Initial Study/Mitigated Negative Declaration

150 South Hachman Street Subdivision Project

Prepared for

the City of Coalinga

CITY OF COALINGA

The Sunny Side of the Valley

June 2020

Prepared by

RANEY PLANNING & MANAGEMENT, INC.

20 years

1501 Sports Drive, Suite A, Sacramento, CA 95834

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INITIAL STUDY / MITIGATED NEGATIVE DECLARATION

A. BACKGROUND

1. Project Title: 150 South Hachman Street Subdivision Project

2. Lead Agency Name and Address: City of Coalinga
155 West Durian Avenue
Coalinga, CA 93210

3. Contact Person and Phone Number: Sean Brewer
Assistant City Manager
(559) 935-1533

4. Project Location: 150 South Hachman Street
Coalinga, CA 93210
Assessor's Parcel Number (APN) 083-121-065

5. Project Sponsor: Paramjit Singh Mond
Fair Find Enterprises, LLC
3071 W Ashlan Avenue
Fresno, CA 93722

6. Existing General Plan Designation: Mixed-Use

7. Existing Zoning Designation: Mixed-Use (MX)

8. Surrounding Land Uses and Setting/Project Description Summary:

The proposed project site is located at 150 South Hachman Street in the City of Coalinga. The site is approximately 0.57 acres and contains three existing residential units totaling 2,910 square feet (s.f.) with 960 s.f. of paved walkways/driveways. The proposed project would include the subdivision of the parcel into five, 5,000-s.f. parcels for future residential development. The proposed project would not include the development or redevelopment of the site at this time, and all existing on-site structures would remain until future development plans are submitted to the City.

The current Coalinga General Plan land use designation for the site is Mixed-Use and the site is zoned Mixed-Use (MX). The proposed project requires approval of a General Plan Amendment from Mixed-Use to Residential Medium Density (RMD) and a Rezone from MX to Residential Medium Density (RMD). Approval of a Tentative Subdivision Map is also required for the proposed project.

9. Status of Native American Consultation Pursuant to Public Resources Code Section 21080.3.1:

The City of Coalinga's tribal consultation request list, pursuant to AB 52/Public Resources Code Section 21080.3.1, currently does not include any Native American tribes that have requested notification of new projects; therefore, the City is not required to notify any tribes regarding the proposed project.

B. SOURCES

All technical reports and modeling results prepared for the project analysis are available upon request at Coalinga City Hall, located at 155 West Durian Avenue in the City of Coalinga. The following documents are referenced information sources utilized by this analysis:

1. Alameda County Superior Court. *California Building Industry Association v. Bay Area Air Quality Management District. A135335 and A136212*. Filed August 12, 2016.
2. California Department of Conservation. *Fresno County Important Farmland 2014 [Sheet 1 of 2]*. December 2015.
3. California Department of Toxic Substances Control. *Hazardous Waste and Substances Site List.* Available at http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm. Accessed September 5, 2017.
4. California Department of Transportation. *California Scenic Highway Mapping System: Fresno County*. Available at http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/. Accessed September 6, 2017.
5. City of Coalinga. *City of Coalinga General Plan 2005-2025*. June 2009.
6. City of Coalinga. *City of Coalinga Housing Element*. March 2010.
7. City of Coalinga. *City of Coalinga Municipal Code*. Available at https://www.municode.com/library/ca/coalinga/codes/code_of_ordinances. February 23, 2017. Accessed September 6, 2017.
8. City of Coalinga. *Final Master Environmental Impact Report for the City of Coalinga 2025 General Plan Update*. May 2009.
9. Native American Heritage Commission. *150 South Hackman Street Subdivision Project, Coalinga, Fresno County*. September 19, 2017.
10. United States Census Bureau. *Quick Facts: Coalinga, California.* Available at https://www.census.gov/quickfacts/fact/table/coalingacitycalifornia/PST045216. Accessed September 12, 2017.
11. United States Department of Agriculture, Natural Resources Conservation Service. *Web Soil Survey*. Available at http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx. Accessed September 6, 2017.
12. United States Fish and Wildlife Service. *National Wetlands Inventory*. Available at https://www.fws.gov/wetlands/Data/Mapper.html. Accessed September 2016.

C. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is "Less Than Significant With Mitigation Incorporated" as indicated by the checklist on the following pages.

☐ **Aesthetics**	☐ **Agriculture and Forest Resources**	☐ **Air Quality**
☐ **Biological Resources**	✖ **Cultural Resources**	☐ **Energy**
✖ **Geology and Soils**	☐ **Greenhouse Gas Emissions**	✖ **Hazards and Hazardous Materials**
☐ **Hydrology and Water Quality**	☐ **Land Use and Planning**	☐ **Mineral Resources**
✖ **Noise**	☐ **Population and Housing**	☐ **Public Services**
☐ **Recreation**	☐ **Transportation**	✖ **Tribal Cultural Resources**
☐ **Wildfire**	☐ **Utilities and Service Systems**	

D. DETERMINATION

On the basis of this Initial Study:

☐ I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

✖ I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

_____ _____
Signature Date

Sean Brewer, Assistant City Manager City of Coalinga
Printed Name For

E. BACKGROUND AND INTRODUCTION

This Initial Study/Mitigated Negative Declaration (IS/MND) provides an environmental analysis pursuant to the California Environmental Quality Act (CEQA) for the proposed project. The applicant has submitted this application to the City of Coalinga, which is the Lead Agency for the purposes of CEQA review. The IS/MND contains a program-level analysis of the proposed project, given that project-specific plans have not been submitted at this time.

In June 2009, the City of Coalinga adopted the City of Coalinga 2025 General Plan Update (General Plan) and the Final Master Environmental Impact Report for the City of Coalinga 2025 General Plan Update (General Plan Master EIR). The General Plan Master EIR was a program-level EIR, prepared pursuant to Section 15168 of the CEQA Guidelines (Title 14, California Code of Regulations, Sections 15000 *et seq*.). The General Plan Master EIR analyzed full implementation of the General Plan and identified measures to mitigate the significant adverse project and cumulative impacts associated with the General Plan. Pursuant to CEQA Guidelines Section 15150(a), the General Plan and General Plan Master EIR are incorporated by reference. Both documents are available at the City of Coalinga Community Development Department, 155 West Durian Avenue, Coalinga, CA 93210.

The impact discussions for each section of this IS/MND have been largely based on information contained in the General Plan and the General Plan Master EIR.

F. PROJECT DESCRIPTION

The following section includes a description of the project's location and surrounding land uses, as well as a discussion of the project components and discretionary actions requested of the City of Coalinga by the project applicant.

Project Location and Surrounding Land Uses

The proposed project site is located at 150 South Hachman Street in the City of Coalinga (APN 083-121-065) at the intersection of South Hachman Street and East Polk Street (see Figure 1). The project site consists of approximately 0.57 acres and currently contains three existing residential units totaling 2,910 s.f. with 960 s.f. of paved walkways and driveways. The northernmost residence consists of approximately 740 s.f., the central residence consists of approximately 966 s.f., and the southernmost residence consists of 1,204 s.f. The site additionally contains four on-site trees that are not proposed for removal at this time.

Surrounding existing land uses include single-family residential development to the north, south, and west, and commercial development to the east (see Figure 2). Coalinga City Park is located approximately 0.2 miles from the project site, Chapel Grace Church is located approximately 0.26 miles from the project site, and Coalinga High School is located approximately 0.75 miles from the project site.

Project Components

The proposed project would include the subdivision of the site into five, 5,000-s.f. parcels for future residential development, as is shown on the Tentative Subdivision Map provided by the project applicant (see Figure 3). The proposed project would thus require approval of a General Plan Amendment from Mixed-Use to Residential Medium Density (RMD) and a Rezone from Mixed-Use (MX) to Residential Medium Density (RMD), as well as the approval of the Tentative Subdivision Map.

Figure 1
Project Location

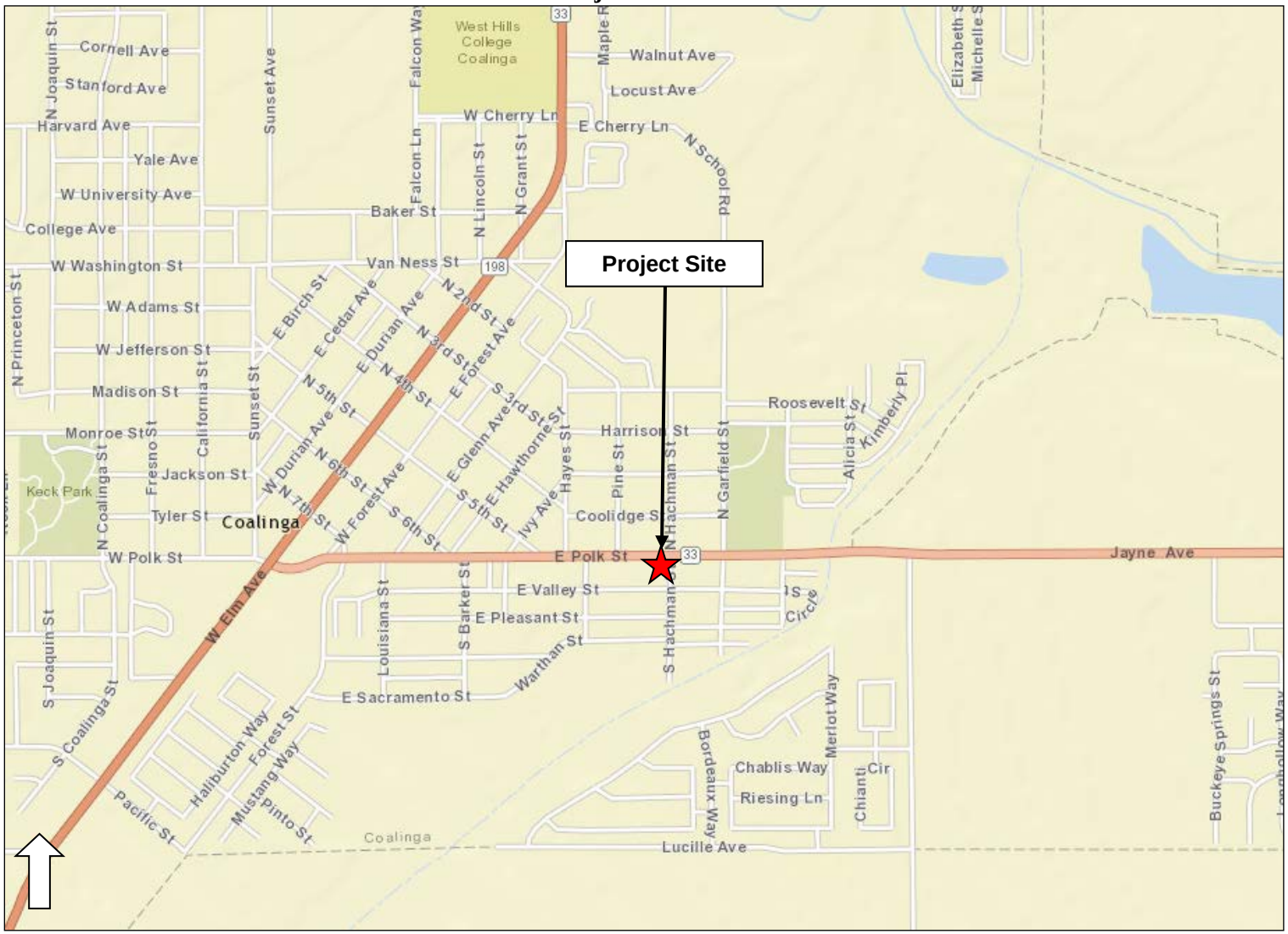


Figure 2
Project Site Boundaries

Figure 3
Tentative Subdivision Map

APN # 083-121-06S

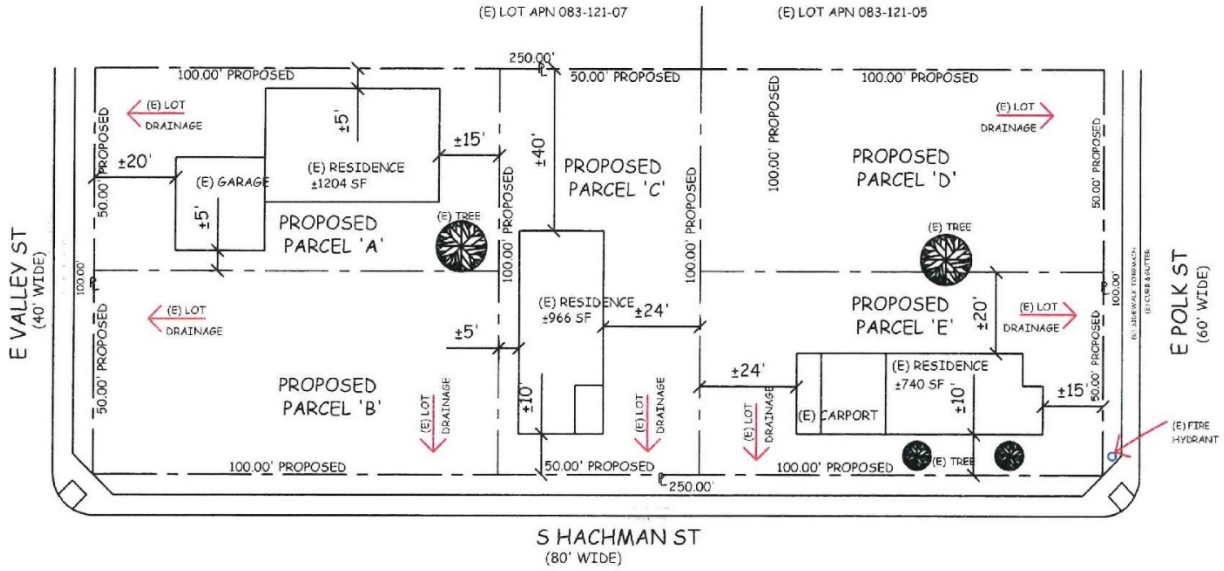
LEGAL DESCRIPTION
SUR RT LOT 7
PLEASANT VALLEY ADDITION

SITE ADDRESS
150 S HACHMAN ST
COALINGA, CA 93210

ZONED MU - MIXED USE

LOT SQUARE FOOTAGE

EXISTING	25000 SF
PROPOSED PARCEL 'A'	5000 SF
PROPOSED PARCEL 'B'	5000 SF
PROPOSED PARCEL 'C'	5000 SF
PROPOSED PARCEL 'D'	5000 SF
PROPOSED PARCEL 'E'	5000 SF



PROPOSED SITE PLAN
SCALE 1" = 50'-0"

Although the proposed project would not include any development of the site at this time and all existing on-site structures would remain until future development plans are submitted to the City, approval of the proposed project would result in future residential development. However, this Initial Study will include analysis of the site for five future residential units consistent with the proposed Tentative Subdivision Map.

In addition, the existing on-site structures currently receive water, sewer, and storm drainage services from the City of Coalinga. The proposed project and any future development associated with the proposed project would continue the use of existing utilities and any off-site improvements are not anticipated to be required by the proposed project nor by the future development as a result of the proposed project.

Discretionary Actions

Implementation of the proposed project would require the following discretionary actions by the City of Coalinga:

- Adoption of the Initial Study/Mitigated Negative Declaration;
- Approval of a General Plan Amendment from Mixed-Use to RMD;
- Approval of a Rezone from MU to RMD; and
- Approval of a Tentative Subdivision Map.

G. ENVIRONMENTAL CHECKLIST

The following checklist contains the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist form is used to describe the impacts of the proposed project. A discussion follows each environmental issue area identified in the checklist. Included in each discussion are project-specific mitigation measures required, where necessary, as part of the proposed project.

For this checklist, the following designations are used:

Potentially Significant Impact: An impact that could be significant, and for which mitigation has not been identified. If any potentially significant impacts are identified, an EIR must be prepared.

Less Than Significant With Mitigation Incorporated: An impact that requires mitigation to reduce the impact to a less-than-significant level.

Less-Than-Significant Impact: Any impact that would not be considered significant under CEQA relative to existing standards.

No Impact: The project would not have any impact.

Issues		Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
I.	**AESTHETICS.** *Would the project:*				
a.	Have a substantial adverse effect on a scenic vista?	☐	☐	✖	☐
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	☐	☐	✖	☐
c.	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	✖	☐
d.	Create a new source of substantial light or glare which would adversely affect day or night-time views in the area?	☐	☐	✖	☐

Discussion

a-c. The City of Coalinga is on the western edge of California's Great Central Valley, at the eastern base of the coast ranges. The City's General Plan describes the visual setting of the City as being in a wide, flat valley bounded by rolling foothills to the west and south. The City is surrounded by rural open space, agriculture, rangeland, and land used for oil production. The General Plan does not have any officially designated scenic vistas, nor is the project site identified as a major public viewing corridor.[1] The California Scenic Highway Mapping System additionally indicates that officially-designated State scenic highways are not located within or in the vicinity of the City of Coalinga.[2]

The previously-developed project site is located within an entirely developed, urbanized area of the City. The proposed project would not include any direct development, but would result in the future conversion of the three existing residential units to five 5,000-s.f. lots for future residential use. While the proposed project would include a General Plan Amendment (GPA) and a Rezone to RMD, the project site is already developed as residential and is surrounded by existing residential and commercial development. Redevelopment of the site with residential uses would not substantially alter the visual character of the project site. In addition, the project would comply with all applicable City regulations related to scenic quality, including the development standards established in Section 9-2.203 and Sections 9-4.201 through 9-4.309 of the City's Municipal Code. In addition, the project would be designed to maintain consistency with the City's Design Guidelines to the maximum extent feasible.[3] Therefore, the project would not result in any impacts related to degradation of the existing visual character or quality of the site and the site's

[1] City of Coalinga. *City of Coalinga General Plan 2005-2025*. [pg. 3-12]. June 2009.

[2] California Department of Transportation. *California Scenic Highway Mapping System: Fresno County.* Available at http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/. Accessed September 6, 2017.

[3] City of Coalinga. *City-Wide Design Guidelines.* Adopted May 7, 2015.

surroundings, and would not conflict with applicable zoning and other regulations governing scenic quality.

Because the proposed project site is not designated as a scenic vista and the site does not include any views of scenic vistas, the site is not located in the vicinity of a designated scenic roadway, and the project would not result in degradation of the existing visual character or quality of the site and the site's surroundings, the proposed project would result in a ***less-than-significant*** impact to scenic resources within a State scenic highway or scenic vistas.

d. According to Implementation Measure LU1-1.11 of the General Plan, the City of Coalinga has been required to develop guidelines for the preparation of lighting plans, and in order to minimize light trespass and greater overall light levels in the City, new development and projects making significant parking lot improvements or proposing new lighting are required to prepare a lighting plan for review by City planning staff.

Although the proposed project does not include any direct development at this time, future development as a result of the proposed project would be required to maintain compliance with the General Plan and thus, required to prepare a lighting plan for submittal to the City. Any new lighting as a result of the proposed project would be consistent with typical residential lighting and thus, consistent with the surrounding residential land uses. Therefore, the proposed project would result in a ***less-than-significant*** impact regarding the creation of a new source of light or glare.

Issues	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
II. AGRICULTURE RESOURCES. *In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:*				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	✖
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	✖
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	✖
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	✖
e. Involve other changes in the existing environment which, due to their location or nature, could individually or cumulatively result in loss of Farmland to non-agricultural use?	☐	☐	☐	✖

Discussion

a, b. The proposed project site is designated and zoned as Mixed-Use by the Coalinga General Plan. According to the *Fresno County Important Farmland 2014* map, the project site is designated as Urban and Built-Up Land by the Department of Conservation.[4] The designation of Urban and Built-Up Land would indicate that the site does not meet the definition of prime, statewide, or unique farmland.

[4] California Department of Conservation. *Fresno County Important Farmland 2014 [Sheet 1 of 2]*. December 2015.

In addition, Williamson Act contracts do not currently exist for the site.[5] Although the proposed project includes a GPA and rezone to RMD, such changes would not result in the loss of farmland or rezone of areas currently zoned for farmland, as the area is already developed as residential. Therefore, the proposed project would not result in the conversion of farmland to non-agricultural uses, would not conflict with agricultural zoning, nor conflict with a Williamson Contract, and would result in ***no impact***.

c-e. The City of Coalinga does not contain zoning for forest or timberland (as defined in Public Resources Code sections 12220(g), 4526, and 51104(g)). The proposed project would not involve any changes in the existing environment which could result in the conversion of farmland or forest and timberland, resulting in ***no impact***.

[5] Ibid.

Issues	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
III. AIR QUALITY. *Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:*				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	✖	☐
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	✖	☐
c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	✖	☐
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	✖	☐

Discussion

a,b. The City of Coalinga is located in the San Joaquin Valley Air Basin (SJVAB). The SJVAB is under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD), which regulates air quality in the southern portion of the Central Valley. The SJVAB area is currently designated as a non-attainment area for the State and federal ozone, State and federal particulate matter 2.5 microns in diameter ($PM_{2.5}$), and State particulate matter 10 microns in diameter (PM_{10}) standards. The SJVAB is designated attainment or unclassified for all other ambient air quality standards (AAQS). It should be noted that although the U.S. Environmental Protection Agency (EPA) revoked their 1-hour ozone standard in 2005, in May of 2016, the EPA proposed findings that the SJVAB was in attainment of the 1-hour ozone standard.

In compliance with regulations, due to the non-attainment designations of the area, the SJVAPCD periodically prepares and updates air quality plans that provide emission reduction strategies to achieve attainment of the AAQS, including control strategies to reduce air pollutant emissions through regulations, incentive programs, public education, and partnerships with other agencies. The most recent ozone plan is the 2016 Ozone Plan for the 2008 8-Hour Ozone Standard, which was adopted by the SJVAPCD on June 16, 2016. The CARB subsequently conducted a public meeting to consider approval of the 2016 Ozone Plan for the 2008 8-Hour Ozone Standard, and approved the plan on July 21, 2016. Additionally, the most recent federal attainment plan for PM is the 2016 Plan for the 1997 $PM_{2.5}$ Standard, which was approved by the District Governing Board on April 16, 2015.

The aforementioned air quality plans contain mobile source controls, stationary source controls, and transportation control measures (TCMs) to be implemented in the region to attain the State and federal standards within the SJVAB. Adopted SJVAPCD rules and regulations, as well as the thresholds of significance, have been developed with the intent to ensure continued attainment of AAQS, or to work towards attainment of AAQS for which the area is currently designated non-attainment, consistent with applicable air quality plans. The SJVAPCD has established broad

significance thresholds associated with the construction and operation emissions for various criteria pollutants including ozone precursors such as reactive organic gases (ROG) and oxides of nitrogen (NO_x), as well as for PM_{10}, $PM_{2.5}$, SO_x, and CO expressed in tons per year (tpy). Thus, by exceeding the SJVAPCD's mass emission thresholds for operational emissions of ROG, NO_X, PM_{10}, $PM_{2.5}$, SO_x, or CO a project would be considered to conflict with or obstruct implementation of the SJVAPCD's air quality planning efforts. However, the SJVAPCD concluded that certain small projects would likely involve emissions well below the above thresholds, and quantitative analysis would be overly burdensome and would not significantly affect the district's attainment status of any criteria pollutant.

The SJVAPCD has pre-quantified potential emissions for small projects of varying sizes. In drafting the screening levels, the SJVAPCD determined that projects below certain size threshold for project size would not exceed applicable thresholds of significance for criteria pollutants. In the case of residential land uses, as in the proposed project, the SJVAPCD offers two options: screening projects based on the anticipated number of vehicle trips, or screening projects based on the number of total units included in the project. The SJVAPCD screening thresholds for small projects that are unlikely to result in significant emissions of criteria pollutants are presented in Table 1 below.

Table 1
SJVAPCD Small Project Screening Level

Land Use	Project Size (Units)
Single Family	390

Source: San Joaquin Valley Air Pollution Control District. Small Project Analysis Level. June 2012.

The proposed project involves redesignation and rezoning the site to RMD, and approval of a Tentative Subdivision Map, but does not include development of the site at this time. Nonetheless, the proposed project would allow for the eventual development of up to five residential units on the project site. Thus, while the proposed project would not result in any direct emissions of criteria pollutants at this time, future development of the project site would involve emissions from construction and operation of five residential units. Because future development of the project site would include a maximum of five residential units, the project would be well below the project screening size presented in Table 1 above. Consequently, potential future development of the project site would not be expected to exceed the SJVAPCD's thresholds of significance for criteria air pollutants.

According to SJVAPCD, if a project would not result in emissions of criteria air pollutants above the aforementioned thresholds of significance, or the project size is below the screening threshold presented in Table 1, the project may be considered consistent with the applicable air quality plans. As such, the proposed project, and potential future development of the project site, would not conflict with or obstruct implementation of the applicable air quality plans or result in a cumulatively considerable net increase in any criteria air pollutant. Therefore, the proposed project's impact would be ***less than significant***.

c. Some land uses are considered more sensitive to air pollution than others, due to the types of population groups or activities involved. Heightened sensitivity may be caused by health problems, proximity to the emissions source, and/or duration of exposure to air pollutants. Children, pregnant women, the elderly, and those with existing health problems are especially vulnerable to the effects of air pollution. Accordingly, land uses that are typically considered to be sensitive receptors include residences, schools, childcare centers, playgrounds, retirement homes, convalescent homes, hospitals, and medical clinics. The nearest existing sensitive receptor would be the single-family residence located adjacent to the western boundary of the project site.

The proposed project consists of a GPA and a Rezone, which would not result in any direct physical environmental impacts. Although development plans for the project are not currently proposed, the project site could be developed with up to five residences in the future.

The CARB's *Air Quality and Land Use Handbook: A Community Health Perspective* (Handbook) provides recommended setback distances for sensitive land uses from major sources of toxic air contaminants (TACs), including, but not limited to, freeways and high traffic roads, distribution centers, and rail yards. The CARB has identified diesel particulate matter (DPM) from diesel-fueled engines as a TAC; thus, high volume freeways, stationary diesel engines, and facilities attracting heavy and constant diesel vehicle traffic are identified as having the highest associated health risks from DPM. Health risks associated with TACs are a function of both the concentration of emissions and the duration of exposure, where the higher the concentration and/or the longer the period of time that a sensitive receptor is exposed to pollutant concentrations would correlate to a higher health risk.

Potential future development of the project site for residential purposes would not involve any land uses or operations that would be considered major sources of TACs, including DPM. As such, the proposed project would not generate any substantial pollutant concentrations during operations. However, potential future short-term, demolition and construction-related activities could result in the generation of TACs, specifically DPM, from on-road haul trucks and off-road equipment exhaust emissions. Nevertheless, construction is temporary and occurs over a relatively short duration in comparison to the operational lifetime of the proposed project. All construction equipment and operation thereof would be regulated per the In-Use Off-Road Diesel Vehicle Regulation, which is intended to help reduce emissions associated with off-road diesel vehicles and equipment, including DPM.

Because construction equipment on-site would not operate for long periods of time and would be used at varying locations within the site, associated emissions of DPM would not occur at the same location (or be evenly spread throughout the entire project site) for long periods of time. Due to the temporary nature of potential future construction and the relatively short duration of potential exposure to associated emissions, sensitive receptors in the area would not be exposed to pollutants for a permanent or substantially extended period of time. Therefore, construction of the proposed project would not be expected to expose nearby sensitive receptors to substantial pollutant concentrations.

In conclusion, the proposed project consists of land use and zoning changes as well as approval of a tentative subdivision map which would not result in any direct environmental impacts. Additionally, potential future development of the property would not expose any nearby sensitive receptors to substantial concentrations of any pollutants. Therefore, impacts related to exposing sensitive receptors to substantial pollutant concentrations would be ***less than significant***.

d. Emissions such as those leading to odors have the potential to adversely affect sensitive receptors within the project area. Pollutants of principal concern include emissions leading to odors, emission of dust, or emissions considered to constitute air pollutants. Air pollutants have been discussed in section "a" through "c" above. Therefore, the following discussion focuses on emissions of odors and dust.

Odors are generally regarded as an annoyance rather than a health hazard.[6] Manifestations of a person's reaction to odors can range from psychological (e.g., irritation, anger, or anxiety) to physiological (e.g., circulatory and respiratory effects, nausea, vomiting, and headache). The presence of an odor impact is dependent on several variables including: the nature of the odor source; the frequency of odor generation; the intensity of odor; the distance of odor source to sensitive receptors; wind direction; and sensitivity of the receptor.

Due to the subjective nature of odor impacts, the number of variables that can influence the potential for an odor impact, and the variety of odor sources, quantitative methodologies to determine the presence of a significant odor impact do not exist. Typical odor-generating land uses include, but are not limited to, wastewater treatment plants, landfills, and composting facilities. The potential future development on the project site would be residential in nature, and, as such, would not introduce any of the aforementioned land uses. Moreover, the project is not located in the vicinity of any existing or planned land uses that would be considered major sources of odors. Nonetheless, the project would be subject to the SJVAPCD's Rule 4102, which allows members of the public to submit complaints regarding odor.

Construction activities often include diesel-fueled equipment and heavy-duty diesel trucks, which can create odors associated with diesel fumes, which could be found to be objectionable. However, as discussed above, construction activities would be temporary, and operation of construction equipment would be regulated and intermittent. Project construction would also be required to comply with all applicable SJVAPCD rules and regulations, particularly associated with permitting of air pollutant sources. The aforementioned regulations would help to minimize air pollutant emissions as well as any associated odors. Accordingly, substantial objectionable odors would not occur during construction activities or affect a substantial number of people. Following project construction, the project site would not include any exposed topsoil. Thus, project operations would not include any substantial sources of dust.

For the aforementioned reasons, construction and operation of the proposed project would not result in emissions (such as those leading to odors) adversely affecting a substantial number of people, and a ***less-than-significant*** impact would result.

6 Bay Area Air Quality Management District. *California Environmental Quality Act Air Quality Guidelines* [pg. 7-1]. May 2017.

Issues	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. *Would the project:*				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	✖	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	✖
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	✖
d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	☐	☐	☐	✖
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	✖	☐
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	✖

Discussion

a. The proposed project would subdivide the project site into five, 5,000-s.f. parcels, three of which currently contain existing on-site residences. At this time, the project would not include any construction of new development; however, future residential development is anticipated to occur.

According to the General Plan Master EIR, 12 sensitive plant species and 30 sensitive wildlife species were identified as occurring within the region.[7] Given that the project site is already partially developed with the three existing residences and associated driveways and walkways, is highly disturbed, and is surrounded by existing development, the project site is unlikely to provide a suitable habitat for any of the identified sensitive plant or wildlife species. As such, the project's impact related to a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans,

[7] City of Coalinga. *City of Coalinga Final Master Environmental Impact Report for the City of Coalinga 2025 General Plan Update*. [pg. V-33-V-34]. May 2009.

policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service would be ***less than significant***.

b, c. Riparian habitats are described as the land and vegetation that is situated along the bank of a stream or river. Wetlands are areas where water covers the soil, or is present either at or near the surface of the soil all year or for varying periods of time during the year. Vernal pools are seasonal depressional wetlands that are covered by shallow water for variable periods from winter to spring, but may be completely dry for most of the summer and fall. Vernal pools range in size from small puddles to shallow lakes and are usually found in a gently sloping plain of grassland.

The proposed project site has already been anticipated for development by the City's General Plan under the Mixed-Use designation. While the GPA and Rezone of the site would not result in development at this time, approval of the project would result in future buildout of the site. However, the project site is partially developed, the undeveloped portions are highly disturbed with ruderal vegetation, and the site is surrounded by existing development. In addition, the United States Fish and Wildlife Service's *National Wetlands Inventory Wetlands Mapper* does not identify any wetlands on the project site, nor are sensitive habitats and natural communities known to exist on the site.[8] Therefore, the project would result in ***no impact*** to wetlands or riparian habitat.

d. Wildlife corridors and the movement of animals are important in maintaining the genetic diversity, accommodating mating patterns, and ensuring seasonal behavior is not interrupted. According to the General Plan Master EIR, impacts to wildlife corridors were determined to be less than significant with adherence to Policy OSC1-4 of the General Plan, which requires that the City preserve and enhance habitat linkages that are recognized by regulatory agencies and/or that have been identified during the development review process.

Although the construction of new development would result from the approval of the proposed project, the project site is already surrounded by urban and developed land. In addition, the project site is currently developed and any undeveloped portions of the site are highly disturbed. As a result, the project site does not support a wildlife corridor and does not contain any watercourses that would support migratory fish. Therefore, the project would result in ***no impact*** related to interfering substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impeding the use of wildlife nursery sites.

e. The General Plan Master EIR identifies policies related to the protection of biological resources and indicates that any future development within the General Plan area would be required to comply with Policies OSC1-1 through OSC1-4 of the General Plan. The City of Coalinga does not currently have any other local policies or ordinances related to biological resources in place (i.e., a tree preservation ordinance). Because the proposed project would be required to comply with all relevant General Plan policies, the proposed project would not conflict with any local policies or ordinances protecting biological resources and a ***less-than-significant*** impact would occur.

f. The City of Coalinga is not located within a Natural Community Conservation Plan (NCCP). According to the General Plan Master EIR, the City is located within the boundaries of the Pacific Gas and Electric Company (PG&E) San Joaquin Valley Operation and Maintenance Habitat Conservation Plan (HCP). The San Joaquin Valley Operation and Maintenance HCP addresses small-scale temporary effects due to operation and maintenance of the service area that are

[8] United States Fish and Wildlife Service. *National Wetlands Inventory*. Accessible at https://www.fws.gov/wetlands/Data/Mapper.html. Accessed September 5, 2017.

dispersed over a large geographic area. The activities covered in the HCP include two categories of activities for which PG&E requests take authorization conducted in accordance with California Public Utilities Commission (CPUC) requirements – operation and maintenance activities and minor construction activities. Although the City is located within the HCP boundary, the HCP covers only PG&E-related operation and maintenance and construction activities and does not cover any other facilities or activities. Therefore, implementation of the proposed project would not conflict with the intent of any HCP or NCCP and ***no impact*** would result.

Issues	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
V. CULTURAL RESOURCES. *Would the project:*				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to 15064.5?	☐	☐	✖	☐
b. Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?	☐	✖	☐	☐
c. Disturb any human remains, including those interred outside of dedicated cemeteries.	☐	✖	☐	☐

Discussion

a. The California Register of Historical Resources identifies an historical resource as the following:

- Associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
- Associated with the lives of persons important to local, California, or national history;
- Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of a master or possesses high artistic values; or
- Yielded, or may be likely to yield, information important to the prehistory or history of the local area, California, or the nation.

According to the General Plan Master EIR, the majority of Coalinga does not contain any significant historical resources. A 1983 earthquake damaged and destroyed most of the historically-significant buildings in the City. Of 139 buildings in the eight-block downtown commercial district, 59 collapsed or were heavily damaged, with buildings of pre-1930 construction incurring the most damage.[9] However, the General Plan Master EIR does identify the Coalinga Polk School as listed on the National Register of Historic Places (NRHP) and the Wooden Walking Beam as eligible for listing in NRHP. Neither the Coalinga Polk Street School nor the Wooden Walking Beam would be impacted by the proposed project, given that the Coalinga Polk Street School and Wooden Walking Beam are located approximately 0.2 miles and 1.19 miles from the project site, respectively.

The proposed project site is located in an urbanized area that has been previously distributed by past activities. Although two of the three the existing on-site residences were built in the 1950s and therefore meet the age requirement for inclusion in the California Register of Historical Resources, the residences do not meet the above-mentioned criteria as "historically significant". The single-family residences are not known to be associated with events that have made a significant contribution to the broad patterns of local or regional history, are not associated with persons of local, state, or national importance, do not embody distinctive characteristics of architecture of the period nor represents the work of a master, and are not likely to yield information important to the

[9] City of Coalinga. *City of Coalinga General Plan 2005-2025*. [pg. 3-5]. June 2009.

prehistory or history of the local area, California, nor the nation. Consequently, historical resources would not be affected by the project and a ***less-than-significant*** impact would occur.

b,c. According to the General Plan Master EIR, previous archaeological investigations and surveys in the immediate Coalinga area have identified archaeological sites along both Los Gatos and Warthan Creeks, as well as an additional site located near the junction of Los Gatos and Jacalitos Creeks, approximately three miles outside of the existing city limits. The vast majority of the City has not yet been examined for archaeological resources because most land is either undeveloped or supporting agriculture. However, according to the General Plan Master EIR, urbanized areas that previously have been developed are not likely to contain subsurface prehistoric resources.[10]

The proposed project would subdivide the existing parcel to create five 5,000 s.f. lots for future residential use. While the proposed project does not include construction of any new development, approval of the project would lead to future development on the site. Unknown archaeological resources, including human remains, have the potential to be uncovered during ground-disturbing construction and excavation activities at the proposed project site. Therefore, the proposed project could cause a substantial adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines Section 15064.5 and/or disturb human remains, including those interred outside of dedicated cemeteries during construction. Therefore, with the following mitigation, impacts would be considered ***potentially significant***.

Mitigation Measure(s)
Implementation of the following mitigation measures would reduce the above impact to a *less-than-significant* level.

V-1. *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 notification of City Community Development Department and 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 will notify the most likely descendants who may recommend treatment of the remains and any grave goods. 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 rebury 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*

[10] City of Coalinga. *Final Master Environmental Impact Report for the City of Coalinga 2025 General Plan Update*. [pg. V-22]. May 2009.

consultation with the Native American Heritage Commission shall be submitted as proof of compliance to the City's Community Development Department.

V-2. *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 City Community Development Director shall be notified 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 (Public Resources Code Sections 21083 and 21087).*

Issues	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
VI. ENERGY. *Would the project:*				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	✖	☐
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	✖	☐

Discussion

a,b. The main forms of available energy supply are electricity, natural gas, and oil. A description of the 2019 California Green Building Standards Code and the Building Energy Efficiency Standards, with which the proposed project would be required to comply, as well as discussions regarding the proposed project's potential effects related to energy demand during construction and operations are provided below.

California Green Building Standards Code

The 2019 California Green Building Standards Code, otherwise known as the CALGreen Code (CCR Title 24, Part 11), is a portion of the CBSC, which will become effective with the rest of the CBSC on January 1, 2020. The purpose of the CALGreen Code is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. The provisions of the code apply to the planning, design, operation, construction, use, and occupancy of every newly constructed building or structure throughout California. Requirements of the CALGreen Code include, but are not limited to, the following measures:

- Compliance with relevant regulations related to future installation of Electric Vehicle charging infrastructure in residential and non-residential structures;
- Indoor water use consumption is reduced through the establishment of maximum fixture water use rates;
- Outdoor landscaping must comply with the California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), or a local ordinance, whichever is more stringent, to reduce outdoor water use;
- Diversion of 65 percent of construction and demolition waste from landfills;
- Mandatory periodic inspections of energy systems (i.e., heat furnace, air conditioner, mechanical equipment) for nonresidential buildings over 10,000 sf to ensure that all are working at their maximum capacity according to their design efficiencies;
- Mandatory use of low-pollutant emitting interior finish materials such as paints, carpet, vinyl flooring, and particle board; and
- For some single-family and low-rise residential development developed after January 1, 2020, mandatory on-site solar energy systems capable of producing 100 percent of the electricity demand created by the residence(s). Certain residential developments, including

those developments that are subject to substantial shading, rendering the use of on-site solar photovoltaic systems infeasible, are exempted from the foregoing requirement.

Building Energy Efficiency Standards

The 2019 Building Energy Efficiency Standards is a portion of the CBSC, which expands upon energy-efficiency measures from the 2016 Building Energy Efficiency Standards. The 2019 Building Energy Efficiency Standards will go into effect for building permit applications submitted on or after January 1, 2020. The 2019 standards provide for additional efficiency improvements beyond the current 2016 standards. Residential buildings built in compliance with the 2019 standards are anticipated to use approximately 53 percent less energy compared to the 2016 standards, primarily due to rooftop solar electricity generation requirements.[11]

Construction Energy Use

Construction of the proposed project would involve on-site energy demand and consumption related to the use of oil in the form of gasoline and diesel fuel for construction worker vehicle trips, hauling and material delivery truck trips, and operation of off-road construction equipment. In addition, diesel-fueled portable generators may be necessary to provide additional electricity demands for temporary on-site lighting, welding, and for supplying energy to areas of the site where energy supply cannot be met via a hookup to the existing electricity grid. Project construction would not involve the use of natural gas appliances or equipment.

Even during the most intense period of construction, due to the different types of construction activities (e.g., demolition, site preparation, grading, building construction), only portions of the project site would be disturbed at a time, with operation of construction equipment occurring at different locations on the project site, rather than a single location. In addition, all construction equipment and operation thereof would be regulated per the CARB In-Use Off-Road Diesel Vehicle Regulation. The In-Use Off-Road Diesel Vehicle Regulation is intended to reduce emissions from in-use, off-road, heavy-duty diesel vehicles in California by imposing limits on idling, requiring all vehicles to be reported to CARB, restricting the addition of older vehicles into fleets, and requiring fleets to reduce emissions by retiring, replacing, or repowering older engines, or installing exhaust retrofits. The In-Use Off-Road Diesel Vehicle Regulation would subsequently help to improve fuel efficiency and reduce GHG emissions. Technological innovations and more stringent standards are being researched, such as multi-function equipment, hybrid equipment, or other design changes, which could help to reduce demand on oil and emissions associated with construction.

The CARB prepared the *2017 Climate Change Scoping Plan Update* (2017 Scoping Plan),[12] which builds upon previous efforts to reduce GHG emissions and is designed to continue to shift the California economy away from dependence on fossil fuels. Appendix B of the 2017 Scoping Plan includes examples of local actions (municipal code changes, zoning changes, policy directions, and mitigation measures) that would support the State's climate goals. The examples provided include, but are not limited to, enforcing idling time restrictions for construction vehicles, utilizing existing grid power for electric energy rather than operating temporary gasoline/diesel-powered generators, and increasing use of electric and renewable fuel-powered construction equipment. The In-Use Off Road regulation described in the Air Quality section of this IS/MND, with which the proposed

[11] California Energy Commission. *Title 24 2019 Building Energy Efficiency Standards FAQ*. November 2018.

[12] California Air Resources Board. *The 2017 Climate Change Scoping Plan Update.* January 20, 2017.

project must comply, would be consistent with the intention of the 2017 Scoping Plan and the recommended actions included in Appendix B of the 2017 Scoping Plan.

Based on the above, the temporary increase in energy use during construction of the proposed project would not result in a significant increase in peak or base demands or require additional capacity from local or regional energy supplies. The proposed project would be required to comply with all applicable regulations related to energy conservation and fuel efficiency, which would help to reduce the temporary increase in demand.

Operational Energy Use

Following implementation of the proposed project, PG&E would continue to provide electricity and natural gas to the project site. Energy use associated with operation of the proposed project would be typical of residential uses, requiring electricity for interior and exterior building lighting, operation of stoves, kitchen appliances, and more. Maintenance activities during operations, such as landscape maintenance, would involve the use of electric or gas-powered equipment. In addition to on-site energy use, the proposed project would result in transportation energy use associated with vehicle trips generated by project residents.

The proposed project would be subject to all relevant provisions of the most recent update of the CBSC, including the Building Energy Efficiency Standards. Adherence to the most recent CALGreen Code and Building Energy Efficiency Standards would ensure that the proposed structures would consume energy efficiently. Required compliance with the CBSC would ensure that the building energy use associated with the proposed project would not be wasteful, inefficient, or unnecessary. In addition, electricity supplied to the project by PG&E would comply with the State's Renewable Portfolio Standard (RPS), which requires investor-owned utilities, electric service providers, and community choice aggregators to increase procurement from eligible renewable energy resources to 33 percent of total procurement by 2020 and to 60 percent by 2030. Thus, a portion of the energy consumed during project operations would originate from renewable sources. Furthermore, per the 2019 Energy Efficiency Standards, the project would be required to provide on-site renewable energy generation. Thus, electricity use associated with the proposed residential development would likely be reduced relative to electricity use associated with the existing on-site residences.

With regard to transportation energy use, the proposed project would comply with all applicable regulations associated with vehicle efficiency and fuel economy. In addition, as discussed in Section XVII, Transportation, of this IS/MND, the project site is currently developed with three single-family residences. Redevelopment of the site with five single-family residences as part of the proposed project would not substantially increase vehicle fuel use relative to existing conditions.

Based on the above, compliance with the State's latest Energy Efficiency Standards would ensure that the proposed project would implement all necessary energy efficiency regulations. Additionally, the inclusion of solar panels and other sustainable features by the proposed project would further reduce any impacts associated with energy consumption.

Conclusion

Based on the above, construction and operation of the proposed project would not result in wasteful, inefficient, or unnecessary consumption of energy resources or conflict with or obstruct a State or

local plan for renewable energy or energy efficiency. Thus, a ***less-than-significant*** impact would occur.

Issues	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
VII. GEOLOGY AND SOILS. *Would the project:*				
a. Directly or indirectly cause potential substantial adverse effects, including potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist - Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	✖	☐
ii. Strong seismic ground shaking?	☐	☐	✖	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☐	✖	☐
iv. Landslides?	☐	☐	✖	☐
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	✖	☐
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	✖	☐
d. Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	✖	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	✖
f. Directly or indirectly destroy a unique paleontological resources or site or unique geologic feature.	☐	✖	☐	☐

Discussion

a, c. The City of Coalinga's planning area is located within a seismically active region of California. Numerous mapped faults including the San Andreas, Pond-Poso Creek, and White Wolf faults, located west and south of the City of Coalinga, could produce significant ground shaking. Active faults surrounding the San Andreas Fault have produced large earthquakes in the last century and are expected to produce similar large earthquakes in the future. The hills near Coalinga contain evidence of deep faulting in the Anticline Ridge area. The 1983 Coalinga earthquake is thought to be associated with a geologic feature often referred to as the "Coast Ranges-Sierran block boundary zone." Generally, this feature consists of a family of faults that appear to border the east side of the Coast Ranges. Many of these faults are likely to be active "blind-thrust" faults similar to the structure that produced the 1983 earthquake. Blind-thrust faults do not have surface expression and

have been located using subsurface geologic and geophysical methods. Two similar type earthquakes are thought to have occurred in 1892 near the Winters-Vacaville area adjacent to the Sacramento Valley. In addition, the 1985 Avenal earthquake indicates similar-type faulting in the Kettleman Hills region southeast of Coalinga.

The two principal seismic hazards to property in the Coalinga area are damage to structures and foundations due to strong ground shaking and surface rupture of earth materials along fault traces. To protect structures from the hazards of surface ground rupture, the California Department of Conservation, Division of Mines and Geology under the State-mandated Alquist-Priolo Special Studies Zone Act of 1972 delineated special study zones along active or potentially active faults. An active fault, as defined by State law, is a fault that has been proven by direct geologic evidence to indicate movement within the last 11,000 years. The potentially active designation includes those faults which were active within the last two million years (Quaternary Period), but have not been studied in sufficient detail to be classified as either active or inactive.

Earthquake Faults

The Alquist-Priolo Special Studies Zone Act zoned the area located along the Nunez Fault for special studies. The Nunez Fault is located approximately six miles northwest of the City of Coalinga. The project site is not within an Alquist-Priolo Special Studies Zone; however, the City of Coalinga General Plan and General Plan Master EIR indicate that the Coalinga area is located in a seismically-active zone.

Seismic Ground Shaking and Seismically-Induced Settlement

Strong ground shaking can cause settlement by allowing sediment particles to become more tightly packed, thereby reducing pore space. Unconsolidated, poorly packed alluvial deposits are especially susceptible to this phenomenon. Inadequately compacted artificial fills may also experience seismically-induced settlement. Following the 1983 Coalinga earthquake, several damage assessment studies were initiated. Based on the settlement values reported after the 1983 event, the potential for seismic settlement and/or differential compaction within the planning area is considered minimal.

Liquefaction

Liquefaction is the phenomenon in which saturated granular sediments temporarily lose their shear strength during periods of strong, earthquake-induced ground shaking. The susceptibility of a site to liquefaction is a function of the depth, density, and water content of granular sediments, and the magnitude and frequency of earthquakes in the surrounding region. Saturated, unconsolidated silt, sand, and silty sand within fifty feet of the ground surface are more susceptible to liquefaction. The thickness of alluvial deposits in the San Joaquin Valley generally increases to the west. The depth of bedrock-type formation in this portion of the valley is estimated to be several thousand feet. The water table is at a depth of between 300 and 400 feet, effectively reducing the potential for liquefaction in this area.

Landslides

The proposed project area is located within the City limits in a relatively flat area. Significant slopes do not exist within the City, and as such the potential for seismic induced landslide within the City is low.

Proposed Project

Implementation of the proposed project in this seismically-active zone could expose people or structures to substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking, ground lurching, liquefaction, or the location of the project on an unstable geologic unit or soil. In order to mitigate the shaking effects and possible effects from expansive soils, future development of the site should be designed using sound engineering judgment and the current California Building Code (CBC) requirements. The risk of damage to structures from seismic shaking would not be altered by the GPA or Rezone of the site as future structures would remain subject to CBC requirements. Future development would be of similar scale and would be exposed to similar seismic conditions as was analyzed in the General Plan.

In addition, the risk of liquefaction and landslide is considered low within the City. Lateral spreading is a failure within weak soils, typically due to liquefaction, which causes a soil mass to move along a free face, such as an open channel, or down a gentle slope. As such, reduction of liquefaction risk reduces the potential for lateral spreading. Liquefaction is not expected to impact the proposed project, and as a result lateral spreading is not expected to create a substantial risk on- or off-site.

Therefore, the proposed project would not be located on a geologic or soil unit that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. In addition, any future development on the project site as a result of the proposed project would additionally be subject to compliance with the California Building Standards Code. As such, a ***less-than-significant*** impact would result.

b,d. Soils within the City of Coalinga are generally characterized as having limitations for development. Limitations include expansive, collapsible and corrosive soils. The degrees of erodibility vary throughout the Coalinga area. The United States Department Agriculture's Web Soil Survey indicates that the underlying soil on the proposed project site is composed of Excelsior sandy loam, 0 to 2 percent slopes. The Web Soil Survey further indicates that Excelsior sandy loam is not considered expansive.[13] Although the project would not include any construction or new development, the proposed project would result in future residential development on the site, which would be required to consider geologic hazards by the City of Coalinga's General Plan policy S2-2.

However, given that the project site is currently developed with three residential units and the Excelsior sandy loam is not considered expansive, expansive soils would not be a concern and future development would not result in substantial soil erosion or the loss of topsoil. Overall, the impact of the project would be considered ***less than significant***.

e. The use of septic tanks or alternative wastewater disposal systems would not be required, nor are they proposed as part of the project. Therefore, ***no impact*** would occur regarding the capability of soil to adequately support the use of septic tanks or alternative wastewater disposal systems.

f. According to the City of Coalinga General Plan EIR, the City's soil and bedrock conditions are not likely to contain paleontological resources. Additionally, the City has not previously encountered any known unique paleontological or geological features. Nonetheless, if a unique paleontological

[13] United States Department of Agriculture, Natural Resources Conservation Service. *Web Soil Survey*. Available at http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx. Accessed September 6, 2017.

resource or unique geologic feature were to be found during construction, a ***potentially significant*** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above impact to a *less-than-significant* level.

VII-1. *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.*

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
VIII. GREENHOUSE GAS EMISSIONS. *Would the project:*				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	✖	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	☐	☐	✖	☐

Discussion

a,b. Emissions of greenhouse gases (GHGs) contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on earth. An individual project's GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHG are inherently considered cumulative impacts.

GHG emissions attributable to typical development are primarily associated with increases of carbon dioxide (CO_2) and, to a lesser extent, other GHG pollutants, such as methane (CH_4) and nitrous oxide (N_2O) associated with operational sources such as mobile sources or vehicles, utilities (electricity and natural gas), water usage, wastewater generation, and the generation of solid waste. Mobile sources of GHG emissions typically constitute the largest operational source of emissions for proposed projects. Additionally, demolition and construction activities associated with development emit GHG through the commute of construction workers, the operation of machinery, and the transport of construction materials, among other sources.

The project site is currently designated and zoned MX. Under the General Plan and zoning code, the project site could be developed with general commercial uses as well as a maximum of 15 dwelling units per acre. The proposed project includes the rezone and redesignation of the project site, as well as the approval of a tentative subdivision map; however, the proposed project would not directly result in development of the project site, and would not result in direct physical environmental impacts related to GHG emissions. Nevertheless, the proposed project would allow for potential future residential development of the project site under the proposed RMD designation. The RMD designation would allow for development of the project site with a maximum of 15 dwelling units per acre. Therefore, while the proposed project would allow for the same intensity of residential development on the project site as is currently allowed under existing land use designations, the proposed project would eliminate the potential for the site to be used for commercial development. As such, the proposed project would restrict the buildout potential of the project site, resulting in less intense development on the site, as compared to buildout of the City's existing land use designations.

Reducing the intensity of potential future buildout of the project site would reduce potential GHG emissions related to operation of the project site. For instance, reducing the intensity of allowable

development on the project site would be anticipated to reduce the energy consumption from the project, which would reduce GHG emissions related to energy production from what was anticipated in the City's General Plan. As further discussed in the Transportation/Traffic Section of this IS/MND, a rezone and GPA for the project site from MX to RMD would be anticipated to reduce the amount of potential future vehicle trips that would result from redevelopment and operation of the project site.

The City's General Plan EIR presented an analysis of the potential for buildout of the General Plan to result in impacts related to GHG emissions and climate change. As such, emissions from buildout of the project site under the existing MDX designation have been previously anticipated. As discussed above, the proposed project would be anticipated to result in less GHG emissions from project operations that would be anticipated from buildout of the project site under current land use designations. Therefore, the proposed project would result in a slight reduction in potential impacts from what was previously anticipated for build out of the project site in the City's General Plan. Additionally, potential future residential development would be required to comply with SJVAPCD's Climate Change Action Plan (CCAP). In particular, future development would be required to integrate Best Performance Standards (BPS) required by the district's CCAP. Implementation of the district's SJVAPCD would ensure that GHG emissions are reduced in compliance with the district's CCAP. As such, future potential development related to the proposed project would not be anticipated to have a significant impact on the environment, or conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs; and impacts would be considered ***less-than-significant***.

Issues	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	✖	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	☐	✖	☐	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	✖	☐
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	✖
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	✖	☐
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	✖
g. Expose people or structures, either directly or indirectly, to the risk of loss, injury or death involving wildland fires?	☐	☐	☐	✖

Discussion

a,c. The proposed project would subdivide the project site into five lots and would include a GPA and a Rezone, but would not include any new development at this time. Future residential development, however, would result from the approval of the proposed project. Although new development would include the demolition of on-site existing structures and new construction, residential land uses are not typically associated with the routine transport, use, disposal, or generation of substantial amounts of hazardous materials. Future residents may use common household cleaning products, fertilizers, and herbicides on-site, any of which could contain potentially hazardous chemicals; however, such products would be expected to be used in accordance with label instructions. Due to the regulations governing use of such products and the amount utilized on the site, routine use of such products would not represent a substantial risk to public health or the environment. In addition, the proposed project is located approximately 0.78 miles from the nearest existing school. Therefore, the project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials and is not located within a quarter mile of an existing school. Thus, a ***less-than-significant*** impact would occur.

b. The proposed project includes the demolition of two existing residences believed to be constructed in the 1950s. For buildings constructed prior to 1980, the Code of Federal Regulations (29 CFR 1926.1101) states that all thermal system insulation and surface materials must be designated as "presumed asbestos-containing material" (PACM) unless proven otherwise through sampling in accordance with the standards of the Asbestos Hazard Emergency Response Act. Asbestos-containing materials (ACMs) were banned in the mid-1970s. ACMs could include, but are not limited to resilient floor coverings, drywall joint compounds, acoustic ceiling tiles, piping insulation, electrical insulation, and fireproofing materials. Furthermore, the existing structures were constructed prior to lead-based paint being banned in 1978 by the Federal Government, making the presence of lead-based paint possible. Typically, exposure to lead from older vintage paint is possible when the paint is in poor condition or is being removed. In construction settings, workers could be exposed to airborne lead during renovation, maintenance, or demolition work. Lead-based paints were phased out of production in the early 1970s. Given the age of the existing structures, asbestos-containing materials and lead-based paint has the potential to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment. Therefore, a ***potentially significant*** impact could occur.

Mitigation Measure(s)
Implementation of the following mitigation measures would reduce potential impacts to a *less-than-significant* level.

IX-1 *Prior to issuance of a demolition permit by the City for any on-site structures, the project applicant shall provide a site assessment that determines whether any structures to be demolished contain asbestos. If structures do not contain asbestos, further mitigation is not required. If asbestos-containing materials are detected, the applicant shall prepare and implement an asbestos abatement plan consistent with federal, State, and local standards, subject to approval by the City Engineer and the Community Development Director.*

Implementation of the asbestos abatement plan shall include the removal and disposal of the asbestos-containing materials by a licensed and certified asbestos removal contractor, in accordance with local, State, and federal regulations. In addition, the demolition contractor shall be informed that all building materials shall be considered as containing asbestos. The contractor shall take appropriate precautions to protect his/her workers, the surrounding community, and to dispose of construction waste containing asbestos in accordance with local, State, and federal regulations subject to the review and approval of the City Engineer and the Community Development Director.

IX-2 *Prior to issuance of a demolition permit by the City for any on-site structures, the project applicant shall provide a site assessment that determines whether any structures to be demolished contain lead-based paint. If structures do not contain lead-based paint, further mitigation is not required. If lead-based paint is found, all loose and peeling paint shall be removed and disposed of by a licensed and certified lead paint removal contractor, in accordance with federal, State, and local regulations. The demolition contractor shall be informed that all paint on the buildings shall be considered as containing lead. The contractor shall take appropriate precautions to protect his/her workers, the surrounding community, and to dispose of construction waste containing lead paint in accordance with*

federal, State, and local regulations subject to approval by the City Engineer and the Community Development Director.

d. The project site is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.[14] Therefore, the project would not be located on a site resulting in a significant hazard to the public or the environment, and ***no impact*** associated with such would occur.

e. In 1996, to address concerns about proximity to schools and associated noise hazards, the City relocated and constructed the Coalinga Municipal Airport at the corner of Phelps and Calaveras Avenues approximately four miles east-northeast of the City in the southwest portion of Fresno County. The airport is located within the Airport Master Plan Area, as described in the Land Use Element of the General Plan.

The proposed project site is located approximately 3.19 miles from the airstrip and is not located within the Airport Master Plan. Therefore, implementation of the project would not create a safety hazard for people residing or working in the project area and the project would result in a ***less-than-significant*** impact.

f. The proposed project would not include any modifications to the surrounding roadways or circulation networks. Therefore, the project would not construct barriers that would impede the implementation of an emergency response plan. As a result, the proposed project would not impair or physically interfere with an adopted emergency response plan and ***no impact*** would occur.

g. According to the City of Coalinga General Plan Update EIR, wildland fires pose potential hazards in the hilly areas surrounding the City where chaparral and other vegetation are present. The proposed project site is already developed and not located in a hilly area with chaparral or other dense vegetation and is surrounded on all sides by existing urban development. Fire protection for the area is provided by the Coalinga Fire Department, and fire service would continue with the implementation of the proposed project. Therefore, ***no impact*** would result with regard to the exposure of people or structures to risk of loss, injury or damage due to wildfire.

[14] California Department of Toxic Substances Control. *Hazardous Waste and Substances Site List.* Accessed September 5, 2017.

Issues	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY. *Would the project:*				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	✖	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	✖	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river of through the addition of impervious surfaces in a manner which would:	☐	☐	✖	☐
i. Result in substantial erosion of siltation on- or off-site;	☐	☐	✖	☐
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☐	✖	☐
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	✖	☐
iv. Impede or redirect flood flows?	☐	☐	✖	☐
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundations?	☐	☐	☐	✖
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	✖	☐

Discussion

a. In California, the State Water Resources Control Board (SWRCB) issued a statewide General Permit to regulate runoff from construction sites involving grading and earth moving in areas over one acre. The SWRCB is acting to enforce requirements of the federal Clean Water Act, pursuant to regulations issued by the U.S. EPA for the National Pollutant Discharge Elimination System (NPDES). Although the NPDES program is established by the federal Clean Water Act, the permits are prepared and enforced by the regional water boards through program delegation to California and implementing authority in the California Water Code. This State Order (Water Quality Order 99-08-DWQ) requires construction projects covered under the General Permit to use the "best available technology economically achievable," and the "best conventional pollution control technology." Each construction project in the City of Coalinga that is subject to the permit is required to have a Storm Water Pollution Prevention Plan (SWPPP) prepared, which identifies likely sources of sediment and pollution and incorporates measures to minimize sediment and

pollution in runoff water. Such objectives are established based on the designated beneficial uses (e.g., water supply, recreation, and habitat) for a particular surface water or groundwater. Any future development following the proposed project would be required to comply with all SWRCB regulations, and therefore, the project would not violate any water quality standards and the impact would be ***less-than-significant***.

b,e. The proposed project consists of a Rezone and GPA and does not involve development at this time. However, future residences would increase water demand from the City's water supply. The City of Coalinga receives water services through the Westland Water District, which originates from the California Aqueduct. Coalinga's water supply does not rely on local groundwater but rather water diverted from the Sacramento-San Joaquin Delta. Therefore, an increase in water demand would not impact groundwater supply or recharge. Considering the Westland Water District services the City of Coalinga, surrounding commercial facilities, oil fields, and the Pleasant Valley Prison, the increase in demand resulting from five residences would be minimal. As such, it is not expected that the proposed project would conflict with the water quality control plan. The proposed project's impact to groundwater supply and local water quality control plan is ***less-than-significant***.

ci-ciii. The City of Coalinga is a permittee under the NPDES General Permit for Waste Discharge Requirements for Storm Water Discharges from Small Municipal Separate Storm Sewer Systems (Order No. 2013-0001-DWQ), also known as the Small MS4 General Permit. The Order prohibits polluted stormwater and non-stormwater discharges into the storm drain system, identifies receiving water limitations on constituent loading, and requires preparation of a Storm Water Quality Management Plan (SWQMP). The SWQMP is required for all MS4 permits to address prohibited discharges from construction, industrial and commercial, municipal operations through structural mechanisms and programs addressing illicit connections and discharges, public outreach and education, and land use planning to be measured against performance and effectiveness indicators during the mandatory annual review.

The proposed project would subdivide the project site into five lots and would include a GPA and a Rezone, but would not include any new development at this time. Although future residential development would result from the approval of the proposed project, buildout under both the RMD and MX zoning would result in similar impervious surfaces and similar runoff.

As such, adequate capacity exists to accommodate future runoff that would result from site buildout and future residential development as a result of the proposed project is not anticipated to violate water quality standards, waste discharge standards, or substantially degrade water quality in excess of what would be expected for development of the site under the currently approved Mixed-Use designations. Future development of the project site would also be required to prepare a SWPPP and ensure compliance with the SWQMP, as well as subject to Goal S3 of the City's General Plan, which seeks to prevent unnecessary drainage, erosion and sedimentation, as well as General Plan Implementation Measures S3-1.1 through S3 1.4. Such local regulations would ensure that future site development would not result in the alteration of drainage patterns that would cause substantial erosion or siltation on or off-site. Therefore, a ***less-than-significant*** impact would result.

civ. Based on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number ID: 06019C3213H, the proposed project site is located within Zone X, which is described by FEMA as an area determined to be outside the 0.2 percent annual chance floodplain.[15] Thus, development of the proposed project would not place structures within a 200-year floodplain or

[15] Federal Emergency Management Agency. *Flood Insurance Rate Map Number ID: 06019C321H*. February 18, 2009.

expose people or structures to a risk of loss, injury, or death involving flooding. Accordingly, restrictions on development or special requirements associated with flooding are not required for the project. Therefore, the proposed project would result in a ***less-than-significant*** impact related to flooding.

d. As discussed in question 'civ' above, the project site is not located within a flood hazard zone. Tsunamis are defined as sea waves created by undersea fault movement. A tsunami poses little danger away from shorelines; however, when the tsunami reaches the shoreline, a high swell of water breaks and washes inland with great force. The City of Coalinga is not subject to impacts from the effects of a tsunami because the City is located over 70 miles inland of the Pacific Ocean. A seiche is a long-wavelength, large-scale wave action set up in a closed body of water such as a lake or reservoir, whose destructive capacity is not as great as that of tsunamis. The project is not located near a closed body of water. Therefore, it is not anticipated that the project site would be impacted by seiches in the future. In summary, flood hazards, tsunamis, and seiches would have ***no impact*** on the proposed project.

Issues	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XI. LAND USE AND PLANNING. *Would the project:*				
a. Physically divide an established community?	☐	☐	☐	✖
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	✖	☐

Discussion

a. The proposed project site is located at the corner of South Hachman and East Polk Streets and is surrounded by existing development on all sides. The project would not include any improvements to either South Hachman or East Polk Streets that would alter circulation or create a barrier between parts of the community. Therefore, the proposed project would not be located between communities in such a way as to create a barrier or divide established communities and the project would result in ***no impact*** related to physically dividing an established community.

The proposed project would subdivide the project site into five lots and would include a GPA from Mixed-Use to RMD and a Rezone from MX to RMD. As such, the proposed project would conflict with the existing General Plan land use designations and the City's zoning code. However, the proposed RMD designation allows for a minimum lot size of 4,500 sf with a residential density of 15 dwelling units per acre (du/acre). As shown in Table 2, compared to the current General Plan designation, the site would yield a maximum of five residential units in addition to a maximum of 24,829 sf of commercial development on the proposed site. As such, the proposed project would result in a less intense designation than what is currently approved for the site and a general down zoning of the site. Thus, because potential future development on the project site would result in a smaller footprint than initially analyzed in the General Plan EIR, impacts related to stormwater quality, noise standards, and air quality standards, would not cause a significant environmental impact in excess of what has already been analyzed and anticipated in the General Plan EIR.

As discussed throughout this IS/MND, the proposed project would redesignate and rezone the site to a less intense designation and zoning district. Therefore, should the City of Coalinga City Council approve the requested General Plan Amendment, Rezone, and Tentative Subdivision Map, the project would not result in any significant environmental effects that cannot be mitigated to less-than-significant level by the mitigation measures provided herein. Thus, the proposed project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. As a result, a ***less-than-significant*** impact would occur.

Table 2
Comparison of Current and Proposed Designations

Designation	Minimum Lot Size (s.f.)	Calculated Maximum Allowable Units for Proposed Site	Maximum Residential Density Units (du/acre)	Calculated Maximum Residential Density Units for Proposed Site (du/acre)	Calculated Maximum Allowable Commercial Square Footage for Proposed Site
Current: Mixed-Use (MX)	5,000[1]	5.0	15.0[3]	8.0	24,829 s.f.
Proposed: Residential Medium Density (RMD)	4,500[2]	5.0	15.0[4]	8.0	N/A

Sources:
[1] *City of Coalinga. City of Coalinga Municipal Code. Sec. 9-2.303. Table 2.6: Development Regulations–Commercial Districts. February 23, 2017.*
[2] *City of Coalinga. City of Coalinga Municipal Code. Sec. 9-2.203. Table 2.4: Development Regulations–Residential Districts. February 23, 2017.*
[3] *City of Coalinga. City of Coalinga General Plan 2005-2025. [pg. 2-23]. June 2009.*
[4] *Ibid.*

Issues	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XII. MINERAL RESOURCES. *Would the project:*				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	✖
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	✖

Discussion

a,b. Two active surface mines exist adjacent to the City of Coalinga. The mines are bounded on the north by Gale Avenue, on the east by State Route (SR) 198, on the west by Monterey Street, and on the south by the former airport property and the City limits. The operations include both extraction and processing of the materials into construction aggregates, concrete, and asphalt. According to the General Plan Master EIR, the California Division of Mines and Geology (CDMG) has not performed a comprehensive survey of all potential mineral resource locations or classified other locations within Fresno County into Mineral Resource Zones (MRZ). Regardless of the status of mineral resources at a particular site, a potentially significant impact would only occur if known mineral resources were present and could be extracted through standard mining practices without intrusion by incompatible uses.

Although future development would occur as a result of the proposed project, the project site is currently developed and surrounding by existing development. Given the project's proximity to existing residential uses, the project site would be considered an incompatible use for mineral resource extraction according to the City's General Plan.[16] Therefore, the proposed project would result in ***no impact*** related to the loss of availability of known mineral resources or a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

[16] City of Coalinga. *City of Coalinga General Plan 2005-2025.* [pg. 2-28]. June 2009.

Issues	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XIII. NOISE. *Would the project result in:*				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	✖	☐	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	✖	☐
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	✖

Discussion

a. Construction

During the construction of the proposed project, noise from construction activities and machinery would add to the ambient noise levels in the project vicinity. Noise would also be generated during the construction phase by truck traffic associated with transport of heavy materials and equipment to and from the project site. The City's General Plan EIR concluded that Policy N1-1 and Implementation Measures N1-1.1 and N1-1.6 would sufficiently mitigate any construction-related noise generated by future development of the proposed project.

Operations

According to the Coalinga 2025 GP EIR, noise from traffic is currently the most significant noise source in the City and is anticipated to continue to be the most significant noise source in the future. Traffic noise impacts would occur due to increased vehicular trips that would result from future development that would use the City roadway network. Buildout of the General Plan would directly increase the amount of commercial and industrial development in the City. Each new dwelling unit for a residential land use is estimated to add approximately eight vehicle trips per day, which in turn, would lead to increased noise levels along existing and future City transportation corridors.

The proposed project would subdivide the project site into five lots and would include a GPA and a Rezone to RMD. While the proposed project does not include any new development, approval of the project could result in future residential development of up to five units. Such development would lead to an increase of vehicle trips per day from current conditions, as is discussed in Section XVI. Transportation and Circulation. However, the intensity of allowable development under the proposed RMD is anticipated to be less than the existing designations, given that the Mixed-Use

designation would allow for both residential and commercial uses, which would generate additional vehicle trips per day. Future residential development would therefore not be expected to generate levels of noise in excess of what would be expected from development of the site under the approved designations.

Furthermore, residential development is not considered as a stationary noise source and would not be considered to generate additional ambient or operational noise, whereas commercial operations have been determined by the General Plan as a primary noise source. Although future development of the site would lead to a permanent increase in ambient and operational noise above existing levels, development under the proposed RMD designation would eliminate the future commercial development on the project site, and thus, would not result in a substantial permanent increase beyond what was previously anticipated by the General Plan.

Conclusion

Given the above discussion, future residential development as a result of the proposed project would not permanently expose persons or generate noise levels in excess of standards established in the General Plan. Nevertheless, given the proximity of the nearby residential buildings to the proposed construction activities, noise levels at nearby noise-sensitive receptors would temporarily or periodically increase above existing levels without the project, and a ***potentially significant*** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above impact to a *less-than-significant* level.

XIII-1 *Prior to approval of a grading permit, and subject to the review and approval of the City Engineer, construction plans shall require a notation limiting construction activities to the following:*

- *Construction activities shall be restricted to the hours between 7:00 AM and 9:00 PM Monday through Friday, and between 8:00 AM and 5:00 PM on Saturday and Sunday.*
- *All noise-producing project equipment and vehicles using internal-combustion engines shall be equipped with manufacturers-recommended mufflers and be maintained in good working condition.*
- *All mobile or fixed noise-producing equipment used on the project site that are regulated for noise output by a federal, state, or local agency shall comply with such regulations while in the course of project activity and must be located as far as is feasible from sensitive receptors;*
- *Sound attenuation devices shall be required on construction vehicles and equipment.*

b. Although groundborne vibration would not be generated as part of the daily operation of the proposed project, groundborne vibrations would be generated during construction of future residential development as a result of the proposed project. However, Section 9-4.406 of the City's Municipal Code exempts vibration from temporary construction. In addition, vibration associated with construction activities would be temporary in nature, and would be anticipated to occur during normal daytime working hours. Therefore, a ***less-than-significant*** impact would occur related to exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.

c. According to the General Plan Master EIR, airport noise within the City was assessed through the use of established noise contours found in the Airport Master Plan. Airport noise contours (as shown in Figure 7 of the Initial Study prepared for the Airport Master Plan) indicate that the 50 dBA through 65 dBA CNEL noise contours do not extend beyond the airport boundaries into the City and airport noise was determined not to be significant within the City.[17] Given that the proposed project is located approximately 3.19 miles from the nearest airport, the Coalinga Municipal Airport, and would therefore not involve the construction of any new or future structures within two miles of a public airport or private airstrip, the proposed project would not result in excess noise levels for people residing or working in the project area. Therefore, the proposed project would result in ***no impact***.

[17] City of Coalinga. *Final Master Environmental Impact Report for the City of Coalinga 2025 General Plan Update*. [pg. V-120]. May 2009.

Issues	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XIV. POPULATION AND HOUSING. *Would the project:*				
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	☐	☐	✖	☐
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	✖	☐

Discussion

a,b. The proposed project would subdivide the 0.57-acre site into five lots and would include a GPA and a Rezone to RMD, allowing for a maximum of five residential units. Based on the 2010 estimated 3.152 average number of persons per household for the City,[18] the proposed project would lead to an increase in the population growth by approximately 15 people. However, the site currently consists of three existing residences. Assuming nine people reside among the three existing on-site residences at an estimated 3.09 persons per household, the proposed project would ultimately increase the population by a net total of six people. Although the proposed project would increase the population, the maximum allowable residential units under the proposed RMD designation would remain the same for the proposed site as the current Mixed-Use designation. Therefore, the proposed project would not increase the population beyond what was already anticipated in the General Plan EIR.

As previously discussed, the proposed project would lead to future development of the site that would ultimately lead to replacement of the existing on-site residences. Because the GPA and Rezone would redesignate and rezone the site to RMD, all future development would remain residential and would not necessitate the construction of replacement housing elsewhere.

Consequently, the proposed project would have a ***less-than-significant*** impact regarding induction of substantial population growth and displacement of a substantial number of existing housing and people that would necessitate construction of replacement housing.

[18] City of Coalinga. Housing Element. [pg. B-14]. March 2010.

Issues	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XV. PUBLIC SERVICES. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*				
a. Fire protection?	☐	☐	✖	☐
b. Police protection?	☐	☐	✖	☐
c. Schools?	☐	☐	✖	☐
d. Parks?	☐	☐	✖	☐
e. Other Public Facilities?	☐	☐	✖	☐

Discussion

a,b. The Coalinga Fire Department currently operates out of one station in the central part of the City at 7th Street and Elm Avenue. Because of growth within the City, there is consideration for the future addition of one additional station to better serve the community. The Department is staffed daily with three operation shifts, each shift consisting of two officers (Captain and Engineer) and four firefighters. Staffing is augmented by six reserves firefighters who respond "on call" when needed.

According to the Coalinga General Plan Master EIR, in order to maintain adequate fire protection and services for additional projected development in the proposed General Plan, the level of fire protection in the planning area must be increased. To maintain an adequate firefighter-to-resident ratio, the Fire Department would need to hire an additional 44 firefighters. With regular and timely service upgrades, new development that is consistent with the proposed General Plan is not anticipated to exceed levels of protection required to serve such development.

The City's implementation of Policies PFS1-1 and S2-5 (and their associated implementation measures) that were included in the General Plan reduces the identified potentially significant impacts to less-than-significant levels. The policies required the City to implement a Fire Department Master Plan, require new developments to pay for their fire protection needs, maintain the existing mutual and instant aid agreements with other agencies; and adopt standards of coverage specific to the geography of Coalinga.

The Coalinga Police Department has a total of 21 sworn officers and the Department is divided into two divisions – Patrol and Support Services – each with its own Police Commander. Increased population resulting from buildout of the General Plan would increase the demand for police protection services. If buildout is reached by the year 2025, as anticipated in the General Plan, 88 additional police officers would need to be hired to maintain the current officer to resident ratio of 2:1,000.

The City's implementation of Policies PFS2-1 and PFS2-2 (and their associated implementation measures) that were included in the General Plan reduces the identified potentially significant impacts to less-than-significant levels. These policies required the City to ensure that Coalinga continues to receive adequate police protection and to enhance public awareness and participation in crime prevention.

The proposed project only includes a GPA and Rezone of the project site and would not include any development at this time. Although approval of the proposed project would lead to future residential development, such development was already anticipated in the General Plan under the Mixed-Use designations which allow for the same maximum residential units as the proposed redesignation to RMD. In addition, the proposed site includes three existing residences that are currently served by fire and police services and would remain so until future development applications are received for the site. However, any future development on the project site has already been included in the General Plan analysis and therefore, the project would not result in any additional demand for fire or police services. Future development would additionally be subject to development impact fees to offset the cost of needed public facilities and services. According to the 2017 Development Impact Fees Master List, impact fees are $485 per unit for police services and $489 per unit for fire services.[19] The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities nor the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire or police protection services. Therefore, a ***less-than-significant*** impact would result.

c. The Coalinga-Huron Unified School District (CHUSD) serves students living in Coalinga, Huron and portions of Fresno County and Monterey County. The CHUSD covers approximately 1,100 square miles and has historically been a growth district in the San Joaquin Valley. The CHUSD includes five elementary schools, two middle schools, two continuation high schools, a community day school and one senior high school. All of the CHUSD facilities are located in Coalinga except for one elementary school, a middle school and a continuation high school, which are located in Huron.

According to the General Plan Master EIR, increased residential development anticipated in the proposed General Plan would generate sufficient demand for additional schools; at ultimate buildout, demand for 12 additional elementary schools, four additional middle schools, and four additional high schools would result.

Policy PFS5-1 of the General Plan requires the City to provide adequate land for school sites and school facilities to meet the changing needs of the population. The proposed project only includes a GPA and Rezone of the proposed project site and would not include any development at this time. However, approval of the proposed project would lead to new residential development with a maximum of five units. Although such development was already anticipated in the General Plan under the Mixed-Use designations, which allow for the same maximum residential units as the proposed redesignation to RMD, any future development would be subject to development impact fees at a rate of $4.80 per s.f.[20] Given that any future development on the project site has already been included in the General Plan analysis and any impact fees for future development would be

[19] City of Coalinga, Community Development Department. *Development Impact Fees Master List.* October 15, 2018.

[20] Ibid.

paid to the City, the proposed project would have a ***less-than-significant*** impact with regard to adequate school facilities.

d,e. The Coalinga-Huron Recreation and Park District (CHRPD) provides park, recreation, and senior services to the cities of Coalinga and Huron. District facilities include a community center, senior center, fitness center, and several parks. The two currently utilized parks in the City of Coalinga are Keck Park and Olsen Park. Keck Park, located on West Polk Street on the western edge of the City, is a 15-acre community park that includes the Coalinga Community Center. Olsen Park is a 10-acre park located on East Polk Street, east of the commercial core area. The CHRPD provides recreational facilities and sports for preschoolers through senior citizens. In addition, sports and athletic programs are offered at the elementary school, the high school, and the community college.

According to the General Plan Master EIR, buildout of the General Plan includes a number of residential developments that would impact the availability of recreational facilities to the residents of Coalinga. To meet the standard included in the General Plan of 2.5 acres of park space for every 1,000 residents, the City and/or new development would need to dedicate an additional 149 acres of park space. In order to mitigate for the impacts to the existing recreational facilities, a number of policies were included in the City's General Plan. The adoption and implementation of the policies was intended to reduce the impacts of the expected growth on the recreational facilities of the area.

The proposed project would not include any new development. However, approval of the proposed project would result in new residential development on the project site. As previously discussed in Section XIV. Population and Housing, the proposed project would lead to development that would ultimately increase the City's population by approximately six people. Per Section 9-7.502(9) of the City's Municipal Code, as a condition of approval of a tentative map, the applicant is required to dedicate at a minimum of three acres of park area per 1,000 persons who would live in the proposed subdivision, or pay a fee in lieu thereof.[21] Final determination of the requirements for fees in lieu of dedication of land would be made by the Community Development Director pursuant to Section 9-7.103 of the Code. The in-lieu fees would fund improvements to and expansion of park facilities within the City. Therefore, the proposed project would have a ***less-than-significant*** impact related to the need for new or physically altered parks or other public facilities, the construction of which could cause significant environmental impacts.

[21] City of Coalinga. *Coalinga Municipal Code*. Available at https://www.municode.com/library/ca/coalinga/codes/code_of_ordinances. Accessed February 23, 2017.

Issues	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XVI. RECREATION. *Would the project:*				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	✖	☐
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	✖	☐

Discussion

a,b. As previously discussed, the CHRPD provides park, recreation, and senior services to the cities of Coalinga and Huron. District facilities include a community center, senior center, fitness center, and several parks. According to the General Plan Master EIR, the two currently utilized parks in the City of Coalinga are Keck Park and Olsen Park. Keck Park, located on Jayne Avenue on the western edge of the City, is a 15-acre community park that includes the Coalinga Community Center. Olsen Park is a 10-acre park located on Jayne Avenue east of the commercial core area. The CHRPD provides recreational facilities and sports for preschoolers through senior citizens. In addition, sports and athletic programs are offered at the elementary school, the high school, and the community college.

As discussed in Section XIV. Population and Housing, future residential development would not result in an increase in population beyond what was anticipated in the General Plan, as the maximum allowable units for the project site would remain consistent with the GPA and Rezone to RMD. Thus, the project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Future development would additionally be subject to development impact fees from both the City and the CHRPD to offset the cost of needed recreation facilities. According to the 2018 Development Impact Fees Master List, the City's park impact fee is $1,177 for Medium Density Residential development and the CHPRD's park impact fee is $936 per multi-family residential dwelling unit and $1,070 per single-family residential dwelling unit.[22] In addition, the project does not include recreational facilities and would not require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Therefore, the project would result in a ***less-than-significant*** impact to recreation.

[22] City of Coalinga, Community Development Department. *Development Impact Fees Master List.* October 15, 2018.

Issues	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XVII. TRANSPORTATION/TRAFFIC. *Would the project:*				
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	✖	☐
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	✖	☐
c. Substantially increase hazards due to a design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	✖	☐
d Result in inadequate emergency access?	☐	☐	✖	☐

Discussion

a. The City of Coalinga falls under the umbrella of the Fresno County Congestion Management Plan, which represents an effort to manage traffic congestion by coordinating the many transportation, land use, and air quality programs in Fresno County. The City has been required to adopt their own land use impact program and to establish policies to maintain level of service (LOS) standards that are outlined in the Circulation Element of the proposed General Plan. The City's General Plan applies all relevant measures from the Fresno County Congestion Management Plan through Goal C1 and Policies C1-1 through C1-5.

Levels of service are used to describe the quality of traffic flow on City streets and state highways. LOS is a qualitative measure of traffic operating conditions whereby a letter grade (A-F), corresponding to progressively worsening traffic operating conditions, is assigned to an intersection or roadway segment. LOS A means that there is little delay at intersections and free flowing traffic. LOS E and F occur when there are long delays at intersections, and roadways are at their maximum capacities.

The General Plan Master EIR identified the following four sets of impact thresholds that applied in their analysis of traffic impacts associated with buildout of the General Plan: City of Coalinga thresholds (LOS D), Fresno County (LOS C in rural areas), Caltrans (LOS C for State facilities) and CEQA thresholds. According to the General Plan Master EIR, at buildout of the General Plan (2025), the level of service (LOS) at the segment of east Polk Street on which the project site is located (between Hayes and Garfield Streets) would be LOS C. LOS C is an acceptable LOS, based on the aforementioned four sets of thresholds of significance for roadways in the City of Coalinga.

The proposed project would not include any new development at this time. However, approval of the project could lead to the future development of five new residential units. Such development would occur on-site, located at the intersection of South Hachman and East Polk Streets. Both streets, as well as East Valley Street, would provide access to future on-site development.

To determine the effect that the proposed project could have on the LOS of the surrounding circulation network, the Institute of Traffic Engineer's (ITE) Trip Generation Handbook was used

to estimate the amount of traffic induced by development typical of an RMD land use.[23] General land use categories were used to estimate possible vehicle trip generation rates of the current Mixed-Use designation to compare to the trip generation rates calculated for the proposed RMD designation. Because the ITE does not provide a mixed-use category, the Single Family Homes and Convenience Market (Open 24 hrs) generation rates were used in combination to provide a maximum allowable scenario of the current maximum buildout under the Mixed-Use designation. Using the above-mentioned ITE categories, the proposed site would generate approximately 18,378 daily trips under the current General Plan designation in comparison to the RMD designation, which would generate approximately 76 daily trips. Although the proposed project would potentially increase traffic from existing conditions, the elimination of commercial use on the project site would reduce the potential maximum buildout of the site under the current General Plan designation, thus substantially reducing the overall approximate daily trips.

Because the surrounding roadways are expected to operate at an acceptable LOS at buildout of the General Plan and because the proposed project would be less intense than the amount of buildout previously analyzed, the future development of the proposed project would not be expected to create a substantial traffic increase in relation to the existing road network. Therefore, a ***less-than-significant*** impact would result.

b. Section 15064.3 of the CEQA Guidelines provides specific considerations for evaluating a project's transportation impacts. Per Section 15064.3, analysis of vehicle miles traveled (VMT) attributable to a project is the most appropriate measure of transportation impacts. While a qualitative discussion of VMT has been provided below, the provisions of Section 15064.3 apply only prospectively; determination of impacts based on VMT is not required Statewide until July 1, 2020.

Per Section 15064.3(3), a lead agency may analyze a project's VMT qualitatively based on the availability of transit, proximity to destinations, etc. While changes to driving conditions that increase intersection delay are an important consideration for traffic operations and management, the method of analysis does not fully describe environmental effects associated with fuel consumption, emissions, and public health. Section 15064.3(3) changes the focus of transportation impact analysis in CEQA from measuring impact to drivers to measuring the impact of driving.

The proposed project would lead to the eventual construction of five residences, which would contribute minimally to the traffic in the area. The project site is approximately 0.5-mile from the 25 West Polk bus station; therefore, public transit is available in the site vicinity. Goal AQ2 of the Coalinga General Plan calls for the reduction of motor vehicle trips and VMT. As such, the future developments would be required to comply with the implementation measures listed in the General Plan, including, but not limited to, the following:[24]

- Measure AQ2-1.1: Where feasible, projects that should propose pedestrian or transit-oriented designs at suitable locations and encourage higher densities in areas served by a full range of urban services.
- Measure AQ2-1.6: Develop park and ride lots and rideshare programs to serve long distance and regional commuters.
- Measure AQ2-1.8: Require new development to provide pedestrian and bicycle connections to transit facilities, commercial and neighboring uses, and other potential destinations.

[23] Institute of Traffic Engineers. *Trip Generation Handbook 9th Edition*. Published 2012.

24 City of Coalinga. *Coalinga General Plan 2005-2025* [pg. 5-38]. June 2009.

With the implementation of the above measures intended to reduce VMT, and considering that the rezone would result in reduced VMT relative to buildout of the site under existing zoning designations, development of the project site would not lead to a substantial increase in VMT. Therefore, the proposed project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3(b), and a ***less-than-significant*** impact would occur.

c.d. The proposed project would not result in changes to the existing roadway network and, given that the project would not result in new development on the site at this time, the project would not introduce design features that would be considered hazardous or incompatible uses. While the project would lead to residential development in the future, the proposed lots would all have access to one of the three main roads surrounding the site; East Polk Street, South Hachman Street, and East Valley Street. Emergency access would thus be sufficient for any future development on the five proposed lots. As such, the project would not substantially increase hazards due to design features or incompatible uses, and emergency access to the site would be adequate; therefore, the project would result in a ***less-than-significant*** impact.

Issues	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:*				
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	☐	✖	☐	☐
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	✖	☐	☐

Discussion

a, b. Tribal cultural resources are generally defined by Public Resources Code 21074 as sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe. As discussed in Section V, Cultural Resources, of this IS/MND, the proposed project site does not contain any existing permanent structures or any other known resources listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), and does not contain known resources that could be considered historic pursuant to the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. The records search of the CHRIS for cultural resource site records and survey reports within the proposed project area did not provide any indication of the possibility of historic-period activity within the proposed project site. The Native American Heritage Commission (NAHC) was contacted on September 11, 2017 to request a search of their Sacred Lands File for traditional cultural resources within or near the project area. The reply from the NAHC states that the search failed to indicate the presence of Native American sacred lands or traditional cultural properties in the immediate vicinity.[25] In addition, because the proposed project includes a request for a General Plan Amendment, in compliance with Senate Bill (SB) 18, the City of Coalinga also sent SB 18 notification letters to the list of tribes provided by the NAHC on September 19, 2017. Requests for consultation were not received.

It should be noted that under Assembly Bill (AB) 52, formal consultation with California Native American Tribes must be conducted by lead agencies for proposed projects. In particular, lead

[25] Native American Heritage Commission. *150 South Hackman Street Subdivision Project, Coalinga, Fresno County.* September 19, 2017.

agencies are required to consult with Native American tribes early in the CEQA process if a Native American tribe has first requested to the lead agency, in writing, to be informed by the lead agency through formal notification of proposed projects in their geographic area. The City of Coalinga's tribal consultation request list, pursuant to AB 52/Public Resources Code Section 21080.3.1, currently does not include any Native American tribes; therefore, the City is not required to notify any tribes regarding the proposed project.

As additionally discussed in Section V, Cultural Resources, of this IS/MND, the potential for unrecorded Native American resources to exist within the project site is relatively low based on existing environmental conditions including existing development of the site, and Native American resources have not been identified within the vicinity of the project site. Nevertheless, the possibility exists that construction of the proposed project could result in a substantial adverse change in the significance of a tribal cultural resource if previously unknown cultural resources are uncovered during grading or other ground-disturbing activities. Thus, a ***potentially significant*** impact to tribal cultural resources could occur.

Mitigation Measure(s)
Implementation of the following mitigation measure would reduce the above impact to a *less-than-significant* level.

XVIII-1. *Implementation of Mitigation Measure V-1*.

Issues	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS. *Would the project:*				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	✖	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	✖	☐
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	✖	☐
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	✖	☐
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	✖	☐

Discussion

a-e. The proposed project would consist of a GPA and Rezone from Mixed-Use to RMD and a subdivision of the 0.57-acre lot into five lots. The proposed project would not include any new development at this time; however, future residential development could result from the approval of the proposed project. Upon implementation of future development, the project site would continue to be served by the City of Coalinga for wastewater treatment, storm drainage, water supply, and solid waste services. The existing water supply, wastewater, solid waste, and electricity, natural gas, and telecommunications settings are discussed below. See Section X., Hydrology and Water Quality, of this IS/MND for a discussion regarding potential stormwater impacts.

Water Supply

Coalinga's surface water treatment plant originally came on line in April 1972 with a nominal capacity of eight MGD average daily flow and a hydraulic (maximum flow) capacity of 12 MGD. In 1992, primarily in anticipation of the increased demands resulting from construction of the Pleasant Valley State Prison, the treatment plant was expanded to a nominal treatment capacity of 12 MGD and a hydraulic capacity of 16 MGD. The treatment plant takes water from the California Aqueduct via the Coalinga Canal.

The supply of potable water is capped at 10,000 acre-feet for the City, and the General Plan Master EIR indicates that the likelihood is low that water will be available for the amount of development outlined in the proposed General Plan. Without the acquisition of a new source, the City could provide water supply to a maximum of 21,275 persons, based on the current per capita water use rate of 0.47af/year. While this population figure is in line with the Department of Finance growth projections for the City, the number is well under what the General Plan outlines for buildout of the General Plan.

According to the United States Census Bureau, the City of Coalinga currently has an estimated population of 16,598 as of July 1, 2016.[26] As previously determined in Section XIII, Population and Housing, the proposed project would lead to future residential development and thus increase the population by approximately six people. Given that the City anticipates adequate water supply for a maximum of 21,275 persons, the increase in population by six persons could easily be served by the existing water supply. Although the current Mixed-Use designation would allow for the same maximum increase in population as the proposed RMD designation, the Mixed-Use designation additionally allows for 24,829 s.f. of commercial development. Therefore, the proposed project would ultimately reduce the water supply demand of the site from what was previously approved, and would not require the relocation, construction, or expansion of existing water facilities.

Wastewater

The City of Coalinga owns and operates a wastewater treatment plant (WWTP) under California Regional Water Quality Control Board (RWQCB) Waste Discharge Requirements Order No. 94-184. The WWTP is located at the confluence of Los Gatos Creek and Warthan Creek, approximately one mile east of the City. The WWTP has undergone two major improvements in the last twenty years. In 1982, the primary clarifier and anaerobic digester were abandoned in favor of additional aerated lagoons, increasing the permitted treatment capacity to 0.93 MGD. In 1991, modifications to the plant included rehabilitation of the previously abandoned primary clarifier and conversion of the previously decommissioned anaerobic digester to an aerobic digester, increasing the plant capacity to 1.34 million gallons per day (MGD). The current average daily flow is 0.93 MGD, which represents approximately 70 percent of the current average daily permitted flow.

However, biochemical oxygen demand (BOD) of the wastewater flowing into the plant is greater than assumed for the design of the treatment facilities and the plant is operating at approximately 90 percent of the plant's BOD reduction capability. State law requires the City to begin planning for the next plant expansion once the treatment plant reaches 80 percent of its design capacity. The Sewer System Master Plan prepared for the City by Boyle Engineering in 2005 evaluated alternatives for the expansion of wastewater treatment and disposal facilities. In addition, the General Plan Master EIR includes Policies PFS8-1 and PFS8-2, which are intended to reduce impacts related to increased demand for utilities, including sewer and wastewater treatment services, to a less-than-significant level.

As previously discussed, the proposed project would lead to future residential development on the project site. The project site includes three existing residences that are currently served by the City's utility providers. Given that the project site was previously analyzed under the Mixed-Use designation, which allows for a maximum increase of five units on the site, future development of

[26] United States Census Bureau. *Quick Facts: Coalinga, California.* Available at: https://www.census.gov/quickfacts/fact/table/coalingacitycalifornia/PST045216. Accessed September 12, 2017.

the site would only allow for a net increase of two new residential units under the proposed RMD designation. Given that the City's WWTP has a current capacity of 1.34 MGD and the average daily flow is currently operating at 70 percent, the increase of two residential units could easily be accommodated by the existing capacity. However, given that the Mixed-Use designation would allow for 24,829 s.f. of commercial use in addition to the five maximum residential units. Compared to the proposed RMD designation, the proposed project would ultimately generate less wastewater demand than what is currently anticipated in the General Plan. Based on the above discussion, development of residences on the project site would not significantly increase the demand for wastewater treatment services, and the proposed project would not result in the need for new or expanded facilities.

Solid Waste

The City of Coalinga subcontracts out solid waste collection and disposal services to Mid-Valley Disposal within the City limits. Currently, the City generates approximately 20 tons per day, excluding solid waste generated by the Pleasant Valley State Prison. The prison averages five tons per day. The Coalinga Disposal Site, operated by the County of Fresno, is located one mile south of the City of Coalinga adjacent to Highway 118. This landfill serves the cities of Coalinga and Huron, as well as the rural areas of southwestern Fresno County. Currently, the Coalinga Disposal Site averages 50 tons per day with a maximum daily permitted capacity of 100 tons per day. The landfill is expected to serve the Coalinga region for the next 35 to 40 years. Once the landfill has reached capacity, local solid waste will be taken to the regional County landfill on American Avenue, approximately 45 miles east of the City.

According to the *Remaining Lifetime Landfill Capacity Data Sheet* prepared by the California Department of Resources Recycling and Recovery (CalRecycle) for Fresno County, landfill capacity in the year 2025 is projected at 11,822,751 tons to accommodate an estimated 583,039 tons of solid waste.[27] Thus, the County landfill would have 96 percent capacity remaining in the year 2025. As such, sufficient landfill capacity exists to serve the County, including any future development on the project site, for the foreseeable future.

Electricity, Natural Gas, and Telecommunications

The proposed project does not involve residential development at this time. However, potential future residences would acquire access to electric power, natural gas, and telecommunication facilities through existing infrastructure. Because substantial electrical, natural gas, and telecommunications facilities exist in the vicinity, infrastructure improvements would not be required.

Conclusion

As discussed above, the proposed project would include residential development on the site that would result in an increase in population and residential units from exiting conditions. However, the intended future development of five residences would not contribute significantly to demand for public utilities and service systems. Furthermore, the GPA and Rezone of the site would allow for a maximum buildout that would be less intensive than what was previously analyzed under the current General Plan designation. As such, the proposed project would generate less water, wastewater, solid waste, and other utility demand compared to maximum buildout already

[27] CalRecycle. *Facility Information Toolbox (FacIT): Identify Facility Capacity Shortfalls.* Available at: http://www.calrecycle.ca.gov/FacIT/facility/disposalgap.aspx. Accessed September 19, 2017.

anticipated by the General Plan. Therefore, the proposed project would result in a ***less-than-significant*** impact to utilities and service systems.

Issues	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XX. WILDFIRE				
If located in or near state responsibility areas or lands classified as very high fire hazards severity zones, would the project:	☐	☐	✖	☐
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?				
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	✖	☐
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	✖	☐
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	✖	☐

Discussion

a-d. According to the California Department of Forestry and Fire Protection (CAL FIRE) Fire and Resource Assessment Program, the project site is located within a Local Responsibility Area and has not been assigned a fire risk classification.[28] The site is not located in or near a State Responsibility Area.[29] It should be noted that the area south of the project site is identified as a Moderate Fire Hazards Severity Zone. However, the project site is situated within a developed area of the City, and the developed nature of the project vicinity would help to limit wildfire risk at the project site. The proposed project would involve the development of structures, but future residences would be required to comply with the CBSC regarding fire safety. As such, the proposed project would not expose people or structures to significant risks related to wildfire.

Implementation of the proposed project would not result in any substantial modifications to the City's existing roadway system and would not interfere with potential evacuation or response routes used by emergency response teams. Additionally, the proposed project would not add a substantial amount of traffic to area roadways; thus, the proposed project would not substantially impair an adopted emergency response plan or emergency evacuation plan. The project is not located on a substantial slope, and the project area does not include any existing features that would substantially increase fire risk for residents. Given that the project site is located within a developed area and is situated adjacent to existing roads, water lines, and other utilities, the project would not result in substantial fire risks related to installation or maintenance of such infrastructure.

28 CAL FIRE Fire and Resource Assessment Program. *Draft Fire Hazard Severity Zones in LRA, Fresno County*. October 2, 2007.

29 CAL FIRE Fire and Resource Assessment Program. *Fire Hazard Severity Zones in SRA, Fresno County*. November 7, 2007.

Based on the above, the proposed project would not result in substantially increased fire risks relative to existing conditions, and the impact would be ***less-than-significant***.

Issues	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE.				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	✖	☐
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	✖	☐
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	✖	☐

Discussion

a. This IS/MND identifies that the proposed project would consist solely of a GPA and Rezone for the proposed project site, as well as the approval of a Tentative Map to subdivide the site into five equal lots for future residential development. Given that residential development already exists on the proposed site and that the site is surrounded by existing residential and commercial development, the project would not result in degradation of the quality of the environment for wildlife and plant species or communities. While unlikely, the project could result in impacts related to eliminating important examples of major periods of California history or prehistory associated with undiscovered archeological and/or paleontological resources during project construction. However, this IS/MND includes mitigation measures that would reduce any potential impacts to less-than-significant levels. With implementation of the mitigation measures required by this IS/MND, as well as compliance with General Plan policies and all applicable sections of the Municipal Code, development of the proposed project would reduce any potential impacts associated with the elimination of important examples of the major periods of California history or prehistory. Therefore, a ***less-than-significant*** impact would occur.

b. The proposed project would consist of a GPA, Rezone, and Tentative Map to subdivide the project site into five lots for future residential development. The proposed project would not include any new development at this time and thus, would not have the potential for achieving short-term goals to the disadvantage of long-term environmental goals. However, future residential development of the site would result from proposed project and lead to a slight increase in population and overall residential units. As discussed throughout this document, the GPA and Rezone would result in a less intense development of the site, given that the RMD designation allows for a maximum of five residential units and the Mixed-Use designation allows for both a maximum of five residential units in addition to commercial development. Any future development of the site would have a negligible

effect on the population or increase in residential units and would not be cumulatively considerable. Therefore, a ***less-than-significant*** impact would occur.

c. Because the project site has previously been developed and the site is surrounded by existing development, and because the project would be consistent with the site's existing land use designation, substantial adverse effects on human beings are not anticipated with implementation of the proposed project. More specifically, as described in this IS/MND, the criteria air pollutant and GHG emissions generated by the project would be below the SJVAPCD's thresholds of significance. In addition, the project would not involve the use of hazardous materials that could impact human health. Therefore, overall, the project's impact to human health would be ***less than significant***.

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