemption.

IV. FISCAL IMPACT:

The City will benefit from annual licensing fees and Revenue Raising Taxes.

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

- CDA-M 21-01 CUP Application

- ▢ CDA-M 21-01 Site Plan Application
- ▢ CDA-M 21-01 Environmental Application
- ▢ Site Plan
- ▢ Elevation
- ▢ Elevation
- ▢ CEQA Project Description
- ▢ Project Location Map
- ▢ Resolution 021P-013

CITY OF COALINGA
CONDITIONAL USE PERMIT APPLICATION

CDA-M 21-01

Application Number

9/28/2021

Date

APPLICANT INFORMATION:

Applicant/Property Owner: ST GREEN Co. / FERDOSEE RANCH LLC (PROPERTY OWNER)

Mailing Address: PO.BOX 738 COALINGA CA 93210

Telephone Number: (949) 556-7221 Assessor Parcel Number: 070-120-11S

Property Location: 9840 CODY STREET, COALINGA, CA 93210

Legal Description (lot, block, Tracts, etc.): SEE ATTACHED EXHIBIT "A"

PROPERTY USE INFORMATION:

Current Zoning: MBL

Existing Number of Lots: 1 Proposed Number of Lots: 1 Area of Parcel: 74,448 SQ FT

Proposed Use: COMMERCIAL INDOOR CANNABIS CULTIVATION, DISTROBUTION & MANUFACTURING(TYPE 7)

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

32,900 SQ FT NEW SINGLE STORY- SEE SITE PLAN

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

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

HOURS OF OPERATION: 24 hrs, 7 DAYS A WEEK, 15-20 EMPLOYEES, LIGHT VEHICLE TRAFFIC 34

STALLS OF OPEN PARKING STALLS

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

MOHSEN TORABI.


NAME OF APPLICANT/AGENT(Please Print)

PO.BOX 738 COALINGA CA 93210.

Mailing Address

(949) 933 – 2677 SEYEDMOHSEN2010@GMAIL.COM

Telephone Number


Signature of OWNER

SEYED MILAD TORABI.

Name of OWNER(Please Print)

PO.BOX 738 COALINGA CA 93210.

Mailing Address

(949) 556 – 7221 MILAD_JT@HOTMAIL.COM

Telephone Number

CITY OF COALINGA
SITE PLAN REVIEW APPLICATION

Application Number: **CDA-M 21-01** Date **09/28/2021**

APPLICANT INFORMATION:

Applicant/Property Owner Name: **ST GREEN Co.**

Mailing Address: **PO.BOX 738 COALINGA CA 93210** Telephone

Number: **(949) 933 2677**

Assessors Parcel Number: **070-120-11S**

Property Location (Street Address): **9840 CODY STREET, COALINGA** Property is located: **WEST** side of

ROUT 33 Street, between **SOUTH OF GALE AVENUE** Street

PROJECT INFORMATION:

Current Zoning: (MBL) Proposed Zoning: NO CHANGE

Existing Floor Plan: VACANT LOT

Proposed Floor Area: 32,900 SQ FT

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

CANNABIS CULTIVATION, DISTROBUTION & MANUFACTURING FACILITY
PREFABRICATED METAL BUILDING.

Is project: ☒ new construction or ☐ remodeled.

Residential

Number of dwelling units COMMERCIAL BUILDING 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 spaces 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 32,900 sq ft.

Describe sign (free standing, affixed to wall etc.) SIGN AFFIXED TO WALL Number of parking spaces provided 34 STALLS Number of customers expected per day 1-3 PER DAY

Hours and days of operation 24 HOURS – 7 DAYS A WEEK.

Describe any outside storage of equipment or supplies: ALL STORAGE INSIDE THE BUILDING.

Industrial

Describe any outside storage of equipment or supplies: NONE

Maximum number of employees in any daily shift: 15

Number of delivery or shipping trucks per day: 3-5

Number of delivery or shipping trucks per day when construction is complete: 5-7

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 09/28/2021

ST GREEN CO. (MOHSEN TORABI)

Signature of Record Property owner

Date 09/28/2021

FERDOSEE RANCH LLC (SEYED MILAD TORABI)

CITY OF COALINGA

ENVIRONMENTAL REVIEW APPLICATION

Application Number: CDA-M 21-01 Date: 09/28/2021

APPLICANT INFORMATION:

Applicant: ST GREEN Co.

Mailing Address: PO.BOX 738, COALINGA, CA 93210

Telephone Number (949) 933-2677

Assessor Parcel Number: 070-120-11S

Property Owner's Name: FERDOSEE RANCH LLC – SEYED MILAD TORABI

Property Owner's Address: 36254 HIGHWAY 33, COALINGA, CA 93210

Contact Person: SEYED MILAD TORABI EMAIL ADDRESS: MILAD_JT@HOTMAIL.COM

PROPERTY USE INFORMATION:

Size of Parcel (Square Feet/Acres): 74,448 sq ft - 1.7 Acres

Describe Existing Use of Property: Vacant Lot

Square Feet of Existing Building Area 0 Square Feet of Existing Paved Area 0

Current Zoning: MBL Proposed Zoning: COMMERCIAL CANNABIS OPERATION

Describe in General Terms Existing Uses to the:

West: FORMER PRIVATE PRISON NOW CONVERTED INTO COMMERCIAL CANNABIS OPERATION.

South: AGRICULTURE.

East: AGRICULTURE.

North: WEST HILLS COMMUNITY COLLEGE - FORMER DISTRICT OFFICE

are there any man-made or natural water channels on property? NO

if there are, where are they located: N/A

Number of existing trees on the site 0 Number of trees to be moved (Age & Type) 0

Residential

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

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

Type of Household Size Expected: _____

Commercial

a. Orientation:

Neighborhood: Commercial and Vacant Lots

City or Regional: Coalinga

b. Square Footage of Sales Area: 32,900 SQ FT

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

d. Type of Household Size Expected: Unknown

e. Number of Employees: Full Time 10 Part Time 5 Seasonal 5

f. Days and Hours of Operation: 24 hours 7 days

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

Name of APPLICANT/AGENT (Please Print)

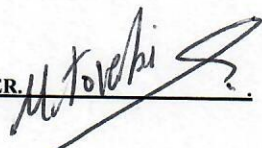
MOHSEN TORABI

Mailing Address

PO.BOX 738, COALINGA, CA 93210

Telephone Number

(949) 933-2677 - EMAIL: SEYEDMOHSEN2010@GMAIL.COM


Signature of OWNER

Name of OWNER (Please Print)

SEYED MILAD TORABI

Mailing Address

PO.BOX 738, COALINGA, CA 93210

Telephone Number

(949) 556-7221 - EMAIL: MILAD_JT@HOTMAIL.COM



CITY OF COALINGA
The Sunny Side of the Valley

City of Coalinga
Community Development Department

APPLICATION FOR ENVIRONMENTAL EVALUATION

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: FERDOSEE RANCH LLC

PROPERTY OWNER'S ADDRESS: 36254 HIGHWAY 33 COALINGA 93210

TELEPHONE: (949) 556-7221 EMAIL: MILAD_JT@HOTMAIL.COM

APPLICANT'S NAME, COMPANY/ORGANIZATION: ST GREEN Co.

APPLICANT'S ADDRESS: 36254 HIGHWAY 33 COALINGA 93210

TELEPHONE: (949) 933-2677 EMAIL: SEYEDMOHSEN2010@GMAIL.COM

CONTACT FOR PROJECT INFORMATION: FARHOOD HAJEBI

ADDRESS: 36254 HIGHWAY 33 COALINGA CA 93210

TELEPHONE: (202) 304 6565 EMAIL: FARHOOD.HAJEBI@YAHOO.COM

2. Location and Classification

STREET ADDRESS OF PROJECT: 9840 CODY STREET, COALINGA, CA 93210

CROSS STREET: SOUTH OF GALE AVENUE

ASSESOR'S PARCEL NUMBER(S): 070-120-11S

LOT DEMENSIONS: N 89'25"20" E
N 90'00"00" E LOT AREA (SQ FT): 1.7 ACRE – 74,488 sq ft
S 22'50"00" E

^=64'17"31" ^=02'02"54"
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: N/A.

PROPOSED USE: CANNABIS CULTIVATION, DISTRIBUTION & MANUFACTURING

BUILDING APPLICATION PERMIT #: _____ DATE FILED: 09/28/2021

4. Project Summary Table

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

	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Project Features				
Dwelling Units	-	-	1	1
Parking Spaces	-	-	34	34
Loading Spaces	-	-	1	1
Bicycle Spaces	-	-	-	-
Number of Buildings	-	-	1	1
Height of Buildings	-	-	25' 5"	25' 5"
Number of Stories	-	-	1	1
Gross Square Footage (GSF)				
Residential	-	-	-	-
Retail	-	-	-	-
Office	-	-	1800 SQ FT	1800 SQ FT
Industrial	-	-	29,600 SQ FT	29,600 SQ FT
Parking	-	-	34	34
Other _____	-	-	-	-
Total GSF	-	-	32,900 SQ FT	32,900 SQ FT

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? N/A - VACANT LOT

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

Neighborhood Contact

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

N/A

Site Characteristics

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

Are there any structures or buildings on the project site?

☐ Yes ☒ No

If yes, how many? _____

What is the construction date of each structure? _____

Current use of existing structure(s)? _____

Proposed use of existing structure(s)? _____

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:

WEST: FORMER PRIVATE PRISON NOW CONVERTED INTO COMMERCIAL CANNABIS OPERATION

SOUTH: NONE - AGRICULTURE

EAST: NONE - AGRICULTURE

NORTH: WEST HILLS COMMUNITY COLLEGE (FORMER DISTRICT OFFICE)

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.

6' (HEIGHT) CHAIN LINK FENCE ALL AROUND THE PROPERTY.

Fence Privacy Tape is extruded from Low Density Polyethylene (LDPE), color pigments and ultra violet (UV) inhibitors, specifically designed to protect from the harmful effects of the sun and lengthen the life of the product

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: 34 STALLS

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?

"PLEASE SEE THE ATTACHED SITE PLAN - DETAIL# 3 - CITY OF COALINGA STANDARD REFER"

6' height/CMU concrete block WALL

What is the total number of cubic yards allocated for recycling? recycling 40 cu yd & trash 120 cu yd

Building Setback from Property Lines		
	Existing (feet/inches)	Proposed (feet/inches)
Front	-	86,4"
Rear	-	20'
Streetside	-	20'
Interior Side	-	20'

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

1st Address: _____ 2nd Address: _____
 Setback: _____ Setback: _____

Exterior Materials

Existing Exterior Building Materials: _____ N/A
 Existing Roof Materials: _____ N/A
 Existing Exterior Building Colors: _____ N/A
 Proposed Exterior Building Materials: PREFABRICATED METAL BUILDING
 Proposed Roof Materials: PREFABRICATED METAL BUILDING
 Proposed Exterior Building COLORS: 200 STANDARD COLORS-SILICONIZED POLYESTER (SOLAR WHITE)

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: 24 HOURS-7 DAYS A WEEK

If your project includes fixed seats, how many are there? NO

Building Size

Total Building Square Footage On-Site (gross sq. ft.) 32,900 SQ FT

Breakdown of Square Footage – Please Mark All That Apply		
	Existing	Proposed
Warehouse Area	-	30,700 SQ FT
Office Area	-	2,200 SQ FT
Storage Area	-	-
Restaurant/Bar Area	-	-
Sales Area	-	-
Medical Office Area	-	-
Assembly Area	-	-
Theater Area	-	-
Structured Parking	-	-
Other Area*	-	-
*Describe use type of "Other" areas.		

Building Height

Existing Building Height and # of Floors: N/A

Proposed Building Height and # of Floors: 25' 5" - SINGLE FLOOR

Lot Coverage

Total Existing and Proposed Building Coverage Area* (sq. ft.): 32,900 SQ FT (NEW CONSTRUCTION)

Project Site Lot Area (sq. ft.): 1.7 ACRE = 74,488 SQ FT

Total Lot Coverage Percentage: 32,900/74,488 = 44.1 %

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

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

Environmental Evaluation Application Submittal Checklist

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

For Department Use Only

Application Received by Community Development Department:

By: _____ Date: _____

Exhibit "A"

Parcel B of City of Coalinga, Fresno County, California, Parcel Map Waiver No. 06-03 according to the Certificate of Waiver of Parcel Map No. 06-03, recorded October 6, 2006 as Document No. 06-0214661, Official Records of Fresno County.

Said Parcel B being a portion of:

Parcel 4 of Parcel Map No. 039 in the City of Coalinga, County of Fresno, State of California, according to the Map thereof recorded in Book 57 Page 77 of Parcel Maps, Fresno County Records and according to the Certificate of Correction recorded September 9, 1997 as Document No. 9711306 of Official Records.

Excepting therefrom that portion of said Parcel 4 of Parcel of Map No. 039, according to the Map thereof recorded in Book 57 Page 77 of Parcel Maps, Fresno County Records, lying Easterly of the following described courses:

Beginning at a point on the South line of Section 20, Township 20 South, Range 15 East, Mount Diablo Base and Meridian line, said point being $89^{\circ} 43' 09''$ West, 2.742 meters along said South line from the Southeast corner of said Section 20;

Thence (1) North $00^{\circ} 23' 29''$ East, parallel with and 6.09 meters West of the West right of way line of State Route 33 (60 feet wide) a distance of 804.383 meters;

Thence (2) North $00^{\circ} 22' 45''$ East, parallel with and 6.09 meters West of said right of way line, a distance of 324.912 meters;

Thence (3) North $00^{\circ} 22' 27''$ East, parallel with and 6.09 meters West of said right of way line, a distance of 98.318 meters;

Thence (4) North $89^{\circ} 37' 32''$ West 0.914 meters to a point of a non-tangent curve concave Easterly and having a radius of 930.495 meters, a radial to said point bears North $89^{\circ} 37' 32''$ West;

Thence (5) Northerly along said non-tangent curve, through a central angle of $04^{\circ} 50' 31''$, an arc distance of 78.635 meters to a point on the East line of the Northeast quarter of said Section 20, said East line also being the East line of said Parcel 4, last said point being South $00^{\circ} 22' 26''$ West 302.582 meters along said East line from the Northeast corner of said Section 20.

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

Fresno County Flood Zone Criterion TITLE 15, Section 48.040 definitions

"Zone A:" means areas on the Flood Insurance Rate Maps that are designated "Zone A" which zone shows only the area subject to flooding in a one hundred-year (100-year) flood. Where no other data as to base flood depth or elevation is shown on the Flood Insurance Rate Map (FIRM), the base flood elevation in this zone shall be one of the following:

1. In areas where the top of curb elevations have been established by an adopted storm drainage master plan or by a governmental agency having jurisdiction over said elevations, an elevation eighteen inches above the top of curb at the point nearest to the center of the structure. On a corner lot the lower curb elevation shall apply.
2. In areas where a storm drainage master plan for top of curb elevations has not been adopted and the structure being developed is less than one hundred feet (100') from the centerline of the road, an elevation two feet (2') above the crown of pavement of the road immediately adjacent to the property. The elevation will be taken at the intersection of the crown of the road and a projection of a line from the center of the structure. On a corner lot, the lower crown elevation shall apply.
3. In areas where a storm drainage master plan for top of curb elevations has not been adopted, and the structure is in excess of one hundred feet (100') from the centerline of the nearest road, an elevation three feet (3') above the highest ground within twenty feet (20') of the structure.
4. Where the Floodplain Administrator has knowledge that the one hundred-year (100-year) base flood elevation will be greater or lesser than specified in Subdivisions 1, 2 and 3 of this Subsection, the Floodplain Administrator shall use that known one hundred-year (100-year) flood elevation in applying the provisions hereof.

National Flood Hazard Layer FIRMette

36°11'0.35"N



FEMA

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth
		Regulatory Floodway Zone AE, AO, A4, VE, AF

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
OTHER FEATURES		Profile Baseline
		Hydrographic Feature

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

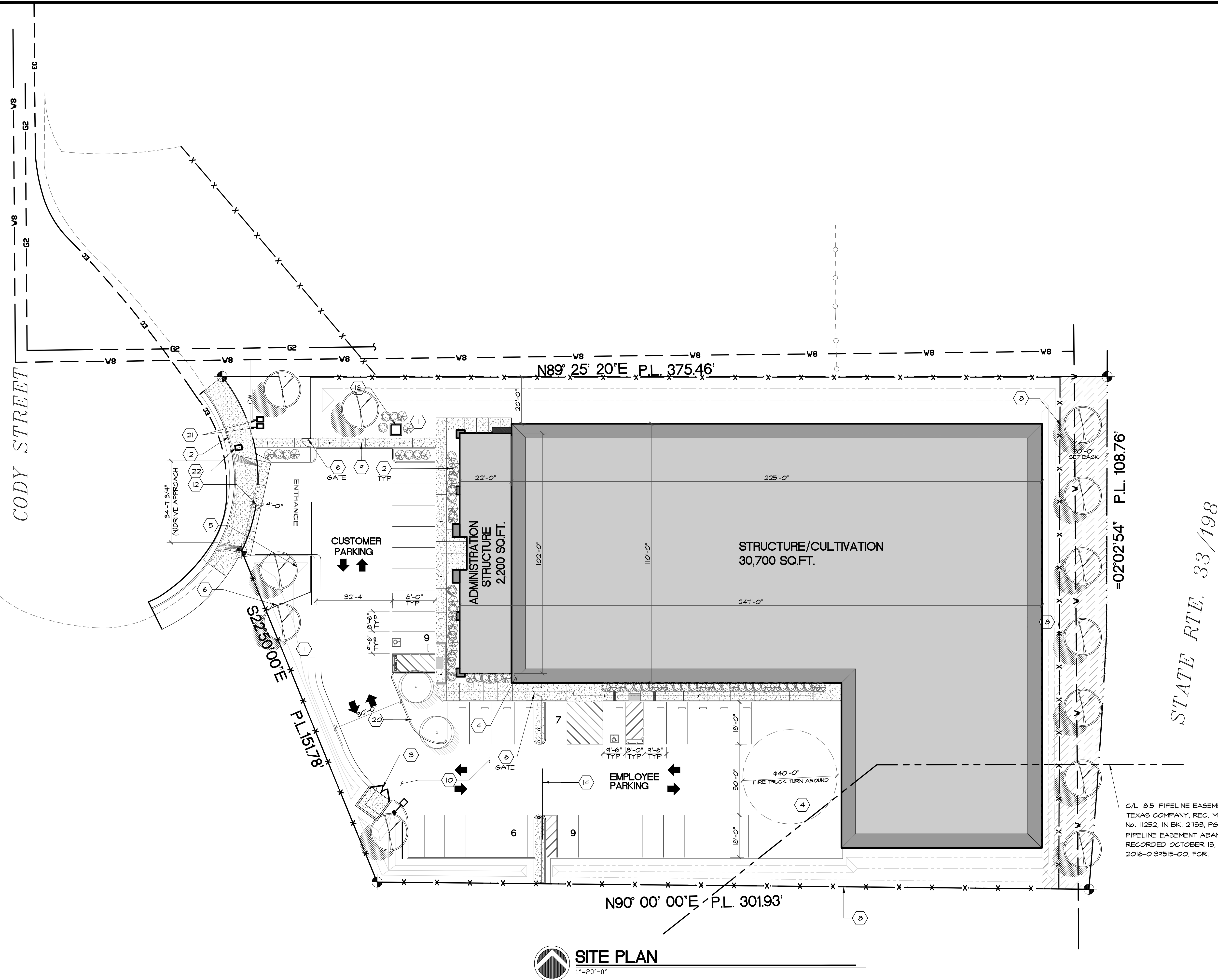
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The base map shown complies with FEMA's base map accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/25/2018 at 9:05:55 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: base map imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



SITE PLAN
1"=20'-0"

1. Construct parking lot in accordance with the City of Coalinga Parking Manual and the City of Coalinga Public Works Standards.
2. All construction work on this project is subject to interruption of the road system becomes impeded for Fire Apparatus due to rain or other delays.
3. The (2) means of ingress/egress must be maintained during all phases of construction.
4. Provide warning signs pertaining to parking in Fire Lane in accordance with Fire Department Standards.
5. Provide Hours of Operation signs at all gate locations.
6. Detail(s) of easement(s) for required dedication(s) shall be prepared by the owner/developer's engineer and submitted to the City with verification of ownership PRIOR TO ISSUANCE OF BUILDING PERMITS.
7. Repair all damaged and/or off-grade concrete street improvements as determined by the construction manager, also all existing sidewalks in excess of 2% max. cross slope must be brought into compliance prior to occupancy.
8. 2" parking dogs before commencing excavation operation within the street right-of-way and/or utility easements, all existing underground facilities shall have been located by Underground Services Alert (USA). Call 1-800-642-2444.
9. Not Used.
10. Not Used.
11. Not Used.
12. 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.
13. Construct concrete sidewalks, curbs, gutters and driveway approaches to the public works standards specifications.
14. A backflow prevention device may be required to be installed on the water service to protect the public water system. A plumbing permit is required to install the device. Contract the Department of Public Utilities, Water Division for determination of size, type, acceptable make/model and location. Back flow prevention devices shall be installed at the developer's expense by a qualified journeyman plumber who has been certified as competent for such installation by the Water Systems Manager. Backflow devices must be tested and accepted by the Water Division prior to granting building final. The developer is responsible to contact the Water Division a minimum of 5 days prior to requesting final building inspection.
15. All site grading shall comply with the 2013 California Building Code.
16. The ground immediately adjacent to all foundations shall be sloped away from the building at a slope of not less than 2% for a minimum of 10 feet measured perpendicular to the face of the wall.
17. Physical obstructions or lot lines prohibit 10 feet of horizontal distance from the foundation, then a slope that runs parallel to the foundation may, and will be required to be a minimum slope of 20% within 10 feet of the building foundation. All other grading outside of the building envelope is required to be a minimum of 2.5%.
18. No surface drainage shall be permitted to drain onto adjacent properties, except if a covenant agreement for cross drainage applies.

Site Plan Notes

1. Approval of this special permit may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on this special permit, Zoning Ordinance, and all Public Works Standards and Specifications. The Development Department shall not assume responsibility for any deletions or omissions resulting from the special permit review process or addition or alterations to the construction plan not specifically submitted and reviewed and approved pursuant to this special permit or subsequent amendments or revision.
2. No uses of landscaping, or structures other than those specifically approved pursuant to this site plan shall be permitted.
3. Trees shall be maintained in good health. However, trees may not be trimmed or pruned to reduce the natural height or overall crown of the tree, except as necessary for the health of the tree and public safety, or as may otherwise be approved by the Development Department.
4. Landscaping must be in place before issuance of the certificate of occupancy.
5. Prior to final inspection, a written certification signed by a landscape professional approved by the Director, shall be submitted stating that the required landscaping and irrigation system was installed in accordance with the landscaping and irrigation plans approved by the Development Services Division.
6. No structures of any kind may be installed or maintained within the required landscaped areas. No exposed utility boxes, transformers, meters, piping (except the backflow prevention device), etc., are allowed to be located in the landscape areas of setbacks or on the street frontages of buildings. All transformers, etc., shall be shown on the site plan. The backflow device shall be screened by landscaping or such other means as may be approved.
7. Signs, other than directional signs, if applicable, are not approved for installation as part of this special permit. Should additional signs be required, the applicant must submit for a Sign Review Permit. Applications and requirements for submittal are available at the Development Services Division's Public Front counter.
8. All handicapped stalls shall be marked with the international symbol of spaces and a warning that vehicles in violation of Section 10-011 of the Fresno Municipal Code shall be towed away. The international symbol and tow-away warning shall be posted conspicuously on seven-foot poles.
9. All handicapped parking stalls shall be placed adjacent to facility access ramps or in strategic areas where the handicapped shall not have to wheel or walk behind parked vehicles while traveling to or from handicapped parking stalls and ramps.
10. Lighting, where provided to illuminate parking areas 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.
11. If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction work shall stop immediately.
12. If there are suspected human remains, the Fresno County Coroner shall be immediately contacted. If the remains or other archaeological material is possibly Native American in origin, the Native American Heritage Commission (Phone 416-653-4052) shall be immediately contacted, and the California Archaeological Inventory/Southern San Joaquin Valley Information at list center (Phone 805-644-2288) shall be contacted to obtain a referral list of recognized archaeologists. An Archaeological assessment shall be conducted for the project, the site shall be formally recorded, and recommendations made to the City as to any further site investigation or site avoidance/preservation.
13. If animal fossils are uncovered, the Museum of Paleontology, U.C. Berkeley shall be contacted to obtain a referral list of recognized paleontologists. An assessment shall be conducted by a paleontologist and, if the paleontologist determines the material to be significant, it shall be preserved.
14. The RP device shall be tested and approved by a certified ANNA or ABPA tester or agency within five days of installation. The results shall be delivered, mailed or faxed to the City of Coalinga Public Works Division backflow program coordinator.

Site Plan Review Notes

PROJECT INFO: FERDOSEE RANCH WAREHOUSE:
9840 CODY STREET
Coalinga, Ca.
APN # 0070-120-011
PROJECT OWNER: FERDOSEE RANCH LLC.
P.O. BOX 738,
Coalinga, Ca.
Phone(202)304-6565
PROJECT GENERAL CONTRACTOR:
Farhood Hajebi (CSLB NO. 1072772)
P.O. BOX 738,
Coalinga, Ca.
Phone(202)304-6565
CONTACT PERSON: Farhood Hajebi

PROJECT ZONING: EXISTING M-3 TO REMAIN

PROJECT INFORMATION

SITE CALCULATIONS

Total Site Area:	1.71 Acres = 74,488 SF
Landscape (DA)	0.05 Acres = 2,400 Sq. Ft.
AC PAVING (DA)	0.34 Acres = 15,200 Sq. Ft.
Total Dedicated	4,974/38,276= 12.9% (TOTAL SITE)
Building/Land	NEW BUILDING -32,900/74,488 = 44.1%

	PARKING	PARKING
PARKING STALLS REQUIRED	DB -----3	CB -----29
DISTRIBUTION BUILDING	4 Stalls	
CULTIVATION BUILDING	29 Stalls	
TOTAL PROVIDED	34 STALLS	

STALL TYPE	QUANTITY
Standard - 18'-0" x 9'-0"	32
(C) Compact - 15'-0" x 8'-0"	-
Handicap - 18'-0" x 9'-0"	2
Total	34

PARKING SUMMARY

SHELL BUILDING

SITE PLAN KEYNOTES

- LANDSCAPE PER CITY OF COALINGA STANDARDS
- WALL PACK LIGHTING TO BE SELECTED BY OWNER
- TRASH ENCLOSURE PER CITY OF COALINGA STANDARDS REFER TO CONCRETE APRON
- UNAUTHORIZED VEHICLES SIGNAGE REFER TO DETAIL 1/A1.2
- WROUGHT IRON FENCE AND 36" GATE PROVIDED WITH A KEY CARD ENTER.
- ACCESSIBLE PARKING, RAMP SIGNAGE PER CITY OF COALINGA
- 6' TALL OR LESS CHAIN LINK FENCE WITH PRIVACY SLATS - PER CITY OF COALINGA STANDARDS
- PEDESTRIAN PATH OF TRAVEL
- ASPHALT PAVING PER CIVIL DESIGN
- PROPOSED 4' MINIMUM WIDE CONC. PEDESTRIAN EASEMENT BEHIND (N) DRIVE APPROACHES PER CITY OF COALINGA STANDARDS
- PROPOSED CURB/GUTTER AND 10' FOOT COMMERCIAL SIDEWALK PATTERN PER PUBLIC WORKS STANDARDS
- NOTE IN USE
- MOTORIZED GATE (WROUGHT IRON)
- 15'X20' LEAN-TO CANOPY
- 3'-0" MIN MANUAL GATE
- INDICATES ENTRY CANOPY (GABLE)
- PROPOSED ELECTRICAL TRANSFORMER LOCATION
- SHADED AREA INDICATES COVERED CANOPY ABOVE THE STALLS
- PROPOSED FIRE HYDRANT PER CITY OF COALINGA FIRE DEPARTMENT STANDARDS
- CITY WATER METER LOCATION- TYPICAL OF (2) A DOMESTIC WATER AND LANDSCAPE. BOTH PROVIDED WITH BF DEVICE
- MAIL BOX LOCATION

Project Location

APN: 070-120-011



VICINITY MAP

REVISIONS

REV	DESCRIPTION

CR CONSULTING GROUP
DESIGN AND PLANNING
RESIDENTIAL, COMMERCIAL, INDUSTRIAL

CR CONSULTING GROUP
2615 TUOLUMNE ST.,
FRESNO, CA. 93721
PH.#559-286-4605
FAX.#559-412-2044
email: ccsa@crconsultinggroup.net

PROJECT TITLE

NEW METAL BUILDING
FOR: FERDOSEE RANCH LLC.
9840 CODY STREET
COALINGA, CA

CONSULTANTS

ENGINEER OF RECORD



PROJECT NUMBER: 017_052

DRAWING TITLE

SITE PLAN

PLOT DATE: 9-7-2021

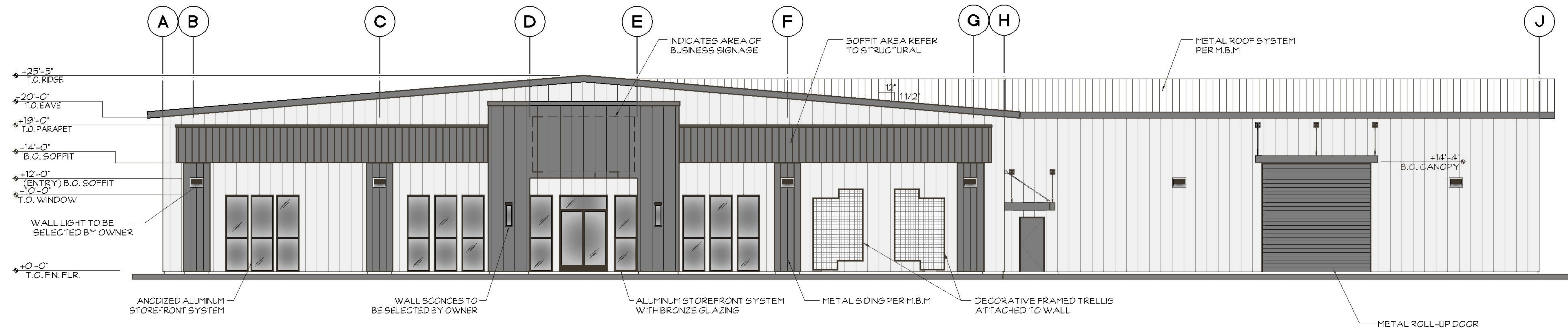
SCALE: As noted SHEET NO.

DATE: 9/7/2021

DRAWN BY: CRR

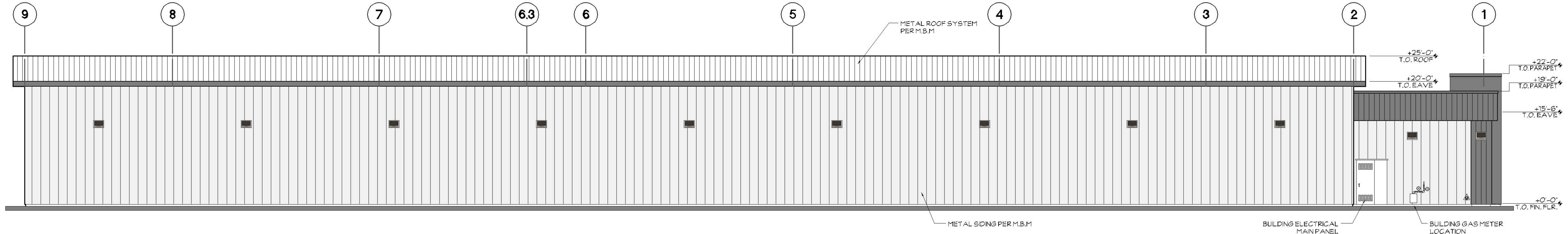
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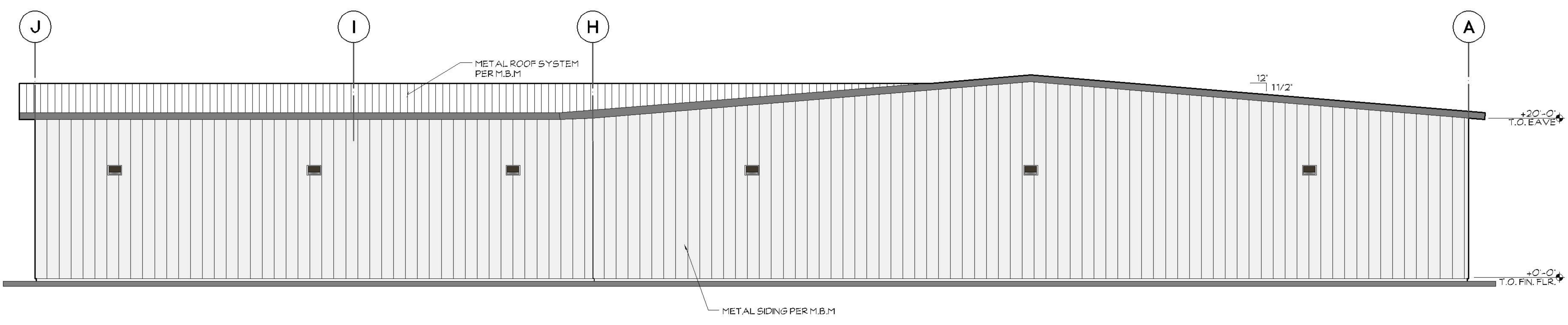
WEST ELEVATION

1/8" = 1'-0"



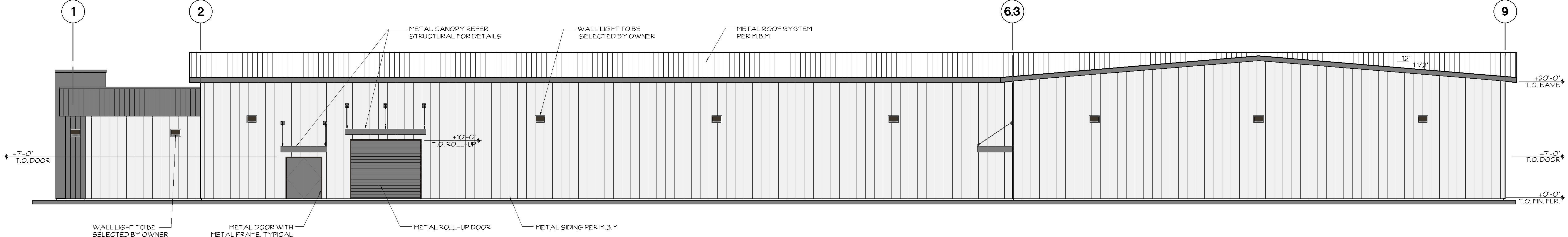
NORTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"

REVISIONS	
REV	DESCRIPTION

CR CONSULTING GROUP

DESIGN AND PLANNING

RESIDENTIAL, COMMERCIAL, INDUSTRIAL

CR CONSULTING GROUP

2615 TUOLUMNE ST.,
FRESNO, CA 93721
PH: #559-286-1605
FAX: #559-412-2044
email: ccs@crconsultinggroup.net

PROJECT TITLE

NEW METAL BUILDING

FOR: FERDOSEE RANCH LLC.

COALINGA, CA 9840

CODY STREET

CONSULTANTS

ENGINEER OF RECORD

REGISTERED PROFESSIONAL ENGINEER
RICHARD LEAL
CIVIL
STATE OF CALIFORNIA

PROJECT NUMBER: 2021_033

DRAWING TITLE

EXTERIOR ELEVATIONS

PLOT DATE: 09/28/21

SCALE: AS NOTED

DATE: 10/01/21

DRAWN BY: CRR

SHEET NO.

A3.1

Project Description Preparation Form

Lead Agency: City of Coalinga

Applicant Entity/Business Name: St. Green, Co., Ferdosee Ranch, LLC. PO. Box 738, Coalinga, CA 93312

License Type(s): Manufacturing (Volatile), Cultivation (indoor), Distribution

Date: 11/9/2021

1. Source(s) of Information:

Identify Sources: The City of Coalinga General Plan General Plan EIR, Topographic Surveys, Project Application.

2. Project Location:

Describe Project Location: The project is located at 9840 Cody Street near Gale Ave and Elm Ave/SR198. The APN for this site is 070-120-11s.

Maps Included: Attached is a project location map.

3. Description of Project Site:

General Topographic Features (slopes and other features): The project is located within an existing industrial subdivision that is relatively flat in nature and regularly disced for weeds. Land has been rough graded in anticipation of future development.

Natural Features (general vegetation types, presence of streams and wetlands, forested areas): The property is primarily dirt with little or no vegetation (tumble weeds). There are no wetlands, forested areas or streams in the vicinity of the project location. The property lies within a Zone "A" special flood hazard area inundated by 100 year storm. The applicant shall be required to comply with all federal, state and city regulations (Section 9-8.501) such as construction materials and methods, grading and excavation and other applications which control development in flood prone areas. This has been added as a condition of approval to comply with the applicable section in the planning and zoning code related to floodplain management.

Existing Land Uses/Zoning: The existing land use designation for this property is MB (manufacturing and Business which is an industrial designation, with an MBL (manufacturing/business light) zoning designation. The proposed use is consistent with that of the underlying general plan land use designation and zoning classification.

Existing Constructed Features (buildings, facilities, and other improvements): There are no onsite features onsite except for perimeter chain link fencing. All public utilities are readily available for lateral extension when development occurs.

Surrounding Land Uses (including sensitive uses): To the north is the West Hills College Maintenance Yard including their previous District Office Location which has sense moved to another location. To the west is an existing commercial cannabis facility. To the east is a Caltrans Maintenance Yard and active agricultural activities. To the south is the West Hills College Farm of the Future (agricultural activity – row crops, permanent tree crop). There are no identified sensitive uses within a mile of this location.

4. Required Site Improvements and Construction Activities:

Site Improvements: Required improvements for this project include the installation of off-site improvements (curb, gutter, sidewalk, street lighting, and utility connections for water, sewer, gas and power). On-site improvements include grading, parking facilities, on-site lighting, utilities, construction of a new 32,900 square foot building, storm drain retention swales, trash enclosure, fencing and landscaping. See attached site plan.

Construction Activities: Construction on-site activities include grading, cut/fill, trenching, paving, and general construction of the building. Construction time frame is expected to last 12-18 months. Staging areas for equipment will be on-site.

5. Operation and Maintenance Activities:

Hours of Operation/Work Shifts: 24 hours, 7 days a week

Number of employees (total and by shift): 15-20

Estimated Daily Trip Generation: Total daily trips for employees, deliveries and distribution activities is estimated at 40 trips per/day.

Source(s) of Water: The City of Coalinga will be providing potable water to the facility. The project is expected to use approximately 1.4 acre feet of water per year. This represents 0.014% of the City's annual contracted allocation.

Wastewater Treatment Facilities: City Wastewater Facility will handle all waste from this facility.

Source(s) of Power: Pacific Gas and Electric

- 6. Environmental Commitments:** The project proponent has provided in their application that 75% of water will be reclaimed and reused in their processes from manufacturing to cultivation. 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.

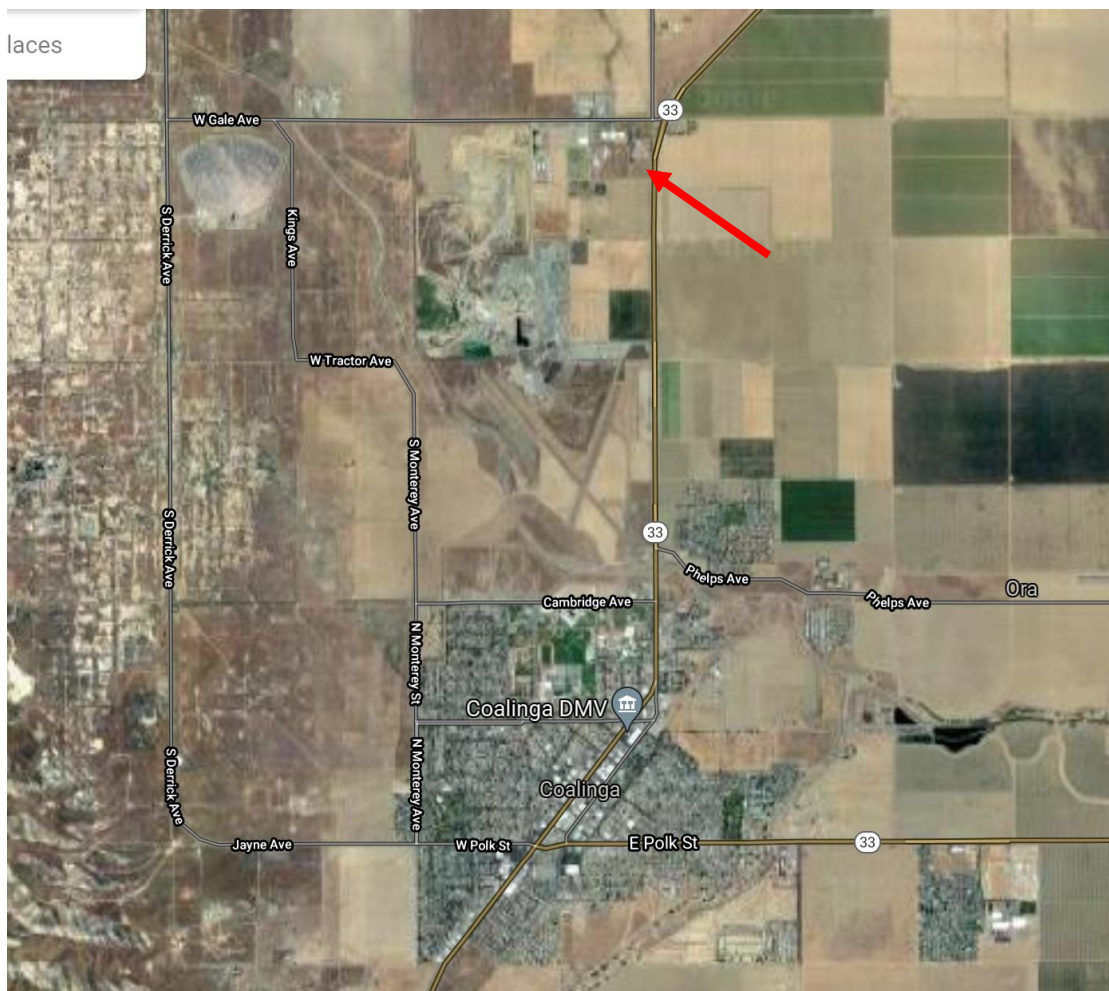
In the event that archaeological remains are encountered during grading, work shall be halted temporarily, and a qualified archaeologist shall be consulted for evaluation of the artifacts and to recommend future action. The local Native American community shall also be notified and consulted in the event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

In an effort to conserve energy, the applicant will be using LED technology for their grow rooms and standard lighting fixtures throughout the facility.

- 7. Environmental Permits Required** (List all required federal, state, and local permits required):

Agency	Permit	Status
California Department of Food and Agriculture, CalCannabis	Annual Cultivation License	Applicant Preparing
California Department of Fish and Wildlife	Section 1602 Lake or Streambed Alteration Agreement	Applicant Preparing
State Water Resources Control Board / Regional Water Quality Control Board	Water quality protection program	Applicant Preparing
City of Coalinga	Cannabis Regulatory Permit	Pending Council Approval
City of Coalinga	Land Use Permit	Approved 11/9/2021
San Joaquin Valley Air Pollution Control District	Right to Construct Permit	Applicant Shall Receive prior to Permit Issuance for Grading Activities

Project Location Map



RESOLUTION 021P-013

A RESOLUTION OF THE CITY OF COALINGA PLANNING COMMISSION APPROVING A MODIFICATION TO A COMBINED DEVELOPMENT APPLICATION NO. CDA-M 21-01 FOR THE DEVELOPMENT OF A NEW INDUSTRIAL BUILDING TO ACCOMMODATE A COMMERICAL CANNABIS CULTIVATION, MANUFACTURING AND DISTRIBUTION LOCATED ON 1.7 ACRES AT 9840 CODY STREET

WHEREAS, the City of Coalinga Community Development Department received a Combined Development Application for a Conditional Use Permit, Site Plan Review and Environmental Review for the development of a new industrial building on 1.7 acres at 9840 Cody Street (APN: 070-120-11S) to accommodate commercial cannabis indoor cultivation, distribution and manufacturing activities; and,

WHEREAS, the subject project requires approval of a site plan review, conditional use permit 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 October 6, 2021; and

WHEREAS, the Planning Commission has determined that this project is exempt from further environmental review under CEQA Guidelines §15332 as a Class 32 exemption (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 completed its review of the proposed development and information contained in the staff report at its meeting on November 9, 2021; and

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

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

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

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

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 Modified Combined Development Application (No. CDA-M 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 9th Day of November 2021.

AYES:

NOES:

ABSTAIN:

ABSENT:

Planning Commission Chairman/Vice Chairman

ATTEST:

City Clerk/Deputy City Clerk

Exhibit “A”
CONDITIONS OF APPROVAL
MODIFIED COMBINED DEVELOPMENT 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 twenty-four (24) 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. A final site plan shall be submitted to the Community Development Department to ensure that all conditions of approval have been incorporated.
- 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. 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-10. *State and Local Cannabis Laws and Regulations:* The applicant shall, at all times, remain in compliance with all State and Local laws and regulations, as amended from time to time. Failure to comply with any and all laws and regulations related to Cannabis operations shall be subject to possible revocation of their local permit and notice to the State of California of non-compliance with local authorization.
- COA-11. Prior to issuance of a building permit, the applicant shall provide a letter from PG&E confirming service of power to this location. This will be in the form of a will-serve letter from the utility.

Public Works/Engineering

- COA-12. All improvements shall conform to City Standards and Specifications and be approved by the City Engineer.
- COA-13. The applicant shall provide smooth AC pavement transitions from new concrete driveway to existing Cody Street asphalt pavement.
- COA-14. The applicant shall furnish and install off-site Curb & Gutter, Sidewalk, Driveway Approach and Street Lighting on Cody Street frontage as approved by the City Engineer. The curb & gutter shall be designed to allow existing storm water flows from the existing northerly dirt swales to continue through the new curb & gutter and exit onto the existing dirt swale to the south.
- COA-15. The applicant shall comply with all 2016 California Building Code (CBC) Chapter 11B ADA accessibility guidelines.
- COA-16. The applicant shall comply with all of the requirements of the Building Official.
- COA-17. The applicant shall obtain approval from the Public Works Department for the location of the trash enclosure for solid waste disposal and pick up. The trash

enclosure shall be designed and installed in conformance with City of Coalinga Standards A-4 and approved by the City Engineer.

- COA-18. The applicant shall construct a 6-foot-high Wrought Iron fence along the existing public utility easement line running along the rear property line of the project development.
- COA-19. Public Sewer Facilities exist in Cody Street and are available to serve this development. The applicant shall extend a sewer lateral to the project site.
- COA-20. Public Water Facilities exist in Cody Street and are available to serve this development. The applicant shall extend a water service to the project site.
- COA-21. Public Natural Gas Facilities exist in Cody Street and are available to serve this development. The applicant shall extend natural gas service to the project site.
- COA-22. Mailboxes shall be located outside of secured areas for access by postal workers. Obtain final approval by Postmaster prior to installation.
- COA-23. All fire hydrant locations shall be reviewed and approved by the Fire Chief. A fire hydrant, Fire Department connection, Post Indicator Valve and Detector Check shall be located on Cody Street at the northwest corner of the site.
- COA-24. The applicant shall furnish and install new water service, irrigation controller and backflow prevention device for all irrigated landscape areas of the project frontage. Utilities and public infrastructure should be undergrounded, or screened with trees, landscaping, or public art.
- COA-25. Applicants shall obtain all necessary stormwater permits from the California Regional Water Quality Control Board, Central Valley Region.
- COA-26. A storm water basin shall be located onsite and shall be shown on the final site plan, engineered and fenced if deeper than 18".
- COA-27. The applicant shall provide for adequate turning movements for fire trucks and solid waste disposal trucks consisting of a 40' radius or 60' x20' T-turnaround.
- COA-28. The property lies within zone "A" special flood hazard areas inundated by 100 year storm. The applicant shall comply with all federal, state and city regulations (Section 9-8.501) such as construction materials and methods, grading and excavation and other applications which control development in flood prone areas.

Planning

- COA-29. The applicant, within 30 days of the approved site plan, shall provide in writing a letter agreeing to comply with all of the conditions of approval stated in the project resolution.
- COA-30. The applicant shall provide plans, specifications and location inside the building for water reclamation at this location and confirm their ability to reclaim and reuse water onsite as identified in their application.
- COA-31. 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. Final elevations and color schemes shall be identified on the final site plan and confirmed and approved by the City.
- COA-32. An occupancy permit for the existing structure(s) shown on the approved site plan shall not be issued until all proposed buildings, structures and other stated improvements are completed, or the Community Development Director authorizes its issuance upon making a finding that all on-site and off-site conditions relating to the building, structure or use have been or will be met.
- COA-33. *Screening of parking areas.* Any parking area located between a building and right-of-way, or within fifty (50) feet of and visible from a right-of-way, must be screened by a wall or berm at least two and one-half (2.5) feet high with a (3.5) foot wrought iron fencing above the wall/berm. The fence shall be placed along the 10-foot Public Utility Easement line. A screening wall meeting this requirement shall be composed of brick, stone, stucco, or other quality durable material approved by the Community Development Director, and shall include a decorative cap or top finish as well as edge detail at wall ends. Plain concrete blocks are not allowed as a screening wall material unless capped and finished with stucco or other material approved by the Community Development Director.
- COA-34. *Setback and screening from highways.* Any site in a Manufacturing/Business district that is fully or partially located within 200 feet of a state highway shall provide a landscaped area at least fifteen (15) feet deep between the highway right-of-way and any building or parking area for the length of the site frontage facing toward the highway. At least two (2) fifteen (15) gallon trees shall be provided for every twenty-five (25) feet of site frontage toward the highway.

- COA-35. Construction hours shall be limited to normal working hours. All construction equipment shall be properly maintained and muffled to avoid nuisances to the surrounding or neighboring property owners.
- a. Weekdays from 7:00 a.m. to 6:00 p.m.;
 - b. Saturday from 8:00 a.m. to 5:00 p.m.;
 - c. Sunday and Holidays – no construction allowed unless authorization is granted by the City Manager
- COA-36. Disposal of hazardous materials as part of construction and operations shall be in compliance with applicable Federal and State regulations. The applicant shall contract with the City of Coalinga's Franchised Solid Waste Hauler for all cannabis disposal needs in accordance with State and Local Laws. If there are services that the City's Franchised Solid Waste Hauler cannot provide, it shall be the responsibility of the owner/applicant to secure said services as approved by the applicable State agency.
- COA-37. A landscaping plan shall be submitted to the Community Development Department for review and approval. *Water efficient landscaping.* 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-38. *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-39. All equipment located on roofs and on-site shall be screened from view as approved by the Community Development Director.
- COA-40. The 3-foot pedestrian gate shall be electronically accessed with the appropriate security access protocols. This shall not be accessible by the general public.

- COA-41. The construction of the building shall be of solid wall construction to ensure that there is no issue with sight and smell from the facility. In accordance with CMC Section 9-5.128(d)(17) of the Commercial Cannabis Ordinance. Compliance with CMC Section 9-5.128(d)(17) will be verified at the time building plans are submitted and will be reviewed and approved by the Building Department and Police Chief for License conformity and security compliance. The Police Chief shall have full authority to ensure compliance with the intent of security measures and building measures for all structures.

Environmental

- COA-42. 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-43. It shall be the responsibility of the applicant to obtain environmental compliance from the State as it relates to their State of CA Annual License.

Public Safety

- COA-44. The applicant shall comply with all the requirements of the Police Department and Fire Department and obtain all required local (Police, Fire, Finance), County, State, or Federal permits prior to the start of operations.
- COA-45. 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. The photometric plan shall be reviewed and approved by the Building Department prior to building permit issuance.
- COA-46. All fire hydrant locations shall be reviewed and approved by the Fire Chief.
- COA-47. 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-48. The applicant shall provide a Knox Box for emergency vehicle access on new chain link rolling gates.