



# **AGENDA**

## **PLANNING COMMISSION**

### **155 W. DURIAN, COALINGA, CA 93210**

### **TUESDAY MAY 26, 2020**

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

**Notice is hereby given that the City of Coalinga Planning Commission will hold a Regular Meeting, on May 26, 2020 via webinar only. The webinar address for members of the public is [https://www.bigmarker.com/griswold\\_lasalle/5-26-20-Coalinga-Planning-Commission](https://www.bigmarker.com/griswold_lasalle/5-26-20-Coalinga-Planning-Commission). Persons with disabilities who may need assistance should contact the City Clerk at least 24 hours prior to the meeting at 935-1533 x113. Anyone interested in translation services should contact the City Clerk at least 24 hours prior to the meeting at 935-1533 x113. The Meeting will begin at 6:00 p.m. and the Agenda will be as follows:**

#### **CALL MEETING TO ORDER (6:00 PM)**

**Pledge of Allegiance**

#### **CHANGES TO THE AGENDA**

#### **ROLL CALL**

**Commissioners:**

- Chairman Sailer**
- Vice Chairman Jacobs**
- Commissioner Helmar**
- Commissioner Garza**
- Commissioner Pruitt**

**Staff:**

- Sean Brewer, Assistant City Manager**
- Marissa Trejo, City Manager**

#### **PUBLIC COMMENTS**

***Under Government Code 54954.3 members of the audience may address the Commission on any item of interest to the public or on any agenda item before or during***

*the Commission's consideration of the item. State law prohibits the Planning Commission from acting on non-agenda items.*

#### INFORMATION/CONSENT CALENDAR

1. Approval of Planning Commission Minutes - January 14, 2020
2. Approval of Planning Commission Minutes - January 21, 2020 (Special Meeting)
3. Approval of Planning Commission Minutes - November 12, 2019

#### PUBLIC HEARINGS

1. Planning Commission Review and Approval of Resolution No. 020P-004  
Recommending to the City Council approval of a Tentative Subdivision Map,  
General Plan Amendment, Re-zone and Certification of an Initial Study Mitigated  
Negative Declaration for the Property Located at 150 S. Hachman

#### DISCUSSION AND/OR POTENTIAL ACTION ITEMS

#### DEPARTMENT REPORTS

#### COMMUNICATIONS

1. Staff Announcements
2. Commissioner Announcements
3. Chairman Announcements

#### ADJOURN



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

**Subject:** Approval of Planning Commission Minutes - January 14, 2020  
**Meeting Date** May 26, 2020  
**Project Location:**  
**Applicant:**  
**Owner:**  
**Prepared By:**

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### **I. RECOMMENDATION:**

Approval of Planning Commission Minutes -January 14, 2020

### **II. BACKGROUND:**

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

### **IV. FISCAL IMPACT:**

### **V. REASONS FOR RECOMMENDATION:**

#### **ATTACHMENTS:**

##### **Description**

- ☐ PC Minutes January 14, 2020

**MINUTES  
AMENDED  
PLANNING COMMISSION  
155 W. Durian, Coalinga, CA 93210  
TUESDAY January 14, 2020**

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

**CALL MEETING TO ORDER (6:00 PM)**

Pledge of Allegiance

**CHANGES TO THE AGENDA**

None

**ROLL CALL**

*Commissioners:*      *Chairman Sailer*  
                                 *Vice Chairman Jacobs*  
                                 *Commissioner Helmar*  
                                 *Commissioner Garza*  
                                 *Commissioner Pruitt (telephoned in remotely)*

*Staff:*                      *Assistant City Manager, Sean Brewer*  
                                 *Administrative Secretary Kristi Anderson*  
                                 *(in for City Clerk Shannon Jensen)*

**PUBLIC COMMENTS**

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

Mr. Nathan Vosburg asked if the Commission will be allowing questions from the public during discussion of the individual items?

Chairman Sailer answered yes.



## INFORMATION/CONSENT CALENDAR

None

## PUBLIC HEARINGS

None

## DISCUSSION AND/OR POTENTIAL ACTION ITEMS

1. Planning Commission Adoption of Resolution No. 020P-001, Approving a Site Plan Review (SPR 19-01) and Environmental Review Application for the Construction of a New Office at 1245 W. Elm Ave

Assistant to the City Manager Sean Brewer gave a brief overview of the item.

Vice Chairman Jacobs, referencing the rear 10-foot setback noted in the application, asked if the measurement was correct?

Mr. Brewer answered yes, there is no minimum for commercial/industrial. The only setback requirement would be between the existing structure and the new structure.

*Motion by Helmar, Second by Garza to **Approve** Adoption of Resolution No. 020P-001, Approving a Site Plan Review (SPR 19-01) and Environmental Review Application for the Construction of a New Office at 1245 W. Elm Ave. Motion **Approved** by a Roll-Call 5/0 Majority Vote.*

2. Planning Commission Adoption of Resolution No. 020P-002 Approving, with Conditions, Site Plan Review and Environmental Review Application SPR 19-02 for the Construction of a 76 Unit Multi-Family Housing Project at the Southeast Corner of West Elm Ave. (SR198) and Pacific Street

Assistant City Manager Sean Brewer gave a detailed overview of the item.

Vice Chairman Jacobs asked if there were two points of access off 198 and Pacific? I do not have the measurements in front of me, but will the fire truck have enough space to turn around in the area by the carports?

Mr. Brewer stated the standards were imposed to ensure they could make the turn radius. The Fire Department did not respond with any comments or concerns.

Vice Chairman Jacobs asked if Building B is also a two-story building?

Mr. Brewer stated all the buildings are two-story buildings except for the clubhouse.

Vice Chairman Jacobs, referencing the orientation, commented that it does not appear that anyone will really be looking across the street except for those in Building B.

Mr. Brewer said the separation is wide with Pacific Street, plus you have the landscape setback on the north end, a bus turnout, as well as the trail.

Vice Chairman asked, it's about 18 parking stalls short, correct?

Mr. Brewer stated it is a little more than that. The standard for typical multi-family projects are based on market-rate projects where you have at least two vehicles per household. The density bonus requirement gives you an idea of where affordable housing projects fall in terms standards compared to market-rate. We are not held to it because they are not applying for density bonus. One stall per unit is the rule of thumb.

Chairman Sailer asked if all the units will be income restrictive?

Mr. Brewer answered yes, for the entire complex. It will be 30% to 60% of the household median income.

Chairman Sailer asked, so no one can go in and rent at market rate?

Mr. Brewer answered no, the project is contingent on it being affordable.

Vice Chairman Jacobs asked, forever?

Mr. Brewer said yes, the parking standards are based on a 50-year covenant that is placed on the project to ensure affordability.

Commissioner Helmar asked if the reduction in parking spaces would be for the residents and would there still be the 25 set aside for guests? Or would it be a proportional reduction for both types of parking?

Mr. Brewer explained under the density bonus standards every 2-3 bedroom unit you would get 2 parking spaces, 3 bedroom units would get 2.5 spaces and 4 bedroom units would get 3 spaces. Then you have 1 guest parking spaces for every 3 units which is where the additional 25 spaces come from.

Commissioner Pruitt mentioned Warthan and Westwood apartment complexes are low income and the parking at both of the locations is an issue. She is concerned about the effect on ADA parking should the Commission grant the concession on the reduction of parking.

Mr. Brewer explained that ADA is triggered by Federal Law so there will be one ADA parking stall for every 25 regular stalls. You will not see a reduction in the ADA parking stall requirement. The project shows 203 regular stalls with 8 ADA stalls. The 8 stalls exceed those standards.

Commissioner Pruitt asked if the all ADA stalls would be designated for residents or would some be for guests?

Chairman Sailer said the plans appeared to show 2 ADA stalls would be for guests since they are in front of the community building. Mr. Sailer pointed out that the plans show a total of 10 ADA stalls.

Commissioner Pruitt reiterated her concern over the concession for the reduction of parking stalls.

Mr. Brewer explained that part of the goal with these programs is the reduction of greenhouse gases and having a reduction in vehicle use. These developments usually have less cars per household. This is a newer program where they are putting a greater emphasis on the infrastructure which will help reduce the demand for additional parking.

Commissioner Pruitt asked about CalVans?

Developer Cameron Johnson of AMG & Associates, Inc. gave a brief overview of the new program, explaining you cannot do one without the other with the goal being to build affordable housing in conjunction with public transit and infrastructure improvements for the City. We are trying to build affordable housing and reduce greenhouse gas emissions, so we build bike lanes, sidewalks, increase public transit. And all residents will be provided with free transit passes. One of the other programs we utilize is CalVans. This project includes the purchase of thirty ride share vans which can be utilized by everyone in the City. The vans will be driven by volunteer drivers and anyone can call for a ride. The vans will be parked throughout the City. It is a great way to draw people away from using single passenger vehicular transportation. One thing I'd also like to address, is the parking because that is always a concern. You never want to build too much parking, we would prefer to utilize that space for open space, amenities, landscaping, and other features. You will notice we are only building 16 units to the acre; we could go much denser. The code allows for 3 stories and 25 units per acre. Instead we want to build a nice functional project with plenty of open space.

Commissioner Helmar asked for more information on the transit process. The idea of free transit passes makes sense in a larger City but how would that work in Coalinga? Also, will the apartment complex and infrastructure improvements be built simultaneously?

Mr. Johnson said the two would happen simultaneously. The grant application is due in February and we would expect the award sometime in July. We have additional funding we will need to apply for afterwards, so construction would likely start next summer. We would expect construction to be a 12-month process. While we are dealing with the affordable housing component, the City will be developing the infrastructure improvements with the goal of having those finish simultaneously. Some of those improvements are street lighting, urban greening, trails, bus turnouts and shelters, and bike lanes. We will be working with Fresno County Rural Transit Agency ("FCRTA") on their plans to buy a new bus and develop a new route for Coalinga. This is where the transit passes come in. This is a \$17 million project in total.

Mr. Brewer stated all the improvements will stem from the project site and branch out from there.

Commissioner Pruitt asked how far will the transit system reach? It is a concern that Coalinga has no hospital and a lot of citizens travel outside of the City to see specialist, such as Fresno and Hanford. Will the transit system be able to service these needs?

Mr. Johnson believes the transit will service both, those who need to get to Fresno and some of those other urban cores in the Central Valley, as well as having CalVans. He is not certain on the distance limit, but knows it is significant. There will be 30 vans in the City.

Mr. Brewer stated FCRTA will be adding the "express route", which are trips from Coalinga to Fresno. They are trying to increase frequency with the addition of the express route and reduce the timeframes on how long it takes to get there.

Commissioner Helmar asked if there were plans to include Hanford, our closer neighbor, which is not in Fresno County?

Mr. Brewer stated communications with FCRTA continue as the program is refined. Those are bigger issues that will be discussed in the future. I have heard talks of county-to-county collaboration.

Commissioner Helmar, noting the Zoning Standard Conforming Table, stated there seems to be more common open space than what is referenced here.

Mr. Brewer indicated there was an issue with the figures on the table. There is a significant amount of open space, there is about 55,000 feet of just landscaping space which does not include the pool, top lot, and other green space. The open space on this project far exceeds the requirement.

Commissioner Pruitt asked if this will be a gated or open community?

Mr. Johnson indicated the vehicular access would be open and the community would be fenced.

Commissioner Helmar asked for a description of what the perimeter will look like? It looks like there will be an extensive view of cars from the street.

Mr. Johnson stated this was done strategically with the goal being to push the buildings back as far away from the parking as possible since they are two-story structures. Usually what we do with parking like this is to screen it off with landscaping. We do not want the residents to look out and just see parking. We will be working with the City to make sure the screening is adequate. We want to have good curb appeal and an overall aesthetically pleasing project.

Mr. Brewer indicated the landscape screen is also necessary to minimize vehicle lights shining through the windows when people are pulling in and out of the community at night.

Commissioner Helmar asked if the Planning Commission will have the opportunity to review the landscape plan?

Mr. Brewer answered no, they will not.

Vice Chairman Jacobs asked what would be the criteria to qualify for low-income?

Mr. Brewer stated these types of projects are 30% - 60% of the household median income. A person would be income qualified through an application process.

Mr. Johnson commented that all tenants would be put through a comprehensive background check which includes criminal and employment checks. We want to bring quality tenants into the project. We have a solid management company in place. Our goal is to place people in Coalinga who are currently paying too much of their income in rent and are living in overcrowded households or substandard housing. The goal is to take those existing residents and be able to put them into a new quality housing development so they are not paying a disproportionate amount of their income to rent which will enhance the quality of their lives. They will have more income to buy groceries, they will become better citizens in the community, and have

money in their pockets which they will begin investing in the community. We also provide supportive services to the tenants such as financial literacy courses, resume building, and health and wellness classes. The Governor is pumping in hundreds of thousands of dollars trying to assist with the affordable housing issue and decrease homelessness.

Vice Chairman Jacobs asked how often will they be reviewed?

Mr. Johnson stated they are reviewed continuously. The great thing about this program is there is such a high level of oversight by multiple agencies, the tax credit agency, the California Department of Housing and Community Development ("HCD"), the tax credit investors and lenders. We have a whole asset management plan division that does nothing but go out and perform random reviews of all our projects. If we ever fall out of compliance, we lose those tax credits. We have 20,000 projects throughout the State of California, and we have never had a project fall out of compliance. Just know that they will be heavily regulated with a lot of oversight and quarterly audits.

Mr. Brewer mentioned they will also undergo annual inspections.

Commissioner Pruitt asked if there would be preference to people who already live in Coalinga? The plans make note of sensory units, what is that?

Mr. Johnson explained it is definitely their preference to bring people in who already live in Coalinga, but if they are not successful in filling the project with Coalinga residents, they will expand their marketing to Avenal and the surrounding areas. Sensory units are units designed for the visually and sensory impaired (blind and deaf residents). These units will be equipped with such things as flashing strobe lighting.

Vice Chairman Jacobs asked how will this work with the City's overall need for affordable housing?

Mr. Brewer stated the County publishes the affordable housing requirements for very-low, low, moderate and above-moderate income levels and we are assigned the number of units we are required to build in each category within a seven year period. This will have a significant impact on the City meeting those requirements. The State is now putting in place penalties for those who do not meet their housing goals.

Mr. Nathan Vosburg is opposed to the project in its current state and the lack of mitigating factors.

Mr. Mike Griffith asked if the Commission and Developer were aware of the nearby superfund site?

Mr. Brewer answered yes, it is a fully contained site. You are only restricted to building right on top of it. The superfund site does include a land use, so we are able to build around the site because it is fully encapsulated. There are no restrictions from building on the surrounding parcels.

Mr. Griffith is opposed to the project stating concerns over the superfund site.

Ms. Jodi Keesler (not certain of spelling) agreeing with Mr. Vosburg and Mr. Griffith voice her opposition of the project.

Councilman Adkisson asked if the soil will be analyzed?

Mr. Johnson stated their tax credit investors and lenders will require them to perform a thorough soil investigation, geotechnical reports and Phase I and Phase II Environmental Reports. If anything comes up in any those studies, we will be required to deal with it prior to construction. We would never be able to build on a project that has soil that could be potentially hazardous to our tenants. The program we are utilizing for this project requires us to pay full impact fees, there will be no waiver. I believe we are paying over \$1.5 million in impact fees. These fees go to school, parks, Police and Fire, etc.

Chairman Sailer asked how feasible it would be to make the project a gated community?

Mr. Johnson stated it is possible, we can look at the budget. Typically, we prefer not to gate these projects, as it tends to become a maintenance issue and sometimes it can become an emergency vehicle problem. The project is basically gated except for the vehicular access. We probably gate only 5% of our projects.

Mrs. Mary Jones, recalling a past project that had been denied because of the superfund site, asked if that was true? Has something changed since then?

Mr. Brewer indicated he was not aware of any past project that had been denied because of the superfund site. We have a master plan that was completed some years ago, and the asbestos site has always been notched out because of the land use restrictions on the actual superfund site. There are no impacts to the surrounding area with regard to future development.

Mrs. Mary Jones is concerned with kids riding their bikes down Elm Avenue.

Mr. Brewer indicated there will be buffer bike lanes along Elm Avenue.

Mrs. Mary Jones asked what is a buffer bike lane?

Mr. Brewer stated it means you will have your drive lane, then a 2-foot hatched out area and then the bike lane itself.

Mrs. Mary Jones commented that paint does not stop a car.

Mr. Rodolfo Rodriguez is disturbed by the assumption that the people who would inhabit the complex would only have one vehicle. He is in favor of affordable housing but is concerned with the location being near the superfund site. Mr. Rodriguez asked if soil testing would be performed prior to the Commission's approval of the project?

Councilman Adkisson asked if copies of the soil analysis could be provided to the Council?

Mr. Johnson stated the soil analysis, Phase I and Phase II (only triggered by Phase I) would be performed prior to permit issuance. We have no issue providing copies of the reports to the City.

Councilman Adkisson asked if the soil analysis would cover all the different things that may be present in that site, like asbestos, mercury, etc.?

Mr. Johnson stated they will do a Phase I and based on that report, they will determine if more exploration is needed. A lot of the times nothing more is needed.

Councilman Adkisson asked if the project will be brought to Council for approval?

Mr. Brewer indicated no; this is just a site plan review; it does not require Council approval. The only time we go to Council is for rezones, general plan amendments, any type of discretionary review, and subdivision maps.

Mr. Vosburg urged the Commission to postpone their decision until they have done more research on the superfund site. He is concerned that the development restrictions are not only for the cap site, but for the entire parcel where the superfund site is located.

Chairman Sailer asked if the Environmental Protection Agency ("EPA") has responded to Mr. Vosburg's questions?

Mr. Vosburg answered no, I just reached out to them today.

Mr. Brewer mentioned the General Plan identifies this area as High-Density Residential ("HDR") and the zoning identifies it as HDR, so when the extensive environmental impact report was completed for the General Plan it recognizes the intended land uses for these particular areas. When we do extensive General Plan updates and spend hundreds of thousands of dollars on environmental review and studies, we request comments. If there were any negative comments received from the associated agencies these land uses would have been identified differently. Even the asbestos site itself is zoned industrial because there are certain land uses that can be developed at those sites. There are restrictions on land use, however there is nothing to our knowledge that would prevent us from developing around it.

Councilman Adkisson asked if the Council could require the developer to supply the City with soil samples?

Mr. Brewer did not know.

Commissioner Helmar asked what if we do not approve the project application?

Mr. Brewer stated the Developer could appeal the decision and the Council would have the final say.

Chairman Sailer suggested they table the item until the next Planning Commissioner Meeting in two weeks until staff can get a response from the EPA.

Commissioner Helmar asked if we know when the land use was approved?

Mr. Brewer indicated the Council decided, at the time, what the land would be listed as.

Commissioner Helmar commented the map is similar to the executive report, can we drill down further?

Mr. Brewer stated it does not identify parcel by parcel. The superfund site is inspected annually. Its below ground and encapsulated.

Mr. Rodriguez thanked the Commission and asked them to take the EPA's comments into consideration.

Mr. Johnson said they are working closely with the City. The City Council has already approved the resolution for the grant application. Our company has built on contaminated sites before and environmental reports are extensive and will show anything of concern. Our paperwork is complete and ready to go, the grant application is due by February 11, 2020.

Mr. Vosburg is concerned that the public has not been made more aware of the proposed project and the potential hazards related to the superfund site. He urged the Commission to wait to hear back from the EPA even if it takes more than two weeks. He believes the Council should be the ones to decide.

Chairman Sailer would prefer to schedule a meeting prior to the meeting on the 28th and to ensure they have comments back from the EPA beforehand. The Commission has never had a situation such as this and he believes they should take the citizens' concerns seriously.

*The recording stopped at this point. Minutes have been transcribed from meeting notes only from this point forward.*

Vice Chairman Jacobs requested to look at the site.

Mr. Brewer indicated the asbestos site is inspected annually.

Commissioner Helmar asked about noticing requirements?

Mr. Brewer stated no public notice is required on a site plan review.

Vice Chairman Jacobs asked if rain wash will run off to the proposed project site?

Mr. Brewer said it would not change the water shed.

Vice Chairman Jacobs asked if they knew where it flows now?

Mr. Brewer said it would flow to the storm drain. The northwest to southeast watershed flows towards the creek.

Chairman Sailer asked when was that developed?

Mr. Brewer indicated it was in the 90s.

Commissioner Helmar stated she would like to hear from interested parties and we would need the information quickly.

Chairman Sailer suggested a Special Meeting next week.

Mr. Brewer stated we need 72 hours for posting.

Chairman Sailer asked if Tuesday, January 21st would work for the commissioners?

Commissioner Helmar stated she would have to remote in via telephone.



*Consensus of the Commission is to table the item and to schedule a Special Meeting on January 21st to discuss the issue further.*

**DEPARTMENT REPORTS**

None

**COMMUNICATIONS**

1. Staff Announcements

None

2. Commissioner Announcements

None

3. Chairman Announcements

None

**ADJOURN 7:54PM**

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Chairman/Vice Chairman

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Shannon Jensen, City Clerk

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Date



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

**Subject:** Approval of Planning Commission Minutes - January 21, 2020 (Special Meeting)  
**Meeting Date** May 26, 2020  
**Project Location:**  
**Applicant:**  
**Owner:**  
**Prepared By:**

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### **I. RECOMMENDATION:**

Approval of the minutes from the Special January 21, 2020 Planning Commission Meeting.

### **II. BACKGROUND:**

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

### **IV. FISCAL IMPACT:**

### **V. REASONS FOR RECOMMENDATION:**

#### **ATTACHMENTS:**

##### **Description**

☐ PC MINUTES 1-21-20

# Minutes SPECIAL PLANNING COMMISSION TUESDAY January 21, 2020

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

## CALL MEETING TO ORDER (6:06 PM)

Pledge of Allegiance

## CHANGES TO THE AGENDA

None

## ROLL CALL

*Commissioners:* Chairman Sailer  
Vice Chairman Jacobs  
Commissioner Helmar (telephoned in remotely)  
Commissioner Garza  
Commissioner Pruitt

*Staff:* Assistant City Manager, Sean Brewer  
City Clerk Shannon Jensen

## PUBLIC COMMENTS

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Mr. Nathan Vosburg wanted to apologize for some comments he made outside after the last Planning Commission meeting. He believes Assistant City Manager Sean Brewer is probably one of the smartest people who works here at the City. The comment I had made was that sometimes I would mess with him just for fun. I said it as a joke and to cover up the fact that a lot of times we do not agree on many things. I believe Mr. Brewer has the City's best interests at heart and that he works twice as hard as most people at the City. Thank you for all the work you do.

Chairman Sailer, mentioned seeing staff reports from other Planning Commission jurisdictions, and can attest that they do not contain even an eighth of what Mr. Brewer provides us. He is very good and very diligent at his job and we thank him for that.

## INFORMATION/CONSENT CALENDAR

None

## PUBLIC HEARINGS

None

## DISCUSSION AND/OR POTENTIAL ACTION ITEMS

1. Planning Commission Adoption of Resolution No. 020P-002, Approving with Conditions Site Plan Review and Environmental Review Application SPR 19-02 for the Construction of 76 Unit Multi-Family Housing Project at the Southeast Corner of West Elm Ave (SR 198) and Pacific Street

*Commissioner Pruitt recused herself from the discussion due to the proximity of her residence to the proposed development.*

Assistant City Manager Sean Brewer gave a brief overview of the item and restated comments from the previous meeting, explaining that the adjacent land as well as the surround areas (not on the two acres that is considered the Waste Management Unit) is developable land. Staff has been able to confirm, in multiple instances, that there are no issues with the development site and location for this application.

Vice Chairman Jacobs commented that he had been put off a bit by some of the comments made by the public at the last meeting because he had no knowledge of any of this. I want everyone to know that I did thoroughly investigate this as it was very concerning to me. After researching it extensively, I do not believe this site poses any threat to anyone in the surrounding area, nor the apartment complex that is currently across the street from it. In my opinion you would have to cut through the chain link fence and go in there with a pickaxe and start digging about the 3 feet down or so before you would expose anything. I do not see it as a problem. The extent of the mitigation was very thorough. I would feel ok having my own kids play around that area.

Commissioner Garza was in agreeance with Vice Chairman Jacobs comments.

Commissioner Helmar concurred, stating I appreciate community members bringing forth their concerns for us to look at, but I feel very comfortable with the information I have reviewed.

Mr. Vosburg asked if there was any consideration towards making the parking and the frontages what they should be and not approving the variances? Did the Commission have a chance to look at the pictures provided on the Operable Unit ("OU") that broke after the ground shifted. The concern is if the OU brakes sometime down the line who will be responsible? Mr. Vosburg urges the Commission to ensure the project dose not impact neighboring communities and to take another look at the aesthetics.

Mr. Michael Griffith asked if any of the Commissioners personally heard back from the Environmental Protection Agency ("EPA")? Or did you do your own research?

Chairman Sailer answered that he personally reached out to the EPA but did not hear back.

Mr. Griffith asked why the Commission cannot wait for get definitive answer back from the EPA if it is safe or not? He is concerned with Mr. Vosburg comments regarding the soil fracture.

Chairman Sailer stated there are timelines to consider.

Mr. Brewer stated the Municipal Code is triggered with site plan reviews because it is nondiscretionary. This is a analysis of the proposed project site and the application meets all development and design regulations. These applications should be considered within thirty days. We also have a joint application for an Affordable Housing and Sustainable Communities Program grant that is roughly \$20M inclusive of the development which is due in two weeks. The project would not be able to apply for the grant as it is contingent on obtaining this funding.

Mr. Griffith agrees that \$20M is significant but he is still concerned with the risk of people getting sick from the asbestos. He is opposed to the project without further assurances from the EPA. He asked for confirmation the developer will provide reports on the soil sample as discussed at the previous meeting.

Mr. Brewer stated the Commission could consider making it a requirement. The conditions in the Resolution could be updated to include that. I have spoken to the applicant and they are agreeable to completing a preliminary site assessment where they would do the soil testing. They had planned do this anyway since they cannot build on contaminated land. If there is any type of contamination, they would have to remediate that before they could build.

Mr. Camron Johnson of AMG & Associates, Inc. confirmed they are committed to do soil sampling, in fact we are required to do so. One thing we are willing to do here, that is not necessarily normal, is to provide our reports to the Commission and the Council. The bottom line our investors, lenders and taxing credit agency would not allow us to develop on a site that has potential risk to the tenants. One thing we found in our research is the existing apartments are closer to that site than our proposed development would be. I know the parking had been a concern, so I visited an existing project out in Ridgecrest that is similar to this one. Their Planning Commission had similar concerns, so they met several times throughout the day to check the parking lot and found at no time was there an issue with overcrowded parking. The Ridgecrest project is parked at 1.4 stalls per unit and the project we are proposing is 1.8. In our experience we do not believe the parking will be an issue.

Chairman Sailer stated the current General Plan which makes this site a permitted use by right for the proposed project was approved in 2009. The Commissioners on the board at the time were very competent and I trust their judgement and believe they made the right decision. They were all residents of Coalinga at the time and I believe they were all aware of the superfund. As far as parking goes, we can continue the discussion, perhaps we can include something in the conditions about on-street parking. If you go to any of the other affordable housing apartment complexes in the City you do not see an overabundance of parking out on the street. However, would any of the Commissioners be opposed to adding two amendments to the conditions of approval, one being any soil sample testing AMG does will be provided to the City and two, limiting on-street parking on Pacific Street?

Mr. Brewer believes limiting on-street parking would be out of the Commission's scope, I believe this would be a Council decision because it is within the public right of way. The road is adequate for on-street parking.

Vice Chairman Jacobs asked if there will be a bus stop on Pacific Street?

Mr. Brewer answered yes, there will be a bus turnout.

Vice Chairman Jacobs asked if that meant there would be no parking in that area.

Mr. Brewer indicated that was correct, there will be no parking in that 50+ foot stretch.

Mr. Vosburg commented there is currently no parking along Pacific and hopes that will not change with this project.

Chairman Sailer asked if that was true?

Mr. Brewer stated he was not aware.

Mr. Vosburg said there are no parking signs posted, but I am not sure how far that goes.

Mr. Brewer explained that would be Council's decision. Site plan review conditions are limited to the development, design, and construction of the site.

Vice Chairman Jacobs commented his house was close to the Warthan Place complex when it was being proposed. I was pleasantly surprised how the project turned out. I want to state the importance of affordable projects, and as a mortgage lender I have worked with multiple families who have used these programs to gain a foothold and buy a home. For people who are trying to get ahead in life this is a very good thing. It is hard to buy a home right now as a young couple anywhere in California. If this gives people a chance at home ownership, I am all for it.

Mr. Vosburg stated his is 100% supportive of affordable housing, I just do not agree with where it is going and how it is being placed. I understand that we have people in need of housing, and we would have them in an affordable housing complex rather than out on the street.

Mr. Rodolpho Rodriguez voiced his concern over Coalinga's proximity to the San Andres Fault. I worry if we have a shake, and something happens to that superfund site. If something were to happen who would be responsible?

Mr. Brewer indicated that would be a question for the City Attorney.

Chairman Sailer said that falls outside of the scope of the Planning Commission for the site plan review.

*Motion by Helmar, Second by Jacobs to **Approve** Resolution No. 020P-002, Approving with Conditions, Site Plan Review and Environmental Review Application No. SPR 19-02 for the Construction of a 76 Unit Multi-Family Housing Project at the Southeast Corner of West Elm Avenue (SR 198) and Pacific Street with the Amendment to the Conditions of Approval to include any Soil Sample Testing Completed by the Application will be Provided to the City. Motion **Approved** by a Roll-Call 4/0 Majority Vote. **Pruitt Abstained**.*

## **DEPARTMENT REPORTS**

None

## **COMMUNICATIONS**

1. Staff Announcements

None

2. Commissioner Announcements

Commissioner Pruitt announced there will be a Hospital Board Meeting on Wednesday, January 29, 2020 at 6:00pm.

Vice Chairman Jacobs asked if there were any updates on the Hospital reopening?

Chairman Sailer stated he was not able to attend the December meeting, but he was at the November meeting. At that time, they were saying they were shooting for opening in March or April.

3. Chairman Announcements

Chairman Sailer announced it is that time of year for Form 700s and reminded the Commissioners to submit their forms by the deadline.

**ADJOURN 6:40PM**

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Chairman/Vice Chairman

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Shannon Jensen, City Clerk

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Date



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

**Subject:** Approval of Planning Commission Minutes - November 12, 2019  
**Meeting Date** May 26, 2020  
**Project Location:**  
**Applicant:**  
**Owner:**  
**Prepared By:** Sean Brewer, Community Development Department

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### **I. RECOMMENDATION:**

Approval of the minutes from the November 12, 2019 Planning Commission Meeting.

### **II. BACKGROUND:**

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

### **IV. FISCAL IMPACT:**

### **V. REASONS FOR RECOMMENDATION:**

#### **ATTACHMENTS:**

##### **Description**

- ☐ PC Minutes November 12, 2019



# MINUTES

## PLANNING COMMISSION

155 W Durian Ave., Coalinga, CA 93210  
TUESDAY November 12, 2019

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

### CALL MEETING TO ORDER (6:00 PM)

Pledge of Allegiance

### CHANGES TO THE AGENDA

None

### ROLL CALL

*Commissioners:* Chairman Sailer  
Vice Chairman Jacobs  
Commissioner Helmar  
Commissioner Garza  
Commissioner Pruitt

*Staff:* Community Development Director, Sean Brewer  
Public Works & Utilities Secretary Kristi Anderson  
(in for City Clerk Shannon Jensen)

### PUBLIC COMMENTS

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

None

### INFORMATION/CONSENT CALENDAR (NONE)

## PUBLIC HEARINGS

1. Planning Commission Consideration of Resolution No. 019P-010 with conditions approving a Modification of a Conditional Use Permit Application No. CUP-M 19-02 for the Use of a Temporary Generator at the Next Green Wave Cannabis Manufacturing Facility Located at 1275 W. Elm Ave

Community Development Director Sean Brewer gave a brief overview of the item.

Chairman Sailer asked if Mr. Brewer had received any responses from the notices that were sent out.

Mr. Brewer answered no, none.

Commissioner Garza asked if the generator model is a MQ Power Whisper Watt DC A 125SSI or 12SSI?

Mr. Brewer believes it may have been a typo, it should be 125SSI.

Chairman Sailer opened the Public Hearing for comments.

Commissioner Garza asked if fuel for the generator would be kept onsite? Or will it be filled as needed?

Mr. Todd Hybels, a representative of Next Green Wave, said they would have fuel onsite.

Commissioner Garza asked if the fuel would be stored in safety containers?

Mr. Hybels answered yes, it would be a diesel fuel tank. The current tank is 125 gallons and the rental company we use has an option for a larger tank which they will refuel.

Commissioner Garza stated he just wanted to make sure everyone was being safe.

Mr. Brewer indicated the Fire Department will ensure their safety requirements as well.

Commissioner Helmar asked when PG&E was supposed to make the installations? How far behind are you?

Mr. Hybels stated it began in July and it should have been a six-month period. We are getting concerned, now nearing December, that it has not been done. With our financial model for Site A, we need to be able to start extraction and begin using those products. We have 35 full time employees and I am adding 5 more. I am here today to say, as a defense mechanism, if PG&E does not come through, I want to be in a position where I do not have to lay people off. They should have been done with engineering a month ago and I am feeling the pressure of that. Things are going better with the grow than we had anticipated, which is a great thing but if we cannot extract the product that puts us in a tough financial situation.

Commissioner Helmar asked how long PG&E told them it would take?

Mr. Hybels said he was told in June/July it would be 3 months for engineering and 3 months for installation which would have put us at November 1st.

Commissioner Helmar asked, so we could be looking at another 6 months?

Mr. Hybels said if so, that would not work for the financial model of our organization.

Commissioner Helmar asked how comfortable are you that PG&E will have this installed in early 2020?

Mr. Hybels said he feels better about early 2020 than he does about late 2019.

Commissioner Helmar asked when he thought it would be done in early 2020?

Mr. Hybels said he could not answer that.

Commissioner Helmar stated she is asking because the request is for a six-week period.

Mr. Brewer stated the six weeks is based on early 2020.

Commissioner Helmar suggested instead of six weeks, let us do 60 days.

Commissioner Pruitt agrees and suggested adding an additional 60-day extension.

Commissioner Helmar stated she does not see a need to hassle with us when you are already hassling with PG&E.

Mr. Hybels said they would really appreciate the extra time.

Commissioner Pruitt asked if the generator allow you to do what you need to do at the new site, at the capacity you will need to do it until PG&E comes through?

Mr. Hybels answered yes.

Vice Chairman Jacobs asked if the power goes out and you do not have a generator, would that ever become a hazardous situation?

Mr. Hybels answered no, it is a low-volatility extraction. We use CO<sub>2</sub> for cooling so there is nothing dangerous.

Vice Chairman Jacobs asked if there would be a need for a backup generator once you have power from PG&E?

Mr. Hybels answered no, we do not plan to have a backup generator in the future at that site.

Vice Chairman Jacobs commented that PG&E has been known to just shut a place down. How would it affect you if you are without power for a while?

Mr. Hybels said they have already invested the money into the building in order to use the generator so if an issue arose in the future where we lost power, we could rent a generator and use that.

Vice Chairman Jacobs asked Mr. Brewer if the City inspects the generators when the carnival comes?

Mr. Brewer answered no.

Chairman Sailer closed the Public Hearing.

Commissioner Helmar commented that their approval should coincide with other term requirements they have with the Air Quality Control Board.

Commissioner Pruitt agrees. I do not want them to have to continue to come back to us for extensions if PG&E keeps putting them off.

*Motion by Pruitt, Second by Helmar to **Approve** Resolution No. 019P-010 with conditions approving a Modification of a Conditional Use Permit Application No. CUP-M 19-02 for the Use of a Temporary Generator at the Next Green Wave Cannabis Manufacturing Facility Located at 1275 W. Elm Avenue. Conditional Use approval shall be in effect as long as the applicant maintains a license with the Air Quality Control Board.*

## **DISCUSSION AND/OR POTENTIAL ACTION ITEMS**

### **1. Coalinga Planning and Zoning Code 5-Year Review Update (on-going)**

Mr. Brewer gave a brief overview of the item.

Vice Chairman Jacobs asked if Dollar General is compliant to these new standards?

Mr. Brewer answered yes, for the most part. The building entrance will not face the street. It will be a set up similar to Me & Eds.

Vice Chairman Jacobs commented he was surprised to see that an awning cannot be more than 10 feet wide. Is this true even if there is an issue with shade? This really seems to limit a business.

Mr. Brewer indicated this is the length that it can protrude out.

Vice Chairman Jacobs indicated the measurement is for the width with a 3-foot projection.

Mr. Brewer indicated this is probably limiting each individual awning in order to break them up a bit, rather than having one long awning. It does not prohibit multiples.

Vice Chairman Jacobs, referencing the awning that fell near the backing parking lot of City Hall, asked if that was about 40 feet long?

Mr. Brewer indicated these are new standards, probably within the past 5 years.

Vice Chairman Jacobs asked if that would be considered an awning or part of the structure?

Mr. Brewer said that was part of the structure, it was part of the design. An awning is a little different because you have projection of the awning and then you have your overhang. You have an 8-foot maximum projection and 10 feet from the sidewalk grade, height wise.

Vice Chairman Jacobs said I am just thinking about this in terms of shade. An awning would throw shade on the building and lower someone's electrical use.

Mr. Brewer explained that measurement is referring to the public right-of-way. So, if the building is set back 10 feet it can project out 13 feet. It is just referring to the projection over the sidewalk.

Vice Chairman Jacobs clarified he is referring to the 10-foot width limitation. Why wouldn't you be able to put an awning all the way down the length of your building if you wanted to?

Commissioner Pruitt agrees, why limit it to 10 feet?

Mr. Brewer believes the width measurement reference is an error.

Vice Chairman Jacobs asked if Title 24 (energy efficiencies) play into any of the commercial building code?

Mr. Brewer answered yes.

Vice Chairman Jacobs asked if the building code limits the number of windows along the side of a building like it does for residential builds? And if so, are we encroaching on what Title 24 allows?

Mr. Brewer answered no, commercial is different from residential. A commercial building could be all windows.

Vice Chairman Jacobs, referencing Section 9-3.304 (b)(1) "All signage proposed in the Gateway Overlay shall be reviewed by the Planning Commission", asked if someone wanted to do a 'Welcome to Coalinga' sign, would that come through the Planning Commission?

Mr. Brewer explained this section refers to someone wanting to develop in an overlay district, not signs done by the City. This would refer to the three locations, the Eastern Gateway, the Northern Gateway and the Urban Gateway.

Vice Chairman Jacobs asked, so the monument signs would not come through the Planning Commission?

Mr. Brewer answered all signage would come through the Planning Commission.

Vice Chairman Jacobs expressed concern over the unity of the two monument signs leading into the City.

Mr. Brewer indicted the two signs were the same.

Vice Chairman Jacobs said they do not look the same, there is no theme, no continuity.

Mr. Brewer said there is some difference in the landscaping, but the signs are identical.

Vice Chairman Jacobs asked about the sign over the plaza.

Mr. Brewer stated he oversaw the plans and the City Council approved the archway. It was not really considered a sign; it was more a part of the overall project we did on the plaza.

Vice Chairman Jacobs asked about the mural program.

Mr. Brewer answered yes, based on the policy the Council adopted, any proposed mural would come through the Commission. Murals are considered signs.

Commissioner Helmar commented that this section in particular seems to go into great detail of what a sign can look like, what it cannot look like, where it can be placed, etc. It just seems overly restrictive, so much so that it seems unmanageable.

Mr. Brewer said it can be at times. Signage is one thing, from a planning perspective, that can really make your town look terrible. The reason why you have such stringent sign regulations is because people will do anything and everything, use any type of material, use any location, as many, etc. You can walk a thin line when it comes to freedom of speech, but our sign ordinance is in full compliance because we do not restrict what is on the sign.

Commissioner Helmar asked about all the references with regard to feather (flag) signs?

Mr. Brewer said the flag signs are new to this ordinance, we have had a lot of issues with them.

Chairman Sailer said they were popping up with all the businesses. Businesses were leaving them up and not maintaining them. They also had people going around advertising things on bicycles, which was fine until they started leaving them to block handicap entrances. It can be overkill but being on the Commission at the time and receiving all the complaints, the detail is needed.

Commissioner Helmar asked what is a swooper sign?

Mr. Brewer was not sure but said it may be one of those signs that blow.

Commissioner Helmar asked what is a beach wing sign?

Mr. Brewer said he is not sure.

Commissioner Helmar commented on all the flags around town.

Mr. Brewer said flags are protected.

Commissioner Helmar said many of them are old, tattered and look unsightly.

Mr. Brewer said we cannot touch those. The issue is that sometimes people read the sign code and they designed their signs in a way that goes around code. In some cases, we weren't able to restrict it when we received complaints. One thing I will be bringing up as our discussions on signage continues, is drive-through signage. With the innovation of some of the LED signs, our code could use some tweaking.

*Consensus of the Commission is to eliminate the 10-foot-wide maximum on building projections.*

## **DEPARTMENT REPORTS**

Mr. Brewer stated he would be giving the Commission an update at the next meeting.

## **COMMUNICATIONS**

### **1. Staff Announcements**

Mr. Brewer announced he recently accepted the position to officially take over Public Works and Utilities, so I have been reclassified as the Assistant City Manager. Kristi Anderson will now be the Administrative Secretary and will be assisting me with Community Development and Public Works.

The Commission congratulated Mr. Brewer.

### **2. Commissioner Announcements**

Commissioner Pruitt announced she started a new position last Thursday; she is now the Academic Coach at Huron Elementary School. I had transferred from Cambridge to the High School in August and was teaching 9th Grade Success. I am now out of the classroom and supporting teachers with the focus on math.

Commissioner Pruitt went on to announce that she recently received training as a Field Expert for the California Department of Education ("CDE") to read and conduct site visits for schools who have applied for model continuation high school distinction. I am currently in the middle of completing my report for recommending Citrus High School in Porterville for a model continuation high school. The report will be published by the CDE.

The Board congratulated Commissioner Pruitt on her achievements.

### **3. Chairman Announcements**

Chairman Sailer announced due to the Thanksgiving Holiday, there will be no meeting on November 26th. The next meeting is scheduled for December 10, 2019.

Chairman Sailer wished everyone a happy and safe Thanksgiving.

## **ADJOURN 6:55PM**

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Chairman/Vice Chairman

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Shannon Jensen, City Clerk

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Date



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

**Subject:** Planning Commission Review and Approval of Resolution No. 020P-004  
Recommending to the City Council approval of a Tentative Subdivision Map,  
General Plan Amendment, Re-zone and Certification of an Initial Study Mitigated  
Negative Declaration for the Property Located at 150 S. Hachman

**Meeting Date** May 26, 2020

**Project Location:** Southwest side of Polk Street and S. Hachman and North of E. Valley Street  
(APN: 083-121-06S)

**Applicant:** Paramjit Singh Mond, Fair Find Enterprises, LLC, 3071 W. Ashlan Avenue,  
Fresno, CA 93722

**Owner:** Paramjit Singh Mond, Fair Find Enterprises, LLC, 3071 W. Ashlan Avenue,  
Fresno, CA 93722

**Prepared By:** Sean Brewer, Assistant City Manager

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### **I. RECOMMENDATION:**

Staff recommends that the Planning Commission approve the following:

1. Approval of Tentative Subdivision Map with Conditions;
2. Recommend to the City Council a General Plan Amendment from Mixed Use (MX) to Residential Medium Density (RMD); and
3. Recommend to the City Council adoption of an ordinance to Re-Zone the property from Mixed Use (MX) to Residential Medium Density (RMD).
4. Recommend to the City Council certification of the initial Study and Mitigate Negative Declaration.

### **II. BACKGROUND:**

On February 25, 2020, the City of Coalinga received an application from Fair Find Enterprises for a Tentative Subdivision Map approval to subdivide the parcel at 150 Hachman into five (5) 5,000 square foot parcels for residential development.

The project site is located at 150 South Hachman Street in the City of Coalinga. The site is approximately 0.57-acre 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 (administrative site plan review).



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.

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

The proposed project includes the subdivision and development of detached single-family residential homes. The proposed single-family subdivision's average lot size would be 5,000 sq. ft. Access to the proposed project would be provided from South Hachman, E. Polk Street and E. Valley. The proposed project includes curb, gutter, and sidewalk improvements that would connect the project site with the existing surrounding residential neighborhood. The General Plan designation for the subject parcel is Mixed Use (MX) with a zoning designation of Mixed Use (MX). In order for the project to be consistent with the general plan and zoning regulations a general plan amendment and rezone are required.

#### **General Plan Amendment/Zone Change**

The proposed General Plan Amendment and Zone Change proposes a change in land use and zoning designation from MX (Mixed-Use) to RMD (Residential Medium Density). Staff has carefully reviewed the General Plan Amendment and Zoning Change request to determine how it relates to the specific site, and affects its neighborhood and the community. Staff wants to be sure that any development allowed as a result of a general plan amendment and zone change will "fit in" with the surrounding area and support adopted community goals.

#### Relationship to Community Planning Goals Regarding Orderly Growth

It is the Goal of the City of Coalinga to fully develop vacant or under-used land within existing community boundaries before expanding them for new development. The proposed General Plan Amendment is within the existing City Limit Boundaries and avoids "leap frog" development.

#### Relationship to Surrounding Land Uses

The proposed change would result in similar residential densities which enhances compatibility with the uses on neighboring properties.

#### Land Capability and Service Availability

Land in which the General Plan Amendment is proposed is partially vacant land capable of orderly residential development. City services such as water, sewer, natural gas, and solid waste collection are readily available by the extension of such services.

#### Relationship to Other General Plan Elements

The proposed General Plan Amendment is consistent with the General Plan Elements and the goals, policies and implementation measures.

#### *Land Use Goal No. 2*

Provide creative, high-quality choices in housing types and densities in a variety of neighborhoods where residents can fulfill their varied individual housing needs and dreams of home ownership. Neighborhoods are well-insulated from high volume roadways, noise, and nonresidential land uses and harmonize and compliment

one another through good urban design, architectural standards, landscaping and connectivity with surrounding neighborhoods, parks and pristine areas. New neighborhoods foster a sense of community.

#### *Land use Policy No. 2-2*

The City shall encourage residential development projects to utilize Traditional Neighborhood Development (TND) and other design principals that foster a sense of neighborhood among residents and a sense of community linkages.

#### **Surrounding Land Use Setting**

North	Existing Single-Family Development
West	Existing Single-Family Development
East	Existing Single-Family Development
South	Existing Single-Family Development

The proposed project site is surrounded by existing single-family residential development to the north, east, south and west. Therefore, the proposed project has been determined to be in-fill development.

#### **Development Density**

The proposed project includes 3 existing and 2 future single-family residential home sites, to be developed at a future date, on .57 acres, resulting in a proposed development density of 8 dwelling units per acre (du/ac), which is consistent with RMD designation of 5 (min) to 15 (max) du/ac. 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.

#### **Administrative Site Plan Review for Future Homes**

According to Section 9-6.402 of the City of Coalinga Municipal Code, a Site Plan Review is required for all residential development projects within the City. The purpose of the Site Plan Review is to enable the Community Development Director or the Planning Commission to make findings that a proposed development is in conformity with the intent and provisions of the Coalinga Municipal Code, and to guide the Building Official in the issuance of permits. The proposed project falls under the exempt projects to qualify for Administrative Site Plan Review (Section 9-6.402(c)(4) Construction of any new residential developments of up to two units); therefore, the proposed project will require an administrative site plan approval from the Community Development Director at the time of building permit issuance for the future (2) homes.

#### **Tentative Subdivision Map**

According to Section 9-7.201 of the City of Coalinga Municipal Code, a tentative map shall be required for all divisions of land where the land would be divided into five (5) or more parcels. The tentative map review procedure is designed to ensure that such improvements as drainage, street alignment, grade and width, and sanitary facilities conform to City regulations and policies and are arranged in the best possible manner to serve the public.

#### Tentative Map Requirements

The City Engineer has reviewed the proposed Tentative Subdivision Map for compliance with Section 9-7.301 of the City of Coalinga Municipal Code and has included conditions of approval (attached) for the proposed project.

## Staff Analysis

As described in more detail below, City staff has determined the proposed project is in substantial conformance with the General Plan, City of Coalinga Municipal Code, and any applicable plans adopted by the City.

### Residential Single Family Development Regulations

The following discussion describes the proposed project's conformance with the applicable development standards included in the City of Coalinga Municipal Code.

#### *Zoning Standards Conformance Table*

##### Parcel "A"

<b><u>Major Standards</u></b>	<b><u>Required</u></b>	<b><u>Existing</u></b>	<b><u>Deviation Required</u></b>
Lot Size	4,500 sq. ft. min	5,000 sq. ft.	
Lot Coverage	50% max	24%	
Building Height	Two Stories/40' max	One Story/19'-6"	
Yards			
<i>Front</i>	15' min	20'	
<i>Side</i>	5' min	5'	
<i>Rear</i>	15' min	15'	
<i>Street Side</i>	10'	N/A	
Parking	Two covered vehicle spaces per unit	Two covered	

##### Parcel B & D (Future Development)

<b><u>Major Standards</u></b>	<b><u>Required</u></b>	<b><u>Proposed</u></b>	<b><u>Deviation Required</u></b>
Lot Size	4,500 sq. ft. min	5,000 sq. ft.	
Lot Coverage	50% max	24%	
Building Height	Two Stories/40' max	TBD	
Yards			
<i>Front</i>	15' min	TBD	
<i>Side</i>	5' min	TBD	
<i>Rear</i>	15' min	TBD	
<i>Street Side</i>	10'	TBD	
Parking	Two covered vehicle spaces per unit	TBD	

##### Parcel "C"

<b><u>Major Standards</u></b>	<b><u>Required</u></b>	<b><u>Existing</u></b>	<b><u>Deviation Required</u></b>
Lot Size	4,500 sq. ft. min	5,000 sq. ft.	
Lot Coverage	50% max	20%	

Building Height	Two Stories/40' max	One Story/19'-6"	
Yards			
<i>Front</i>	15' min	10'	Yes (Non-Conforming)
<i>Side</i>	5' min	5' & 24'	
<i>Rear</i>	15' min	25'	
<i>Street Side</i>	10'	40'	
Parking	Two covered vehicle spaces per unit	Two covered vehicle spaces per unit	

#### Parcel "E"

<b><u>Major Standards</u></b>	<b><u>Required</u></b>	<b><u>Existing</u></b>	<b><u>Deviation Required</u></b>
Lot Size	4,500 sq. ft. min	5,000 sq. ft.	
Lot Coverage	50% max		
Building Height	Two Stories/40' max	One Story/19'-6"	
Yards			
<i>Front</i>	15' min	15' min	
<i>Side</i>	5' min	20'	
<i>Rear</i>	15' min	25' min	
<i>Street Side</i>	10'		
Parking	Two covered vehicle spaces per unit	Two covered	

<b><u>Major Standards</u></b>	<b><u>Required</u></b>	<b><u>Proposed</u></b>	<b><u>Deviation Required</u></b>
Lot Size	4,500 sq. ft. min	7,026 sq. ft.	
Lot Coverage	50% max	24%	
Maximum Density	15.0 du/ac	8.0 du/ac	
Building Height	Two Stories/40' max	One Story/19'-6" max	
Yards			
<i>Front</i>	15' min	20' min	
<i>Side</i>	5' min	5' min	
<i>Rear</i>	15' min	25' min	
<i>Street Side</i>	10'		
Parking	Two covered vehicle spaces per unit	Two covered vehicle spaces per unit	

#### Minor Exceptions

In order for the proposed single-family development to meet or exceed the zoning standards applicable to single-family development of the City of Coalinga Municipal Code, the following minor deviations (exceptions) have been incorporated:

Parcel "C" - Section 9-6.707 of the planning and zoning code is intended to provide a means of granting relief from the requirements of these planning regulations for minor exceptions from dimensional and design

standards when strict application would preclude an effective design solution improving livability, operational efficiency, or appearance, and fulfilling the basic intent of the applicable regulation.

Since the front yard setback is a legal non-conforming standard of ten feet (10'), staff found that the approval of the tentative subdivision map would not result in furthering the non-conforming setback as the map is creating legal parcels and that "no action" would still leave the non-conforming setback. Staff does not believe this exception will adversely affect any development or persons upon abutting properties, or adversely affect to mean to impact in a substantial, negative manner the economic value, habitability, or enjoyment of properties in addition it would not result in a hazard to pedestrian and/or vehicular traffic. Staff feels that approval of the TSM with the single non-conforming setback would be reasonably necessary to the sound development of such property and would result in better environmental quality of development of such property than without such exception.

### Coalinga City-Wide Design Guidelines

The guidelines are discretionary tools to be used with the development standards in the City's Zoning Ordinance to guide a range of development types. The discretionary review under the design guidelines is conducted by members of City staff and, at times, the Planning Commission. The objective of the City-Wide Design Guidelines is to preserve the small-town character of Coalinga in future single-family residential, multi-family residential, commercial, and mixed-use development.

The Single-Family Residential Design Guidelines aim to assist homeowners, designers, and builders achieve better design in the development of single-family homes. The Design Guidelines include best practices that have worked successfully in other communities to maintain strong property values, increase neighborhood desirability and character, improve privacy and aesthetics, and promote sustainable design and development.

The Single-Family Residential Design Guidelines encompass concepts ranging from overall context to specific building details. The guidelines are organized by "Neighborhood Context/Fit," "Building Design," and "Landscaping and Fencing," which work to address the desired quality of design expected throughout the City. These guidelines will be analyzed when site plans for the remaining 2 homes are submitted to the Community Development Department.

### Lighting

Lighting will be reviewed and approved by the Coalinga Police Department to ensure that there will be adequate lighting for public safety while also ensuring no spill over lighting. Off-site lighting shall be installed per City standards, as part of the off-site improvements along the development frontage (curb, gutter, sidewalk and lighting). In addition, according to Section 9-2.203(c)(4)(d)(6) of the Coalinga Municipal Code, all outdoor walkways shall be illuminated in accordance with the requirements of Section 9-4.206, Lighting and Illumination.

### Signage

All signs related to this development shall be submitted in a separate application and reviewed and approved by the Community Development Department in accordance with the applicable signage regulations.

### Access

Access to the proposed project would be provided from E. Valley Street, S. Hachman and E. Polk Street.

### Utilities

All utilities are readily available for connection within the adjacent right-of-way. All utility connections shall be shown on the final site plan and approved by the Planning Department and confirmed by the Public Works Department. On-site storage of storm runoff is not required, therefore the development will discharge storm water runoff into the exiting surface system.

### **Environmental Clearance**

The City of Coalinga prepared an initial study and mitigated negative declaration in accordance with the California Environmental Quality Act. A 30-day public comment period for the Initial Study/Mitigated Negative Declaration began on April 20, 2020 and ended on May 19, 2020. Comments were received and have been incorporated within the final IS/MND and Resolution.

### **IV. FISCAL IMPACT:**

None determined at this time

### **V. REASONS FOR RECOMMENDATION:**

Staff is recommending approval of the following project because it meets and/or exceeds the requirements of the City of Coalinga Municipal Code in the following respects.

#### **Tentative Subdivision Map Findings**

According to Section 9-7.204 of the City of Coalinga Municipal Code, the Planning Commission shall consider the following conditions for a tentative map. Staff feels that with the proposed conditions included, the following findings have been met.

- (a) The Planning Commission shall not approve an application for a subdivision, unless it finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the Coalinga General Plan and any other applicable plans. A proposed subdivision shall be consistent with the General Plan or applicable plans only if the proposed subdivision or land use is compatible with the objectives, policies, general land uses, and programs specified in such plans.
- (b) The Planning Commission shall deny an application for a subdivision if it makes any of the following findings:
  - (1) That the proposed map is not consistent with the Coalinga General Plan, or with other applicable plans;
  - (2) That the design or improvement of the proposed subdivision is not consistent with the Coalinga General Plan or with other applicable plans;
  - (3) That the site is not physically suitable for the proposed type of development;
  - (4) That the site is not physically suitable for the proposed density of development;
  - (5) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
  - (6) That the design of the subdivision or type of improvements is likely to cause serious public health problems;
  - (7) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. The Planning Commission may approve a tentative map if it finds that alternative easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This provision shall apply only to easements of record or to easements established by a court of competent jurisdiction;
  - (8) That the map fails to meet or perform one or more requirements or conditions imposed by the

“Subdivision Map Act” or by this title. Any such requirement or condition shall be specified.

(c) Notwithstanding the provisions of Section 9-7.204(b)(5) of this article, a tentative map may be approved if an environmental impact report was prepared with respect to the project and a finding was made pursuant to Section 21081(c) of the Public Resources Code that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report.

### **General Plan Amendment Findings**

The following standard findings must be made for each General Plan amendment. Specific findings may also be required by the decision-making body on a case-by-case basis.

1. The potential effects of the proposed General Plan amendment have been evaluated and have been determined not to be detrimental to the public health, safety, or welfare of the City.
2. The proposed General Plan amendment is internally consistent and compatible with the goals, policies, and actions of the General Plan.
3. If applicable, the site is physically suitable (including, but not limited to access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designations and anticipated land uses/developments.
4. The proposed General Plan amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act.

### **Rezone Findings**

The following standard findings must be made for each Zoning Ordinance amendment. Specific findings may also be required by the decision-making body on a case-by-case basis.

1. The proposed Zoning Ordinance amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.
2. The proposed Zoning Ordinance amendment is consistent and compatible with the goals, policies, and actions of the General Plan, and the other applicable provisions of the Zoning Ordinance.
3. If applicable, the site is physically suitable (including, but not limited to access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designations and anticipated land uses/developments.
4. The proposed Zoning Ordinance amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act.

### **ATTACHMENTS:**

	Description
□	CEQA - Notice of Intent
□	Official IS/MND - 150 Hachman
□	CDA 17-01 Application Package
□	Subdivision Map
□	Caltrans Comments - CEQA
□	DTSC Comments - CEQA
□	Resolution 020-004
□	Exhibit A - Conditions of Approval CDA 17-01
□	Attachment 1 (City Engineer Comments)



## CITY OF COALINGA

### PUBLIC NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

**PROJECT NAME:** 150 South Hachman Street Subdivision Project

**LEAD AGENCY:** City of Coalinga  
155 West Durian Avenue  
Coalinga, California 93210

**CONTACT PERSON:** Sean Brewer  
Assistant City Manager  
(559) 935-1533

**PROJECT LOCATION:** The 150 South Hachman Street Subdivision Project (proposed project) site is located at 150 South Hachman Street in the City of Coalinga (Assessor's Parcel Number [APN] 083-121-065) at the intersection of South Hachman Street and East Polk Street (see attached Project Location Map).

**PROJECT APPLICANT:** Paramjit Singh Mond  
Fair Find Enterprises, LLC  
3071 W Ashlan Avenue  
Fresno, CA 93722

**PROJECT DESCRIPTION:** The project site is located at 150 South Hachman Street in the City of Coalinga. The site is approximately 0.57-acre 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.



The proposed project is not on any of the lists enumerated under Section 65962.5 of the Government Code as related to hazardous materials.

**INITIAL STUDY:**

The Initial Study/Mitigated Negative Declaration can be reviewed at the following website address: <https://www.coalinga.com/401/Current-Planning-Projects>.

This environmental review process and Negative Declaration filing is pursuant to Title 14, Division 6, Chapter 3, Article 6, sections 15070, 15071, and 15072 of the California Administrative Code.

**PUBLIC REVIEW:**

A 30-day public comment period on this Initial Study/Mitigated Negative Declaration begins on **April 20, 2020** and ends on **May 19, 2020**. **Written comments regarding this project, addressing the findings of the proposed Mitigated Negative Declaration and/or accuracy or completeness of the Initial Study, may be submitted to the City of Coalinga Department of Community Development (at the below address) during this comment period. A public hearing before the City of Coalinga Planning Commission will be held for the proposed project on May 26, 2020. A final public hearing before the City of Coalinga City Council will be scheduled for a later date, to be determined and noticed separately. All hearings and meetings will be located in the City Hall Chambers, 155 West Durian Avenue, Coalinga, California 93210.**

Sean Brewer, Assistant City Manager  
City of Coalinga Community Development Department  
155 West Durian Avenue, Coalinga, California 93210  
(559) 935-1533  
[sbrewer@coalinga.com](mailto:sbrewer@coalinga.com)

**Project Location Map**



# Initial Study/Mitigated Negative Declaration

## 150 South Hachman Street Subdivision Project

Prepared for  
the City of Coalinga



April 2020

Prepared by



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](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/](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](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.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture and Forest Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Cultural Resources	<input type="checkbox"/> Energy
<input checked="" type="checkbox"/> Geology and Soils	<input type="checkbox"/> Greenhouse Gas Emissions	<input checked="" type="checkbox"/> Hazards and Hazardous Materials
<input type="checkbox"/> Hydrology and Water Quality	<input type="checkbox"/> Land Use and Planning	<input type="checkbox"/> Mineral Resources
<input checked="" type="checkbox"/> Noise	<input type="checkbox"/> Population and Housing	<input type="checkbox"/> Public Services
<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation	<input checked="" type="checkbox"/> Tribal Cultural Resources
<input type="checkbox"/> Wildfire	<input type="checkbox"/> 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

Sean Brewer, Assistant City Manager  
Printed Name

4/20/2020

\_\_\_\_\_  
Date

City of Coalinga  
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.

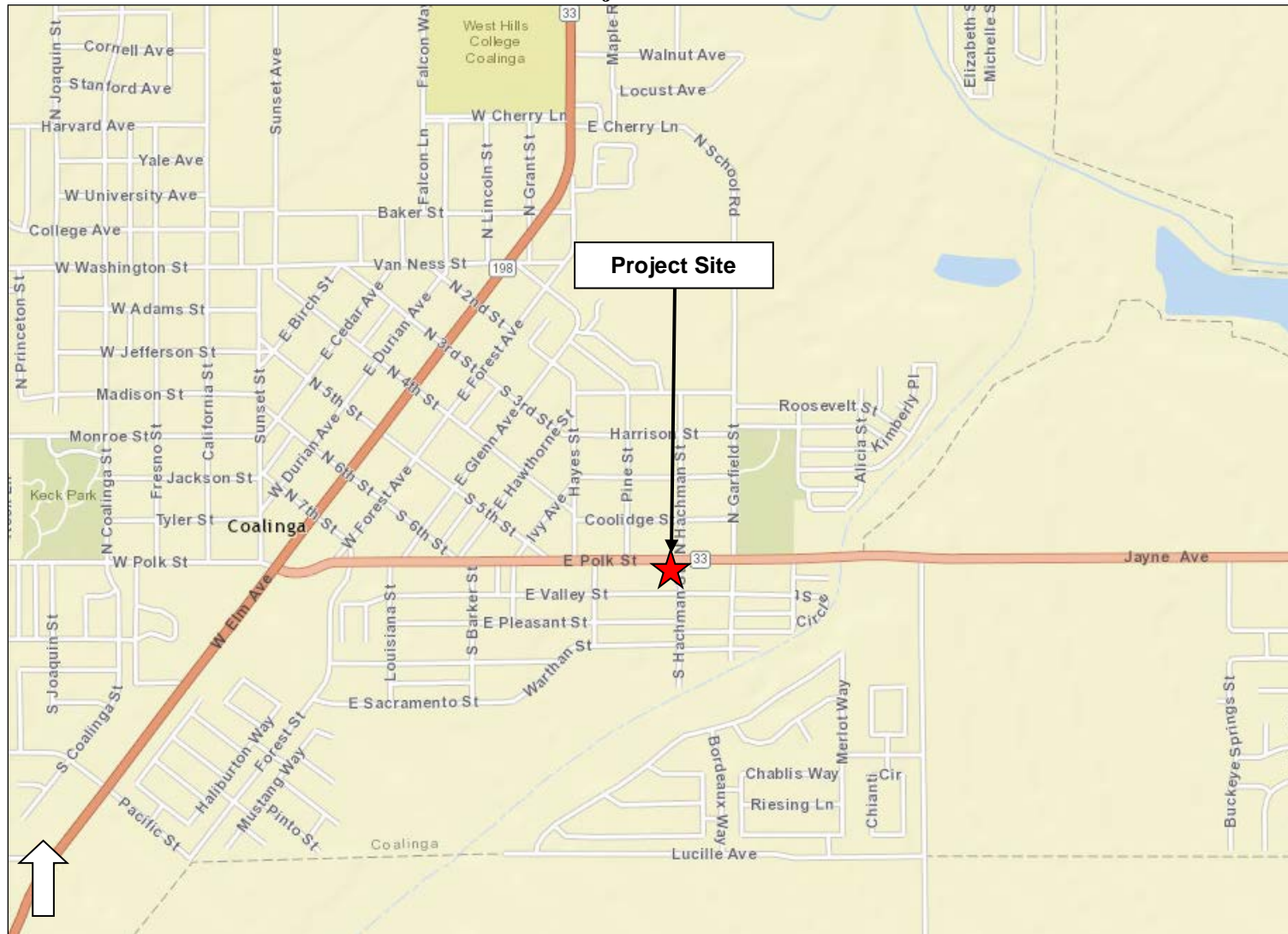
Surrounding existing land uses include single-family residential development to the north, south, and west, and commercial development to the east (see Figure 2). Coalinga City Park is located approximately 0.2 miles from the project site, Chapel Grace Church is located approximately 0.26 miles from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

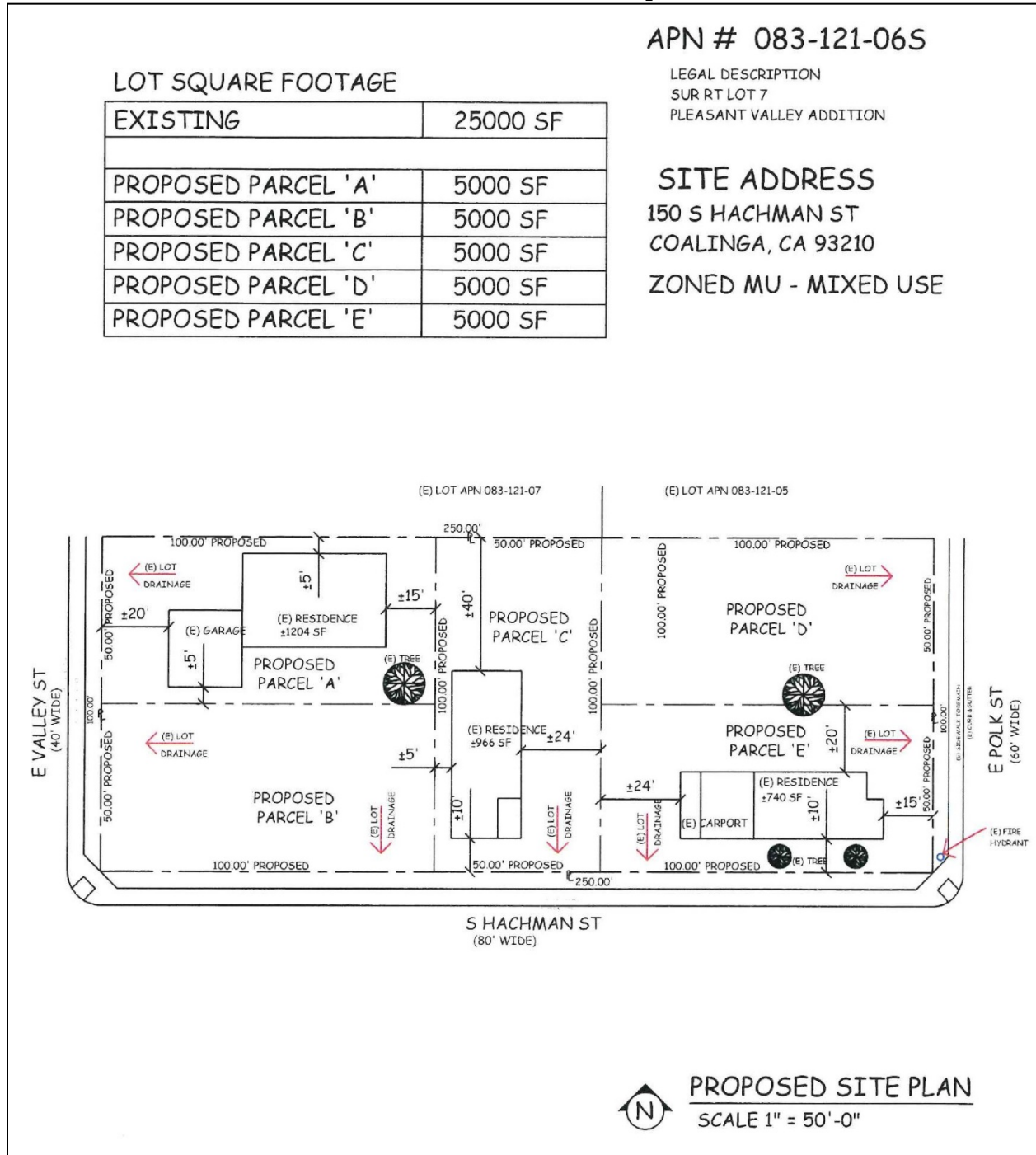




**Figure 2**  
**Project Site Boundaries**



**Figure 3**  
**Tentative Subdivision Map**



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
<b>I. AESTHETICS.</b>				
<i>Would the project:</i>				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or night-time views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>

### **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.<sup>1</sup> 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.<sup>2</sup>

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.<sup>3</sup> 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

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

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

<sup>3</sup> 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
<b>II. AGRICULTURE RESOURCES.</b>				
<i>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:</i>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗

### **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.<sup>4</sup> The designation of Urban and Built-Up Land would indicate that the site does not meet the definition of prime, statewide, or unique farmland.

<sup>4</sup> 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.<sup>5</sup> 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*.

---

<sup>5</sup> Ibid.

Issues	Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporated	Less-Than- Significant Impact	No Impact
<b>III. AIR QUALITY.</b>				
<i>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:</i>				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>

### **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<sub>2.5</sub>), and State particulate matter 10 microns in diameter (PM<sub>10</sub>) 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<sub>2.5</sub> 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<sub>x</sub>), as well as for PM<sub>10</sub>, PM<sub>2.5</sub>, SO<sub>x</sub>, and CO expressed in tons per year (tpy). Thus, by exceeding the SJVAPCD's mass emission thresholds for operational emissions of ROG, NO<sub>x</sub>, PM<sub>10</sub>, PM<sub>2.5</sub>, SO<sub>x</sub>, 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.

<b>Table 1</b>	
<b>SJVAPCD Small Project Screening Level</b>	
<b>Land Use</b>	<b>Project Size (Units)</b>
Single Family	390
<i>Source: San Joaquin Valley Air Pollution Control District. Small Project Analysis Level. June 2012.</i>	

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.<sup>6</sup> 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.

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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
<b>IV. BIOLOGICAL RESOURCES.</b>				
<i>Would the project:</i>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗

### **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.<sup>7</sup> 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,

<sup>7</sup> 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.<sup>8</sup> 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

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<sup>8</sup> 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
<b>V. CULTURAL RESOURCES.</b>				
<i>Would the project:</i>				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	✗	<input type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of dedicated cemeteries.	<input type="checkbox"/>	✗	<input type="checkbox"/>	<input type="checkbox"/>

### **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.<sup>9</sup> 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

<sup>9</sup> 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.<sup>10</sup>

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*

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<sup>10</sup> 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
<b>VI. ENERGY.</b>				
<i>Would the project:</i>				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>

### **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.<sup>11</sup>

### 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),<sup>12</sup> 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

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<sup>11</sup> California Energy Commission. *Title 24 2019 Building Energy Efficiency Standards FAQ*. November 2018.

<sup>12</sup> 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
<b>VII. GEOLOGY AND SOILS.</b>				
<i>Would the project:</i>				
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.	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
f. Directly or indirectly destroy a unique paleontological resources or site or unique geologic feature.	<input type="checkbox"/>	✗	<input type="checkbox"/>	<input type="checkbox"/>

### **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.<sup>13</sup> 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

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<sup>13</sup> 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
<b>VIII. GREENHOUSE GAS EMISSIONS.</b>				
<i>Would the project:</i>				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>

### **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<sub>2</sub>) and, to a lesser extent, other GHG pollutants, such as methane (CH<sub>4</sub>) and nitrous oxide (N<sub>2</sub>O) 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
<b>IX. HAZARDS AND HAZARDOUS MATERIALS.</b>				
<i>Would the project:</i>				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
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?	<input type="checkbox"/>	✗	<input type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
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?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
g. Expose people or structures, either directly or indirectly, to the risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗

### **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.<sup>14</sup> 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.

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<sup>14</sup> 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
<b>X. HYDROLOGY AND WATER QUALITY.</b>				
<i>Would the project:</i>				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
i. Result in substantial erosion of siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
iv. Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>

### **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.<sup>15</sup> Thus, development of the proposed project would not place structures within a 200-year floodplain or

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<sup>15</sup> 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
<b>XI. LAND USE AND PLANNING.</b>				
<i>Would the project:</i>				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>✗</b>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✗</b>	<input type="checkbox"/>

### **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.

<b>Table 2</b> <b>Comparison of Current and Proposed Designations</b>					
<b>Designation</b>	<b>Minimum Lot Size (s.f.)</b>	<b>Calculated Maximum Allowable Units for Proposed Site</b>	<b>Maximum Residential Density Units (du/acre)</b>	<b>Calculated Maximum Residential Density Units for Proposed Site (du/acre)</b>	<b>Calculated Maximum Allowable Commercial Square Footage for Proposed Site</b>
Current: Mixed-Use (MX)	5,000 <sup>1</sup>	5.0	15.0 <sup>3</sup>	8.0	24,829 s.f.
Proposed: Residential Medium Density (RMD)	4,500 <sup>2</sup>	5.0	15.0 <sup>4</sup>	8.0	N/A
<b>Sources:</b> <sup>1</sup> City of Coalinga. <i>City of Coalinga Municipal Code. Sec. 9-2.303. Table 2.6: Development Regulations–Commercial Districts. February 23, 2017.</i> <sup>2</sup> City of Coalinga. <i>City of Coalinga Municipal Code. Sec. 9-2.203. Table 2.4: Development Regulations–Residential Districts. February 23, 2017.</i> <sup>3</sup> City of Coalinga. <i>City of Coalinga General Plan 2005-2025. [pg. 2-23]. June 2009.</i> <sup>4</sup> <i>Ibid.</i>					

Issues	Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporated	Less-Than- Significant Impact	No Impact
<b>XII. MINERAL RESOURCES.</b>				
<i>Would the project:</i>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗

### **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.<sup>16</sup> 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.

<sup>16</sup> 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
<b>XIII. NOISE.</b>				
<i>Would the project result in:</i>				
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?	<input type="checkbox"/>	✗	<input type="checkbox"/>	<input type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗

### **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 school, 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.<sup>17</sup> 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*.

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<sup>17</sup> 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
<b>XIV. POPULATION AND HOUSING.</b>				
<i>Would the project:</i>				
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)?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>

### **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,<sup>18</sup> 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.

<sup>18</sup> 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
<b>XV. PUBLIC SERVICES.</b>				
<i>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:</i>				
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
e. Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>

### **Discussion**

- a,b. The Coalinga Fire Department currently operates out of one station in the central part of the City at 7<sup>th</sup> 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.<sup>19</sup> 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.<sup>20</sup> 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

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<sup>19</sup> City of Coalinga, Community Development Department. *Development Impact Fees Master List*. October 15, 2018.

<sup>20</sup> 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.<sup>21</sup> 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.

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<sup>21</sup> City of Coalinga. *Coalinga Municipal Code*. Available at [https://www.municode.com/library/ca/coalinga/codes/code\\_of\\_ordinances](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
<b>XVI. RECREATION.</b>				
<i>Would the project:</i>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✗</b>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✗</b>	<input type="checkbox"/>

### **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 CHRPD's park impact fee is \$936 per multi-family residential dwelling unit and \$1,070 per single-family residential dwelling unit.<sup>22</sup> 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.

<sup>22</sup> 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
<b>XVII. TRANSPORTATION/TRAFFIC.</b>				
<i>Would the project:</i>				
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
c. Substantially increase hazards due to a design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>

### 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.<sup>23</sup> 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:<sup>24</sup>

- 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.

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<sup>23</sup> Institute of Traffic Engineers. *Trip Generation Handbook 9<sup>th</sup> Edition*. Published 2012.

<sup>24</sup> 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
<b>XVIII. TRIBAL CULTURAL RESOURCES.</b>				
<i>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:</i>				
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)?	<input type="checkbox"/>	✗	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	✗	<input type="checkbox"/>	<input type="checkbox"/>

## **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.<sup>25</sup> 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

<sup>25</sup> 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
<b>XIX. UTILITIES AND SERVICE SYSTEMS.</b>				
<i>Would the project:</i>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>

### 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.<sup>26</sup> 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

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<sup>26</sup> 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.<sup>27</sup> 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 existing 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

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<sup>27</sup> 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
<b>XX. WILDFIRE</b>				
If located in or near state responsibility areas or lands classified as very high fire hazards severity zones, would the project:	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>

### **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.<sup>28</sup> The site is not located in or near a State Responsibility Area.<sup>29</sup> 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
<b>XXI. MANDATORY FINDINGS OF SIGNIFICANCE.</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>

### 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*.

## **H. LIST OF PREPARERS**

### ***Lead Agency***

Sean Brewer, Assistant City Manager

City of Coalinga  
155 West Durian Street  
Coalinga, California 93210  
(559) 935-1533

### ***Environmental Consultant***

Tim Raney, President  
Rod Stinson, Division Manager/Air Quality Specialist

Raney Planning & Management, Inc.  
1501 Sports Drive, Suite A  
Sacramento, California 95834

**CITY OF COALINGA  
GENERAL PLAN AMENDMENT  
APPLICATION**

CDA 17-01  
Application Number

02-25-2020  
Date

**APPLICANT INFORMATION:**

Applicant/Property Owner: FAIR FIND ENTERPRISES  
Applicant's Mailing Address: 3071 W ASHLAN AVE, FRESNO CA 93722  
Telephone Number: 559 800 3312 Assessor Parcel Number: 083-121-065  
Property Location (Street Address): 150 S HACHMAN ST, COALINGA  
Legal Description (lot, block, tracts, etc.): SUR RT LOT 7 PLEASANT VALLEY ADD

**PROPERTY USE INFORMATION:**

Current Zoning: MIXED USE Proposed Zoning: MEDIUM DENSITY  
Existing Use: MEDIUM DENSITY  
Current General Plan Land Use Designation: MIXED USE BUSINESS / RESIDENTIAL  
Existing Number of Lots: 4 Proposed Number of Lots: 5  
Area of Parcel (s): 5.00089 Proposed Use: RESIDENTIAL

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

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

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

Paramjit Singh Mond  
Signature of APPLICANT/AGENT

FAIR FIND ENTERPRISES LLC  
Name of APPLICANT/AGENT (Please Print)

3071-W ASHLAN AVE, FRESNO CA 93722  
Mailing Address

559-800-3312  
Telephone Number

Paramjit Singh Mond  
Signature of OWNER

PARAMJIT SINGH MOND  
Name of OWNER (Please Print)

3071-W ASHLAN AVE, FRESNO CA 93722  
Mailing Address

559-800-3312  
Telephone Number

CITY OF COALINGA  
CHANGE OF ZONING DISTRICT APPLICATION

CDA-17-01  
Application

02-25-2020  
Date

APPLICANT INFORMATION:

Applicant/ Property Owner Name: FAIR FIND ENTERPRISES LLC  
Mailing Address: 3071 W ASHLAN AVE, FRESNO CA 93722  
Telephone: 559 800 3312 Assessor Parcel Number: 083-121-065  
Legal Description (lot, block, tracts, etc.) SUR RT LOT 7 PLEASANT VALLEY ADD

PROPERTY USE INFORMATION:

Current zoning: MIXED USE Proposed Zoning MEDIUM DENSITY RESIDENTIAL  
Existing Use: RESIDENTIAL USE  
General Plan Land Use Designation: \_\_\_\_\_  
Existing Number of Lots ONE (1) Proposed Number of Lots FIVE (5)  
Area of Parcel: 25000 SQ FT Proposed Use: FIVE (5) LOTS WITH A MINIMUM OF 5000 SQ FT EACH

**Important:** The City of Coalinga will only accept for processing an application for a Change of Zoning District Amendment if the proposed Zoning District is consistent with the Coalinga General Plan. The reason for this policy is that State Law requires that the City's Zoning Ordinance be consistent with the General Plan. Before beginning this application, you should check with the Secretary of the Planning Commission to determine if the zoning you are proposing is consistent with the General Plan.

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

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

Laramjit Singh Hund  
Signature of APPLICANT/AGENT

FAIR FIND ENTERPRISES LLC  
Name of APPLICANT/AGENT (Please Print)

3071-W ASHLAN AVE, FRESNO CA 93722  
Mailing Address

559- 800- 3312  
Telephone Number

same  
Signature of Owner

same  
Name of OWNER (Please Print)

same  
Mailing Address

same  
Telephone Number

**CITY OF COALINGA**  
**TENTATIVE SUBDIVISION MAP APPLICATION**

CDA-17-01  
Application Number

02-25-2020  
Date

**APPLICANT INFORMATION:**

Applicant's Name: FAIR FIND ENTERPRISES LLC  
Property Owner's Name: FAIR FIND ENTERPRISES LLC  
Applicant's Mailing Address: 3071 W ASHLAN AVE  
Telephone Number: 559 800 3312 Assessor Parcel Number: 683-121-065  
Property Location (Street Address): 150 S HACHMAN ST  
Legal Description (lot, block, tracts, etc.): S4R RT LOT 7 PLEASANT VALLEY ADD

**PROPERTY USE INFORMATION:**

Current Zoning: MU Existing Use: RESIDENTIAL  
Existing Structures: 3 Proposed Number of Lots: 5  
Existing Number of Lots: 1 Minimum Lot Size (Sq. Ft.): 5000 SF  
Area of Parcel (Sq. or Acs.): 25000 Proposed Use: RESIDENTIAL

Existing Easement and Use N/A

Proposed Restrictive Requirements (if any): N/A

Will all improvement meet City of Coalinga Requirements ☒ Yes ☐ No

If no, list exceptions and give justification: \_\_\_\_\_

If no, list exceptions and give justification: \_\_\_\_\_



**Describe Improvement for:**

Street Trees (List type & interval of spacing): N/A

Drainage Collection & Disposal: N/A

Domestic Water Supply (include Fire Hydrants): N/A

Proposed Sewer Collection & Disposal: N/A

Other Public Utilities (Power, Telephone, Irrigation, Cable T.V.): N/A

**ATTACH PRELIMINARY TITLE REPORT DESCRIBING THE STATUS OF ALL INTEREST IN PARCEL.**

**CERTIFICATION:**

Owner of property hereby certifies that he is the owner of the property on which the map is proposed for subdivision, and that he has examined the map and consents to the submissions of the map and this application.

Laramjit Singh Mond  
Owner's Signature

FAIR FIND ENTERPRISES LLC  
Owner's Name (Please Print)

3071 W ASHLAN AVE, FRESNO CA 93722  
Address

559-800-3312  
Telephone

Laramjit Singh Mond  
Owner's Agent

3071 - W ASHLAN AVE FRESNO CA 93722  
Address

559-800-3312  
Telephone

MELISSA F. CAMP  
Engineer of Map

4812 AVE 400, DINUBA, CA 93618  
Address

559-300-7661  
Telephone



CITY OF COALINGA  
ENVIRONMENTAL REVIEW APPLICATION

CDA 17-01

Application Number

02-25-2020

Date

**APPLICANT INFORMATION:**

Applicant: FAIR FIND ENTERPRISES LLC

Mailing Address: 3071 W ASHLAN AVE FRESNO, CA 93722

Telephone Number: 559 800 3312 Assessor Parcel Number: 083-121-065

Property Owner's Name: FAIR FIND ENTERPRISES LLC

Property Owner's Address: 3071 W ASHLAN AVE FRESNO, CA 93722

Contact Person: PARAMJIT SINGH MOND

**PROPERTY USE INFORMATION:**

Size of Parcel (Square Feet/Acres) 25000

Describe Existing Use of Property: RESIDENTIAL

Square Feet of Existing Building Area 2910 SF, Square Feet of Existing Paved Area 960 SF

Current Zoning MU Proposed Zoning SFR

Describe in General Terms Existing Uses to the:

North: RESIDENTIAL

South: RESIDENTIAL

East: RESIDENTIAL

West: RESIDENTIAL

Are there any man-made or natural water channels on property? N/A

If there are, where are they located \_\_\_\_\_

Number of existing trees on the site 4 Number of trees to be moved (Age & Type) N/A

Residential

a. Number of Dwelling Units: 3 b. Unit Size(s) 1204 SF/966 SF/740 SF

c. Range of Sales Prices and/or Rents (projected): 150,000 - 125,000 SALES PRICE

d. Type of Household Size Expected: 4 MEMBERS (2 ADULTS, 2 CHILDREN)

Commercial

a. Orientation:

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

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

b. Square Footage of Sales Area: N/A

c. Range of Sales Prices and/or Rents (Projected): \_\_\_\_\_

d. Type of Household Size Expected: \_\_\_\_\_

e. Number of Employees: Full Time \_\_\_\_\_ Part Time \_\_\_\_\_ Seasonal \_\_\_\_\_

f. Days and Hours of Operation \_\_\_\_\_

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

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

Paramjit Singh Mond  
Signature of APPLICANT/AGENT

PARAMJIT SINGH MOND  
Name of APPLICANT/AGENT (Please Print)

3071-W ASHLAN AVE, FRESNO CA 93722  
Mailing Address

559-800-3312  
Telephone Number

Same  
Signature of OWNER

Same  
Name of OWNER (Please Print)

Same  
Mailing Address

Same  
Telephone Number



City of Coalinga  
Community Development Department

APPLICATION FOR ENVIRONMENTAL EVALUATION

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: FAIR FIND ENTERPRISES LLC  
PROPERTY OWNER'S ADDRESS: 3071 W ASHLAN AVE  
TELEPHONE: 559 800 3312 EMAIL: MONDFRESNO66@GMAIL.COM

APPLICANT'S NAME, COMPANY/ORGANIZATION: \_\_\_\_\_  
APPLICANT'S ADDRESS: \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

CONTACT FOR PROJECT INFORMATION: PARAMJIT SINGH MOND  
ADDRESS: 3071 W ASHLAN AVE  
TELEPHONE: 559 800 3312 EMAIL: MONDFRESNO66@GMAIL.COM

2. Location and Classification

STREET ADDRESS OF PROJECT: 150 S. HACH HAN ST. COALINGA, CA  
CROSS STREETS: POLK, VALLEY  
ASSESSOR'S PARCEL NUMBER(S): 083-121-065  
LOT DIMENSIONS: 5000 SF x 5 LOT AREA (SQ FT): 25000  
ZONING DESIGNATION: MU GENERAL PLAN DESIGNATION: MU

3. Project Description (please check all that apply)

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

PRESENT OR PREVIOUS USE: RESIDENTIAL

PROPOSED USE: RESIDENTIAL

BUILDING APPLICATION PERMIT #: N/A DATE FILED: N/A

#### 4. Project Summary Table

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

	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
<b>Project Features</b>				
Dwelling Units	3	3	<del>0</del>	3
Parking Spaces	6	6	<del>0</del>	6
Loading Spaces	<del>0</del>	<del>0</del>	<del>0</del>	<del>0</del>
Bicycle Spaces	<del>0</del>	<del>0</del>	<del>0</del>	<del>0</del>
Number of Buildings	3	3	<del>0</del>	3
Height of Buildings	16 FT	16 FT	<del>0</del>	16 FT
Number of Stories	1	1	<del>0</del>	1
<b>Gross Square Footage (GSF)</b>				
Residential	2910	2910	<del>0</del>	2910
Retail	<del>0</del>	<del>0</del>	<del>0</del>	<del>0</del>
Office	<del>0</del>	<del>0</del>	<del>0</del>	<del>0</del>
Industrial	<del>0</del>	<del>0</del>	<del>0</del>	<del>0</del>
Parking	<del>0</del>	<del>0</del>	<del>0</del>	<del>0</del>
Other _____	<del>0</del>	<del>0</del>	<del>0</del>	<del>0</del>
Other _____	<del>0</del>	<del>0</del>	<del>0</del>	<del>0</del>
Other _____	<del>0</del>	<del>0</del>	<del>0</del>	<del>0</del>
<b>Total GSF</b>	2910	2910	<del>0</del>	2910

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



## All Projects

### Land Use

What is the current use of the site? RESIDENTIAL  
Please list all previous land uses of the site for the last 10 years. RESIDENTIAL

### Neighborhood Contact

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

NONE

### Site Characteristics

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

Are there any structures or buildings on the project site?

☒ Yes ☐ No

If yes, how many? 3 RESIDENTIAL UNITS

What is the construction date of each structure? (1) 1980's (2) 1950's

Current use of existing structure(s)? RESIDENTIAL

Proposed use of existing structure(s)? RESIDENTIAL

Are there any trees on the project site?

☒ Yes ☐ No

Are any trees proposed to be removed?

☐ Yes ☒ No

Does the site contain any natural drainage ways?

☒ Yes ☐ No

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

☐ Yes ☒ No

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

Please describe: SINGLE-FAMILY RESIDENTIAL TO NORTH,  
WEST AND SOUTH SIDE OF THE PROPERTY.  
COMMERCIAL USE TO THE WEST SIDE OF THE  
SUBJECT PROPERTY

Are you proposing any new fencing or screening?

☐ Yes ☒ No

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

Is there parking on-site?

☒ Yes ☐ No

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

Existing 6

Proposed 6

Is any parking proposed off-site?

☐ Yes ☒ No

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

Are you proposing new signs with the project?

☐ Yes ☒ No

If yes, please describe the number and type. \_\_\_\_\_

Are there any easements crossing the site?

☐ Yes ☒ No

Are there any trash/recycling enclosures on-site?

☐ Yes ☒ No

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

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

Building Setback from Property Lines		
	Existing (feet/inches)	Proposed (feet/inches)
Front		
Rear		
Streetside		
Interior Side		

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

1<sup>st</sup> Address: \_\_\_\_\_ 2<sup>nd</sup> Address: \_\_\_\_\_

Setback: \_\_\_\_\_ Setback: \_\_\_\_\_

#### Exterior Materials

Existing Exterior Building Materials: STUCCO AND WOOD SIDING

Existing Roof Materials: COMPOSITION SHINGLES

Existing Exterior Building Colors: NEUTRAL / EARTH TONES

Proposed Exterior Building Materials: STUCCO & WOOD SIDING

Proposed Roof Materials: COMPOSITION SHINGLES

Proposed Exterior Building Materials: STUCCO & WOOD SIDING

### Residential Projects

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

Total Number of Lots: 5

Net Acreage of Site: 0.57

Total Dwelling Units: 3

Density/Net Acre: 0.57

# of Single-Family Units: 3

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

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

# of Condominium Units: N/A

### **Structure Size**

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

Residence

Gross Square Footage: 2590

Garage

Gross Square Footage: 320

Other

Gross Square Footage: 0

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

Gross Square Footage: N/A

Total Square Footage: N/A

### **Building Height**

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

Existing Building Height and # of Floors (from ground to the plateline): 16 FT (1 FLOOR)

Existing Building Height and # of Floors (from ground to the top of the roof): 16 FT (1 FLOOR)

Proposed Building Height and # of Floors (from ground to the plateline): 16 FT (1 FLOOR)

Proposed Building Height and # of Floors (from ground to the top of the roof): 16 FT (1 FLOOR)

### **Lot Coverage**

Total Building Coverage Area\* (proposed new and existing to be retained) (sq. ft.): 2910 SF

Project Site Lot Area (sq. ft.): 25000 SF

Total Lot Coverage Percentage: 11.64%

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

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

### Non-Residential Projects

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

Hours of operation of the proposed use: N/A

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

#### **Building Size**

Total Building Square Footage On-Site (gross sq. ft.) N/A

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

#### **Building Height**

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

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

#### **Lot Coverage**

Total Existing and Proposed Building Coverage Area\* (sq. ft.): N/A

Project Site Lot Area (sq. ft.): N/A

Total Lot Coverage Percentage: N/A

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

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



### Environmental Evaluation Application Submittal Checklist

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

#### For Department Use Only

Application Received by Community Development Department:

By:



Date:

2/25/2020



**DEPARTMENT OF TRANSPORTATION****DISTRICT 6**

1352 WEST OLIVE AVENUE

P.O. BOX 12616

FRESNO, CA 93778-2616

PHONE (559) 488-7307

FAX (559) 445-5875

TTY 711

www.dot.ca.gov

*Making Conservation a  
California way of life.*

August 11, 2017

FRE-33-15.162-Coalinga

TSM 17-01

General Plan Amendment/Rezone

Mr. Sean Brewer  
Community Development Director  
City of Coalinga  
155 W. Durian  
Coalinga, California 93210

Dear Mr. Brewer:

Thank you for including the California Department of Transportation (Caltrans) in the review process for the project referenced above. The project proposes to amend the General Plan by rezoning and creating five lots from the land parcel bounded by State Route 33 to the north, S Hachman Street to the east, and E Valley Street to the south from mixed use zone to medium density residential zone. Caltrans provides the following comments:

Caltrans has no objection to the proposed application(s). As projects are proposed, mitigation may be requested for signalization or improved channelization (left and right-turn) to accommodate the additional traffic. However, the proposed change in zone district has the potential to reduce the impact to State Route 33 and remove the obligation to mitigate. In order to support this conclusion, please include a trip generation comparison in the course of completing the environmental assessment associated with this General Plan Amendment.

A new encroachment permit is needed if ownership will change. Encroachment permits are not a property right and do not transfer with the property to the new owner. The owner needs to submit an application for an encroachment permit requesting approval for driveway access. Furthermore, any new access will need to be approved by this agency. Only the legal property owner or their authorized agent can pursue obtaining an encroachment permit. Please call the Caltrans Encroachment Permit Office (District 6: 1352 W. Olive, Fresno, CA 93778, (559) 488-4058) to file a new encroachment permit authorizing access to the State Highway System. If you have any further questions, please contact me at (559) 488-7307.

Sincerely,



JAMAICA GENTRY  
Transportation Planner  
Planning North Branch



**Jared Blumenfeld**  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

Meredith Williams, Ph.D.  
Director  
8800 Cal Center Drive  
Sacramento, California 95826-3200



**Gavin Newsom**  
Governor

May 11, 2020

Mr. Sean Brewer  
Assistant City Manager  
City of Coalinga  
155 West Durian Avenue  
Kerman, California 93630  
[sbrewer@coalinga.com](mailto:sbrewer@coalinga.com)

MITIGATED NEGATIVE DECLARATION FOR 150 SOUTH HACHMAN STREET  
SUBDIVISION PROJECT – DATED APRIL 2020 (STATE CLEARINGHOUSE  
NUMBER: UNKNOWN)

Dear Mr. Brewer:

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration (MND) for 150 South Hachman Street Subdivision Project. The proposed project would include the subdivision of the parcel into five, 5,000 square foot. 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 proposed project would require 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.

DTSC recommends that the following issues be evaluated in the MND Hazards and Hazardous Materials section:

1. The MND should acknowledge the potential for historic or future activities on or near the project site to result in the release of hazardous wastes/substances on the project site. In instances in which releases have occurred or may occur, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated. The MND should also identify the mechanism(s) to initiate any required investigation and/or remediation and the government agency who will be responsible for providing appropriate regulatory oversight.

2. Refiners in the United States started adding lead compounds to gasoline in the 1920s in order to boost octane levels and improve engine performance. This practice did not officially end until 1992 when lead was banned as a fuel additive in California. Tailpipe emissions from automobiles using leaded gasoline contained lead and resulted in aerially deposited lead (ADL) being deposited in and along roadways throughout the state. ADL-contaminated soils still exist along roadsides and medians and can also be found underneath some existing road surfaces due to past construction activities. Due to the potential for ADL-contaminated soil DTSC, recommends collecting soil samples for lead analysis prior to performing any intrusive activities for the project described in the IS.
3. If any sites within the project area or sites located within the vicinity of the project have been used or are suspected of having been used for mining activities, proper investigation for mine waste should be discussed in the MND. DTSC recommends that any project sites with current and/or former mining operations onsite or in the project site area should be evaluated for mine waste according to DTSC's 1998 Abandoned Mine Land Mines Preliminary Assessment Handbook ([https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/11/aml\\_handbook.pdf](https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/11/aml_handbook.pdf)).
4. If buildings or other structures are to be demolished on any project sites included in the proposed project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's 2006 *Interim Guidance Evaluation of School Sites with Potential Contamination from Lead Based Paint, Termiticides, and Electrical Transformers* ([https://dtsc.ca.gov/wpcontent/uploads/sites/31/2018/09/Guidance\\_Lead Contamination\\_050118.pdf](https://dtsc.ca.gov/wpcontent/uploads/sites/31/2018/09/Guidance_Lead Contamination_050118.pdf)).
5. If any projects initiated as part of the proposed project require the importation of soil to backfill any excavated areas, proper sampling should be conducted to ensure that the imported soil is free of contamination. DTSC recommends the imported materials be characterized according to DTSC's 2001 *Information Advisory Clean Imported Fill Material* ([https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/SMP\\_FS\\_Cleanfill-Schools.pdf](https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/SMP_FS_Cleanfill-Schools.pdf)).
6. If any sites included as part of the proposed project have been used for agricultural, weed abatement or related activities, proper investigation for organochlorinated pesticides should be discussed in the MND. DTSC recommends the current and former agricultural lands be evaluated in accordance with DTSC's 2008 *Interim Guidance for Sampling Agricultural Properties (Third Revision)* (<https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/Ag-Guidance-Rev-3-August-7-2008-2.pdf>).

DTSC appreciates the opportunity to comment on the MND. Should you need any assistance with an environmental investigation, please submit a request for Lead Agency Oversight Application, which can be found at: [https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/VCP\\_App-1460.doc](https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/VCP_App-1460.doc). Additional information regarding voluntary agreements with DTSC can be found at: <https://dtsc.ca.gov/brownfields/>.

If you have any questions, please contact me at (916) 255-3710 or via email at [Gavin.McCreary@dtsc.ca.gov](mailto:Gavin.McCreary@dtsc.ca.gov).

Sincerely,

A handwritten signature in blue ink that reads "Gavin McCreary". The signature is fluid and cursive, with the first name "Gavin" and last name "McCreary" clearly distinguishable.

Gavin McCreary  
Project Manager  
Site Evaluation and Remediation Unit  
Site Mitigation and Restoration Program  
Department of Toxic Substances Control

cc: (via email)

Governor's Office of Planning and Research  
State Clearinghouse  
[State.Clearinghouse@opr.ca.gov](mailto:State.Clearinghouse@opr.ca.gov)

Ms. Lora Jameson, Chief  
Site Evaluation and Remediation Unit  
Department of Toxic Substances Control  
[Lora.Jameson@dtsc.ca.gov](mailto:Lora.Jameson@dtsc.ca.gov)

Mr. Dave Kereazis  
Office of Planning & Environmental Analysis  
Department of Toxic Substances Control  
[Dave.Kereazis@dtsc.ca.gov](mailto:Dave.Kereazis@dtsc.ca.gov)



## **RESOLUTION 020P-004**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COALINGA, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A COMBINED DEVELOPMENT APPLICATION FOR A TENTATIVE SUBDIVISION MAP, GENERAL PLAN AMENDMENT, REZONING AND ENVIRONMENTAL CERTIFICATION FOR THE PROPERTY LOCATED AT 150 S. HACHMAN (APN: 083-121-06S)**

**WHEREAS**, the Planning Commission of the City of Coalinga, California, did on May 26, 2020, hold a duly noticed Public Hearing to recommend to the City Council the following:

- Approval of a tentative subdivision map requesting the creation of five 5,000 square foot medium density residential lots with conditions;
- Approval of a general plan amendment requesting a change in land use from Mixed Use Commercial (MU) to Residential Medium Density (RMD);
- Adoption of an ordinance amending the zoning designation from Mixed Use Commercial (MU) to Residential Medium Density (RMD); and
- Certification of an Initial Study/Mitigated Negative Declaration in accordance with the California Environmental Quality Act.

**WHEREAS**, the subject property is located at 150 S. Hachman and identified more particularly described as (APN: 083-121-06S); and

**WHEREAS**, said combined development application (CDA) has complied with the requirements the California Environmental Quality Act of 1970 (CEQA), in that the Coalinga Community Development Department has determined that said CDA is subject to CEQA and an initial study and mitigated negative declaration was prepared for this project; and,

**WHEREAS**, the Community Development Department circulated a notice of intent (NOI) to adopt an initial study and negative declaration and advertised a 30-day public comment period which began on April 20, 2020 and ended on May 19, 2020: and

**WHEREAS**, the Community Development Department mailed public hearing notices to all property owners within 300 feet of the site as required by Local and State law, and;

### **GENERAL PLAN AMENDMENT**

**WHEREAS**, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons wanting to be heard, said Planning Commission did make the following mandatory findings recommending approval of said General Plan Amendment:

1. The potential effects of the proposed General Plan amendment have been evaluated and have been determined not to be detrimental to the public health, safety, or welfare of the City.
2. The proposed General Plan amendment is internally consistent and compatible with the goals, policies, and actions of the General Plan.

3. If applicable, the site is physically suitable (including, but not limited to access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designations and anticipated land uses/developments.
4. The proposed General Plan amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act.

## **REZONING**

**WHEREAS**, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons wanting to be heard, said Planning Commission did make the following mandatory findings recommending approval of said Zone Change:

1. The potential effects of the proposed Zone Change has been evaluated and has been determined not to be detrimental to the public health, safety, or welfare of the City.
2. The proposed Zone Change is internally consistent and compatible with the goals, policies, and actions of the General Plan and Zoning Ordinance.
3. If applicable, the site is physically suitable (including, but not limited to access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designations and anticipated land uses/developments.
4. The proposed Zone Change has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act.

## **SUBDIVISION MAP**

**WHEREAS**, the Planning Commission finds that all of the criteria for approving a subdivision map has been met together with the provisions for its design and improvement in including the following findings:

1. That the proposed map is consistent with the Coalinga General Plan, or with other applicable plans;
2. That the design or improvement of the proposed subdivision is consistent with the Coalinga General Plan or with other applicable plans;
3. That the site is physically suitable for the proposed type of development;
4. That the site is physically suitable for the proposed density of development;
5. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
6. That the design of the subdivision or type of improvements will not cause serious public health problems;



7. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision; and
8. The map meets the requirements and/or conditions imposed by the "Subdivision Map Act" or by the City's subdivision ordinance.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Coalinga, California, as follows:

SECTION 1. That the above recitations are true and constitute the Findings of the Planning Commission in this case;

SECTION 2. That the Planning Commission does hereby recommend the City Council approve the combined development application with conditions as set in Exhibit "A" and further certify the IS/ND for the reasons set forth in this Resolution.

PASSED AND ADOPTED, by the City of Coalinga Planning Commission at a regularly scheduled meeting held on the 26<sup>th</sup> Day of May 2020.

AYES:

NOES:

ABSTAIN:

ABSENT:

---

Planning Commission Chairman/Vice Chairman

ATTEST:

---

City Clerk/Deputy City Clerk

**EXHIBIT "A"**  
**CONDITIONS OF APPROVAL**  
**COMBINED DEVELOPMENT APPLICATION,**  
**CDA NO. 17-01**

The staff is recommending approval of the proposed project to the Planning Commission with the following conditions:

- COA 1. The subdivider shall defend, indemnify, and hold harmless the City or any of its boards, commissions, agents, officers, and employees from any claim, action, or proceeding against the City, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul the approval of the project when such claim or action is brought within the time period provided for in applicable State and/or local statutes. The City shall promptly notify the subdivider of any such claim, action, or proceeding. The City shall coordinate in the defense. Nothing contained in this condition shall prohibit the City from participating in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith.
- COA 2. This tentative tract map is granted for the land described in the application on file with the City of Coalinga. The locations of all buildings and other features shall be located and/or designed substantially as shown in the aforementioned applications, unless otherwise specified herein.
- COA 3. This tentative subdivision map shall expire within the time frames prescribed under the State Subdivision Map Act.
- COA 4. Any minor changes may be approved by the Director. Any substantial changes will require the filing of an application for an amendment to be considered either by the Director, the Planning Commission or City Council as deemed appropriate.
- COA 5. All requirements of any law, ordinance or regulation of the State of California, City of Coalinga, and any other governmental entity shall be complied within the exercise of this approval.
- COA 6. Within fifteen (15) days after the effective date of tentative subdivision map approval, the subdivider shall file with the Director written acceptance of the conditions of approval stated herein.
- COA 7. Compliance with an execution of all conditions listed herein shall be necessary, unless otherwise specified, prior to obtaining a certificate of occupancy. Deviation from this requirement shall be permitted only by written consent from the Director and/or as authorized by the Planning Commission. Failure to comply with these conditions shall render this entitlement null and void.
- COA 8. The subdivider shall amend the tentative map to reflect redlined changes from the City Engineer as Attachment 1.

- COA 9. The subdivider shall be required to pay water, landscaping/irrigation and sewer impact fees as specified by the City of Coalinga Municipal Code at the time building permit applications are filed.
- COA 10. The subdivider shall be responsible for all the applicable regulations in Chapter 7 of Title 9 of the Municipal Code as it relates to subdivisions.
- COA 11. The subdivider shall offer in dedication all necessary easements for drainage, sewer, water and other public utilities as determined by the improvement plans and as approved by the Coalinga Public Works Department.
- COA 12. The subdivider shall provide engineered improvement plans to the City Engineer for review and approval of water, natural gas, wastewater, storm water drainage, site landscaping & irrigation facilities, public street lighting and public street improvements.
- COA 13. Any construction work within the City of Coalinga right-of-way shall be accomplished under an encroachment permit issued by the Public Works Department.
- COA 14. The subdivider shall file a final map application with the Community Development Department in accordance with Section 9-7.303 of the Planning and Zoning Code.
- COA 15. A subdivision tract number shall be obtained from the Fresno County Recorder and shall be shown on the map.
- COA 16. The submitted site plan shall be revised to read Tentative Subdivision Map and parcel letter designations shall be changed to read lot numbers.
- COA 17. The subdivider is responsible to adhering the installation of public improvements in accordance with Section 9-7.501.
- COA 18. The subdivider shall direct storm water runoff to the perimeter public streets. Drainage calculations to be submitted for review and approval by City Engineer
- COA 19. The subdivider shall connect new sewer laterals as required to the existing sewer main within the perimeter public streets in accordance with City Public Works Standards and as required by the City Engineer.
- COA 20. The subdivider shall connect new water services as required to the existing water main within the perimeter public streets in accordance with City Public Works Standards and as required by the City Engineer.
- COA 21. The subdivider shall connect new natural gas services as required to the existing natural gas main within the perimeter public streets in accordance with City Public Works Standards and as required by the City Engineer.
- COA 22. Provide 10-foot public pedestrian/utility easements along all lots fronting on a public street.
- COA 23. Any construction work within State Route 33 will require an Encroachment Permit from Caltrans District 6.

- COA 24. The Subdivider shall adhere to all Caltrans requirements per their comment letter(s) dated August 11, 2017.
- COA 25. The subdivider shall replace all segments of broken or cracked sidewalk and curb & gutter as required by the City Engineer along the project frontage.
- COA 26. The subdivider shall remove existing driveway approaches and construct new Americans with Disabilities Act (ADA) compliant driveway approaches to City Public Works Standards as directed by the City Engineer.
- COA 27. The subdivider shall construct new ADA compliant curb ramp at Polk Street & S. Hachman Street in accordance with Caltrans Standards Plans.
- COA 28. The subdivider shall remove existing sidewalk and construct a minimum 6-foot-wide sidewalk along Polk St (SR33) in accordance with Caltrans Highway Design Manual requirements.
- COA 29. The subdivider shall adhere to all the mitigation measures identified in the Certified Mitigated Negative Declaration.
- COA 30. The subdivider is required to submit an administrative site plan review application to the planning department for each new residential unit to be built on the newly created parcels.
- COA 31. The subdivider is responsible for payment of all applicable local planning, development impact, regional and building related fees.
- COA 32. Construction of improvements shall not commence until plans and specifications for such work have been submitted to and approved by the City as part of the tentative map submission.
- COA 33. All improvements shall be inspected and approved by the Assistant City Manager or his/her designee. The subdivider shall be responsible for the actions of his contractor. Twenty-four (24) hours minimum notice will be required prior to an inspection by City personnel.
- COA 34. All yards shall be fenced in accordance with the planning and zoning code related to heights, setbacks and materials.
- COA 35. The subdivider shall comply with requirements of the Coalinga Fire Department and Coalinga Police Department.

#### **Applicant Acknowledgement**

I \_\_\_\_\_, (Applicant) have read and will fully comply with all of the conditions stated above, and understand if they are not followed, my permit may be revoked in accordance with Section 13 of the above conditions.

Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Signature

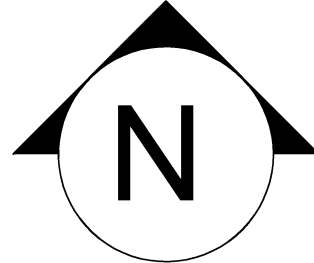
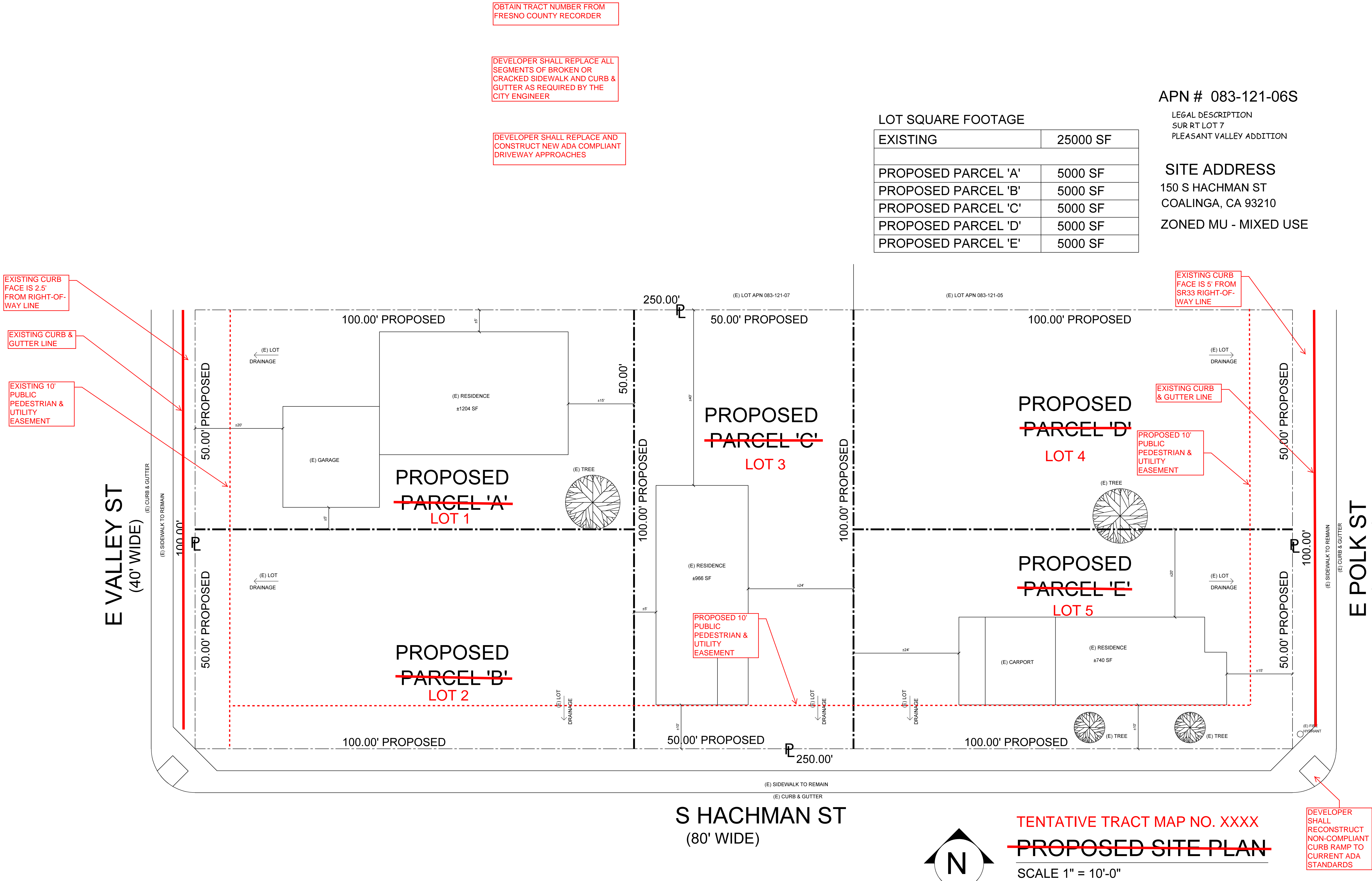
REVISIONS	BY

RENE ESQUIVEL  
150 S HACHMAN ST, COALINGA, CA 93210  
X

Melissa F. Camp  
Drafting & Design Services  
4812 Ave 400, Dinuba, CA 93618  
(559) 300-7661  
ask4prints@gmail.com

INDEX

DRAWN	MFC
CHECKED	
DRAWN	MFC
DATE	7/17/17
JOB NO.	
SHEET NO.	
OF	8 SHEETS



TENTATIVE TRACT MAP NO. XXXX  
~~PROPOSED SITE PLAN~~  
SCALE 1" = 10'-0"