

Notice of Exemption

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: _____

From: (Public Agency): _____

(Address)

Project Title: _____

Project Applicant: _____

Project Location - Specific:

Project Location - City: _____ Project Location - County: _____

Description of Nature, Purpose and Beneficiaries of Project:

Name of Public Agency Approving Project: _____

Name of Person or Agency Carrying Out Project: _____

Exempt Status: **(check one):**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: _____
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Lead Agency

Contact Person: _____ Area Code/Telephone/Extension: _____

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: _____ Title: _____

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Project Description Preparation Form

Lead Agency: City of Coalinga

Applicant Entity/Business Name: JT Green, Co., Nihal Ranch, LLC. PO. Box 738, Coalinga, CA 93210

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

Date: 3/22/2022

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 1821 Mercantile Lane near Enterprise Parkway and Jayne Ave/SR33. The APN for this site is 083-280-10.

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 of streams in the vicinity of the project location.

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. All public utilities are readily available for lateral extension when development occurs.

Surrounding Land Uses (including sensitive uses): To the north is existing agricultural land. To the west is an existing commercial hotel. To the east is vacant industrial lots and an existing cannabis indoor cultivation facility. To the south is vacant industrial lots including an existing industrial garlic processing facility. There are no identified sensitive uses within 300 feet 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 2 new industrial buildings, 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 18-24 months. Staging areas for equipment will be on-site or adjacent vacant lot.

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 2.3 acre feet of water per year. This represents 0.028% 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.

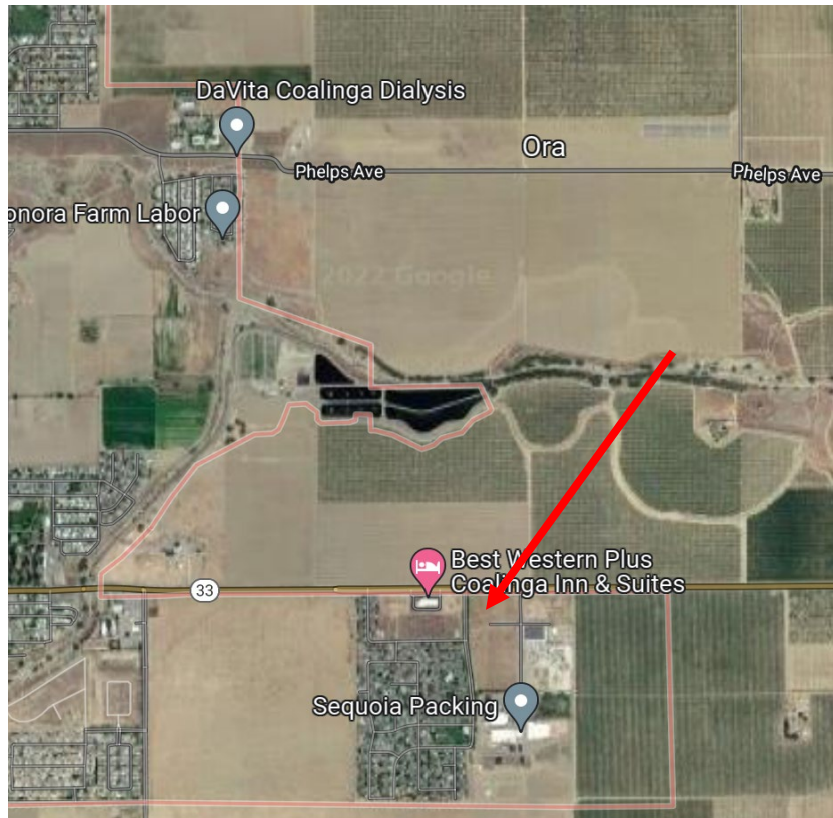
In an effort to conserve energy, the applicant will be using LED technology for their grow rooms and standard lighting fixtures throughout the facility.

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

Agency	Permit	Status
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 3/22/2022
San Joaquin Valley Air Pollution Control District	Right to Construct Permit	Applicant Shall Receive prior to Permit Issuance for Grading Activities
San Joaquin Valley Air Pollution Control District	Permit for Temporary Generators	Applicants Responsibility to obtain.

Project Location Map

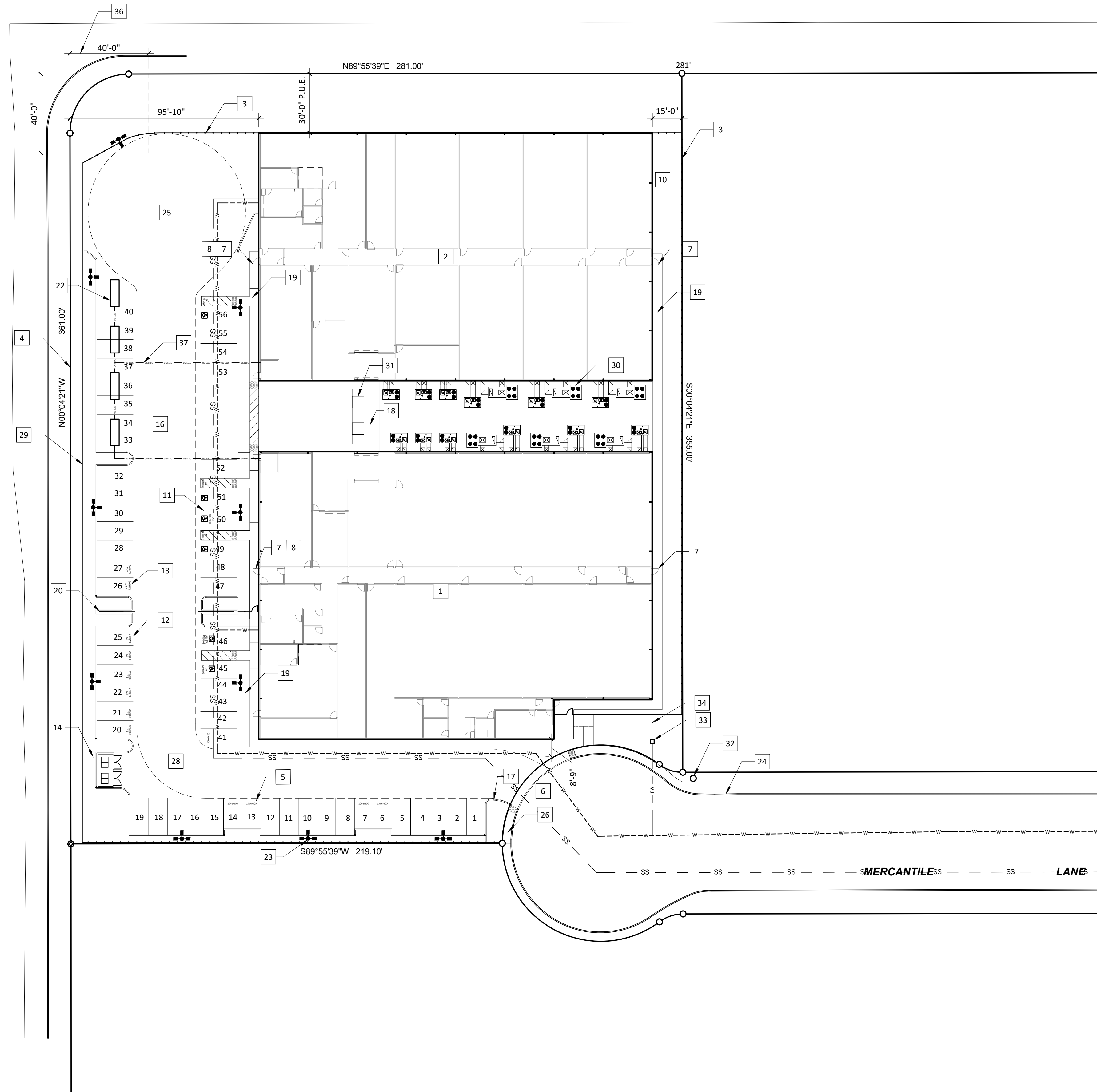


APN: 083-280-10ST
 ACRES: 2.48
 SITE AREA TOTAL: 108,028 SF
 ZONING: LIGHT
 MANUFACTURING/BUSINESS
 USE: LIGHT INDUSTRIAL

BUILDINGS: TWO (2)
 BUILDING STORIES: ONE (1)
 BUILDING AREA: 53,400 SF

(E) COVERAGE: 52.01%
 = 53,400 SF / 108,028 SF

JUNIPER BOULEVARD
 RIDGE
 POLK STREET
 (WEST JAYNE AVENUE)



KEYNOTES: GENERAL

- 1 CULTIVATION BUILDING-1 AREA: 28,150 SQUARE FEET FOR ROOM SQUARE FOOTAGE REFERENCE A3.11
- 2 CULTIVATION BUILDING-2 AREA: 25,150 SQUARE FEET FOR ROOM SQUARE FOOTAGE REFERENCE A3.12
- 3 INSTALL 2.5' HIGH SPLIT FACE CMU LOW WALL WITH 3.5' HIGH STEEL FENCE ATOP (6' HEIGHT TOTAL) - SEE DETAIL 8/SHEET A9.21
- 4 EXISTING PROPERTY LINE WITH PERIMETER DIMENSIONS
- 5 TYPICAL COMPACT PARKING SPACE 8.5' X 15.5'
- 6 PROPERTY ENTRANCE FROM PUBLIC ROADWAY
- 7 EXTERIOR DOOR LOCATION
- 8 TYPICAL PARKING SPACE - 9.5' X 18.5'
- 9 EACH BUILDING'S MAIN ENTRANCE SHALL BE EQUIPPED WITH A 3200 SERIES KNOX-BOX.
- 10 LANDSCAPING - REFERENCE SHEET L2.11
- 11 ACCESSIBLE PARKING SPACES
- 12 ELECTRIC VEHICLE PARKING SPACE
- 13 CLEAN AIR VEHICLE PARKING AREA
- 14 TRASH ENCLOSURE.
- 15 EXTENT OF ASPHALT PAVING.
- 16 SITE ASPHALT PAVING
- 17 6" CONCRETE CURB
- 18 CONCRETE LOADING DOCK
- 19 4.5' WIDE CONCRETE WALKWAY - GRADE TO MEET ADA REQUIREMENTS
- 20 28' VEHICLE GATE WITH KNOX BOX RAPID EMERGENCY ACCESS SYSTEM
- 21 (RESERVED)
- 22 (4) POWER GENERATORS: GILLETTE MODEL T24D-1000, 60 HZ
- 23 POLE MOUNTED SITE LIGHT WITH SECURITY CAMERA - REFERENCE PHOTOMETRIC SITE LIGHTING PLAN SHEET E2.11
- 24 EXISTING GUTTER - TO REMAIN
- 25 80' DIAMETER FIRE TRUCK TURN AROUND
- 26 4' WIDE NEW PUBLIC SIDEWALK ALONG SITE MERCANTILE LANE FRONTAGE
- 27 3' ADA ACCESSIBLE SECURED MAN GATE
- 28 25' WIDE FIRE LANE
- 29 6' TALL SPLIT FACE CMU WALL WITH CURVED LIP ATOP - TO INCREASE NOISE REDUCTION
- 30 GRADE MOUNTED MECHANICAL UNITS
- 31 MCGUIRE HP-66 HYDRAULIC DOCK LEVEL LEVELER
- 32 EXISTING FIRE HYDRANT LOCATION
- 33 FIRE DETECTOR CHECK VALVE, POST INDICATOR VALVE & FIRE DEPARTMENT CONNECTION - CONTRACTOR TO LOCATE OUTSIDE OF FENCE
- 34 FIRE SERVICE LINE
- 35 FUTURE PARKING STALL LOCATION - TO BE INSTALLED AFTER TEMPORARY GENERATOR REMOVAL
- 36 40' X 40' CORNER VIABILITY CLEARANCE PER CMC SEC 9.4.214
- 37 UNDERGROUND ELECTRICAL LINE - TO ABANDON IN PLACE WHEN USE OF GENERATORS IS TERMINATED

SITE NOTES

CULTIVATION SITE SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS

ENTRANCES. ALL ENTRANCES INTO THE BUILDINGS ON THE EXTRACTION SITE SHALL BE LOCKED AT ALL TIMES WITH ENTRY CONTROLLED BY THE CANNABIS EXTRACTION PERMITEE'S MANAGERS AND STAFF.

MAIN ENTRANCE. THE EXTRACTION SITE SHALL HAVE A BUILDING WITH A MAIN ENTRANCE THAT IS CLEARLY VISIBLE FROM THE PUBLIC STREET OR SIDEWALK. THE MAIN ENTRANCE SHALL BE MAINTAINED CLEAR OF BARRIERS, LANDSCAPING, AND OTHER OBSTRUCTIONS.

TRANSPORT AREA. EACH BUILDING WITH AN EXTRACTION AREA SHALL HAVE AN AREA DESIGNED FOR THE SECURE TRANSFER OF CANNABIS FROM THE EXTRACTION AREA TO A VEHICLE FOR TRANSPORTATION.

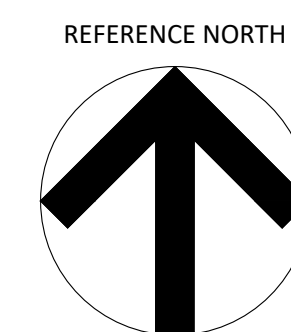
GENERAL SITE NOTES

REQUIREMENTS FOR PATH OF TRAVEL: 48 IN. MINIMUM WIDTH WALKWAYS, 5% MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL, 2% MAXIMUM CROSS-SLOPE. (CBC SECTION 11B-403.3) & (CBC SECTION 11B-403.5)

TO PREVENT PHYSICAL DAMAGE PER 110.27(B), ENCLOSURES OR GUARDS SHALL BE ARRANGED AND OF SUCH STRENGTH AS TO PREVENT PHYSICAL DAMAGE WHERE ELECTRICAL EQUIPMENT IS LIKELY TO BE EXPOSED.

SITE PARKING COUNT

	PARKING REQUIRED	PARKING PROVIDED
TOTAL PARKING PER BUILDING A&B (COMMERCIAL): 1 PER 1000 SF	56 SPACES	56 SPACES
TOTAL ACCESSIBLE PARKING SPACES PER TABLE 11B-208.2 CBC2019	3 SPACES	3 SPACES
CLEAN VEHICLE SPACES PER TABLE 5.106.5.2, CGBC 2019	9 SPACES	9 SPACES
ELECTRIC VEHICLE CHARGING SPACES PER TABLE 5.106.5.3 CGBC 2019	7 SPACES	7 SPACES
STANDARD ACCESSIBLE E.V. CHARGING SPACE PER TABLE 11B-228.3.2.1 2019 CBC	1 SPACES	1 SPACES
VAN ACCESSIBLE E.V. CHARGING SPACE PER TABLE 11B-228.3.2.1 2019 CBC	1 SPACES	1 SPACES



SITE PLAN

SCALE: 0 30' 1

GRAPHIA
 ARCHITECTURE
 & ENGINEERING

100 GATEWAY DRIVE, SUITE 120
 LINCOLN, CA 95648
 (916) 209-9890
 Design@GRAPHIA.com
 GRAPHIA.com

These drawings are instruments of service and are the property of Sean Freitas, Architect. All design information contained in these drawings are for use only on this specified project and shall not be used otherwise without the expressed written permission by Sean Freitas, Architect.

PROJECT: 20210911.1

CLIENT:
 NIHAL RANCH, LLC.

CONDITIONAL USE PERMIT FOR:

NIHAL RANCH, LLC.

(CULTIVATION, DISTRIBUTION, MANUFACTURING)
 1821 MERCANTILE LANE,
 COALINGA, CA 93210

TITLES:
 SITE PLAN

DATE: 2/22/2022

DESIGN REVIEW DRAWING

NOT FOR CONSTRUCTION

THIS PROJECT IS NOT APPROVED FOR CONSTRUCTION UNLESS THE DRAWINGS ARE STAMPED AND WET SIGNED BY THE ARCHITECT AND THE BUILDING AUTHORITY HAVING JURISDICTION.

SHEET:

A2.11

SHEET: OF SHEETS