



AGENDA

PLANNING COMMISSION

155 W. DURIAN AVE., COALINGA CA 93210

TUESDAY JULY 11, 2017

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

CALL MEETING TO ORDER (6:00 PM)

Pledge of Allegiance

CHANGES TO THE AGENDA

ROLL CALL

Commissioners:

Chairman Stoppenbrink
Vice Chairman Sailer
Commissioner Jacobs
Commissioner Gonzales
Commissioner Helmar

Staff:

Sean Brewer, Community Development Director
Marissa Trejo, City Manager

PUBLIC COMMENTS

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

INFORMATION/CONSENT CALENDAR

1. Approval of Minutes from the May 23, 2017 Planning Commission Meeting

PUBLIC HEARINGS

1. Approval of Conditional Use Permit No. 17-01 For The Development Of A Medium Commercial Cannabis Cultivation Facility at the CIRCA Cannabis Campus at 1951 Mercantile Lane.
2. Approval of Conditional Use Permit No. 17-04 For The Development Of A Small Commercial Cannabis Cultivation Facility at the CIRCA Cannabis Campus at 1951 Mercantile Lane.

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: Approval of Minutes from the May 23, 2017 Planning Commission Meeting
Meeting Date July 11, 2017
Project Location:
Applicant:
Owner:
Prepared By:

I. RECOMMENDATION:

Staff recommends the Approval of the minutes from the May 23, 2017 Planning Commission Meeting.

II. BACKGROUND:

III. PROPOSAL AND ANALYSIS:

IV. FISCAL IMPACT:

V. REASONS FOR RECOMMENDATION:

ATTACHMENTS:

Description

- Planning Commission Minutes May 23, 2017

MINUTES

PLANNING COMMISSION

TUESDAY May 23, 2017

CALL MEETING TO ORDER (6:00 PM)

Pledge of Allegiance

CHANGES TO THE AGENDA (None)

ROLL CALL

Commissioners:

Chairman Stoppenbrink
Vice Chairman Sailer
Commissioner Jacobs
Commissioner Gonzales
Commissioner Helmar

Staff:

Sean Brewer, Community Development Director
Marissa Trejo, City Manager (Not Present)

Wanda Earls, Secretary/ City Clerk

PUBLIC COMMENTS (None)

INFORMATION/CONSENT CALENDAR

1. Approval of Minutes from the May 9, 2017 Planning Commission Meeting

The City Clerk was requested to expand (from her notes) on the comments made by Greg Cody at the previous Planning Commission Meeting of May 9, 2017.

(Original comments to the Minutes of May 9, 2017 by the City Clerk:

Mr. Greg Cody expressed his concerns and upset that the Planning Commission has taken too many meetings and too long to refer a recommendation to the Council in reference to Food Trucks.

Expanded comments to the Minutes of May 9, 2017 by the City Clerk:

Mr. Cody said he has come to three meetings regarding Food Trucks. Community Development Director Sean Brewer had a written proposal and you acted like “deer in the headlights”. There was lots of confusion and the topic was tabled until the next meeting.

The next meeting the Agenda Item was Food Trucks and you circled back and forth. One of you had difficulty getting to a meeting.

Mr. Cody directed a comment to one Commissioner saying this is not a laughing matter and you are not as high and mighty as you think you are.

The next meeting was a fulltime merry-go-round.

Because of the delays, an excellent food truck has ceased to consider Coalinga and has gone elsewhere.

If you can't make a decision, hand it directly to the Council.

*Motion by Sailer, Second by Gonzales to Approve Minutes of May 9, 2017 as Amended by the Request of the Commission Board. Motion. **Approved** by a 5/0 Majority Voice Vote.*

PUBLIC HEARINGS

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

- 1. General Plan Conformity Findings in accordance with Government Code Section 65402 for the Acquisition of Parcel Number(s) 071-084-01, 02, 03, 06 & 21.**

Community Development Director Sean Brewer presented sections of the Staff Report:

The Planning Commission is to Adopt Resolution 017P-010 finding that the acquisition of 5 parcels (APN(s) – 071-084-01, 02, 03, 06 & 21), located generally at Elm Avenue and Cherry Lane, by the City of Coalinga to be in conformance with the General Plan.

This is a City initiated project. The acquisition of the parcels is part of an effort for the City of Coalinga to control land for future public uses. These parcels were owned by the City's Redevelopment Agency prior to dissolution in 2012 to serve as an economic development tool as well as reserve land for future public use expansion. The Local Successor Agency is now the owner of the properties. California Government Code 65402 requires that the acquisition of properties by local agencies within their jurisdiction be found to be in conformance with the City's General Plan by their planning agency (Planning Commission). The Code also required the reporting of the purpose and extent of such acquisition. Use for the parcels proposed has yet to be determined but the intent is for future public use.

A General Plan conformity finding would allow the City to proceed with acquiring the abovementioned parcels for public purposes from the Successor Agency. It would not commit the City to undertaking a specific development proposal for the site at this time, thus allowing alternative development options to be identified and evaluated as part of a future land use update. The future development of these parcels will be required to be consistent with the General Plan Land Use Designation and Zoning Designation.

Location and Site Characteristics

Applicant:	City of Coalinga
Location:	Elm Ave/SR198/33 and Cherry Lane
Parcel Number(s):	APN(s) – 071-084-01, 02, 03, 06 & 21
General Plan Designation:	Mixed Use (MX)
Zoning District:	Mixed Use (MX)

Environmental Determination

Pursuant to the California Environmental Quality Act (CEQA), the proposed project has been determined to be exempt from the provisions of CEQA, in accordance with CEQA guidelines section 15061(b)(3), no potential for causing a significant effect of the environment. However, when the City considers moving forward with the actual development/rehabilitation of the abovementioned parcels, further environmental review will be considered as necessary. This action taken does not require further environmental review.

General Plan Conformance

The General Plan designation for these parcels is Mixed Use (MX). This designation allows for public and semi-public uses. The following General Plan policies apply:

Land Use Element

Policy LU1-4 - Fiscal impacts of development shall be considered to ensure that there are adequate resources for providing all required public facilities, infrastructure and services.

Policy LU1-2 - Retain and expand diversified business opportunities that are compatible with the environment, community values and community vision of the City.

Policy LU1-3 - Attract new businesses to the City that are compatible with the community vision and improve the balance among commercial, professional office, and industrial businesses so that the needs of Coalinga residents are provided for without compromising the community character.

Public Facilities Element

Policy PFS2-1 - The City shall ensure Coalinga continues to receive adequate police protection.

Goal PFS10- High quality civic and community facilities for the residents of Coalinga.

Air Quality, Safety Element

Goal AQ2 - Reduction of motor vehicle trips and vehicle miles traveled.

Comments:

- There are 5 parcels
- Pride Sign is on one of them
- Question regarding Budget Deficient – Cost for lots should be minimal – like \$1.00
- Department of Finance has to approve
- Successor Agency owns properties
- We should have retained originally
- Three structures are in question
- Church of Christ
- City would have control

*Motion by Gonzales, Second by Helmar to Approve Resolution 017P-010 under General Plan Conformity Findings in Accordance with Government Code Section 65402 for the City to Acquire Parcel Number(s) 071-084-01, 02, 03, 06, & 21. Motion **Approved** by a Voice 5/0 Vote.*

DEPARTMENT REPORTS

Mr. Brewer indicated that City Manager Marissa Trejo and Economic Development Coordinator Edith Sanchez are moving forward with the Food Truck plans at the City Parking Lot across from the Police Department. They are recommending Wednesdays from 10:00 AM to 10:00 PM. There are fifteen different vendors interested in coming. They are planning ahead; in one year they will evaluate and expand or not. They may allow or recommend for other locations. They plan to start soon.

Commissioner Helmar commented regarding a conflict with Farmer's Market.

COMMUNICATIONS

1. Staff Announcements
2. Commissioner Announcements

Commissioner Jacobs inquired about the Three-year Contract with Self-help. He recommends review of the guidelines because it appears impossible to get anyone approved. They don't appear to be in favor of First Time Home Buyers. An applicant has to pay and go through classes; it is long-term to get approved. They are pricing people out; it is frustrating for people making too much money. They sometimes use a person's income (like a relative living in the household) which prices the applicant/s out of qualifying.

Mr. Brewer will forward concerns to City Manager Trejo. HOME has their own guidelines, Council has their own guidelines. He will pass on.

3. Chairman Announcements

Chairman Stoppenbrink commented regarding the terms of financing in reference to the District Office on Phelps. They switched gears to Plan B. In June the Contract for Financing (term sheet and loan) should be defined. They will engage the architect for plans and bid out.

This is a non-student building. There should be additional Trustee Action in June.

ADJOURN (6:23 PM)

Chairman/Vice Chairman

City Clerk/Deputy Clerk

Date



Staff Report- Chairman and Planning Commission

Subject: Approval of Conditional Use Permit No. 17-01 For The Development Of A Medium Commercial Cannabis Cultivation Facility at the CIRCA Cannabis Campus at 1951 Mercantile Lane.

Meeting Date July 11. 2017

Project Location: 1951 Mercantile Lane, Building #1, Coalinga, Ca 93210

Applicant: Michael Leong, HiTone, Inc., 2290 Alahao Place, Suite 402, Honolulu, HI 96816

Owner: The Canna Agency Management Co., LLC, 4435 First Street, Suite 420, Livermore, CA 94551

Prepared By: Sean Brewer, Community Development Director

I. RECOMMENDATION:

Staff recommends approval of Conditional Use Permit 17-01 by adopting Resolution No. 017P-017 with conditions.

II. BACKGROUND:

On January 24, 2017, the Planning Commission considered a site plan review application for the development of a phased commercial cannabis campus style facility at 1951 Mercantile Lane. The proposed uses of the industrial buildings were for commercial cultivation (medium and small), manufacturing, and testing operations. At their January 24, 2017 meeting the Planning Commission adopted Resolution No. 017P-004 with conditions approving the campus development. The site plan application confirmed that the development proposal was (1) in substantial conformance with the General Plan, zoning ordinance, and any applicable plans adopted by the city, (2) conformed to the requirements of the applicable Zoning Districts, (3) conformed to all applicable design standards and guidelines, as adopted by the City Council, and (4) confirmed that the development would not have significant adverse effects on the public health, safety and welfare.

On May 17, 2017 the Community Development Department received a Conditional Use Permit application from HiTone, Inc. for a medium cultivation (Type 3A) facility to propagate, cultivate and process cannabis in Building No. 1 at CIRA's Research and Development Campus located at 1951 Mercantile Lane. Staff accepted the application on May 31, 2017 and began processing the application for a conditional use permit.

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 regulatory permit and not the land. The applicant currently has a regulatory permit application under review with the Police Department and is planned to go before the City Council for approval on August 3, 2017.

The scope of this application will look at the operational characteristics of the proposed use and ensure that the use is designed, located, and operated in a manner that will not interfere with the use and enjoyment of surrounding properties. The process for review of Conditional Use Permit applications is designed to evaluate possible adverse impacts and to minimize them where possible through the imposition of specific conditions.

III. PROPOSAL AND ANALYSIS:

Project Summary: HiTone, Inc, the project applicant, proposes to operate a medium commercial cultivation facility at the CIRCA development project at 1951 Mercantile Lane. In accordance with the Medical Cannabis Regulation and Safety Act (“MCSRA”) and the City’s Commercial Cannabis Ordinance, a medium cultivation facility (Type 3A License) allows for the cultivation of mature plants from 10,000 - 22,000 square feet of canopy. The Canopy is determined by the area of mature plants (propagation area does not count). Multi-leveled cultivation is calculated by surface area of each level. In accordance with the MCSRA the definition of a “Cultivation site” means a facility where medical cannabis is planted, grown, harvested, dried, cured, graded, or trimmed, or that does all or any combination of those activities, that holds a valid state license pursuant to this chapter, and that holds a valid local license or permit.

CUP Analysis

This site has an approved site plan which confirmed development standards in accordance with the zoning code such as site coverage, building heights, setbacks, parking, landscaping, ingress/egress, and lighting. In addition to confirming the site plan approvals, the CUP analysis will look at the operational 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 to ensure full compliance with the City planning and zoning code related to commercial cannabis operations.

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

Location: The applicant will be located in Building No. 1 at 1951 Mercantile Lane (Map Attached). Building No. 1 is a 2-story industrial building approximately 44,165 square foot comprised of flowering rooms, clone rooms, pre-vegetation rooms, administrative offices, restrooms, data rooms, secured storage, nutrient control room, vehicle sally port, lobby/reception and entry.

Security: HiTone, Inc.,’s site protection strategy will address deterrence, by promoting the image of the facility as well-protected and secure to potential intruders; detection, by detecting any intrusion of perimeter points with full coverage alarm monitoring; delay, by delaying intrusion at various levels within the facility, navigating from the exterior perimeter to valued assets; and anti-Diversion, by incorporating a comprehensive loss prevention strategy geared at insider threat and the prevention of theft and/or diversion of medical cannabis. The full security plan has been provided to the Police Chief and will be a focus of the Police Chiefs analysis of their regulatory permit application. The security layout and processes have not been included in this application package as they are proprietary and confidential and will be required to meet the satisfaction of the Police Chief.

Building Access: All employees and authorized personnel will enter the building at the north end through a secured entry and proceed to the sally port where 24-hour security personnel with 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), HiTone, Inc., 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 HiTone's neighbors.

Hours of Operation: The production facilities may operate between the hours of 6:00am to 10:00pm every day of the week except state and Federal holidays in compliance with §9-5.128(d)(13).

Parking: This facility will be accommodated by the 64-parking stalls provided on the site plan as approved. This building originally was approved as a 28,993 2-story building (21,690 first floor and 7,303 mezzanine – second floor). The applicant is proposing to eventually use the entire area of both floors for current and future cultivation as delineated on the attached floor plans. Since this was not accounted for in the original parking calculations of the site plan review, staff will condition the future growing facility license in the northeast corner of the site to ensure additional parking spaces are provided based on the total building footprint of that facility. This development can be adequately parked based on the phased development pattern of campus.

Water Use: The expected annual water use by the applicant is 1,068,375 gallons (3.28 Acre/Foot = 0.0003% of City total water allocation). The project applicant is also expected to be able to reduce their annual water consumption by 17.5% by taking advantage of the rainwater capture systems to be installed at the CIRCA campus. The amount of water is very low usage considering the type of facility and will not impact the City's ability to deliver water to its residents.

Wastewater Disposal: The applicant does not intend to introduce any chemical waste, fertilizers or irrigation run off into the local waste stream. The applicants SOPs call for the capture of all cultivation waste water into holding tanks where it will be filtered through a combination of reverse osmosis and water treatment and then utilized as general property landscape irrigation water.

Surrounding Land Use Setting:

North	Agricultural Land (City Limits)
South	Industrial Land
West	Industrial Zoned Property
East	Agricultural Land (City Limits)

- Per §9-5.128(d)(12), a Commercial Marijuana Operation shall not be located within 1800 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. HiTone, Inc., meets this set-back requirement.

- **Public Notification:** On June 29, 2017, public hearing notices were sent to all property owners within 300 feet of the site and posted as required by Local and State law on.

Environmental Clearance:

The proposed project, is consistent with the site's current General Plan and zoning designation. The proposed project is consistent with the allowed use of commercial marijuana cultivation. The physical effects to the environment of the development of a commercial marijuana cultivation facility on the proposed project site were analyzed in the *Commercial Marijuana Permanent Ordinance, Juniper Ridge Industrial Park City-Initiated Rezone and General Plan Amendment, and Claremont Property Initial Study/Mitigated Negative Declaration (Permanent Ordinance, Juniper Ridge, and Claremont IS/MND)*, and approved on October 27, 2016 by the Coalinga City Council (Resolution No. 3743). Pursuant to CEQA Guidelines Section 15162, City staff has determined a subsequent negative declaration is not required to be prepared because the conditions described in Section 15162 would not occur with the development of the proposed project.

Specifically, the conditions presented in Section 15162 are as follows:

- (a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:
 - (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
 - (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
 - (3) New information of substantial importance, which was not known and could not have been known with the exercise of responsible diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.
- (b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, and addendum, or no further documentation.
- (c) Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in a subdivision (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation no other responsible agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.

As previously discussed, the proposed project includes the development of a new commercial marijuana operation (CMO) on a portion of the Juniper Ridge Industrial Park site, which was previously analyzed for the maximum allowed buildout of an industrial use (including CMO) under the Permanent Ordinance, Juniper Ridge, and Claremont IS/MND. The proposed project would be required to meet the development standards pertaining to CMO's, as described in the City of Coalinga's Development Code, Section 9-5.128. While the proposed project includes ground disturbance for construction of the new facilities, the project is consistent with the current land use designation of Manufacturing Business (MB) and zoning designation of Light Manufacturing/Business (MBL). Because the site was assumed to be fully disturbed for development and would comply with City development standards, the project would not introduce any new changes that require major revisions of the Permanent Ordinance, Juniper Ridge, and Claremont IS/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to agriculture and forestry resources, geological resources and on-site soil types, possible on-site hazardous materials, mineral resources, and recreational resources beyond what was previously anticipated and approved for the project site. Consistency with existing land use designations and zoning additionally allows the project to remain consistent with analysis assumptions related to population growth, replacement of housing, public services, and utility systems available for the operation of the project site. In addition, site conditions have not changed from the conditions previously assumed in the *Permanent Ordinance, Juniper Ridge, and Claremont IS/MND*.

Although the proposed project includes more specific development details, the *Permanent Ordinance, Juniper Ridge, and Claremont IS/MND* analyzed the maximum allowed buildout of an industrial use (including CMO) for the site which is sufficient to address the proposed project. The project would remain consistent with the General Plan and zoning designations, thus the structures allowed under the proposed MB/MBL designations would be generally similar to those structures already anticipated under the currently approved industrial land uses. In addition, the proposed project site falls within the Juniper Ridge Business/Industrial Park Master Area Plan (JRBIPAP), which was adopted on June 19, 2008. The proposed project would remain subject to the design guidelines for development in the JRBIPAP, as was identified in the *Permanent Ordinance, Juniper Ridge, and Claremont IS/MND*.

The Permanent Ordinance, Juniper Ridge, and Claremont IS/MND utilized the Institute of Traffic Engineer's (ITE) Trip Generation Handbook to estimate the amount of traffic induced by development of an MB/MBL designations. The trip generation rate for business parks was assumed given that trip rates for business parks would provide a worst case scenario for operation of a CMO compared to the trip rates for light industrial. Analysis of trip generation of the entire Juniper Ridge Industrial Park site resulted in 5,039 trips per day, which is less than the buildout assumptions approved in the City's General Plan EIR under the previous Service Commercial designation for the Juniper Ridge Industrial Park site. Given that the *Permanent Ordinance, Juniper Ridge, and Claremont IS/MND* concluded an overall reduction in daily vehicle trips, impacts to air quality, greenhouse gas, noise, and traffic for the proposed project would remain less than what was previously analyzed in the General Plan EIR. Buildout of the proposed project would not create a new significant effect or substantially more severe effects than shown in the previous *Permanent Ordinance, Juniper Ridge, and Claremont IS/MND*.

In addition, previous analysis of the project site concluded that mitigation would be required for future development. Such mitigation included requiring a site-specific biological resources evaluation prepared by a qualified biologist to be reviewed and approved by the City of Coalinga's Community Development Department and/or City Council in conjunction with their review of the development application; standard mitigation for accidental discovery or recognition of any human remains, prehistoric or historic artifacts or other indications of cultural deposits; and submission of building plans with incorporation of applicable Best Performance Standards related to greenhouse gas emissions reductions to the Community Development Department for review. All mitigation measures would remain applicable to the proposed project and would require the re-adoption of the MMRP prepared for the *Permanent Ordinance, Juniper Ridge, and*

The above analysis of the proposed project substantial evidence that none of the circumstances, as presented under subdivision (a) of Section 15162 of the CEQA Guidelines, have been met. Therefore, staff has determined that further documentation would not be required under CEQA for the approval of the proposed project.

IV. FISCAL IMPACT:

Issuance of this conditional use permit will result in increased tax revenue to the City of Coalinga for monitoring and compliance as well as general services.

V. REASONS FOR RECOMMENDATION:

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

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

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

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

ATTACHMENTS:

	Description
☐	CUP 17-01 Application
☐	Building Elevation A3.1
☐	Building Elevation A3.2
☐	Public Hearing Notice CUP 17-01
☐	EA Application and Questionnaire
☐	Floor Plans (First Floor)
☐	Floor Plans (Second Floor)
☐	Site Plan
☐	Exhibit B - Coalinga MM Permanent Ordinance MMRP
☐	Resolution 017P-017

CITY OF COALINGA
CONDITIONAL USE PERMIT APPLICATION

CUP 17-01
Application Number

03/26/2017

Date

APPLICANT INFORMATION:

Applicant/Property Owner: The Canna Agency Management Co., LLC (Owner) for HiTone, Inc. (Tennant)
Mailing Address: 2290 Alahao Place, Suite 402, Honolulu, HI 96819
Telephone Number: 808-222-9228 Assessor Parcel Number: 083-280-13ST
Property Location: 1951 Mercantile Lane, Coalinga, CA 93210
Legal Description (lot, block, Tracts, etc.) Parcel 141, Mercantile Lane, Coalinga, CA 93210

PROPERTY USE INFORMATION:

Current Zoning: MB / Manufacturing Business
Existing Number of Lots: 1 Proposed Number of Lots: 1 Area of Parcel: 2.6 Acres
Proposed Use: CMO / Commercial Marijuana Operations
MB / Manufacturing Business

(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). Free standing steel structures totaling 22,000 square feet

(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.)

Sunday-Saturday / 6am - 10pm

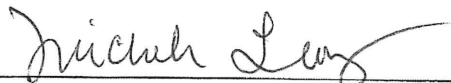
Estimated 18 Employees

Parking already accounted for in Pre-Approved Site Plan of CIRCA Campus

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

Michele Leong / HiTone, Inc.

Name of APPLICANT/AGENT (Please Print)

2290 Alahao Place, Suite 402, Honolulu, HI 96819

Mailing Address

808-222-9228

Telephone Number



Signature of OWNER

Christopher Macaluso /The Canna Agency Managemet Co., LLC

Name of OWNER (Please Print)

4435 First Street, Suite 420, Livermore, CA 94551

Mailing Address

415-720-9580

Telephone Number

revisions	by

HIDOO

architects-planners

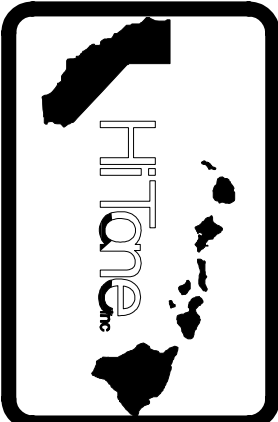
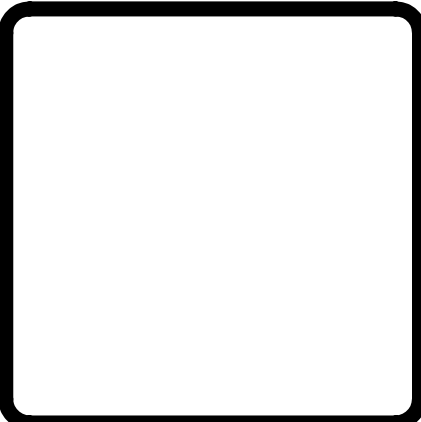
2450 camino diablo

suite 110

malibu creek, ca

94567

(425) 256-6042



COALINGA FACILITY -PHASE 7

1951 MERCANTILE LANE

COALINGA, CALIFORNIA

FOR:

HITONE INC.

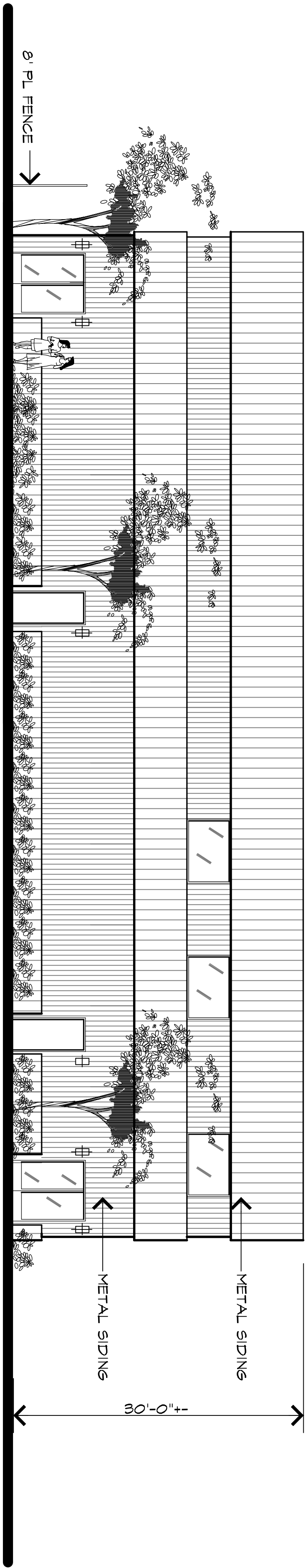
drawing

PHASE 7

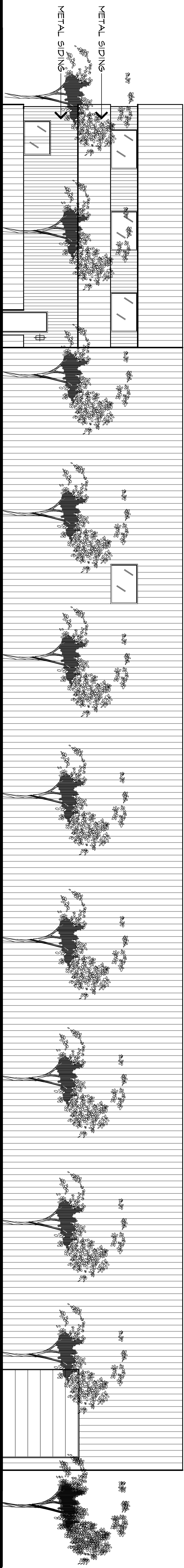
ELEVATIONS

drawn	RH
checked	RH
date	5/10/17
scale	1/8" = 1'-0"
job no.	107
sheet	

A3.1

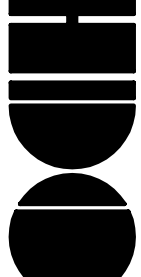


SOUTH ELEVATION

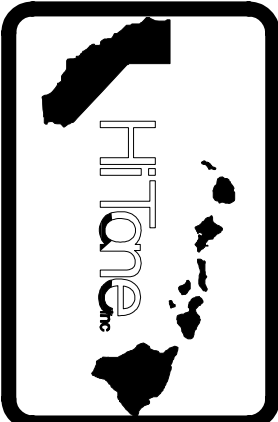
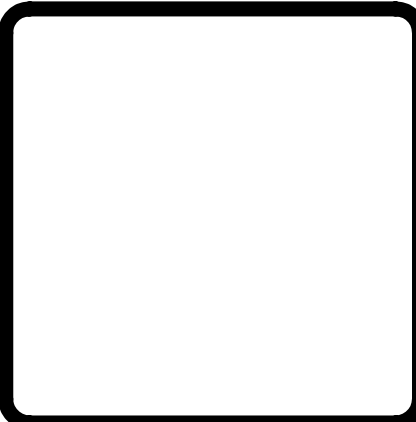


EAST ELEVATION

revisions	by



architects-planners
2450 camino diablo
suite 110
walnut creek, ca 94591
(925) 256-6042



COALINGA FACILITY -PHASE 7

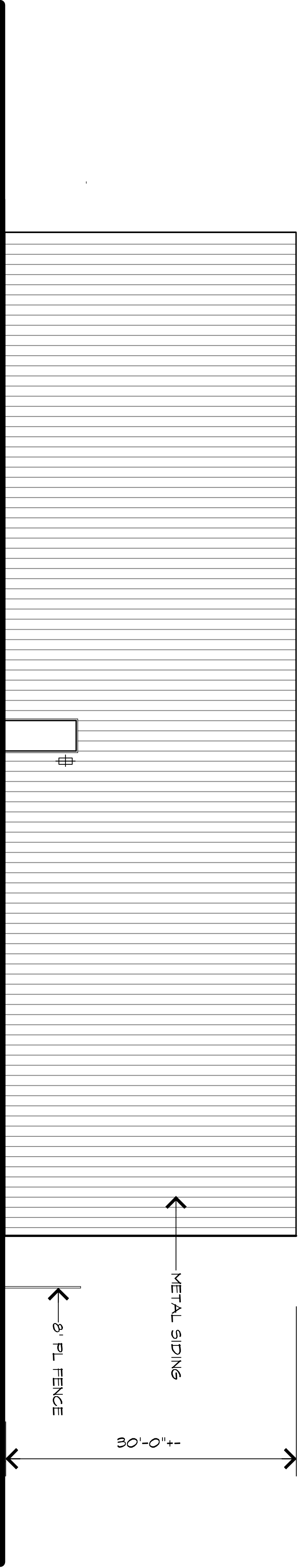
1951 MERCANTILE LANE
COALINGA, CALIFORNIA
FOR:
HITONE INC.

drawing

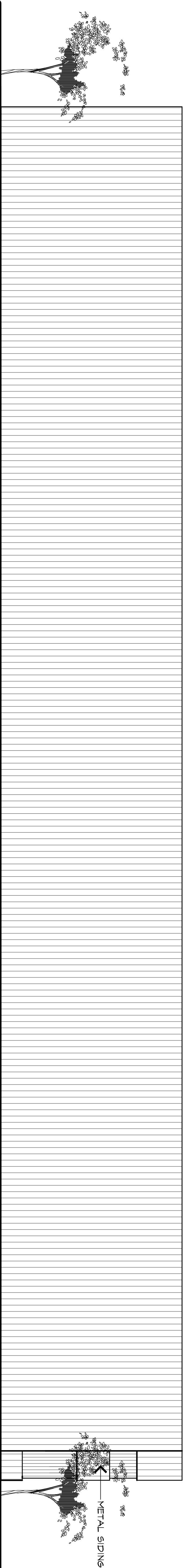
PHASE 7
ELEVATIONS

drawn	RH
checked	RH
date	5/10/17
scale	1/8" = 1'-0"
job no.	107
sheet	

A3.2



NORTH ELEVATION



WEST ELEVATION



DATE: June 29, 2017

DEPT: Community Development

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT, on July 11, 2017 at 6:00 p.m., or as soon thereafter as possible, the Planning Commission of the City of Coalinga will hold a public hearing at a regularly scheduled meeting at the City Council Chambers 155 West Durian, Coalinga for the following purpose:

Consideration of a Conditional Use Permit Application (CUP 17-01), submitted by the applicant, HiTone, Inc., for the development of a Medium Cannabis Cultivation Facility in Building No. 1 at the CIRCA Research and Development Site located at 1951 Mercantile Lane.

All interested persons are invited to appear at the time and place specified above to give testimony regarding the proposed action(s) listed above. Written comments may be forwarded to the City of Coalinga Community Development Department, attention Sean Brewer, Community Development Director at the address listed above.

Please share this notice with your neighbors or anyone you feel may be interested.

Anyone may testify at this hearing. For information contact City Hall (935-1533).

If you challenge the above matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing, or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing.

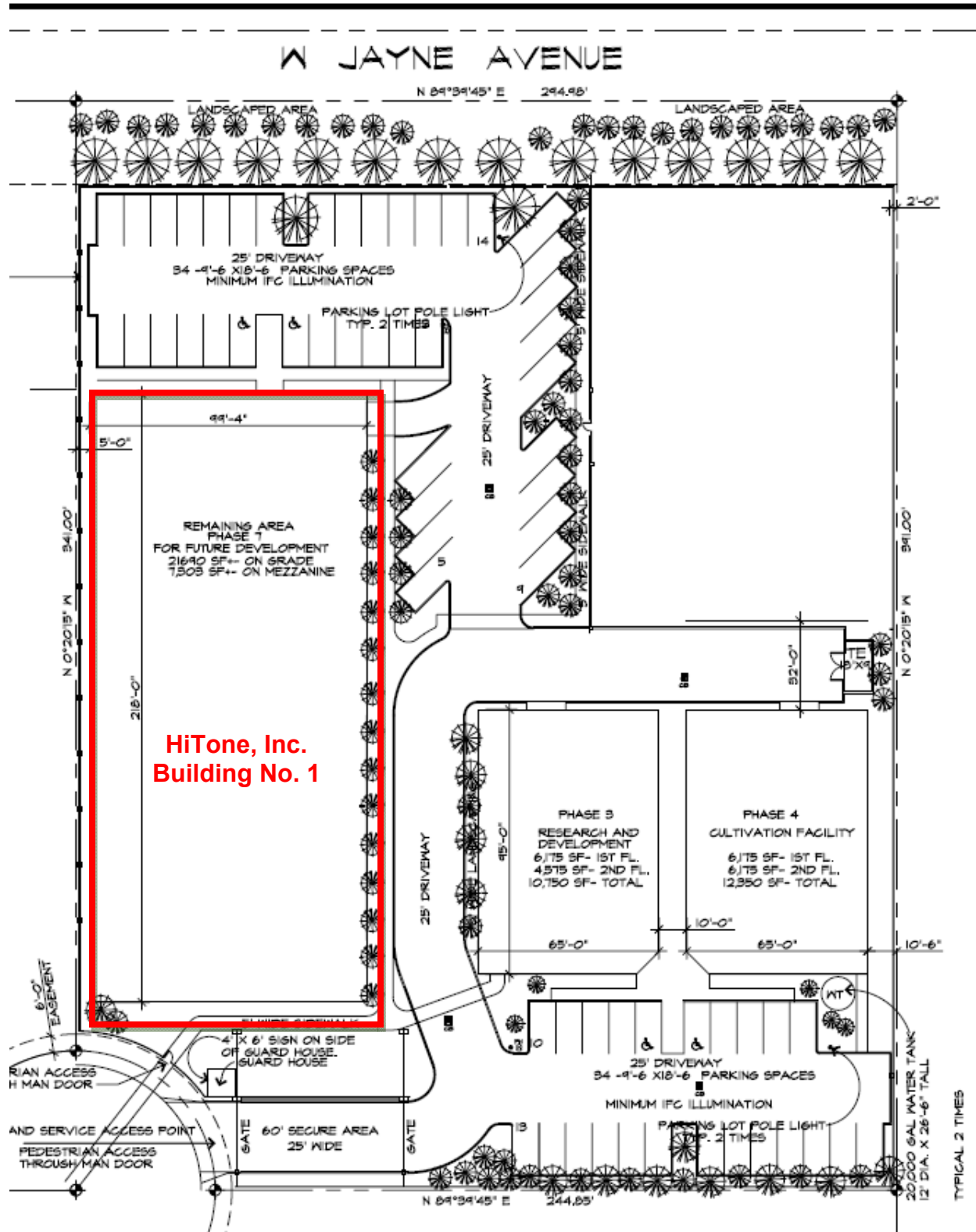
SEAN BREWER, DIRECTOR, COMMUNITY DEVELOPMENT DEPARTMENT

cc: City Hall Bulletin Window
City Manager
Mayor and City Council
Notices mailed to property owners within 300'

DATE/TIME POSTED: June 29, 2017

VERIFIED BY: Amy Martinez, Community Development Secretary, Initials: _____

Location Map



CITY OF COALINGA
ENVIRONMENTAL REVIEW APPLICATION

May 28th of 2017

Application Number

Date

APPLICANT INFORMATION:

Applicant: HiTone, Inc.
Mailing Address: 2290 Alahao Place, Suite 402, Honolulu, HI 96819
Telephone Number: 808-222-9228 Assessor Parcel Number: 083-280-13ST
Property Owner's Name: The Canna Agency Management Co., LLC
Property Owner's Address: 4435 First Street, Suite 420, Livermore, CA 94551
Contact Person: Christopher Macaluso

PROPERTY USE INFORMATION:

Size of Parcel (Square Feet/Acres) 2.6 acres
Describe Existing Use of Property: MBL / Commercial Marijuana Operations

Square Feet of Existing Building Area 0 Square Feet of Existing Paved Area 0
Current Zoning MBL Proposed Zoning MBL
Describe in General Terms Existing Uses to the:
North: Agricultural land / Orchard
South: MBL & MBH /Commercial Marijuana Operations
East: Agricultural land / Orchard
West: MBL & MBH /Commercial Marijuana Operations
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: N/A b. Unit Size(s) N/A
c. Range of Sales Prices and/or Rents (projected): N/A
d. Type of Household Size Expected: N/A

Commercial

a. Orientation:

Neighborhood: _____

City or Regional: _____

b. Square Footage of Sales Area: N/A

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

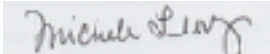
d. Type of Household Size Expected: N/A

e. Number of Employees: Full Time 15 Part Time 6 Seasonal N/A

f. Days and Hours of Operation Sunday-Saturday / 6am - 10pm

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

Michele Leong

Name of APPLICANT/AGENT (Please Print)

2290 Alahao Place, Suite 402, Honolulu, HI 96819

Mailing Address

808-222-9228

Telephone Number



Signature of OWNER

Christopher Macaluso

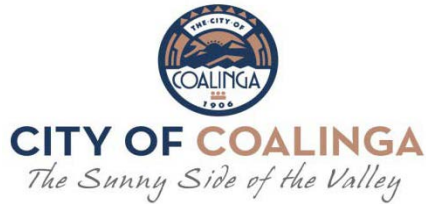
Name of OWNER (Please Print)

4435 First Street #420, Livermore, CA 94551

Mailing Address

415-720-9580

Telephone Number



City of Coalinga
Community Development Department

APPLICATION FOR ENVIRONMENTAL EVALUATION

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: The Canna Agency Management Co., LLC
PROPERTY OWNER'S ADDRESS: 4435 First Street, Suite 420, Livermore, CA 94551
TELEPHONE: 415-720-9580 EMAIL: chris@thecannaagency.com

APPLICANT'S NAME, COMPANY/ORGANIZATION: HiTone, Inc.
APPLICANT'S ADDRESS: 2290 Alahao Place, Suite 402, Honolulu, HI 96819
TELEPHONE: 808-222-9228 EMAIL: _____

CONTACT FOR PROJECT INFORMATION: Michael Richards / Ricon Construction Group, Inc.
ADDRESS: 6263 Southfront, Livermore, CA 94551
TELEPHONE: 925-580-8605 EMAIL: mrichards@riconcg.com

2. Location and Classification

STREET ADDRESS OF PROJECT: 1951 Mercantile Lane, Coalinga, CA 93210
CROSS STREETS: Enterprise & West Jayne
ASSESSOR'S PARCEL NUMBER(S): 083-280-13ST
LOT DIMENSIONS: 295' x 341' LOT AREA (SQ FT): 100,595 ft2
ZONING DESIGNATION: MBL GENERAL PLAN DESIGNATION: MBL

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: MBL / Industrial Land

PROPOSED USE: MBL / Commercial Marijuana Operations

BUILDING APPLICATION PERMIT #: Type to enter text DATE FILED: Type to enter text

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				
Parking Spaces			29	29
Loading Spaces			1	1
Bicycle Spaces				
Number of Buildings			1	1
Height of Buildings			30'	30'
Number of Stories			2	2
Gross Square Footage (GSF)				
Residential				
Retail				
Office			7,303	7,303
Industrial			7,690	7,690
Parking				
Other <u>Cultivation</u>			14,000	14,000
Other _____				
Other _____				
Total GSF			28,933	28,993

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 Industrial Land

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

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: Commercial, Industrial, Agricultural

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. Perimeter of property, 8' high chain link fence. Ornamental iron at street fronts.

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 64

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?

Type to enter text

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

Building Setback from Property Lines		
	Existing (feet/inches)	Proposed (feet/inches)
Front	<u>See Site Plan</u>	<u>See Site Plan</u>
Rear	<u>See Site Plan</u>	<u>See Site Plan</u>
Streetside	<u>See Site Plan</u>	<u>See Site Plan</u>
Interior Side	<u>See Site Plan</u>	<u>See Site Plan</u>

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: See Site Plan 2nd Address: N/A

Setback: See Site Plan Setback: N/A

Exterior Materials

Existing Exterior Building Materials: N/A

Existing Roof Materials: N/A

Existing Exterior Building Colors: N/A

Proposed Exterior Building Materials: Steel

Proposed Roof Materials: Steel

Proposed Exterior Building Materials: Steel

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: N/A
Total Dwelling Units: N/A

Net Acreage of Site: N/A
Density/Net Acre: N/A

of Single-Family Units: N/A
of Multi-Family/Apartment Units: N/A

of Duplex/Half-Plex Units: N/A
of Condominium Units: N/A

Structure Size

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

Residence
Garage
Other

Gross Square Footage: N/A
Gross Square Footage: N/A
Gross Square Footage: N/A

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

Gross Square Footage: N/A
Total Square Footage: N/A

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): N/A
Existing Building Height and # of Floors (from ground to the top of the roof): N/A
Proposed Building Height and # of Floors (from ground to the plateline): N/A
Proposed Building Height and # of Floors (from ground to the top of the roof): N/A

Lot Coverage

Total Building Coverage Area* (proposed new and existing to be retained) (sq. ft.): N/A
Project Site Lot Area (sq. ft.): N/A
Total Lot Coverage Percentage: N/A

(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: _____

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

Building Size

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

Breakdown of Square Footage – Please Mark All That Apply		
	Existing	Proposed
Warehouse Area		1,000
Office Area		7,690
Storage Area		2,000
Restaurant/Bar Area		
Sales Area		
Medical Office Area		
Assembly Area		
Theater Area		
Structured Parking		
Other Area*		18,303
*Describe use type of “Other” areas. Cultivation / Support		

Building Height

Existing Building Height and # of Floors:

Proposed Building Height and # of Floors: 30', two stories

Lot Coverage

Total Existing and Proposed Building Coverage Area* (sq. ft.): 21,690

Project Site Lot Area (sq. ft.): 101,000 ft2 +/-

Total Lot Coverage Percentage: 21.5%

(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.	N/A	N/A
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.	N/A	N/A
One (1) CD containing the application and project drawings and any other submittal materials that are available electronically.	N/A	N/A
Photos of the project site and its immediate vicinity, with viewpoints labeled.	N/A	N/A
Check payable to Coalinga Community Development Department.	N/A	N/A
Letter of authorization for agent, if applicable.	N/A	N/A
Available technical studies.	N/A	N/A

For Department Use Only

Application Received by Community Development Department:

By: _____

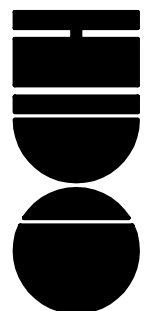
Date: May 29th of 2017

revisions

by

B3/17 RH

ADOPTED R4, D14



2450 camino diablo
suite 110
walnut creek, ca
94591
(925) 256-6042



COALINGA FACILITY -PHASE 7
1951 MERCANTILE LANE
COALINGA, CALIFORNIA
FOR:
HITONE INC.

drawing

FIRST FLOOR
PLAN

drawn

checked

RH

RH

date

5/10/17

scale

1/8"=1'-0"

job no.

107

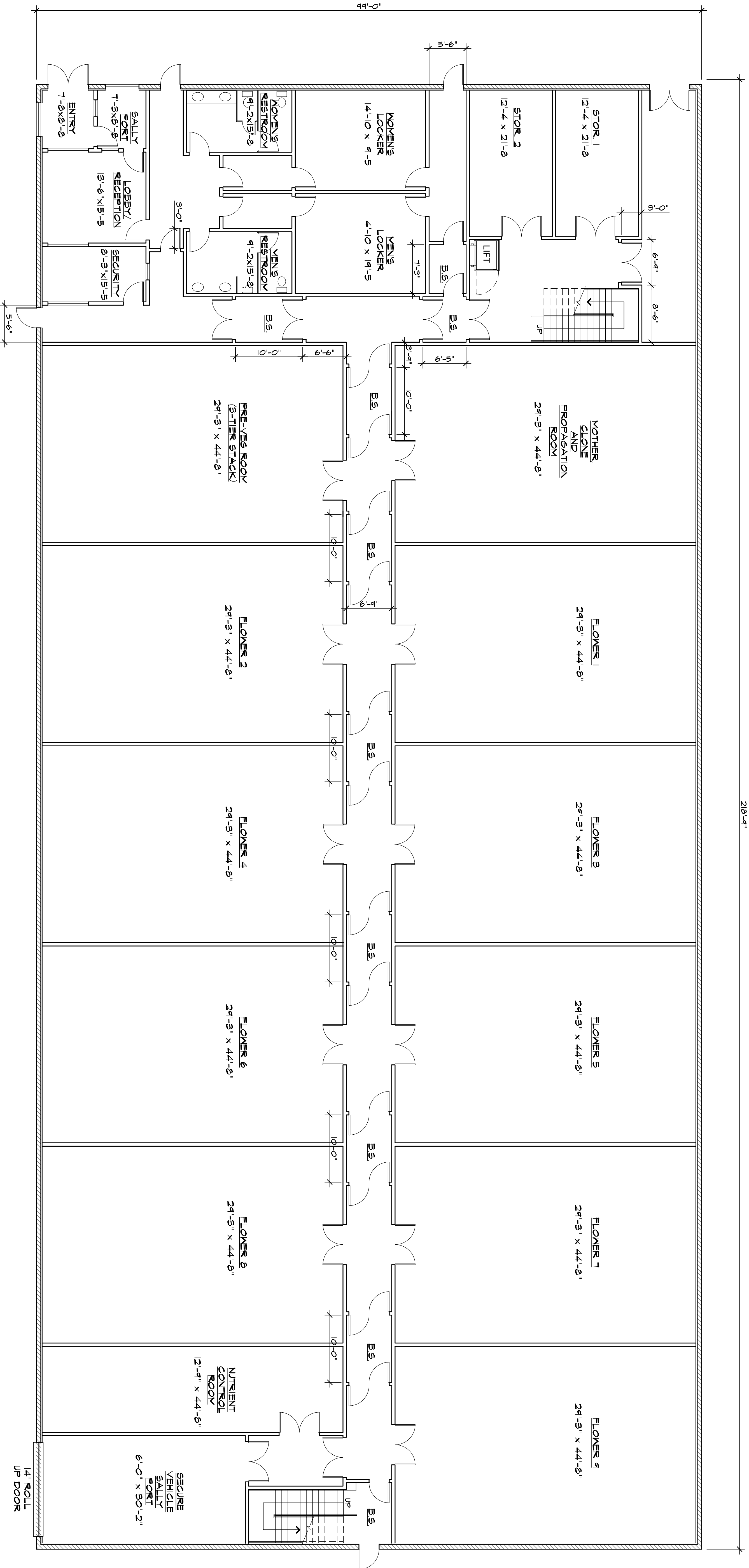
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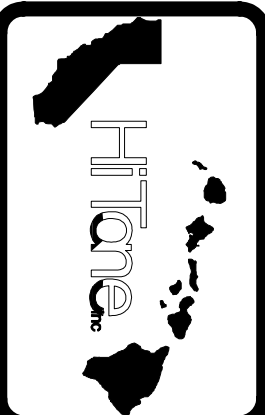
PHASE 7 FIRST FLOOR PLAN

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



revisions	by
B3/IT	SH
ADDED RM. DIM.	

HDO
architects-planners
2450 camino diablo
suite 110
walnut creek, ca
94591
(925) 256-6042

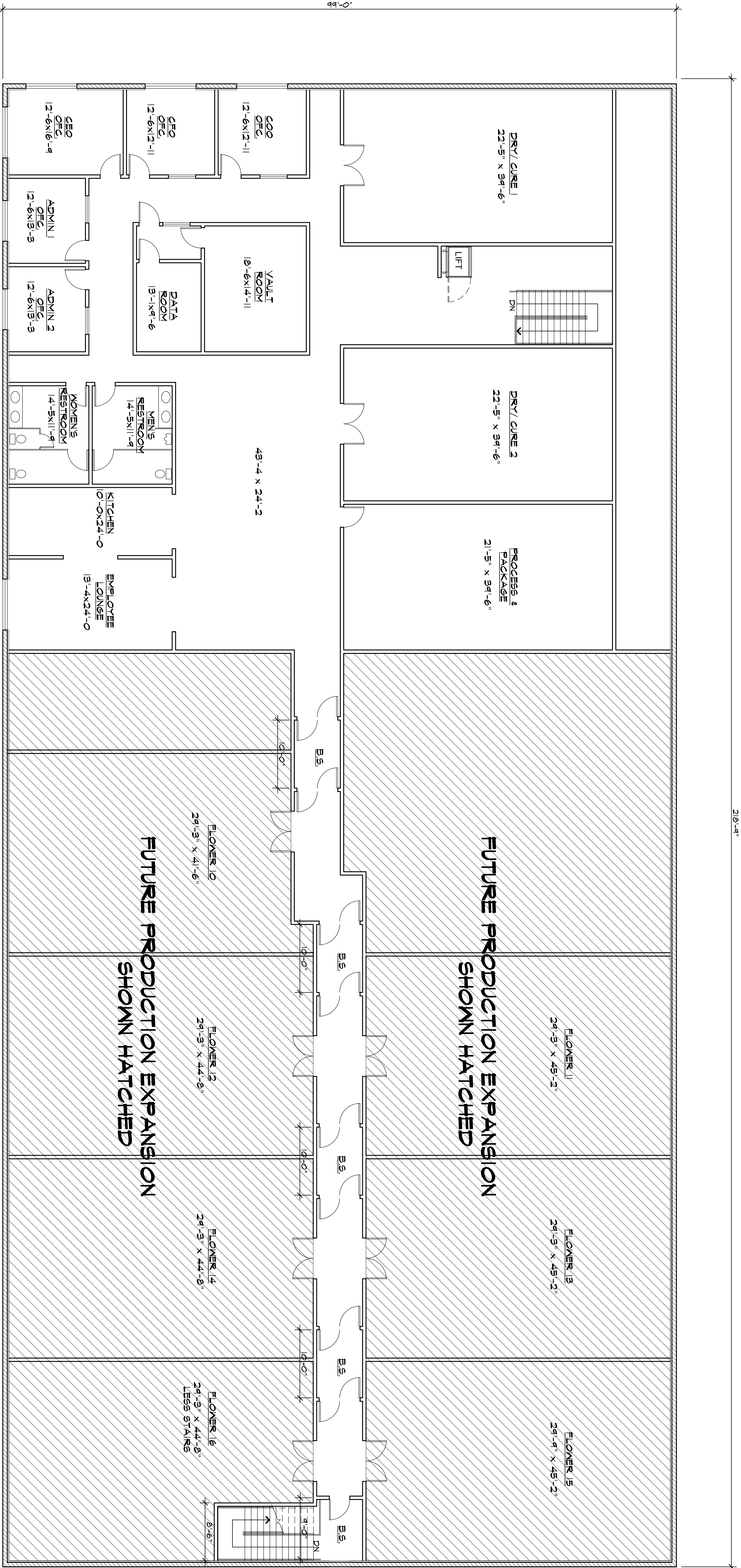


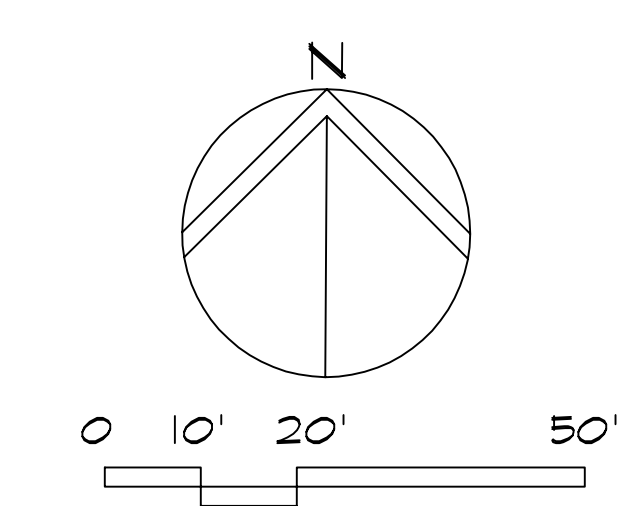
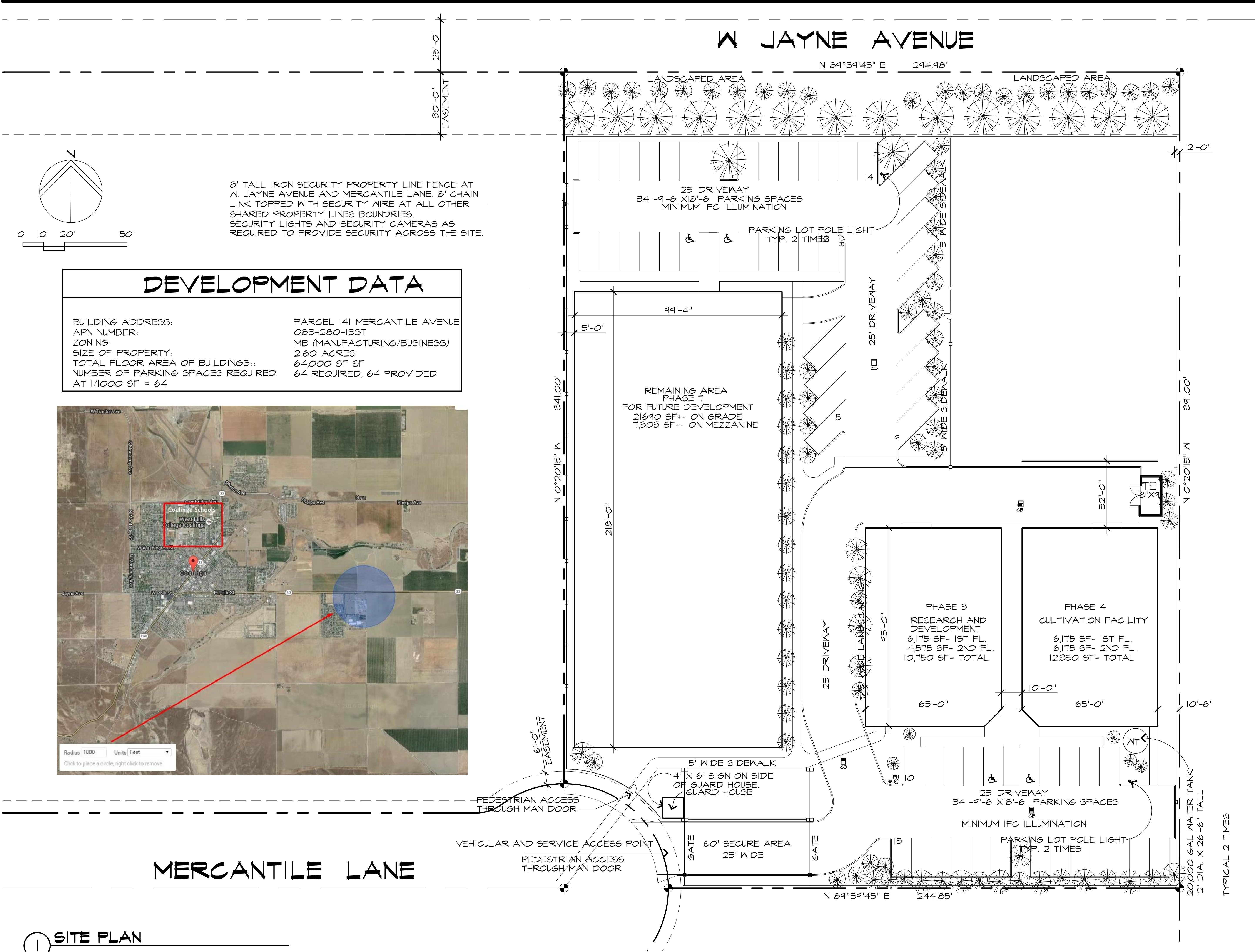
COALINGA FACILITY -PHASE 7
1951 MERCANTILE LANE
COALINGA, CALIFORNIA
FOR:
HITONE INC.

drawing
SECOND FLOOR
PLAN

dram	RH
checked	RH
date	5/10/17
scale	1/8" = 1'-0"
job no.	107
sheet	

A2.2

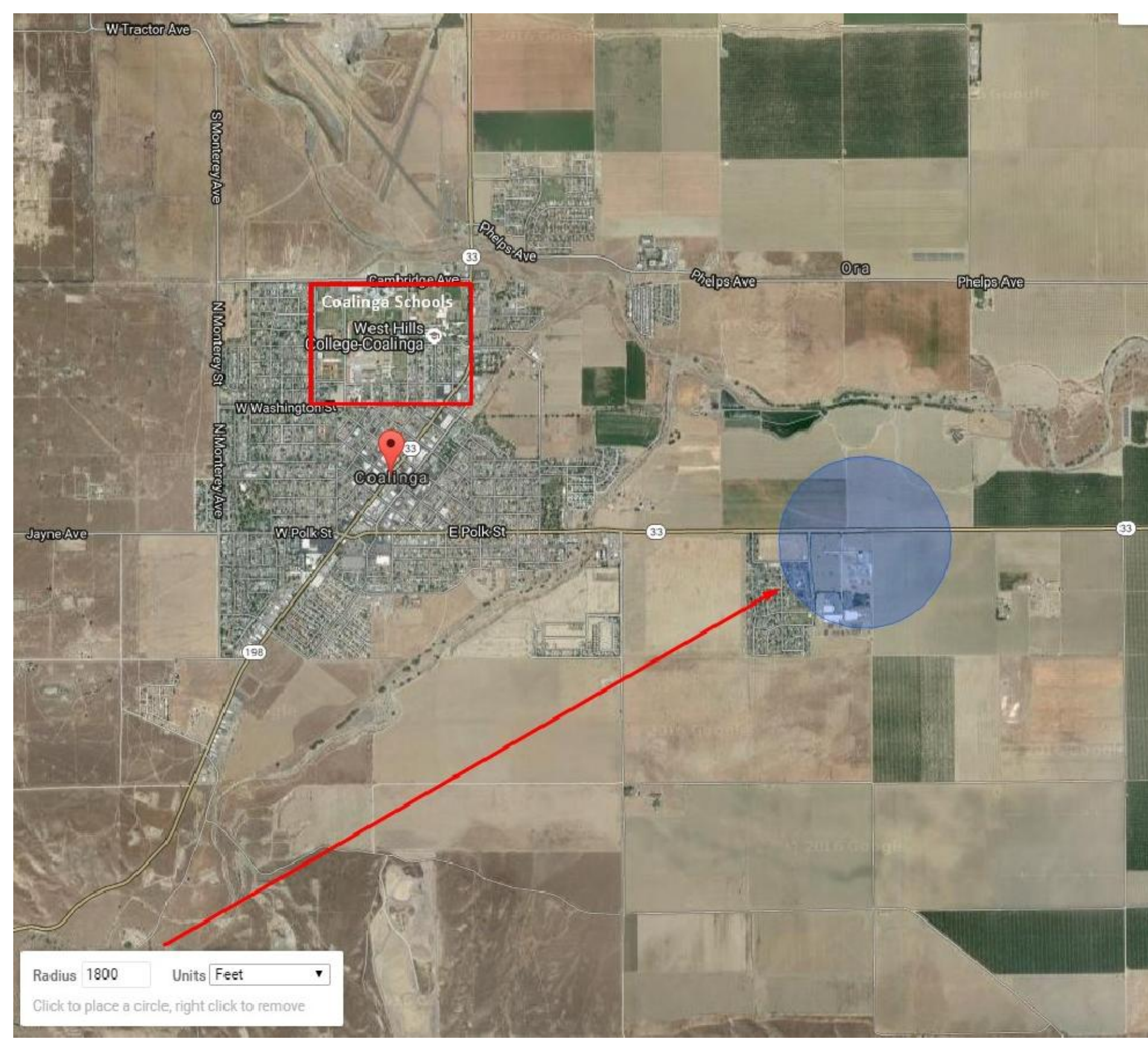




8' TALL IRON SECURITY PROPERTY LINE FENCE AT W. JAYNE AVENUE AND MERCANTILE LANE. 8' CHAIN LINK TOPPED WITH SECURITY WIRE AT ALL OTHER SHARED PROPERTY LINES BOUNDRIES. SECURITY LIGHTS AND SECURITY CAMERAS AS REQUIRED TO PROVIDE SECURITY ACROSS THE SITE.

DEVELOPMENT DATA

BUILDING ADDRESS:	PARCEL 141 MERCANTILE AVENUE
APN NUMBER:	083-280-13ST
ZONING:	MB (MANUFACTURING/BUSINESS)
SIZE OF PROPERTY:	2.60 ACRES
TOTAL FLOOR AREA OF BUILDINGS:.	64,000 SF SF
NUMBER OF PARKING SPACES REQUIRED AT 1/1000 SF = 64	64 REQUIRED, 64 PROVIDED



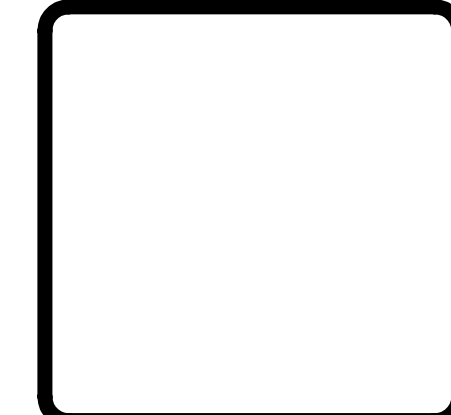
MERCANTILE LANE

revisions	by



architects-planners

2950 camino diablo
suite 110
walnut creek, ca
94597
(925) 256-6042





the Canna
AGENCY

Ricon

Construction Group Inc.
6263 SOUTHERN ROAD
LIVERMORE, CA 94551
TEL: (800) 841-3068

COALINGA FACILITY Q4 - 2016

1951 MERCANTILE LANE
COALINGA, CALIFORNIA

FOR:
THE CANNA AGENCY

drawing

SITE PLAN

drawn	RH
checked	RH
date	4/24/17
scale	1" = 20'-0"
job no.	1610
sheet	1

Commercial Marijuana Permanent Ordinance, Juniper Ridge Industrial Park City-Initiated Rezone and General Plan Amendment, and Claremont Property Project Mitigation Monitoring and Reporting Program

October 2016

The California Environmental Quality Act (CEQA) and CEQA Guidelines require Lead Agencies to adopt a program for monitoring the mitigation measures required to avoid the significant environmental impacts of a project. The Mitigation Monitoring and Reporting Program (MMRP) ensures that mitigation measures imposed by the City are completed at the appropriate time in the development process.

The mitigation measures identified in the Initial Study/Mitigated Negative Declaration for the Commercial Marijuana Permanent Ordinance, Juniper Ridge Industrial Park City-Initiated Rezone and General Plan Amendment, and Claremont Property Project are listed in the MMRP along with the party responsible for monitoring implementation of the mitigation measure, the milestones for implementation and monitoring, and a sign-off that the mitigation measure has been implemented.

**MITIGATION MONITORING AND REPORTING PROGRAM
COMMERCIAL MARIJUANA PERMANENT ORDINANCE, JUNIPER RIDGE INDUSTRIAL PARK
CITY-INITIATED REZONE AND GENERAL PLAN AMENDMENT,
AND CLAREMONT PROPERTY PROJECT**

Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
IV-1. <i>In conjunction with the submittal of any application for development of the Juniper Ridge Project site, the project applicant(s) shall have a site-specific biological resources evaluation prepared by a qualified biologist, and shall comply with all mitigation measures included in the biological resources evaluation, including, but not limited to, preconstruction surveys for any special-status plant or wildlife species that the biological resources evaluation determined to have the potential to exist on-site. If special status species are found on-site during surveys the report shall include avoidance and/or protection measures to ensure that project implementation does not result in adverse effects to protected biological resources. The biological resources evaluation shall be subject to review and approval by the City of Coalinga's Community Development Department and/or City Council in conjunction with their review of the development application.</i>	In conjunction with the submittal of any application for development of the Juniper Ridge Project site	City of Coalinga Community Development Department City Council	
IV-2 <i>In the event that the Coalinga Habitat Conservation Plan is adopted prior to the submittal of any application for development of the project site, then the above mitigation measure may be replaced with standard mitigation fees and conservation protocol to address special-status species as set forth in the Coalinga Habitat Conservation Plan implementation document.</i>	Prior to the submittal of any application for development of the Juniper Ridge project site	City of Coalinga Community Development Department	
V-1. <i>During construction, in the event of the accidental discovery or recognition of any human remains further excavation or disturbance of the find or any nearby area reasonably suspected to overlie adjacent human remains shall not occur until compliance with the provisions of CEQA Guidelines Section 15064.5(e)(1) and (2) has occurred. The Guidelines specify that in the event of the discovery of human remains other than in a dedicated cemetery, no further excavation at the site or any nearby area suspected to contain human remains shall occur until the County Coroner has been notified to determine if an investigation into the cause of death is required. If the coroner determines that the remains are Native American, then, within 24</i>	During construction	City of Coalinga Community Development Department County Coroner Native American Heritage Commission	

**MITIGATION MONITORING AND REPORTING PROGRAM
COMMERCIAL MARIJUANA PERMANENT ORDINANCE, JUNIPER RIDGE INDUSTRIAL PARK
CITY-INITIATED REZONE AND GENERAL PLAN AMENDMENT,
AND CLAREMONT PROPERTY PROJECT**

Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
<i>hours, the Coroner must notify the Native American Heritage Commission, which in turn per public Resources Code 5097.98 (a), will notify the most likely descendants named by the Native American Heritage Commission and will have 48 hours to inspect and make recommendations for the disposition of finds of human remains. If the Native American Heritage Commission is unable to identify a most likely descendant or most likely descendant fails to make a recommendation within 24 hours after notification by the Native American Heritage Commission, or the landowner or his authorized agent rejects the recommendation by the most likely descendant and mediation by the Native American Heritage Commission fails to provide a measure acceptable to the landowner, then the landowner or his authorized representative shall reintern the human remains and grave goods with appropriate dignity at a location on the property not subject to further disturbances. Should human remains be encountered, a copy of the resulting County Coroner report noting any written consultation with the Native American Heritage Commission shall be submitted as proof of compliance to the City's Community Development Department</i>			
V-2. <i>During construction, if any prehistoric or historic artifacts, or other indications of cultural deposits, such as historic privy pits or trash deposits, are found once ground disturbing activities are underway, all work within the vicinity of the find(s) shall cease and the find(s) shall be immediately evaluated by a qualified archaeologist. If the find is determined to be a historical or unique archaeological resource, contingency funding and a time allotment to allow for implementation of avoidance measures or appropriate mitigation shall be made available (CEQA Guidelines Section 15064.5). Work may continue on other parts of the project site while historical or unique archaeological resource mitigation takes place (Resources Code Sections 21083 and 21087).</i>	During construction	City of Coalinga Community Development Department Qualified Archeologist	
V-3. <i>Prior to ground disturbance activities, the applicant shall retain the services of a professional paleontologist to educate the</i>	Prior to and during ground disturbance activities	City of Coalinga Community	

**MITIGATION MONITORING AND REPORTING PROGRAM
COMMERCIAL MARIJUANA PERMANENT ORDINANCE, JUNIPER RIDGE INDUSTRIAL PARK
CITY-INITIATED REZONE AND GENERAL PLAN AMENDMENT,
AND CLAREMONT PROPERTY PROJECT**

Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
<i>construction crew that will be conducting grading and excavation at the project site. The education shall consist of an introduction to the geology of the project site and the kinds of fossils that may be encountered, as well as what to do in case of a discovery. Should any vertebrate fossils (e.g., teeth, bones), an unusually large or dense accumulation of intact invertebrates, or well-preserved plant material (e.g., leaves) be unearthed by the construction crew, then ground-disturbing activity shall be diverted to another part of the project site and the paleontologist shall be called on-site to assess the find and, if significant, recover the find in a timely matter. Finds determined significant by the paleontologist shall then be conserved and deposited with a recognized repository, such as the University Of California Museum Of Paleontology. The alternative mitigation would be to leave the significant finds in place, determine the extent of significant deposit, and avoid further disturbance of the significant deposit. Proof of the construction crew awareness training shall be submitted to the City's Community Development Department in the form of a copy of training materials and the completed training attendance roster.</i>		Development Department	
VII-1. <i>Future building plans for development of the Juniper Ridge Industrial Park project site shall incorporate all applicable Best Performance Standards, consistent with guidance in the SJVAPCD's CCAP to achieve the minimum requirements for GHG emissions reductions included in the CCAP. The building plans, including the Best Performance Standards shall be submitted to the Community Development Department for review of compliance with the CCAP.</i>	Prior to Building Permit issuance for projects within Juniper Ridge Industrial Park	City of Coalinga Community Development Department	

RESOLUTION 017P-017

A RESOLUTION OF THE CITY OF COALINGA PLANNING COMMISSION APPROVING WITH CONDITIONS CONDITIONAL USE PERMIT APPLICATION NUMBER 17-01 FOR THE CULTIVATION OF COMMERCIAL CANNABIS LOCATED AT 1951 MERCANTILE LANE, BUILDING 1

WHEREAS, the City of Coalinga Community Development Department has received an application from the applicant, HiTone, Inc., for a Conditional Use Permit for a Medium (Type 3A) Commercial Cannabis Facility to be located in Building #1 at 1951 Mercantile Lane; and

WHEREAS, the Planning Commission held the scheduled and noticed public hearing on July 11, 2017 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 and posted as required by Local and State law on June 29, 2017.

WHEREAS, the Planning Commission has determined that this project is not a project under CEQA in accordance with Section 15162 and requires no further environmental review and;

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

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

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

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

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

~~~~~

NOW THEREFORE BE IT RESOLVED, that the Planning Commission approves the following:

1. Type 3A Medium Commercial Cannabis Cultivation Facility at the above location with conditions (Exhibit A); and
2. Re-adopts the Commercial Marijuana Permanent Ordinance Mitigation Monitoring and Reporting Program originally adopted by the City Council on October 27, 2016 (Exhibit B).

PASSED AND ADOPTED, by the City of Coalinga Planning Commission at a regularly scheduled meeting held on the 11<sup>th</sup> Day of July 2017.

AYES:

NOES:

ABSTAIN:

ABSENT:

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Planning Commission Chairman/Vice Chairman

ATTEST:

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City Clerk/Deputy City Clerk

## **Exhibit A**

### **General On-going Procedural and Operational Conditions of Approval – Conditional Use Permit 17-01 (1951 Mercantile Lane – Building No. 1)**

#### **Administrative**

1. 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 as prescribed by law when required. Without a valid regulatory permit and state issued licenses, as prescribed by law, this Conditional Use Permit is null and void.
2. *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](#),

#### **Planning Conditions**

3. Any proposed change to the approved use or activity on the site shall require submittal, review and approval of an additional land use application.
4. The applicant shall defend, indemnify, and hold harmless the City or any of its boards, commissions, agents, officers, and employees from any claim, action or proceeding against the City, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul the approval of the project when such claim or action is brought within the time period provided for in applicable state and /or local statutes. The City shall have the option of coordinating the defense. Nothing contained in this condition shall prohibit the City from participating in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith.
5. This approval shall become null and void if all conditions have not been completed and the occupancy or use of Building #1 has not taken place within one (1) year of the effective date of conditional approval.
6. The tenant and/or property owner shall continually maintain the property and its infrastructure so that it is visually attractive and not dangerous to the health, safety and general welfare of both its employees, patrons and surrounding properties.
7. All development on the Project Site shall be in compliance with all applicable provisions of the City's Municipal Code as well as all applicable provisions of the adopted Building and Fire Codes. All new construction shall obtain a building permit and comply with the requirements of the Planning, Building, and Fire Departments.

8. No Certificate of Occupancy (CofO) shall be granted until all Conditions of Approval have been completed and approved by the Planning, engineering, Building, and Fire Departments unless otherwise identified herein. A Temporary Certificate of Occupancy (TCO) may be issued for a specific time period if a significant amount of issues have been resolved and there remains only minor issues that do not pose a threat to health & safety. This shall be approved by the Community Development Director, Building Official, Fire Chief and Police Chief.
9. The development of the Project on the Project Site shall be in substantial compliance with the exhibits contained in the project file for HiTone, LLC, CUP 17-01, as shown in all Exhibits attached hereto and incorporated herein by this reference.
10. Within fifteen (15) days of final approval (expiration of the appeal period) by the Planning Commission, the Applicant/Developer 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.
11. Prior to the issuance of a Certificate of Occupancy the lighting shall be inspected by the Police Department and Community Development Department and requested changes for safety shall be implemented.
12. The Planning and / or Police Departments may require additional lighting to prevent unintended dark spots prior to final occupancy.
13. The Applicant shall be limited to a commercial cultivation canopy of 22,000 square feet.

#### **Environmental Conditions**

14. In conjunction with the submittal of any application for development of the Juniper Ridge Project site, the project applicant(s) shall have a site-specific biological resources evaluation prepared by a qualified biologist, and shall comply with all mitigation measures included in the biological resources evaluation, including, but not limited to, preconstruction surveys for any special-status plant or wildlife species that the biological resources evaluation determined to have the potential to exist on-site. If special status species are found on-site during surveys the report shall include avoidance and/or protection measures to ensure that project implementation does not result in adverse effects to protected biological resources. The biological resources evaluation shall be subject to review and approval by the City of Coalinga's Community Development Department and/or City Council in conjunction with their review of the development application.
15. In the event that the Coalinga Habitat Conservation Plan is adopted prior to the submittal of any application for development of the project site, then the above mitigation measure may be replaced with standard mitigation fees and conservation protocol to address special-status species as set forth in the Coalinga Habitat Conservation Plan implementation document.

16. During construction, in the event of the accidental discovery or recognition of any human remains further excavation or disturbance of the find or any nearby area reasonably suspected to overlie adjacent human remains shall not occur until compliance with the provisions of CEQA Guidelines Section 15064.5(e)(1) and (2) has occurred. The Guidelines specify that in the event of the discovery of human remains other than in a dedicated cemetery, no further excavation at the site or any nearby area suspected to contain human remains shall occur until the County Coroner has been notified to determine if an investigation into the cause of death is required. If the coroner determines that the remains are Native American, then, within 24 hours, the Coroner must notify the Native American Heritage Commission, which in turn per public Resources Code 5097.98 (a), will notify the most likely descendants named by the Native American Heritage Commission and will have 48 hours to inspect and make recommendations for the disposition of finds of human remains. If the Native American Heritage Commission is unable to identify a most likely descendant or most likely descendant fails to make a recommendation within 24 hours after notification by the Native American Heritage Commission, or the landowner or his authorized agent rejects the recommendation by the most likely descendant and mediation by the Native American Heritage Commission fails to provide a measure acceptable to the landowner, then the landowner or his authorized representative shall reintern the human remains and grave goods with appropriate dignity at a location on the property not subject to further disturbances. Should human remains be encountered, a copy of the resulting County Coroner report noting any written consultation with the Native American Heritage Commission shall be submitted as proof of compliance to the City's Community Development Department.
17. During construction, if any prehistoric or historic artifacts, or other indications of cultural deposits, such as historic privy pits or trash deposits, are found once ground disturbing activities are underway, all work within the vicinity of the find(s) shall cease and the find(s) shall be immediately evaluated by a qualified archaeologist. If the find is determined to be a historical or unique archaeological resource, contingency funding and a time allotment to allow for implementation of avoidance measures or appropriate mitigation shall be made available (CEQA Guidelines Section 15064.5). Work may continue on other parts of the project site while historical or unique archaeological resource mitigation takes place (Resources Code Sections 21083 and 21087).
18. Prior to ground disturbance activities, the applicant shall retain the services of a professional paleontologist to educate the construction crew that will be conducting grading and excavation at the project site. The education shall consist of an introduction to the geology of the project site and the kinds of fossils that may be encountered, as well as what to do in case of a discovery. Should any vertebrate fossils (e.g., teeth, bones), an unusually large or dense accumulation of intact invertebrates, or well-preserved plant material (e.g., leaves) be unearthed by the construction crew, then ground-disturbing activity shall be diverted to another part of the project site and the paleontologist shall be called on-site to assess the find and, if significant, recover the find in a timely matter. Finds determined significant by the paleontologist shall then be conserved and deposited with a recognized repository, such as the University Of California Museum Of Paleontology. The alternative mitigation would be to leave the significant finds in place, determine the extent of significant deposit, and avoid further

disturbance of the significant deposit. Proof of the construction crew awareness training shall be submitted to the City's Community Development Department in the form of a copy of training materials and the completed training attendance roster.

19. Future building plans for development of the Juniper Ridge Industrial Park project site shall incorporate all applicable Best Performance Standards, consistent with guidance in the SJVAPCD's CCAP to achieve the minimum requirements for GHG emissions reductions included in the CCAP. The building plans, including the Best Performance Standards shall be submitted to the Community Development Department for review of compliance with the CCAP.

#### **Fire Department Conditions**

20. The applicant shall meet all the requirements of the Fire Department and the Fire Marshall/Chief shall have full authoritative discretion to ensure life/safety is preserved.
21. Prior to Occupancy the applicant shall submit a report to the Community Development on all hazardous or toxic substances being used on site.
22. The applicant shall file an evacuation plan in the event of an emergency with the Community Development Department that would detail how the building would be secured and how first responders would gain access.
23. The Applicant/Owner shall install Knox Boxes as approved by the Fire Department subject to the following:
  - a. On Structures the Knox Box shall be installed next to the Fire Department access door and be flush with the building.
  - b. If the buildings are protected with an alarm system, the lock box shall be required to have tampered monitoring.
24. The Applicant/Developer shall submit three (1) set of tenant improvement construction drawings to the Coalinga Fire Department located at 300 W. Elm Ave in Coalinga for review and approval prior to issuance of any permits. Said construction drawings shall demonstrate Project adherence to all provisions of the currently adopted California Fire Code.
25. No hazardous materials shall be stored and/or used within the building, which exceeds quantities listed in 2016 California Building Code or any other applicable code.
26. Exit designs, exit signs, door hardware, exit markers, exit doors, and exit path marking shall be installed per the 2016 California Building Code.
27. Fire Equipment such as electrical room doors, FACP, fire riser, roof access shall be labeled by the Applicant/Developer and be approved by the Fire Department.
28. Access shall be provided to all mechanical equipment located on the roof as per the 2016 California Mechanical Code.

29. The applicant shall provide equipment technical data sheets for the type of plastic to be hung in grow room (if applicable) to the satisfaction of the Fire Marshall.
30. Shall submit separate plans for CO2 enriched environment. Shall have a 3rd party certification for the system. Shall provide tank separation from grow room and provide continuous mechanical ventilation for CO2 tanks. Shall provide a function test prior to final.
31. Shall provide equipment technical data sheets for the type of lamps to be used.

**Police Department Conditions**

32. The applicant shall comply with all the requirements in their cannabis regulatory permit in addition to the conditional use permit requirements.
33. The Applicant/Developer shall comply with all applicable Federal, State and Local laws and Regulations.
34. The Applicant/Developer shall incorporate all aspects of Crime Prevention through Environmental Design for visual surveillance, access control and territorial reinforcement.
35. Lighting provides adequate visibility, face & color recognition, and a sense of security for employees and visitors.
  - a. LED and / or Metal Halide lights are recommended.
  - b. Lighting shall be shielded through the use of fixture design and placement, and shrouds so that spillover at the property line is minimized.
36. All delivery vehicles shall be equipped with GPS location equipment, which shall be maintained and available at all times.
37. All employees, regardless of status, shall be subject to Live Scan and issued an employee permit through the City of Coalinga Police Department.
38. All employees shall be issues photo ID cards and shall keep the card on her / his person at all times.
39. Any private security service that uses security guards with uniforms shall assure to the satisfaction of the City of Coalinga Police Department that the uniforms are sufficiently different in appearance from any uniform of the Police Department
40. Security cameras shall be utilized to capture video of the perimeter of the building as well as interior areas as determined in the regulatory permit.
41. The camera system shall have recording and back up capabilities for 30 days and will be made accessible to the Police Department on demand.

42. Prior to issuance of occupancy permits, the applicant shall provide in the security plan that at all times at least one staff member has knowledge of the operation of all video surveillance equipment and is capable of assisting the Police Department at any time the Police have need of such assistance.

Exhibit B – Mitigation, Monitoring and Reporting Program



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

**Subject:** Approval of Conditional Use Permit No. 17-04 For The Development Of A Small Commercial Cannabis Cultivation Facility at the CIRCA Cannabis Campus at 1951 Mercantile Lane.

**Meeting Date** July 11, 2017

**Project Location:** 1951 Mercantile Lane, Building #3, Coalinga, Ca 93210

**Applicant:** Michael Richards, Aurabloom, Inc., 6263 Southfront Road, Livermore, CA 94551

**Owner:** The Canna Agency Management Co., LLC, 4435 First Street, Suite 420, Livermore, CA 94551

**Prepared By:** Sean Brewer, Community Development Director

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### **I. RECOMMENDATION:**

Staff recommends approval of Conditional Use Permit 17-04 by adopting Resolution No. 017P-018 with conditions.

### **II. BACKGROUND:**

On January 24, 2017, the Planning Commission considered a site plan review application for the development of a phased commercial cannabis campus style facility at 1951 Mercantile Lane. The proposed uses of the industrial buildings were for commercial cultivation, manufacturing, and testing operations. At the January 24, 2017 meeting the Planning Commission adopted Resolution No. 017P-004 with conditions. The site plan application confirmed that the development proposal was (1) in substantial conformance with the General Plan, zoning ordinance, and any applicable plans adopted by the city, (2) conformed to the requirements of the applicable Zoning Districts, (3) conformed to all applicable design standards and guidelines, as adopted by the City Council, and (4) confirmed that the development would not have significant adverse effects on the public health, safety and welfare.

On May 30, 2017, the Community Development Department received a Conditional Use Permit application from Aurabloom, Inc. for a small cultivation (Type 2A) facility to propagate, cultivate and process cannabis in Building No. 3 at CIRA's Research and Development Facility located at 1951 Mercantile Lane. Staff accepted the application on May 31, 2017 and began processing the application for a conditional use permit.

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 regulatory permit and not the land. The applicant currently has a regulatory permit application under

review with the Police Department and pending City Council approval.

The scope of this application will look at the operational characteristics of the proposed use and ensure that the use is designed, located, and operated in a manner that will not interfere with the use and enjoyment of surrounding properties. The process for review of Conditional Use Permit applications is designed to evaluate possible adverse impacts and to minimize them where possible through the imposition of specific conditions.

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

**Project Summary:** Aurabloom, inc., the project applicant, proposes to operate a small commercial cannabis cultivation facility at the CIRCA development project at 1951 Mercantile Lane. In accordance with the Medical Cannabis Regulation and Safety Act (“MCSRA”) and the City’s Commercial Cannabis Ordinance a small cultivation facility (Type 2A License) allows for the cultivation of mature plants from 5,001 - 10,000 square feet of canopy. The Canopy is determined by the area of mature plants (propagation area does not count). Multi-leveled cultivation is calculated by surface area of each level. In accordance with the MCSRA the definition of a “Cultivation site” means a facility where medical cannabis is planted, grown, harvested, dried, cured, graded, or trimmed, or that does all or any combination of those activities, that holds a valid state license pursuant to this chapter, and that holds a valid local license or permit.

#### **CUP Analysis**

This site has an approved site plan which considered the zoning design criteria such as site coverage, building heights, setbacks, parking, landscaping, and lighting. In addition to confirming the site plan approvals, 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 and more to ensure full compliance with the city planning and zoning code related to commercial cannabis operations.

**General Plan/Zoning Consistency:** The building where the cannabis cultivation facility will be located has a General Plan designation of (MB) Manufacturing and Business with a zoning designation of Manufacturing and Business Light (MBL). The project proposal is consistent with the General Plan and Zoning Designations.

**Location:** 1951 Mercantile Lane, Building No. 3 (Map Attached). Building No. 3 is a 2-story industrial building approximately 12,300 square foot comprised of flowering rooms, clone rooms, pre-vegetation rooms, administrative offices, restrooms, data rooms, secured storage, nutrient control room, vehicle sally port, lobby/reception and entry.

**Security:** Aurabloom, Inc.,’s site protection strategy will address deterrence, by promoting the image of the facility as well-protected and secure to potential intruders; detection, by detecting any intrusion of perimeter points with full coverage alarm monitoring; delay, by delaying intrusion at various levels within the facility, navigating from the exterior perimeter to valued assets; and anti-Diversion, by incorporating a comprehensive loss prevention strategy geared at insider threat and the prevention of theft and/or diversion of medical cannabis. The full security plan has been provided to the Police Chief as part of his analysis of the applicant’s regulatory permit application. The security plan and processes have not been included in this application package to the Commission as is has been deemed proprietary and confidential.

**Building Access:** All employees and authorized personnel will enter the building at the south end through a secured entry and proceed to the sally port where 24-hour security personnel with 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), Aurabloom, Inc., 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 Aurabloom's neighbors.

**Hours of Operation:** The production facilities may operate between the hours of 6:00am to 10:00pm every day of the week except state and Federal holidays in compliance with §9-5.128(d)(13).

**Parking:** This facility will be accommodated by the 23-parking stalls provided on the site plan as approved south of the main entrance.

**Water Use:** The expected annual water use by the applicant is 427,350 gallons (1.30 Acre/Foot = 0.00012% of City total water allocation). The project applicant is also expected to be able to reduce their annual water consumption by 17.5% by taking advantage of the rainwater capture systems to be installed at the CIRCA campus. The amount of water is very low usage considering the type of facility and will not impact the City's ability to deliver water to its residents.

**Wastewater Disposal:** Aurabloom, Inc. does not intend to introduce any chemical waste, fertilizers or irrigation run off into the local waste stream. Aurabloom's SOPs call for the capture of all cultivation waste water into holding tanks where it will be filtered through a combination of reverse osmosis and water treatment and then utilized as general property landscape irrigation water.

**Surrounding Land Use Setting:**

|       |                                 |
|-------|---------------------------------|
| North | Agricultural Land (City Limits) |
| South | Industrial Land                 |
| West  | Industrial Zoned Property       |
| East  | Agricultural Land (City Limits) |

- Per §9-5.128(d)(12), a Commercial Marijuana Operation shall not be located within 1800 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. Aurabloom, Inc., meets this set-back requirement.

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

**Environmental Clearance:**

The proposed project, is consistent with the site's current General Plan and zoning designation. The proposed project is consistent with the allowed use of commercial marijuana cultivation. The physical effects to the environment of the development of a commercial marijuana cultivation facility on the proposed project site were analyzed in the *Commercial Marijuana Permanent Ordinance, Juniper Ridge Industrial Park City-Initiated Rezone and General Plan Amendment, and Claremont Property Initial Study/Mitigated Negative Declaration (Permanent Ordinance, Juniper Ridge, and Claremont IS/MND)*, and approved on October 27, 2016 by the Coalinga City Council (Resolution No. 3743).

Pursuant to CEQA Guidelines Section 15162, City staff has determined a subsequent negative declaration is

not required to be prepared because the conditions described in Section 15162 would not occur with the development of the proposed project.

Specifically, the conditions presented in Section 15162 are as follows:

- (a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:
  - (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
  - (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
  - (3) New information of substantial importance, which was not known and could not have been known with the exercise of responsible diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
    - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
    - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
    - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
    - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.
- (b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, and addendum, or no further documentation.
- (c) Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in a subdivision (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation no other responsible agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.

As previously discussed, the proposed project includes the development of a new commercial marijuana operation (CMO) on a portion of the Juniper Ridge Industrial Park site, which was previously analyzed for the maximum allowed buildout of an industrial use (including CMO) under the Permanent Ordinance, Juniper Ridge, and Claremont IS/MND. The proposed project would be required to meet the development standards pertaining to CMO's, as described in the City of Coalinga's Development Code, Section 9-5.128. While the proposed project includes ground disturbance for construction of the new facilities, the project is consistent with the current land use designation of Manufacturing Business (MB) and zoning designation of

Light Manufacturing/Business (MBL). Because the site was assumed to be fully disturbed for development and would comply with City development standards, the project would not introduce any new changes that require major revisions of the Permanent Ordinance, Juniper Ridge, and Claremont IS/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to agriculture and forestry resources, geological resources and on-site soil types, possible on-site hazardous materials, mineral resources, and recreational resources beyond what was previously anticipated and approved for the project site. Consistency with existing land use designations and zoning additionally allows the project to remain consistent with analysis assumptions related to population growth, replacement of housing, public services, and utility systems available for the operation of the project site. In addition, site conditions have not changed from the conditions previously assumed in the *Permanent Ordinance, Juniper Ridge, and Claremont IS/MND*.

Although the proposed project includes more specific development details, the *Permanent Ordinance, Juniper Ridge, and Claremont IS/MND* analyzed the maximum allowed buildout of an industrial use (including CMO) for the site which is sufficient to address the proposed project. The project would remain consistent with the General Plan and zoning designations, thus the structures allowed under the proposed MB/MBL designations would be generally similar to those structures already anticipated under the currently approved industrial land uses. In addition, the proposed project site falls within the Juniper Ridge Business/Industrial Park Master Area Plan (JRBIPAP), which was adopted on June 19, 2008. The proposed project would remain subject to the design guidelines for development in the JRBIPAP, as was identified in the *Permanent Ordinance, Juniper Ridge, and Claremont IS/MND*.

*The Permanent Ordinance, Juniper Ridge, and Claremont IS/MND* utilized the Institute of Traffic Engineer's (ITE) Trip Generation Handbook to estimate the amount of traffic induced by development of an MB/MBL designations. The trip generation rate for business parks was assumed given that trip rates for business parks would provide a worst case scenario for operation of a CMO compared to the trip rates for light industrial. Analysis of trip generation of the entire Juniper Ridge Industrial Park site resulted in 5,039 trips per day, which is less than the buildout assumptions approved in the City's General Plan EIR under the previous Service Commercial designation for the Juniper Ridge Industrial Park site. Given that the *Permanent Ordinance, Juniper Ridge, and Claremont IS/MND* concluded an overall reduction in daily vehicle trips, impacts to air quality, greenhouse gas, noise, and traffic for the proposed project would remain less than what was previously analyzed in the General Plan EIR. Buildout of the proposed project would not create a new significant effect or substantially more severe effects than shown in the previous *Permanent Ordinance, Juniper Ridge, and Claremont IS/MND*.

In addition, previous analysis of the project site concluded that mitigation would be required for future development. Such mitigation included requiring a site-specific biological resources evaluation prepared by a qualified biologist to be reviewed and approved by the City of Coalinga's Community Development Department and/or City Council in conjunction with their review of the development application; standard mitigation for accidental discovery or recognition of any human remains, prehistoric or historic artifacts or other indications of cultural deposits; and submission of building plans with incorporation of applicable Best Performance Standards related to greenhouse gas emissions reductions to the Community Development Department for review. All mitigation measures would remain applicable to the proposed project and would require the re-adoption of the MMRP prepared for the *Permanent Ordinance, Juniper Ridge, and Claremont IS/MND*, City Council Resolution No. 3743.

The above analysis of the proposed project substantial evidence that none of the circumstances, as presented under subdivision (a) of Section 15162 of the CEQA Guidelines, have been met. Therefore, staff has determined that further documentation would not be required under CEQA for the approval of the proposed project.

#### IV. FISCAL IMPACT:

Issuance of this conditional use permit will result in increased tax revenue to the City of Coalinga for monitoring and compliance as well as general services.

#### V. REASONS FOR RECOMMENDATION:

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

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

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

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

#### ATTACHMENTS:

##### Description

- ☐ CUP 17-04 Application
- ☐ Aurabloom EA Application and Questionnaire
- ☐ Notice of Public Hearing CUP 17-04
- ☐ Floor Plan - Building 3
- ☐ Building 3 Elevations
- ☐ Authorization to Occupy Letter
- ☐ Site Plan
- ☐ Exhibit B - Coalinga MM Permanent Ordinance MMRP
- ☐ Resolution 017P-018

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

CUP 17-04  
Application Number

5/17/17  
Date

**APPLICANT INFORMATION:**

Applicant/Property Owner: Aurabloom, Inc.

Mailing Address: 6263 Southfront Road, Livermore, CA 94551

Telephone Number: 800-841-3068 Assessor Parcel Number: 083-280-135T

Property Location: 1951 Mercantile aue, Coalinga, CA 94551

Legal Description (lot, block, Tracts, etc.) Lot 141, Juniper Ridge No 1, Tract No. 4310, In the city of Coalinga, county of Fresno,  
State of California, Tract Map dated November 26, 1991, V. 53.

**PROPERTY USE INFORMATION:**

Current Zoning: MBL

Existing Number of Lots: 1 Proposed Number of Lots: 1 Area of Parcel: 2.6 acres

Proposed Use: Commercial Cannabis Cultivation

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

Describe any new structures or improvements associated with use (indicate total square footage of structures).  
One two story metal building consisting of 12,300 sf.

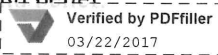
(If additional space is required attach separate sheet of paper)

Describe operational characteristics of use (hours of operation, number of employees, vehicle traffic to and from use, parking requirements, etc.)  
The facility will be operational during regular business hours. The number of employees will vary from 5 to 15 based on  
production the schedule. Parking is provided onsite within the development. Traffic will come and go during working and non-  
working hours. Site security is provided by the development, building security is provided by Aurabloom.

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

Michael Richards

Name of APPLICANT/AGENT (Please Print)

6362 Southfront Road, Livermore CA 94551

Mailing Address

800-841-3068

Telephone Number

Signature of OWNER

Name of OWNER (Please Print)

Mailing Address

Telephone Number

CITY OF COALINGA  
ENVIRONMENTAL REVIEW APPLICATION

May 28th of 2017

Application Number

Date

**APPLICANT INFORMATION:**

Applicant: AuraBloom, Inc.

Mailing Address: 6263 Southfront, Livermore, CA 94551

Telephone Number: 925-580-8605 Assessor Parcel Number: 083-280-13ST

Property Owner's Name: The Canna Agency Management Co., LLC

Property Owner's Address: 4435 First Street, Suite 420, Livermore, CA 94551

Contact Person: Christopher Macaluso

**PROPERTY USE INFORMATION:**

Size of Parcel (Square Feet/Acres) 2.6 acres

Describe Existing Use of Property: MBL / Commercial Marijuana Operations

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

Current Zoning MBL Proposed Zoning MBL

Describe in General Terms Existing Uses to the:

North: Agricultural land / Orchard

South: MBL & MBH /Commercial Marijuana Operations

East: Agricultural land / Orchard

West: MBL & MBH /Commercial Marijuana Operations

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: N/A b. Unit Size(s) N/A

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

d. Type of Household Size Expected: N/A

Commercial

a. Orientation:

Neighborhood: \_\_\_\_\_

City or Regional: \_\_\_\_\_

b. Square Footage of Sales Area: N/A

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

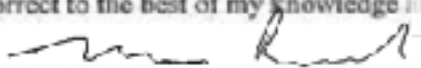
d. Type of Household Size Expected: N/A

e. Number of Employees: Full Time 5 Part Time 11 Seasonal N/A

f. Days and Hours of Operation Sunday-Saturday / 6am - 10pm

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



Signature of APPLICANT/AGENT

Michael Richards

Name of APPLICANT/AGENT (Please Print)

6263 Southfront, Livermore, CA 94551

Mailing Address

925-580-8605

Telephone Number



Signature of OWNER

Christopher Macaluso

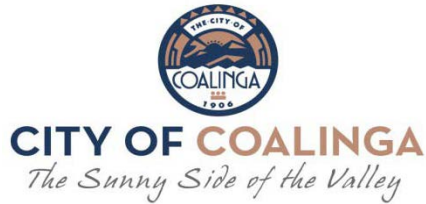
Name of OWNER (Please Print)

4435 First Street #420, Livermore, CA 94551

Mailing Address

415-720-9580

Telephone Number



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

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**APPLICATION FOR ENVIRONMENTAL EVALUATION**

**1. Owner/Applicant Information**

PROPERTY OWNER'S NAME: The Canna Agency Management Co., LLC  
PROPERTY OWNER'S ADDRESS: 4435 First Street, Suite 420, Livermore, CA 94551  
TELEPHONE: 415-720-9580 EMAIL: chris@thecannaagency.com

APPLICANT'S NAME, COMPANY/ORGANIZATION: AuraBloom, Inc.  
APPLICANT'S ADDRESS: 6263 Southfront, Livermore, CA 94551  
TELEPHONE: 925-580-8605 EMAIL: mrichards@riconcg.com

CONTACT FOR PROJECT INFORMATION: Michael Richards / Ricon Construction Group, Inc.  
ADDRESS: 6263 Southfront, Livermore, CA 94551  
TELEPHONE: 925-580-8605 EMAIL: mrichards@riconcg.com

**2. Location and Classification**

STREET ADDRESS OF PROJECT: 1951 Mercantile Lane, Coalinga, CA 93210  
CROSS STREETS: Enterprise & West Jayne  
ASSESSOR'S PARCEL NUMBER(S): 083-280-13ST  
LOT DIMENSIONS: 295' x 341' LOT AREA (SQ FT): 100,595 ft2  
ZONING DESIGNATION: MBL GENERAL PLAN DESIGNATION: MBL

**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: MBL / Industrial Land

PROPOSED USE: MBL / Commercial Marijuana Operations

BUILDING APPLICATION PERMIT #: Type to enter text DATE FILED: Type to enter text

#### 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                    |               |                              |                                      |                |
| Parking Spaces                    |               |                              | 13                                   | 13             |
| Loading Spaces                    |               |                              |                                      |                |
| Bicycle Spaces                    |               |                              |                                      |                |
| Number of Buildings               |               |                              | 1                                    | 1              |
| Height of Buildings               |               |                              | 30'                                  | 30'            |
| Number of Stories                 |               |                              | 2                                    | 2              |
| <b>Gross Square Footage (GSF)</b> |               |                              |                                      |                |
| Residential                       |               |                              |                                      |                |
| Retail                            |               |                              |                                      |                |
| Office                            |               |                              |                                      |                |
| Industrial                        |               |                              | 2,350                                | 2,350          |
| Parking                           |               |                              |                                      |                |
| Other <u>Cultivation</u>          |               |                              | 10,000                               | 10,000         |
| Other _____                       |               |                              |                                      |                |
| Other _____                       |               |                              |                                      |                |
|                                   |               |                              |                                      |                |
| <b>Total GSF</b>                  |               |                              | 12,350                               | 12,350         |

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 Industrial Land

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

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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.

N/A

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### **Site Characteristics**

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

Are there any structures or buildings on the project site?

☐ Yes ☒ No

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

What is the construction date of each structure? \_\_\_\_\_

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: Commercial, Industrial, Agricultural

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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. Perimeter of property, 8' high chain link fence. Ornamental iron at street fronts.

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 64

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?

Located at the driveway between phase 4 and 5.

What is the total number of cubic yards allocated for recycling? \_\_\_\_\_

| Building Setback from Property Lines |                        |                        |
|--------------------------------------|------------------------|------------------------|
|                                      | Existing (feet/inches) | Proposed (feet/inches) |
| Front                                | See Site Plan          | See Site Plan          |
| Rear                                 | See Site Plan          | See Site Plan          |
| Streetside                           | See Site Plan          | See Site Plan          |
| Interior Side                        | See Site Plan          | See Site Plan          |

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: See Site Plan 2<sup>nd</sup> Address: N/A

Setback: See Site Plan Setback: N/A

### Exterior Materials

Existing Exterior Building Materials: N/A

Existing Roof Materials: N/A

Existing Exterior Building Colors: N/A

Proposed Exterior Building Materials: Steel

Proposed Roof Materials: Steel

Proposed Exterior Building Materials: Steel

### **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: N/A  
Total Dwelling Units: N/A

Net Acreage of Site: N/A  
Density/Net Acre: N/A

# of Single-Family Units: N/A  
# of Multi-Family/Apartment Units: N/A

# of Duplex/Half-Plex Units: N/A  
# of Condominium Units: N/A

### **Structure Size**

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

Residence  
Garage  
Other

Gross Square Footage: N/A  
Gross Square Footage: N/A  
Gross Square Footage: N/A

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

Gross Square Footage: N/A  
Total Square Footage: N/A

### **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): N/A  
Existing Building Height and # of Floors (from ground to the top of the roof): N/A  
Proposed Building Height and # of Floors (from ground to the plateline): N/A  
Proposed Building Height and # of Floors (from ground to the top of the roof): N/A

### **Lot Coverage**

Total Building Coverage Area\* (proposed new and existing to be retained) (sq. ft.): N/A  
Project Site Lot Area (sq. ft.): N/A  
Total Lot Coverage Percentage: N/A

(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: 6am-10pm, 7 days a week

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

### **Building Size**

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

| <b>Breakdown of Square Footage – Please Mark All That Apply</b> |                 |                 |
|-----------------------------------------------------------------|-----------------|-----------------|
|                                                                 | <b>Existing</b> | <b>Proposed</b> |
| <b>Warehouse Area</b>                                           |                 | 350             |
| <b>Office Area</b>                                              |                 | 2000            |
| <b>Storage Area</b>                                             |                 |                 |
| <b>Restaurant/Bar Area</b>                                      |                 |                 |
| <b>Sales Area</b>                                               |                 |                 |
| <b>Medical Office Area</b>                                      |                 |                 |
| <b>Assembly Area</b>                                            |                 |                 |
| <b>Theater Area</b>                                             |                 |                 |
| <b>Structured Parking</b>                                       |                 |                 |
| <b>Other Area*</b>                                              |                 | 10,000          |
| *Describe use type of "Other" areas. <u>Cultivation</u>         |                 |                 |

### **Building Height**

Existing Building Height and # of Floors: \_\_\_\_\_

Proposed Building Height and # of Floors: 30', two stories

### **Lot Coverage**

Total Existing and Proposed Building Coverage Area\* (sq. ft.): 12,350 ft2

Project Site Lot Area (sq. ft.): 101,000 ft2 +/-

Total Lot Coverage Percentage: 8%

(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.                                                                                                                                                                                        | N/A      | N/A            |
| 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. | N/A      | N/A            |
| One (1) CD containing the application and project drawings and any other submittal materials that are available electronically.                                                                                                                                                   | N/A      | N/A            |
| Photos of the project site and its immediate vicinity, with viewpoints labeled.                                                                                                                                                                                                   | N/A      | N/A            |
| Check payable to Coalinga Community Development Department.                                                                                                                                                                                                                       | N/A      | N/A            |
| Letter of authorization for agent, if applicable.                                                                                                                                                                                                                                 | N/A      | N/A            |
| Available technical studies.                                                                                                                                                                                                                                                      | N/A      | N/A            |

### For Department Use Only

Application Received by Community Development Department:

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

Date: May 29th of 2017



**DATE:** June 29, 2017

**DEPT:** Community Development

## **NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT, on July 11, 2017 at 6:00 p.m., or as soon thereafter as possible, the Planning Commission of the City of Coalinga will hold a public hearing at a regularly scheduled meeting at the City Council Chambers 155 West Durian, Coalinga for the following purpose:

**Consideration of a Conditional Use Permit Application (CUP 17-04), submitted by the applicant, Aurabloom, Inc., for the development of a Small Cannabis Cultivation Facility in Building No. 3 at the CIRCA Research and Development Site located at 1951 Mercantile Lane.**

All interested persons are invited to appear at the time and place specified above to give testimony regarding the proposed action(s) listed above. Written comments may be forwarded to the City of Coalinga Community Development Department, attention Sean Brewer, Community Development Director at the address listed above.

Please share this notice with your neighbors or anyone you feel may be interested.

Anyone may testify at this hearing. For information contact City Hall (935-1533).

If you challenge the above matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing, or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing.

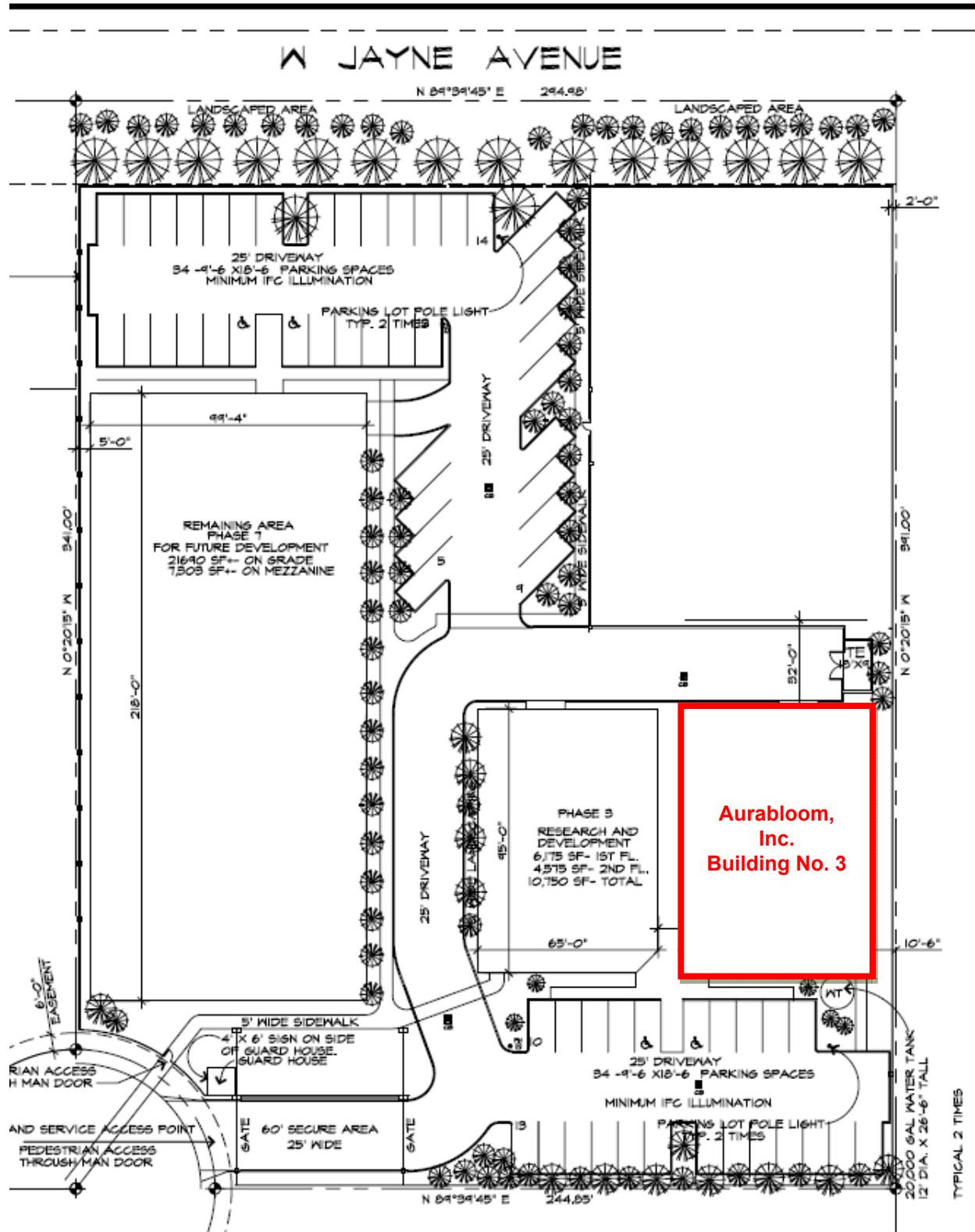
**SEAN BREWER, DIRECTOR, COMMUNITY DEVELOPMENT DEPARTMENT**

cc: City Hall Bulletin Window  
City Manager  
Mayor and City Council  
Notices mailed to property owners within 300'

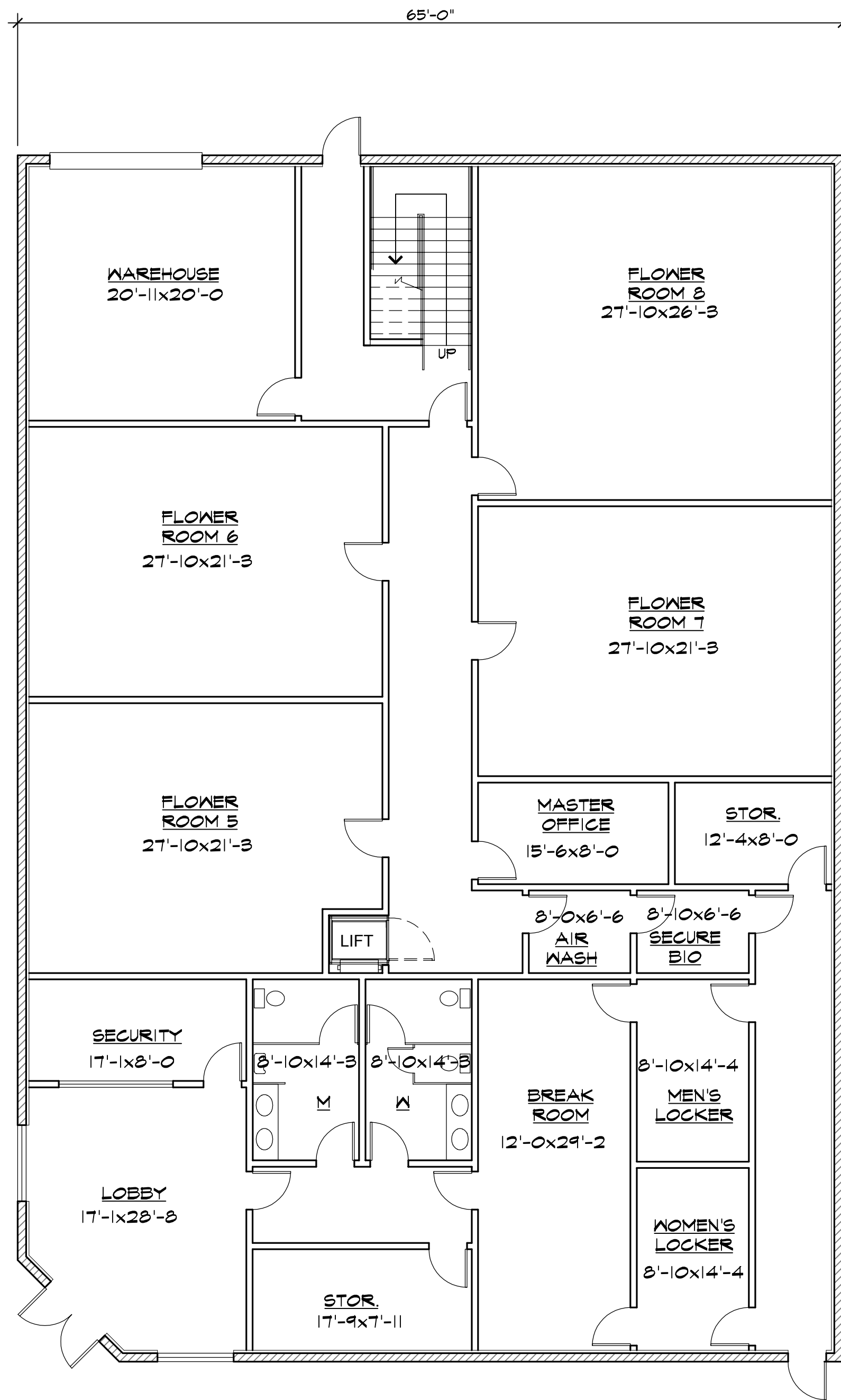
DATE/TIME POSTED: June 29, 2017

VERIFIED BY: Amy Martinez, Community Development Secretary, Initials: \_\_\_\_\_

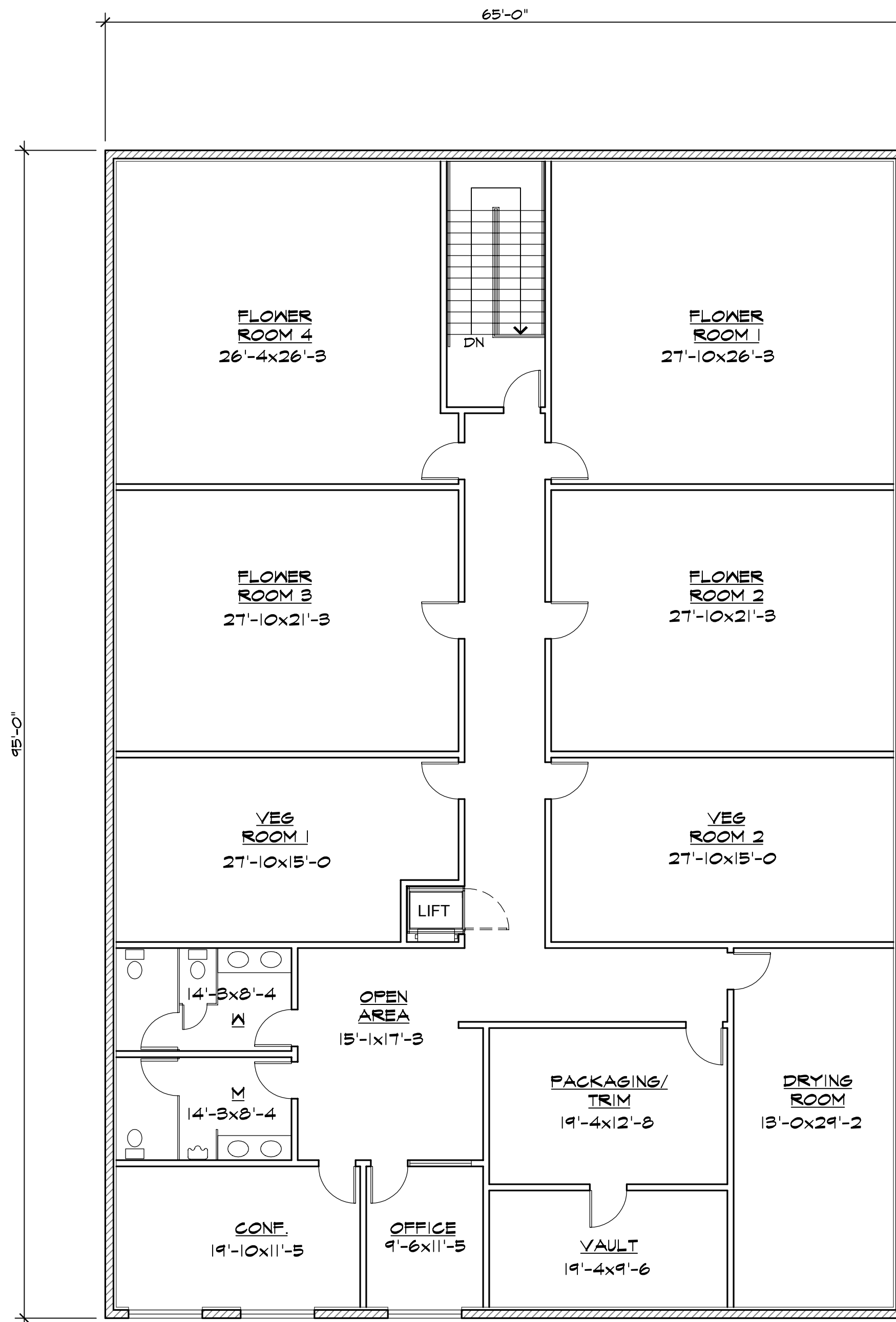
# Location Map



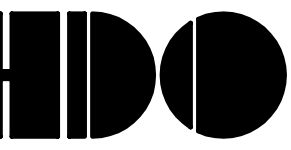
20 PHASE 4 FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



12 PHASE 4 SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



| revisions                 | by |
|---------------------------|----|
| 5/31/17<br>ADDED RM. DIM. | RH |
|                           |    |
|                           |    |
|                           |    |
|                           |    |
|                           |    |



architects-planners

2950 camino diablo  
suite 110  
walnut creek, ca  
94597  
(925) 256-6042



Ricon

Construction Group Inc.  
6263 SOUTHERN ROAD  
LIVERMORE, CA 94551  
TEL: (800) 841-3668

COALINGA FACILITY - PHASE 4  
1951 MERCANTILE LANE  
COALINGA, CALIFORNIA  
FOR:  
AURA BLOOM



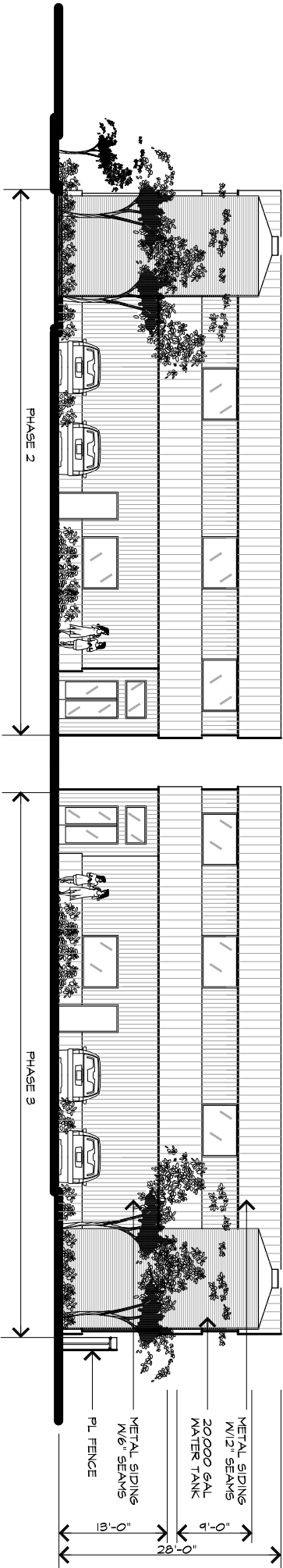
AURA BLOOM

drawing

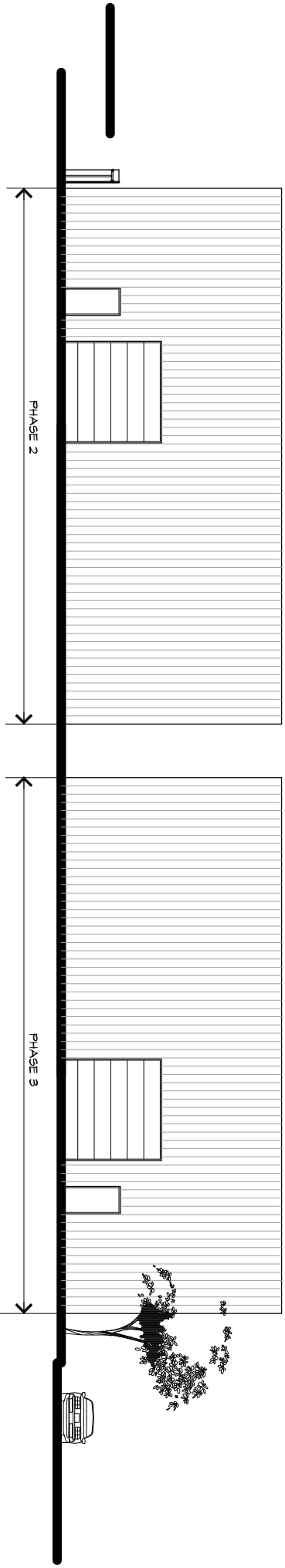
FLOOR PLANS

|                       |
|-----------------------|
| drawn<br>MM           |
| checked<br>RH         |
| date<br>5/10/17       |
| scale<br>1/8" = 1'-0" |
| job no.<br>1709       |
| sheet                 |

A2.1



## PHASE 2 AND 3 FRONT ELEVATION



## PHASE 2 AND 3 REAR ELEVATION



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Christopher Macaluso  
the Canna Agency Management Co., LLC  
4435 First Street  
Suite 420  
Livermore, CA 94551

Thursday, May 4th of 2017

AuraBloom, Inc.  
1951 Mercantile Lane  
Coalinga, CA 93210

Dear AuraBloom, Inc., et al.,

This letter shall serve as our acknowledgment of your intended Cannabis Business use for your leased buildings at Parcel 1951 Mercantile Lane, Coalinga, CA 93210.

We acknowledge, and clearly understand, that your intended use is for licensed, and compliant, commercial cannabis business operations. It is our understanding and acceptance that your business will be compliant with the City of Coalinga's Regulatory Permit and Permanent Ordinance for Commercial Marijuana Operations.

We remain available to assist in your teams success. Should there be anything else needed from our team, moving forward, please do not hesitate to ask.

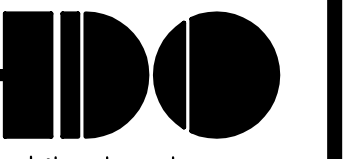
Make it a wonderful journey!

Kind Regards,

Christopher Macaluso  
Managing Member, the Canna Agency Management Co., LLC

cc: AuraBloom, Inc.  
City of Coalinga



[illegible]

950 camino diablo  
suite 110  
walnut creek, ca  
94597  
(925) 256-6042



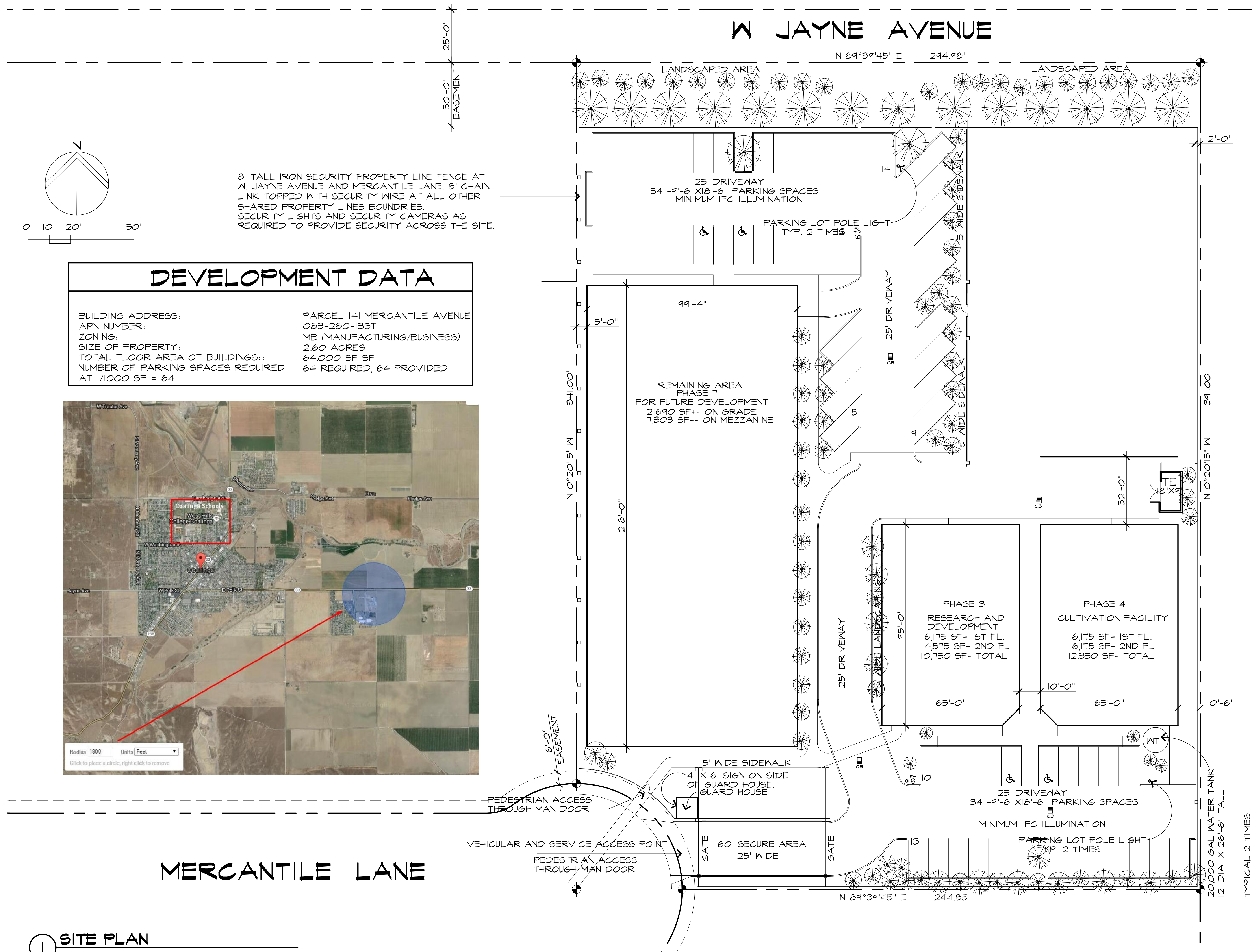
**Ricon**  
Construction Group Inc.  
263 SOUTHFRONT ROAD  
VERMORE, CA 94551  
TEL. (800) 841-3068

**COALINGA FACILITY Q4 - 2010**  
**1951 MERCANTILE LANE**  
**COALINGA, CALIFORNIA**  
**FOR:**  
**THE CANNA AGENCY**

drawing  
SITE PLAN

|                    |
|--------------------|
| drawn              |
| <b>RH</b>          |
| checked            |
| <b>RH</b>          |
| date               |
| <b>4/24/17</b>     |
| scale              |
| <b>1" = 20'-0"</b> |
| job no.            |
| <b>1610</b>        |
| sheet              |

**A-2**



# Commercial Marijuana Permanent Ordinance, Juniper Ridge Industrial Park City-Initiated Rezone and General Plan Amendment, and Claremont Property Project Mitigation Monitoring and Reporting Program

October 2016

The California Environmental Quality Act (CEQA) and CEQA Guidelines require Lead Agencies to adopt a program for monitoring the mitigation measures required to avoid the significant environmental impacts of a project. The Mitigation Monitoring and Reporting Program (MMRP) ensures that mitigation measures imposed by the City are completed at the appropriate time in the development process.

The mitigation measures identified in the Initial Study/Mitigated Negative Declaration for the Commercial Marijuana Permanent Ordinance, Juniper Ridge Industrial Park City-Initiated Rezone and General Plan Amendment, and Claremont Property Project are listed in the MMRP along with the party responsible for monitoring implementation of the mitigation measure, the milestones for implementation and monitoring, and a sign-off that the mitigation measure has been implemented.

**MITIGATION MONITORING AND REPORTING PROGRAM  
COMMERCIAL MARIJUANA PERMANENT ORDINANCE, JUNIPER RIDGE INDUSTRIAL PARK  
CITY-INITIATED REZONE AND GENERAL PLAN AMENDMENT,  
AND CLAREMONT PROPERTY PROJECT**

| <b>Mitigation Measure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Implementation Schedule</b>                                                                         | <b>Monitoring Agency</b>                                                                                                       | <b>Sign-Off</b> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|-----------------|
| IV-1. <i>In conjunction with the submittal of any application for development of the Juniper Ridge Project site, the project applicant(s) shall have a site-specific biological resources evaluation prepared by a qualified biologist, and shall comply with all mitigation measures included in the biological resources evaluation, including, but not limited to, preconstruction surveys for any special-status plant or wildlife species that the biological resources evaluation determined to have the potential to exist on-site. If special status species are found on-site during surveys the report shall include avoidance and/or protection measures to ensure that project implementation does not result in adverse effects to protected biological resources. The biological resources evaluation shall be subject to review and approval by the City of Coalinga's Community Development Department and/or City Council in conjunction with their review of the development application.</i> | In conjunction with the submittal of any application for development of the Juniper Ridge Project site | City of Coalinga<br>Community<br>Development<br>Department<br><br>City Council                                                 |                 |
| IV-2 <i>In the event that the Coalinga Habitat Conservation Plan is adopted prior to the submittal of any application for development of the project site, then the above mitigation measure may be replaced with standard mitigation fees and conservation protocol to address special-status species as set forth in the Coalinga Habitat Conservation Plan implementation document.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Prior to the submittal of any application for development of the Juniper Ridge project site            | City of Coalinga<br>Community<br>Development<br>Department                                                                     |                 |
| V-1. <i>During construction, in the event of the accidental discovery or recognition of any human remains further excavation or disturbance of the find or any nearby area reasonably suspected to overlie adjacent human remains shall not occur until compliance with the provisions of CEQA Guidelines Section 15064.5(e)(1) and (2) has occurred. The Guidelines specify that in the event of the discovery of human remains other than in a dedicated cemetery, no further excavation at the site or any nearby area suspected to contain human remains shall occur until the County Coroner has been notified to determine if an investigation into the cause of death is required. If the coroner determines that the remains are Native American, then, within 24</i>                                                                                                                                                                                                                                   | During construction                                                                                    | City of Coalinga<br>Community<br>Development<br>Department<br><br>County Coroner<br><br>Native American<br>Heritage Commission |                 |

**MITIGATION MONITORING AND REPORTING PROGRAM  
COMMERCIAL MARIJUANA PERMANENT ORDINANCE, JUNIPER RIDGE INDUSTRIAL PARK  
CITY-INITIATED REZONE AND GENERAL PLAN AMENDMENT,  
AND CLAREMONT PROPERTY PROJECT**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Implementation Schedule                                  | Monitoring Agency                                                                                  | Sign-Off |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|----------------------------------------------------------------------------------------------------|----------|
| <p><i>hours, the Coroner must notify the Native American Heritage Commission, which in turn per public Resources Code 5097.98 (a), will notify the most likely descendants named by the Native American Heritage Commission and will have 48 hours to inspect and make recommendations for the disposition of finds of human remains. If the Native American Heritage Commission is unable to identify a most likely descendant or most likely descendant fails to make a recommendation within 24 hours after notification by the Native American Heritage Commission, or the landowner or his authorized agent rejects the recommendation by the most likely descendant and mediation by the Native American Heritage Commission fails to provide a measure acceptable to the landowner, then the landowner or his authorized representative shall reintern the human remains and grave goods with appropriate dignity at a location on the property not subject to further disturbances. Should human remains be encountered, a copy of the resulting County Coroner report noting any written consultation with the Native American Heritage Commission shall be submitted as proof of compliance to the City's Community Development Department</i></p> |                                                          |                                                                                                    |          |
| <p>V-2. <i>During construction, if any prehistoric or historic artifacts, or other indications of cultural deposits, such as historic privy pits or trash deposits, are found once ground disturbing activities are underway, all work within the vicinity of the find(s) shall cease and the find(s) shall be immediately evaluated by a qualified archaeologist. If the find is determined to be a historical or unique archaeological resource, contingency funding and a time allotment to allow for implementation of avoidance measures or appropriate mitigation shall be made available (CEQA Guidelines Section 15064.5). Work may continue on other parts of the project site while historical or unique archaeological resource mitigation takes place (Resources Code Sections 21083 and 21087).</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>During construction</p>                               | <p>City of Coalinga<br/>Community<br/>Development<br/>Department</p> <p>Qualified Archeologist</p> |          |
| <p>V-3. <i>Prior to ground disturbance activities, the applicant shall retain the services of a professional paleontologist to educate the</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>Prior to and during ground disturbance activities</p> | <p>City of Coalinga<br/>Community</p>                                                              |          |

**MITIGATION MONITORING AND REPORTING PROGRAM  
COMMERCIAL MARIJUANA PERMANENT ORDINANCE, JUNIPER RIDGE INDUSTRIAL PARK  
CITY-INITIATED REZONE AND GENERAL PLAN AMENDMENT,  
AND CLAREMONT PROPERTY PROJECT**

| Mitigation Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Implementation Schedule                                                             | Monitoring Agency                                 | Sign-Off |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------|----------|
| <p><i>construction crew that will be conducting grading and excavation at the project site. The education shall consist of an introduction to the geology of the project site and the kinds of fossils that may be encountered, as well as what to do in case of a discovery. Should any vertebrate fossils (e.g., teeth, bones), an unusually large or dense accumulation of intact invertebrates, or well-preserved plant material (e.g., leaves) be unearthed by the construction crew, then ground-disturbing activity shall be diverted to another part of the project site and the paleontologist shall be called on-site to assess the find and, if significant, recover the find in a timely matter. Finds determined significant by the paleontologist shall then be conserved and deposited with a recognized repository, such as the University Of California Museum Of Paleontology. The alternative mitigation would be to leave the significant finds in place, determine the extent of significant deposit, and avoid further disturbance of the significant deposit. Proof of the construction crew awareness training shall be submitted to the City's Community Development Department in the form of a copy of training materials and the completed training attendance roster.</i></p> |                                                                                     | Development Department                            |          |
| <p>VII-1. <i>Future building plans for development of the Juniper Ridge Industrial Park project site shall incorporate all applicable Best Performance Standards, consistent with guidance in the SJVAPCD's CCAP to achieve the minimum requirements for GHG emissions reductions included in the CCAP. The building plans, including the Best Performance Standards shall be submitted to the Community Development Department for review of compliance with the CCAP.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Prior to Building Permit issuance for projects within Juniper Ridge Industrial Park | City of Coalinga Community Development Department |          |

## RESOLUTION 017P-018

### **A RESOLUTION OF THE CITY OF COALINGA PLANNING COMMISSION APPROVING WITH CONDITIONS CONDITIONAL USE PERMIT APPLICATION NUMBER 17-04 FOR THE CULTIVATION OF COMMERCIAL CANNABIS LOCATED AT 1951 MERCANTILE LANE, BUILDING 3**

WHEREAS, the City of Coalinga Community Development Department has received an application from the applicant, Aurabloom, Inc., for a Conditional Use Permit for a small (Type 2A) commercial cannabis cultivation facility to be located in Building #3 at 1951 Mercantile Lane; and

WHEREAS, the Planning Commission held the scheduled and noticed public hearing on July 11, 2017 to take testimony with regard to the proposed application, and;

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

WHEREAS, the Planning Commission has determined that this project is not a project under CEQA in accordance with Section 15162 and requires no further environmental review and;

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

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

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

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

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

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NOW THEREFORE BE IT RESOLVED, that the Planning Commission approves the following:

1. Type 2A Small Commercial Cannabis Cultivation Facility at the above location with conditions (Exhibit A); and
2. Re-adopts the Commercial Marijuana Permanent Ordinance Mitigation Monitoring and Reporting Program originally adopted by the City Council on October 27, 2016 (Exhibit B)

PASSED AND ADOPTED, by the City of Coalinga Planning Commission at a regularly scheduled meeting held on the 11th Day of July 2017.

AYES:

NOES:

ABSTAIN:

ABSENT:

Planning Commission Chairman/Vice Chairman

ATTEST:

City Clerk/Deputy City Clerk

Exhibit A

General On-going Procedural and Operational Conditions of Approval – Conditional Use Permit 17-04 (1951 Mercantile Lane – Building No. 3)

Administrative

1. 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 as prescribed by law when required. Without a valid regulatory permit and state issued licenses, as prescribed by law, this Conditional Use Permit is null and void.
2. *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](#),

Planning Conditions

3. Any proposed change to the approved use or activity on the site shall require submittal, review and approval of an additional land use application.
4. The applicant shall defend, indemnify, and hold harmless the City or any of its boards, commissions, agents, officers, and employees from any claim, action or proceeding against the City, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul the approval of the project when such claim or action is brought within the time period provided for in applicable state and /or local statutes. The City shall have the option of coordinating the defense. Nothing contained in this condition shall prohibit the City from participating in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith.
5. This approval shall become null and void if all conditions have not been completed and the occupancy or use of Building #3 has not taken place within one (1) year of the effective date of conditional approval.
6. The tenant and/or property owner shall continually maintain the property and its infrastructure so that it is visually attractive and not dangerous to the health, safety and general welfare of both its employees, patrons and surrounding properties.
7. All development on the Project Site shall be in compliance with all applicable provisions of the City's Municipal Code as well as all applicable provisions of the adopted Building and Fire Codes. All new construction shall obtain a building permit and comply with the requirements of the Planning, Building, and Fire Departments.

8. No Certificate of Occupancy (CofO) shall be granted until all Conditions of Approval have been completed and approved by the Planning, engineering, Building, and Fire Departments unless otherwise identified herein. A Temporary Certificate of Occupancy (TCO) may be issued for a specific time period if a significant amount of issues have been resolved and there remains only minor issues that do not pose a threat to health & safety. This shall be approved by the Community Development Director, Building Official, Fire Chief and Police Chief.
9. The development of the Project on the Project Site shall be in substantial compliance with the exhibits and all application documents contained in the project file for Aurabloom, LLC, CUP 17-04, as shown in all Exhibits attached hereto and incorporated herein by this reference.
10. Within fifteen (15) days of final approval (expiration of the appeal period) by the Planning Commission, the Applicant/Developer 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.
11. Prior to the issuance of a Certificate of Occupancy the lighting shall be inspected by the Police Department and Community Development Department and requested changes for safety shall be implemented.
12. The Planning and / or Police Departments may require additional lighting to prevent unintended dark spots prior to final occupancy.
13. The applicant shall be limited to a cultivation canopy of 10,000 square feet.

Environmental Conditions

14. In conjunction with the submittal of any application for development of the Juniper Ridge Project site, the project applicant(s) shall have a site-specific biological resources evaluation prepared by a qualified biologist, and shall comply with all mitigation measures included in the biological resources evaluation, including, but not limited to, preconstruction surveys for any special-status plant or wildlife species that the biological resources evaluation determined to have the potential to exist on-site. If special status species are found on-site during surveys the report shall include avoidance and/or protection measures to ensure that project implementation does not result in adverse effects to protected biological resources. The biological resources evaluation shall be subject to review and approval by the City of Coalinga's Community Development Department and/or City Council in conjunction with their review of the development application.
15. In the event that the Coalinga Habitat Conservation Plan is adopted prior to the submittal of any application for development of the project site, then the above mitigation measure may be replaced with standard mitigation fees and conservation

protocol to address special-status species as set forth in the Coalinga Habitat Conservation Plan implementation document.

16. During construction, in the event of the accidental discovery or recognition of any human remains further excavation or disturbance of the find or any nearby area reasonably suspected to overlie adjacent human remains shall not occur until compliance with the provisions of CEQA Guidelines Section 15064.5(e)(1) and (2) has occurred. The Guidelines specify that in the event of the discovery of human remains other than in a dedicated cemetery, no further excavation at the site or any nearby area suspected to contain human remains shall occur until the County Coroner has been notified to determine if an investigation into the cause of death is required. If the coroner determines that the remains are Native American, then, within 24 hours, the Coroner must notify the Native American Heritage Commission, which in turn per public Resources Code 5097.98 (a), will notify the most likely descendants named by the Native American Heritage Commission and will have 48 hours to inspect and make recommendations for the disposition of finds of human remains. If the Native American Heritage Commission is unable to identify a most likely descendant or most likely descendant fails to make a recommendation within 24 hours after notification by the Native American Heritage Commission, or the landowner or his authorized agent rejects the recommendation by the most likely descendant and mediation by the Native American Heritage Commission fails to provide a measure acceptable to the landowner, then the landowner or his authorized representative shall reinter the human remains and grave goods with appropriate dignity at a location on the property not subject to further disturbances. Should human remains be encountered, a copy of the resulting County Coroner report noting any written consultation with the Native American Heritage Commission shall be submitted as proof of compliance to the City's Community Development Department.
17. During construction, if any prehistoric or historic artifacts, or other indications of cultural deposits, such as historic privy pits or trash deposits, are found once ground disturbing activities are underway, all work within the vicinity of the find(s) shall cease and the find(s) shall be immediately evaluated by a qualified archaeologist. If the find is determined to be a historical or unique archaeological resource, contingency funding and a time allotment to allow for implementation of avoidance measures or appropriate mitigation shall be made available (CEQA Guidelines Section 15064.5). Work may continue on other parts of the project site while historical or unique archaeological resource mitigation takes place (Resources Code Sections 21083 and 21087).
18. Prior to ground disturbance activities, the applicant shall retain the services of a professional paleontologist to educate the construction crew that will be conducting grading and excavation at the project site. The education shall consist of an introduction to the geology of the project site and the kinds of fossils that may be encountered, as well as what to do in case of a discovery. Should any vertebrate fossils (e.g., teeth, bones), an unusually large or dense accumulation of intact invertebrates, or well-preserved plant material (e.g., leaves) be unearthed by the construction crew, then ground-disturbing activity shall be diverted to another part of the project site and the paleontologist shall be called on-site to assess the find and, if significant, recover the find in a timely matter. Finds determined significant by the paleontologist shall then be conserved and deposited with a recognized repository, such as the University Of

California Museum Of Paleontology. The alternative mitigation would be to leave the significant finds in place, determine the extent of significant deposit, and avoid further disturbance of the significant deposit. Proof of the construction crew awareness training shall be submitted to the City's Community Development Department in the form of a copy of training materials and the completed training attendance roster.

19. Future building plans for development of the Juniper Ridge Industrial Park project site shall incorporate all applicable Best Performance Standards, consistent with guidance in the SJVAPCD's CCAP to achieve the minimum requirements for GHG emissions reductions included in the CCAP. The building plans, including the Best Performance Standards shall be submitted to the Community Development Department for review of compliance with the CCAP.

Fire Department Conditions

20. The applicant shall meet all the requirements of the Fire Department and shall have full authoritative discretion to ensure life/safety is preserved.
21. Prior to Occupancy the applicant shall submit a report to the Community Development on all hazardous or toxic substances being used on site.
22. The applicant shall file an evacuation plan in the event of an emergency with the Community Development Department that would detail how the building would be secured and how first responders would gain access.
23. The Applicant/Owner shall install Knox Boxes as approved by the Fire Department subject to the following:
 - a. On Structures the Knox Box shall be installed next to the Fire Department access door and be flush with the building.
 - b. If the buildings are protected with an alarm system, the lock box shall be required to have tampered monitoring.
24. The Applicant/Developer shall submit three (1) set of tenant improvement construction drawings to the Coalinga Fire Department located at 300 W. Elm Ave in Coalinga for review and approval prior to issuance of any permits. Said construction drawings shall demonstrate Project adherence to all provisions of the currently adopted California Fire Code.
25. No hazardous materials shall be stored and/or used within the building, which exceeds quantities listed in 2016 California Building Code or any other applicable code.
26. Exit designs, exit signs, door hardware, exit markers, exit doors, and exit path marking shall be installed per the 2016 California Building Code.
27. Fire Equipment such as electrical room doors, FACP, fire riser, roof access shall be labeled by the Applicant/Developer and be approved by the Fire Department.

28. Access shall be provided to all mechanical equipment located on the roof as per the 2016 California Mechanical Code.
29. The applicant shall provide equipment technical data sheets for the type of plastic to be hung in grow room (if applicable) to the satisfaction of the Fire Marshall.
30. The applicants shall submit separate plans for CO2 enriched environment. Shall have a 3rd party certification for the system. Shall provide tank separation from grow room and provide continuous mechanical ventilation for CO2 tanks. Shall provide a function test prior to final.
31. Shall provide equipment technical data sheets for the type of lamps to be used.

Police Department Conditions

32. The applicant shall comply with all the requirements in their cannabis regulatory permit in addition to the conditional use permit requirements.
33. The Applicant/Developer shall comply with all applicable federal, state and City laws and regulations.
34. The Applicant/Developer shall incorporate all aspects of Crime Prevention through Environmental Design for visual surveillance, access control and territorial reinforcement.
35. Lighting provides adequate visibility, face & color recognition, and a sense of security for employees and visitors.
 - c. LED and / or Metal Halide lights are recommended.
 - d. Lighting shall be shielded through the use of fixture design and placement, and shrouds so that spillover at the property line is minimized.
36. All delivery vehicles shall be equipped with GPS location equipment, which shall be maintained and available at all times.
37. All employees, regardless of status, shall be subject to Live Scan and issued an employee permit through the City of Coalinga Police Department.
38. All employees shall be issued photo ID cards and shall keep the card on her / his person at all times.
39. Any private security service that uses security guards with uniforms shall assure to the satisfaction of the City of Coalinga Police Department that the uniforms are sufficiently different in appearance from any uniform of the Police Department
40. Security cameras shall be utilized to capture video of the perimeter of the building as well as interior areas as determined in the regulatory permit.

41. The camera system shall have recording and back up capabilities for 30 days and will be made accessible to the Police Department on demand.
42. Prior to issuance of occupancy permits, the applicant shall provide in the security plan that at all times at least one staff member has knowledge of the operation of all video surveillance equipment and is capable of assisting the Police Department at any time the Police have need of such assistance.

EXHIBIT B – Mitigation, Monitoring and Reporting Program