

CITY OF COALINGA

ENVIRONMENTAL REVIEW APPLICATION

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

APPLICANT INFORMATION:

Applicant: ST GREEN Co.

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

Telephone Number (949) 933-2677

Assessor Parcel Number: 070-120-11S

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

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

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

PROPERTY USE INFORMATION:

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

Describe Existing Use of Property: Vacant Lot

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

Current Zoning: MBL Proposed Zoning: COMMERCIAL CANNABIS OPERATION

Describe in General Terms Existing Uses to the:

West: FORMER PRIVATE PRISON NOW CONVERTED INTO COMMERCIAL CANNABIS OPERATION

South: AGRICULTURE

East: AGRICULTURE

North: WEST HILLS COMMUNITY COLLEGE - FORMER DISTRICT OFFICE

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

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

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

Residential

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

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

Type of Household Size Expected: _____

Commercial

a. Orientation:

Neighborhood: Commercial and Vacant Lots

City or Regional: Coalinga

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

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

d. Type of Household Size Expected: Unknown

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

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

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

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


Signature of APPLICANT/AGENT

Name of APPLICANT/AGENT (Please Print)

MOHSEN TORABI

Mailing Address

PO.BOX 738, COALINGA, CA 93210

Telephone Number

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


Signature of OWNER

Name of OWNER (Please Print)

SEYED MILAD TORABI

Mailing Address

PO.BOX 738, COALINGA, CA 93210

Telephone Number

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



CITY OF COALINGA
The Sunny Side of the Valley

City of Coalinga
Community Development Department

APPLICATION FOR ENVIRONMENTAL EVALUATION

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: FERDOSEE RANCH LLC

PROPERTY OWNER'S ADDRESS: 36254 HIGHWAY 33 COALINGA 93210

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

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

APPLICANT'S ADDRESS: 36254 HIGHWAY 33 COALINGA 93210

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

CONTACT FOR PROJECT INFORMATION: FARHOOD HAJEBI

ADDRESS: 36254 HIGHWAY 33 COALINGA CA 93210

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

2. Location and Classification

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

CROSS STREET: SOUTH OF GALE AVENUE

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

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

S 22°50'00" E
^=64°17'31" ^=02°02'54"
ZONING DESIGNATION: MBL GENERAL PLAN DESIGNATION: _____

3. Project Description (please check all that apply)

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

PRESENT OR PREVIOUS USE: N/A.PROPOSED USE: CANNABIS CULTIVATION, DISTRIBUTEION & MANUFACTURINGBUILDING APPLICATION PERMIT #: _____ DATE FILED: 09/28/2021**4. Project Summary Table**

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

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

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

All Projects

Land Use

What is the current use of the site? N/A - VACANT LOT

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

Neighborhood Contact

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

N/A

Site Characteristics

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

Are there any structures or buildings on the project site?

☐ Yes ☒ No

If yes, how many? _____

What is the construction date of each structure? _____

Current use of existing structure(s)? _____

Proposed use of existing structure(s)? _____

Are there any trees on the project site?

Yes ☐ ☒ NO

Are any trees proposed to be removed?

Yes ☐ ☒ NO

Does the site contain any natural drainage ways?

Yes ☐ ☒ No

Does the site contain any wetland areas or areas where water pools during the rainy season?

Yes ☐ ☒ No

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

WEST: FORMER PRIVATE PRISON NOW CONVERTED INTO COMMERCIAL CANNABIS OPERATION

SOUTH: NONE - AGRICULTURE

EAST: NONE – AGRICULTURE

NORTH: WEST HILLS COMMUNITY COLLEGE (FORMER DISTRICT OFFICE)

Are you proposing any new fencing or screening?

☒ Yes ☐ No

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

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

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

Is there parking on-site?

☒ Yes ☐ No

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

Existing 0.

Proposed: 34 STALLS.

Is any parking proposed off-site?

☐ Yes ☒ No

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

Are you proposing new signs with the project?

☐ Yes ☒ No

If yes, please describe the number and type. _____

Are there any easements crossing the site?

☒ Yes ☐ No

Are there any trash/recycling enclosures on-site?

☒ Yes ☐ No

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

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

6' height/CMU concrete block WALL

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

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

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

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

Exterior Materials

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

Residential Projects

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

Total Number of Lots: _____ Net Acreage of Site: _____
Total Dwelling Units: _____ Density/Net Acre: _____

of Single-Family Units: _____ # of Duplex/Half-Plex Units: _____
of Multi-Family/Apartment Units: _____ # of Condominium Units: _____

Structure Size

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

Residence

Gross Square Footage: _____

Garage

Gross Square Footage: _____

Other

Gross Square Footage: _____

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

Gross Square Footage: _____

Total Square Footage: _____

Building Height

Building height means the vertical dimension measured from the average elevation of the finished lot grade at the front of the building to the plate line, where the roof meets the wall.

Existing Building Height and # of Floors (from ground to the plateline): _____

Existing Building Height and # of Floors (from ground to the top of the roof): _____

Proposed Building Height and # of Floors (from ground to the plateline): _____

Proposed Building Height and # of Floors (from ground to the top of the roof): _____

Lot Coverage

Total Building Coverage Area* (proposed new and existing to be retained) (sq. ft.): _____

Project Site Lot Area (sq. ft.): _____ Total

Lot Coverage Percentage: _____

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

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

Non-Residential Projects

Fill in this section if your project has a non-residential component. Complete both residential and non-residential sections if you are submitting a mixed-use project.

Hours of operation of the proposed use: 24 HOURS-7 DAYS A WEEK

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

Building Size

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

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

Building Height

Existing Building Height and # of Floors: N/A

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

Lot Coverage

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

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

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

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

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

Environmental Evaluation Application Submittal Checklist

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

For Department Use Only

Application Received by Community Development Department:


By:  Date: 10/6/2021

Exhibit "A"

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

Said Parcel B being a portion of:

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

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

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

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

Thence (2) North 00° 22' 45" East, parallel with and 6.09 meters West of said right of way line, a distance of 324.912 meters;

Thence (3) North 00° 22' 27" East, parallel with and 6.09 meters West of said right of way line, a distance of 98.318 meters;

Thence (4) North 89° 37' 32" West 0.914 meters to a point of a non-tangent curve concave Easterly and having a radius of 930.495 meters, a radial to said point bears North 89° 37' 32" West;

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

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

Fresno County Flood Zone Criterion TITLE 15. Section 48.040 definitions

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

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

National Flood Hazard Layer FIRMette



36°11'0.35"N



Legend	
SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT	
SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth
	Regulatory Floodway Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes. Zone X
	Area with Flood Risk due to Levee Zone D
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs
GENERAL STRUCTURES	Area of Undetermined Flood Hazard Zone
	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
OTHER FEATURES	20.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline Profile Baseline Hydrographic Feature
MAP PANELS	Digital Data Available
	No Digital Data Available
	Unmapped

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

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

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

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

36°10'31.31"N

120°21'4.58"W

