

Project Description Preparation Form

Lead Agency: City of Coalinga

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

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

Date: 11/9/2021

1. Source(s) of Information:

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

2. Project Location:

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

Maps Included: Attached is a project location map.

3. Description of Project Site:

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

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

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

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

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

4. Required Site Improvements and Construction Activities:

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

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

5. Operation and Maintenance Activities:

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

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

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

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

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

Source(s) of Power: Pacific Gas and Electric

- 6. Environmental Commitments:** The project proponent has provided in their application that 75% of water will be reclaimed and reused in their processes from manufacturing to cultivation. In order to control odor while producing at the above capacity and remaining compliant with §9-5.128(d)(15), the facilities will be equipped with both negative pressure and mass filtration systems. Odor control systems will be checked and replaced as necessary to prevent odor from escaping the facilities and becoming a nuisance to the applicant's neighbors.

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

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

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

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