

*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

PUBLIC HEARINGS

1. Planning Commission Review and Approval of City Planning Application CDA 20-01 and further adopting Resolution No. 021P-006 Recommending to the City Council approval of a Tentative Subdivision Map, General Plan Amendment, Re-zone, Site Plan Review and Certification of an Initial Study Mitigated Negative Declaration for the Heritage at Coalinga Alzheimer's and Assisted Care Community Located at the Northwest Corner of Phelps Ave and Gregory Way.

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: ZOOM Info
Meeting Date May 25, 2021
Project Location:
Applicant:
Owner:
Prepared By:

I. RECOMMENDATION:

DESKTOP OR APP

<https://us02web.zoom.us/j/84789252369?pwd=bmp4S3JsbDE5OE9sUEExwUjZSdGRlUT09>

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II. BACKGROUND:

III. PROPOSAL AND ANALYSIS:

IV. FISCAL IMPACT:

V. REASONS FOR RECOMMENDATION:



Staff Report- Chairman and Planning Commission

Subject: Planning Commission Review and Approval of City Planning Application CDA 20-01 and further adopting Resolution No. 021P-006 Recommending to the City Council approval of a Tentative Subdivision Map, General Plan Amendment, Re-zone, Site Plan Review and Certification of an Initial Study Mitigated Negative Declaration for the Heritage at Coalinga Alzheimer's and Assisted Care Community Located at the Northwest Corner of Phelps Ave and Gregory Way.

Meeting Date May 25, 2021

Project Location: Northwest Corner of Phelps Ave and Gregory Way. (APN(s): 070-060-072, 070-060-96S, and 070-060-97S)

Applicant: Country Roads Senior Living/TSR Coalinga, LP, PO Box 3164, Monterey, CA 93942

Owner: Country Roads Senior Living/TSR Coalinga, LP, PO Box 3164, Monterey, CA 93942

Prepared By: Sean Brewer, Assistant City Manager

I. RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the City Council approval of the following:

1. Approval of Tentative Subdivision (tract) Map with Conditions.
2. Approval of a Site Plan Review for a Phased Assisted Living and Alzheimer's Facility.
3. Recommend to the City Council a General Plan Amendment from Public Facilities (PF) to Residential Medium Density (RMD) to accommodate a 27 lot Single Family Residential Subdivision with Single Attached Additional Dwelling Units, 2 Assisted Care Facilities and an Alzheimer Care Facility; and 2.13 Acres Residential High Density (RHD) to accommodate a future 57-unit Senior Apartment Project.
4. Recommend to the City Council adoption of an ordinance to Re-Zone the Property from Public Facilities (PF) to Residential Medium Density (RMD) to accommodate a 27 lot Single Family Residential Subdivision with Single Attached Additional Dwelling Units, 2 Assisted Care Facilities and an Alzheimer Care Facility; and 2.13 Acres Residential High Density (RHD) to accommodate a 57-unit Senior Housing Project.
5. Recommend to the City Council certification of the Initial Study and Mitigate Negative Declaration and adopt a mitigation and monitoring program.

II. BACKGROUND:

On September 1, 2020, the City of Coalinga accepted an application from County Roads Senior Living/TSR Coalinga, LP for a Tentative Subdivision Map, General Plan Amendment, Rezone, Site Plan and Environmental Review to develop (2) Assisted Care Facilities, (1) Alzheimer Facility, (27) Independent Living lots and a future 57-unit senior apartment complex with an age restricted senior (55+) designation.

The proposed project is located on a vacant, 11.15-acre site made up of three parcels (APNs 070-60-97S, 070-060-96S, 070-060-072S). It is located northwest of Phelps Avenue and Gregory Way within the city limits of Coalinga. Surrounding land uses include vacant and agricultural land to the north, Phelps Avenue and vacant land to the south, the Coalinga Regional Medical Center to the east, a vacant parcel with an approved 14-lot subdivision to the west, and an existing residential neighborhood to the northwest.

The current Coalinga General Plan land use designation for the site is Public Facilities (PF) and currently zoned Public Facilities (PF). The proposed project requires approval of a General Plan Amendment and rezone from Public Facilities (PF) to Residential Medium Density (RHD-PD) to accommodate the independent living lots as well as the Alzheimer and assisted living facilities and 2.13 acres to Residential High Density (RHD-PD) to accommodate the future senior apartments. The project will have a Planned Development Overlay as a way to encourage creative design and layout of development, and efficient use of land. Approval of a Tentative Subdivision Map, Conditional Use Permit, Site Plan and Environmental Review is also required for the proposed project.

III. PROPOSAL AND ANALYSIS:

The project consists of several components and a mixture of land uses. The following are the components of the project:

Land Use	Lots	Beds/Units	Square Footage	Phase	Approvals*
Single Family (Independent Care) Residential	27	27 home with attached Single ADU's	1,100 – 1,300 square feet with (1) 450 s/f ADU	1	TSM, SPR, RZ, GPA, ER
Assisted Living Facility	1	28 Beds	16,812 Square Feet	3	CUP, SPR, GPA, RZ, ER
Assisted Living Facility	1	12 Beds	7,522 Square Feet	3	CUP, SPR, RZ, GPA, ER
Alzheimer Facility	1	20 beds	10,279 Square Feet	3	CUP, SPR, RZ, GPA
Senior Apartments	1	57 Units	TBD (Future Site Plan Review Application)	2	N/A - Future

*RZ – Rezone

*SPR – Site Plan Review

*CUP – Conditional Use Permit

*TSM – Tentative Subdivision Map

*ER – Environmental Review

General Plan Amendment/Zone Change

The proposed General Plan Amendment and Zone Change proposes a change in land use and zoning designation from PF (Public Facilities) to RMD (Residential Medium Density) and RHD (Residential high Density) for the future Senior Apartments with a Planned Development Overlay. 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. The Alzheimer Care Facility, Assisted Living Facilities, and the Independent Living Lots are permitted uses under the residential medium density zoning classification with the Alzheimer Care Facility and Assisted Living Facilities requiring the issuance of a conditional use permit due to the number of beds exceeding six. The senior apartments are consistent with the residential high density zoning classification.

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 and uses which enhances compatibility with the uses on neighboring properties.

Surrounding Land Use Setting

North	Existing Single-Family Development & Agricultural Land
West	Existing Single-Family Development
East	Coalinga Regional Medical Center
South	Existing Single-Family Development

Land Capability and Service Availability

Land in which the General Plan Amendment is proposed is 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. The particular project concept was addressed and included in the General Plan (table 2-4) of the land use element with similar uses and densities.

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 complement 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.

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.

Planned Development Overlay

The purpose of the planned development zoning district (PD zoning overlay district) is to provide the City with a process which authorizes more flexibility in the design of development projects with specially designated areas of the City than would be possible through the strict application of the zoning regulations contained in this title to new development in those areas.

The Planned Development District encourages new developments to be consistent with smart growth objectives and implement integrated planning for land use, infrastructure, and the environment. These smart growth objectives are in line with the General Plan goals and policies, and the twelve (12) Smart Growth Principles of the San Joaquin Valley Blueprint.

The objectives of Planned Developments (PDs) are to:

1. Enhance and preserve the City of Coalinga's rural and small-town character, as described in the General Plan.
2. Protect the character of existing neighborhoods in proximity to Planned Developments.
3. Plan new development in a way that is compatible and connected with the City's existing development patterns.
4. Create clear community standards to avoid the proliferation of multiple areas with special zoning allowances.
5. Plan and cluster development in a way that avoids adverse impacts on natural resources and agricultural land, and conserve energy.
6. Provide opportunities for a diversity of housing types and promote affordable housing in appropriate locations.
7. Create compact, village-scale mixed-use development as designated within the Master Plan Overlay areas in the General Plan land use map; and
8. Encourage creative design and layout of development, and efficient use of land.

Since this project is proposed to be a private development with private roads and a homeowner's association (HOA), staff felt that it be best appropriate to allow for a PD overlay to allow for deviation in the City standards while preserving the ability to access the facility in need of emergency response.

This development meets the planned development standards set forth in the planning and zoning code as it relates to traditional development circulation, open space, pedestrian connections, providing a variety of home sizes, parking, building form, and sustainability. Some of the deviations that have occurred from traditional development standards are the lot dimensions and street standards.

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.

The proposed tentative map has the following components:

Lot Number(s)	Lot Size	Land Use	Zoning	Future Use
1-27	6,275 s/f - 13,581 s/f	RMD-PD	RMD-PD	Single Family independent Living + Single Attached ADU
28	92,579 s/f	RHD-PD	RHD-PD	Senior Apartments
29	21,402 s/f	RMD-PD	RMD-PD	Assisted Care Facility
30	38,313 s/f	RMD-PD	RMD-PD	Assisted Care Facility
31	37,130 s/f	RMD-PD	RMD-PD	Alzheimer Facility
32	19,662 s/f	RMD-PD	RMD-PD	Shared Parking Lot

Tentative Map Requirements

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.

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 to ensure that all components of the subdivision map have been met.

Street dedication and construction of public improvements

Public improvements shall be provided in compliance with the following standards to any property or lot where public improvements were never constructed or installed to City standards, or where such public improvements for whatever cause have deteriorated to a condition that they no longer adequately serve their intended purpose. This includes but not limited to right-of-way, curb, gutter and sidewalk, street paveout, utilities, street trees, fire hydrants, streetlights, drainage facilities, etc.

Independent Living (Single Family Lots) Staff Analysis (Lots 1-27)

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 (RMD)

The following discussion describes the applicable development standards included the in the City of Coalinga Municipal Code for single family development.

Zoning Standards Conformance Table

<u>Major Standards</u>	<u>Required</u>
Lot Size	4,500 sq. ft. min
Lot Coverage	50% max
Building Height	Two Stories/40' max

Yards (setbacks)	
<i>Front</i>	15' min
<i>Side</i>	5' min
<i>Rear</i>	15' min
<i>Street Side</i>	10'
Parking	Two covered vehicle spaces per unit

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 onsite and street lighting fixtures shall be illuminated in accordance with the requirements of Section 9-4.206, Lighting and Illumination. Private on-site decorative lighting will be required and reviewed and approved by the City Engineer and Police Department for consistent with illumination standards and spacing.

Landscaping

Landscaping standards such as on-site trees and compliance with the model landscape ordinance have been incorporated as a condition of approval to ensure continuity withing the development. All single family lots will be required to landscape the front yards and provide perimeter wood fencing.

Access

Access to the proposed lots will be provided via private entrance at Phelps Ave identified as Street "E" on the map. The main entrance width is 52' with 24' interior private streets (A-D). The 24' interior streets although smaller than a typical 50' section in several neighborhoods, parking will not be permitted on both sides of the interior streets. Since this is a senior community and each residence has a 3-car garage and driveways, it is not expected to that there will be a problem with parking and/or circulation on the streets.

Street Naming

The City Council, at a future date, prior to the approval of the final map, will determine by resolution the street names associated with this development. (CMC Section 4-4.1402)

Utilities

All utilities are readily available for connection within the adjacent right-of-way on Phelps Ave. All utility connections shall be shown on the final improvement plans and approved by the City Engineer 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 however as a condition the applicant shall use the bioswales and landscaping as a way to reduce the amount of storm runoff that enters the storm drain system.

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 27 homes are submitted to the Community Development Department.

Alzheimer and Assisted Living Facilities - Conditional Use Permit & Site Plan Review

The proposed Alzheimer’s and Assisted living facilities are classified as “residential care facilities” and are permitted uses in the RMD zoning district subject to conditional use permit approval when supervising (7) or more persons.

According to Section 9-6.402 of the City of Coalinga Municipal Code requires that all applicable new structures permanent or temporary erected in the City require a site plan review and approval by the Planning Commission for consistency with all applicable zoning regulations. 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 does not fall under the exempt projects and projects qualifying for Administrative Site Plan Review; therefore, the proposed project requires site plan approval from the Coalinga Planning Commission.

Access: The primary access point for the development will be located on Phelps Ave and at Gregory Way. According to the Fire Department and City Engineer there is adequate space on-site for public safety maneuvering and access.

Utilities: All utilities are readily available for connection on Phelps Ave. All utility connections shall be shown on the final site plan and approved by the Planning Department and confirmed by the Public Works Department. Improvement plans will be reviewed and approved by the City Engineer.

Storm Runoff: On-site storm water drainage runoff shall run to the existing storm drain facilities in Phelps Ave. Direct drainage of storm water runoff over public sidewalks not permitted. Storm water runoff shall be directed under sidewalks.

Gas: Public Natural Gas Facilities exist in Phelps Ave are available to serve this development. The applicant shall extend natural gas service to the project site.

Water: Public Water Facilities exist in Phelps Ave and are available to serve this development. The applicant shall extend a water service to the project site. The Public Works Director has recommended that water meters be located on or near the property line to ensure ease of meter reading.

Sewer: Public Sewer Facilities exist in Phelps Ave and are available to serve this development. The applicant shall extend a sewer lateral to the project site. Sewer clean outs will be placed at the property line.

Meters: There shall be meters for both water and natural gas which shall be identified on the final site plan when submitted to the Planning Department for final approval. There will be separate landscape and domestic meters to differentiate between landscaped water and domestic water per City policy.

Parking: In accordance with section 9-4.302 Table 4.4 of the zoning code, the parking requirement for the proposed development is 2 spaces for each facility plus 1 space per four adult residents. The proposed development has met the requirement by providing 45 vehicle stalls where 21 is required.

Shade trees. A minimum of one shade tree for every ten (10) parking spaces shall be provided, which shall achieve fifty (50) percent canopy coverage of paved area at maturity. The shade trees shall be located so as to provide visual relief to long rows of parked vehicles, and to provide shade to pedestrian connections. Canopy-type trees should be used to provide a relatively consistent tree cover that will shade vehicles and pavement. Shade trees shall also be provided at appropriate intervals between perimeter parking spaces. The shade tree species shall be selected from a master tree list maintained by the City.

Refuse Containers: The proposed development does not show the location of the refuse enclosures and their size, shape and location must be consistent with that of the City requirements. The applicant will be required to provide a location, as approved by the City, for the required trash enclosure. The addition of a trash enclosure is not expected to reduce the parking space count below the minimum standards.

Landscaping: The proposed landscaping exceeds the city's minimum requirement for landscaped areas as it relates to site frontage, parking, highway setbacks and equipment screening. A separate landscape plan will be submitted to the Community Development Department for review and approval prior to building permit issuance.

Fencing: All interior fencing shall be of material allowed under the planning and zoning code. There are parking facilities located within fifty (50) feet of and visible from a right-of-way (Phelps Ave) so the area must be screened by a wall or berm at least two and one-half (2.5) feet high. This shall be shown on the final site plan.

The site plan does provide for landscaped setbacks since there are proposed parking facilities adjacent to the onsite building. A ten (10) foot set back comprised of five (5) feet of landscaping and a paved pedestrian walkway has been provided which meets the development regulations.

Lighting: A photometric plan shall be provided and reviewed and approved by the Police Chief prior to certificate of occupancy is issued. All lighting shall use decorative poles and fixtures with LED technology and avoid HPS lighting in an effort to reduce energy consumption.

Offsite Improvements: All offsite improvements have been incorporated in the tentative subdivision map analysis and conditions of approval.

Senior Apartments (Future Site Plan Application)

Lot 28 has been reserved for a future senior apartment complex that will be reviewed and approved through a subsequent site plan review. The planning approvals for this project will ensure its development and continuity with the rest of the development.

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 February 23, 2021 and ended on March 25, 2021. Comments were received and have been incorporated within the final IS/MND and Resolution. All mitigation measures have been included in the conditions of approval and the official IS/MND will be incorporated as part of the project approvals.

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.

Site Plan Findings

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

1. The proposed construction/alterations are in substantial conformance with the General Plan, zoning ordinance, and any applicable plans adopted by the city.
2. The proposed construction/alterations conform to the requirements of the applicable Zoning Districts.
3. The proposed construction/alteration conforms to all applicable design standards and guidelines, as adopted by the City Council.
4. The construction/alteration will not have significant adverse effects on the public health, safety and welfare.

ATTACHMENTS:

Description

- ☐ Initial Study / Mitigated Negative Declaration
- ☐ SJVAPCD Comments (CEQA)
- ☐ Zoning and GPA Map
- ☐ Landscape Plan
- ☐ Phase Plan

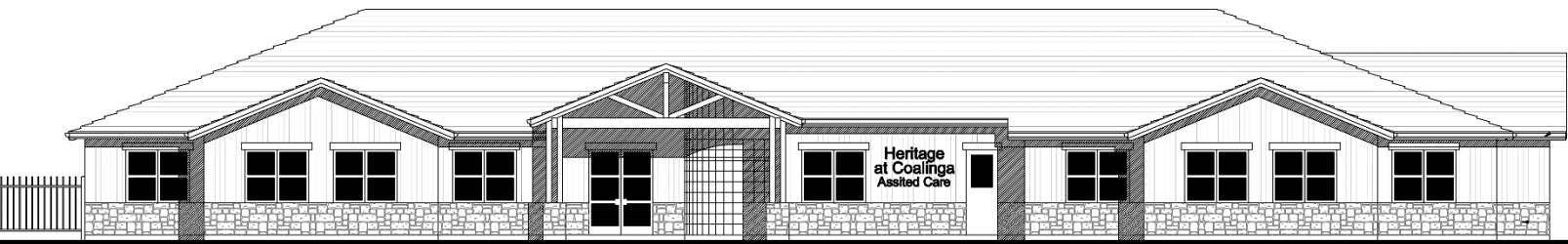
- ▢ Alzheimer Facility Elevations
- ▢ Assisted Living Phase 1 Elevation
- ▢ Assisted Living Phase 3 Elevation
- ▢ Alzheimer-AL Site Plan
- ▢ CDA 20-01 Application (Assisted Living Facility)
- ▢ CDA 20-01 Subdivision Map Application
- ▢ CDA 20-01 Tentative Tract Map (Official)
- ▢ Housing Elevations and Floor Plans
- ▢ Alzheimer-AL Color Renderings
- ▢ Draft Re-Zone Ordinance 847
- ▢ Resolution 021P-006 with Conditions

Proposed Mitigated Negative Declaration

Heritage at Coalinga Senior Community

CDA 20-01

February 17, 2021



Prepared by
EMC Planning Group



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

In compliance with the California Environmental Quality Act (CEQA), the City of Coalinga has undertaken environmental review for the proposed Heritage at Coalinga Senior Community located at the northwest corner of Phelps Avenue and Gregory Way, and intends to adopt a Mitigated Negative Declaration. The City of Coalinga invites all interested persons and agencies to comment on the proposed Heritage at Coalinga Senior Community.

Lead Agency:	City of Coalinga
Project Location:	Northwest corner of Phelps Avenue & Gregory Way (APNs: 070-060-97S, 070-060-96S, 070-060-072S)
Project Description:	The proposed project consists of the following applications: general plan amendment (Public Facilities to Residential Multi-Family), zoning amendment (PF - Public Facilities to RMD - Residential Medium Density), a tentative subdivision map, a conditional use permit, and site review approval. The proposed project is broken into five phases: Phases 1-3 include the following: two (2) assisted care buildings totaling 40 beds and 24,334 square feet; and one (1) Alzheimer care building totaling 20 beds and 10,279 square feet. Phases 4-5 include the following: 27 individual independent, single-story living units; and a two-story senior apartment building with 57 individual units.
Public Review Period:	Begins– February 23, 2021 Ends – March 25, 2021
Proposed Mitigated Negative Declaration is Available for Public Review at these Locations:	City of Coalinga City Hall, 155 W. Durian, Coalinga, CA 93210 City website: https://www.coalinga.com/386/Public-Notices
Address Where Written Comments May be Sent:	Sean Brewer, Assistant City Manager, City of Coalinga, 155 W. Durian, Coalinga, CA 93210
Public Hearing:	Date: Tuesday, April 13, 2021 Time: 6:00PM Location: ZOOM (Link to be provided when agenda is posted)

PROPOSED MITIGATED NEGATIVE DECLARATION

HERITAGE AT COALINGA SENIOR COMMUNITY

CDA 20-01

PREPARED FOR

City of Coalinga

Sean Brewer, Assistant City Manager

155 W. Durian

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February 17, 2021

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PROPOSED MITIGATED NEGATIVE DECLARATION

In Compliance with the California Environmental Quality Act (CEQA)

Project Name	Heritage at Coalinga Senior Community (CDA 20-01)
Lead Agency	City of Coalinga
Project Proponent	Garrett M. Shingu, Country Roads Senior Living/TSR Coalinga, LP
Project Location	Northwest corner of Phelps Avenue & Gregory Way (APNs: 070-060-97S, 070-060-96S, 070-060-072S)
Project Description	The proposed project consists of the following applications: general plan amendment (Public Facilities to Residential Multi-Family), zoning amendment (PF - Public Facilities to RMD - Residential Medium Density), a tentative subdivision map, a conditional use permit, and site review approval. The proposed project is broken into five phases: Phases 1-3 include the following: two (2) assisted care buildings totaling 40 beds and 24,334 square feet; and one (1) Alzheimer care building totaling 20 beds and 10,279 square feet. Phases 4-5 include the following: 27 individual independent, single-story living units; and a two-story senior apartment building with 57 individual units.
Public Review Period	February 23, 2021 to March 25, 2021
Written Comments To	Sean Brewer, Assistant City Manager, City of Coalinga, 155 W. Durian Avenue, Coalinga, CA 93210
Proposed Findings	The City of Coalinga is the custodian of the documents and other material that constitute the record of proceedings upon which this decision is based.

The initial study indicates that the proposed project has the potential to result in significant adverse environmental impacts. However, the mitigation measures identified in the initial study would reduce the impacts to a less than significant level. There is no substantial evidence, in light of the whole record before the lead agency (City of Coalinga) that the project, with mitigation measures incorporated, may have a significant effect on the environment. See the following project-specific mitigation measures:

Mitigation Measures

Aesthetics

- AES-1 Prior to approval of final map and improvement plans for Phases 1 through 3, the applicant shall demonstrate to the satisfaction of the City Planning Department adequate compliance with the design standards for “Multi-Family Residential” pursuant to the 2015 City-Wide Design Guidelines.
- AES-2 Prior to approval of the tentative subdivision map for Phase 4 and 5, the applicant shall demonstrate to the satisfaction of the City Planning Department adequate compliance with the design standards for “Single-Family Residential” (Phase 4) and “Multi-Family Residential” (Phase 5) pursuant to the 2015 City-Wide Design Guidelines.
- AES-3 Prior to approval of a final map and improvement plans for all phases of the proposed project, and subject to the review and approval of the City Planning Department, the applicant shall provide a lighting plan (including photometric plan) that demonstrates adequate compliance with the lighting requirements found in Municipal Code Section 9-4.206 and lighting standards pursuant to the design guidelines.

Biological Resources

- BIO-1 Prior to ground disturbing activities and issuance of a grading permit, a qualified biologist shall conduct a training session for all construction personnel. At a minimum, the training shall include a description of special-status species potentially occurring in the project vicinity, including, but not limited to, American badger, San Joaquin kit fox, giant kangaroo rat, short-nosed kangaroo rat, burrowing owl and nesting birds and raptors. Their habitats, general measures that are being implemented to conserve species as they relate to the project, and the boundaries within which construction activities will occur shall

be explained. Informational handouts with photographs clearly illustrating the species' appearances shall be used in the training session. All new construction personnel shall undergo this mandatory environmental awareness training.

The qualified biologist shall train biological monitors selected from the construction crew by the construction contractor (typically the project foreman). Before the start of work each day, the monitor shall check for animals under any equipment such as vehicles and stored pipes within active construction zones. The monitor shall also check all excavated steep-walled holes or trenches greater than one foot deep for trapped animals. If a special-status species is observed within an active construction zone, the qualified biologist shall be notified immediately and all work within 50 feet of the individual shall be halted and all equipment turned off until the individual has left the construction area.

The applicant shall submit evidence of completion of this training to the City Planning Department, prior to issuance of a grading permit.

BIO-2 Not more than 14 days prior to the commencement of ground-disturbing activities, a qualified wildlife biologist shall conduct surveys of the grassland habitat on site to identify any potential American badger burrows/dens. If the survey results are negative (i.e., no badger dens observed), a letter report confirming absence shall be prepared and submitted to the City Planning Department prior to issuance of a grading permit and no further mitigation is required.

If the results are positive (badger dens are observed), the qualified biologist shall determine if the dens are active by installing a game camera for three days and three nights to determine if the den is in use.

- a. If the biologist determines that a den may be active, coordination with the CDFW shall be undertaken to develop a suitable strategy to avoid impacts to American badger. The strategy may include the following: the biologist shall install a one-way door in the den opening and continue use of the game camera. Once the camera captures the individual exiting the one-way door, the den can be excavated with hand tools to prevent badgers from reusing them. If the biologist determines that the den is a maternity den, construction activities shall be delayed during the maternity season (February to August), or until the badgers leave the den on their own accord or the biologist determines that the den is no longer in use.
- b. If the game camera does not capture an individual entering/exiting the den, the den can be excavated with hand tools to prevent badgers from reusing them.

After dens have been excavated and the absence of American badger confirmed, a letter report shall be prepared and submitted to the City Planning Department, prior to issuance of a grading permit.

- BIO-3 Preconstruction/pre-activity surveys for San Joaquin kit fox shall be conducted no less than 30 days prior to the beginning of ground disturbance and/or construction activities or any project activity that may impact San Joaquin kit fox. The surveys shall include all work areas and a minimum 200-foot buffer of the project site. The preconstruction surveys shall identify kit fox habitat features on the project site, evaluate use by kit fox and, if possible, assess the potential impacts of the proposed activity. The status of all dens shall be determined and mapped. If the survey results are negative (i.e., no dens or activity observed), a letter report confirming absence shall be prepared and submitted to the City Planning Department prior to issuance of a grading permit.

If a natal/pupping den is discovered within the project area or within 200 feet of the project boundary, the applicant shall consult with the California Department of Fish and Wildlife and U.S. Fish and Wildlife Service to establish an appropriate avoidance buffer. The avoidance buffer shall be maintained until such time as the burrow is no longer active and/or an incidental take permit is determined to be required and is obtained.

- BIO-4 The U.S. Fish and Wildlife Service Standardized Recommendations for Protection of the San Joaquin Kit Fox Prior to or During Ground Disturbance (USFWS 2011) shall be implemented prior to initiation of and during any construction activity on the project site to avoid unintended take of individual San Joaquin kit foxes. These measures also provide protection for kangaroo rats, if present. Measures shall be included on the construction plans.

The following measures shall be observed:

- a. Project-related vehicles shall observe a 20-mph speed limit in all project areas; this is particularly important at night when kit foxes and kangaroo rats are most active. To the extent possible, night-time construction shall be minimized. Off-road traffic outside of designated project area shall be prohibited.
- b. To prevent inadvertent entrapment of kit foxes or other animals during the construction phase of the project, all excavated, steep-walled holes or trenches more than two feet deep shall be covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks. Before such holes or trenches are filled, they shall be thoroughly inspected for trapped

animals. If at any time a trapped or injured kit fox is discovered, the procedures under number 11 of the Construction and Operational Requirements in the Standardized Recommendations must be followed.

- c. Kit foxes are attracted to den-like structures such as pipes and may enter stored pipe becoming trapped or injured. All construction pipes, culverts, or similar structures with a diameter of four inches or greater that are stored at a construction site for one or more overnight periods shall be thoroughly inspected for kit foxes or kangaroo rats before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If a kit fox or kangaroo rat is discovered inside a pipe, that section of pipe shall not be moved until the U.S. Fish and Wildlife Service has been consulted. If necessary, and under the direct supervision of the biologist, the pipe may be moved once to remove it from the path of construction activity, until the fox or kangaroo rat has escaped.
- d. All food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in closed containers and removed at least once a week from a construction or project site.
- e. No firearms shall be allowed on the project site during construction activities.
- f. To prevent harassment, mortality of kit foxes or kangaroo rats or destruction of dens by dogs or cats, no pets shall be permitted on site during construction activities.
- g. Use of rodenticides and herbicides on the project site during construction shall be restricted. This is necessary to prevent primary or secondary poisoning of kit foxes or kangaroo rats and the depletion of prey populations on which they depend. All uses of such compounds shall observe label and other restrictions mandated by the U.S. Environmental Protection Agency, California Department of Food and Agriculture, and other State and Federal legislation, as well as additional project-related restrictions deemed necessary by the U.S. Fish and Wildlife Service. If rodent control must be conducted, zinc phosphide shall be used because of proven lower risk to kit fox.
- h. In the case of trapped animals, escape ramps or structures shall be installed immediately to allow the animal(s) to escape.

- i. Any contractor, employee, or agency personnel who inadvertently kills or injures a San Joaquin kit fox or kangaroo rat shall immediately report the incident to the City of Coalinga, who shall contact the CDFW and USFWS as needed.
- j. The developer shall submit monthly reports on construction monitoring activities to the City Planning Department. An occupancy permit shall not be issued without receipt of the weekly reports.

BIO-5 Within 14 days prior to commencement of construction activities, a qualified biologist shall conduct preconstruction surveys for small mammal burrowing activity at the project site. During preconstruction surveys, the status of the previous protocol surveys (October 2020) shall be reviewed. If the survey results are negative (i.e., no burrowing activity observed), a letter report confirming absence shall be prepared and submitted to the City Planning Department and no further mitigation is required.

If burrow systems appear recently active, construction activities would be prohibited within 50 feet of the burrow systems and the areas shall be flagged for avoidance. If active burrows cannot be avoided, a small mammal trapping survey following the Survey Protocol for Determining Presence of San Joaquin Kangaroo Rats (USFWS 2013) shall be conducted to determine what species may be present. If no special-status species are observed, a letter report confirming absence shall be prepared and submitted to the City Planning Department and no further mitigation is required.

If occupied giant or short-nosed kangaroo rat burrow systems are found within the proposed project impact area, the developer would then consult with CDFW and/or USFWS to determine appropriate actions necessary to avoid take of giant or short-nosed kangaroo rat, including obtaining Incidental Take Authorization, if necessary.

BIO-6 Prior to issuance of a grading permit, and to avoid/minimize impacts to burrowing owls potentially occurring within the project site, the applicant shall retain a biologist qualified in ornithology to conduct surveys for burrowing owl. The qualified biologist shall conduct a two-visit (i.e. morning and evening) presence/absence survey at areas of suitable habitat on and adjacent to the project site boundary no less than 14 days prior to the start of construction or ground disturbance activities. Surveys shall be conducted according to the methods for take avoidance described in the *Burrowing Owl Survey Protocol and Mitigation Guidelines* (California Burrowing Owl Consortium 1993) and the *Staff Report on*

Burrowing Owl Mitigation (CDFW 2012). If no burrowing owls are found, a letter report confirming absence shall be prepared and submitted to the City Planning Department and no further mitigation is required.

Because burrowing owls occupy habitat year-round, seasonal no-disturbance buffers, as outlined in the *Burrowing Owl Survey Protocol and Mitigation Guidelines* (CBOC 1993) and the *Staff Report on Burrowing Owl Mitigation* (CDFW 2012), shall be in place around occupied habitat prior to and during any ground disturbance activities. The following table includes buffer areas based on the time of year and level of disturbance (CDFW 2012), unless a qualified biologist approved by the CDFW verifies through non-invasive measures that either: 1) birds have not begun egg laying and incubation; or 2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival.

Location	Time of Year	Level of Disturbance Buffers (meters)		
		Low	Med	High
Nesting Sites	April 1 – Aug 15	200 m	500 m	500 m
Nesting Sites	Aug 16 – Oct 15	200 m	200 m	500 m
Nesting Sites	Oct 16 – Mar 31	50 m	100 m	500 m

If burrowing owl is found and avoidance is not possible, burrow exclusion may be conducted by qualified biologists only during the non-breeding season, before breeding behavior is exhibited and after the burrow is confirmed empty through non-invasive methods, such as surveillance. Occupied burrows shall be replaced with artificial burrows at a ratio of one collapsed burrow to one constructed artificial burrow (1:1). Evicted burrowing owls may attempt to colonize or re-colonize an area that would be impacted, thus ongoing surveillance during project activities shall be conducted at a rate sufficient to detect burrowing owls if they return.

If surveys locate occupied burrows in or near construction areas, consultation with the CDFW shall occur to interpret survey results and develop a project-specific avoidance and minimization approach. Once the absence of burrowing owl has been confirmed, a letter report shall be prepared and submitted to the City Planning Department.

- BIO-7 To avoid impacts to nesting birds during the nesting season (January 15 through September 15), construction activities that include grading, grubbing, or demolition should be conducted between September 16 and January 14, which is outside of the bird nesting season. If grading, grubbing, or demolition occurs during the bird nesting season, then a qualified biologist shall conduct a pre-construction survey for nesting birds to ensure that no nests would be disturbed during project construction.

If project-related work is scheduled during the nesting season (February 15 to August 30 for small bird species such as passerines; January 15 to September 15 for owls; and February 15 to September 15 for other raptors), a qualified biologist shall conduct nesting bird surveys.

- a. A survey for active nests shall occur within 14 days prior to start of construction. An appropriate minimum survey radius surrounding each work area is typically 250 feet for passerines, 500 feet for smaller raptors, and 1,000 feet for larger raptors. Surveys shall be conducted at the appropriate times of day to observe nesting activities.
- b. If no nesting birds are found, a letter report confirming absence shall be prepared and submitted to the City Planning Department and no further mitigation is required
- c. If the qualified biologist documents active nests within the project site or in nearby surrounding areas, an appropriate buffer between each nest and active construction shall be established. The buffer shall be clearly marked and maintained until the young have fledged and are foraging independently. Prior to construction, the qualified biologist shall conduct baseline monitoring of each nest to characterize “normal” bird behavior and establish a buffer distance, which allows the birds to exhibit normal behavior. The qualified biologist shall monitor the nesting birds daily during construction activities and increase the buffer if birds show signs of unusual or distressed behavior (e.g. defensive flights and vocalizations, standing up from a brooding position, and/or flying away from the nest). If buffer establishment is not possible, the qualified biologist or construction foreman shall have the authority to cease all construction work in the area until the young have fledged and the nest is no longer active. Once the absence of nesting birds has been confirmed, a letter report shall be prepared and submitted to the City Planning Department.

Cultural Resources

- CR-1 Include the following language on all construction documents: If archaeological resources are discovered during construction, work shall be halted within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. If the find is determined to be significant, then appropriate mitigation measures shall be formulated and implemented.
- CR-2 Due to the possibility that human remains may be discovered during soil-disturbing activities, the following language shall be included in all construction documents:

“If human remains are found during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the county coroner is contacted to determine that no investigation of the cause of death is required.

If the coroner determines the remains to be Native American, then the coroner shall contact the Native American Heritage Commission within 24 hours. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent (MLD) from the deceased Native American. The MLD may then make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and associated grave goods as provided in Public Resources Code Section 5097.98 (California Code 2020).

The landowner or authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the project site in a location not subject to further disturbance if: a) the Native American Heritage Commission is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission; b) the descendent identified fails to make a recommendation; or c) the landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.”

Hazards and Hazardous Materials

- HAZ-1 Prior to approval of grading permit, the applicant shall submit to the City Planning Department a Phase 1 Environmental Site Assessment to determine the presence of any hazardous materials. If the assessment concludes there may be hazardous materials in the soils, then a Phase 2 assessment shall be completed. If the Phase 2 assessment identifies hazardous materials in the soils, the soils shall be cleaned up in accordance with applicable Fresno County and/or state regulations.

Noise

- N-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:
- a. 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.

- b. 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.
- c. 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;
- d. Sound attenuation devices shall be required on construction vehicles and equipment.

INITIAL STUDY

HERITAGE AT COALINGA SENIOR COMMUNITY

CDA 20-01

PREPARED FOR

City of Coalinga

Sean Brewer, Assistant City Manager

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Coalinga, CA 93210

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PREPARED BY

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February 17, 2021

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A. BACKGROUND

Project Title	Heritage at Coalinga Senior Community (CDA 20-01)
Lead Agency Contact Person and Phone Number	Sean Brewer, Assistant City Manager, City of Coalinga, (559) 935-1533, ext. 143
Date Prepared	February 17, 2021
Study Prepared by	EMC Planning Group Inc. 301 Lighthouse Avenue, Suite C Monterey, CA 93940
Project Location	Northwest Corner of Phelps Avenue & Gregory Way (APNs: 070-060-97S, 070-060-96S, 070-060-072S)
Project Sponsor Name and Address	Garrett M. Shingu Country Roads Senior Living/ TSR Coalinga, LP P.O. Box 3164 Monterey, CA 93942
General Plan Designation	Existing: Public Facilities Proposed: Residential Medium Density
Zoning	Existing: Public Facilities (PF) Proposed: Residential Medium Density (RMD)

Setting

The proposed project is located on a vacant, 11.15-acre site made up of three parcels (APNs 070-60-97S, 070-060-96S, 070-060-072S). It is located northwest of Phelps Avenue and Gregory Way within the city limits of Coalinga. Surrounding land uses include vacant and agricultural land to the north, Phelps Avenue and vacant land to the south, the Coalinga Regional Medical Center to the east, a vacant parcel with an approved 14-lot subdivision to the west, and an existing residential neighborhood to the northwest.

The property has a *City of Coalinga General Plan 2005-2025* (general plan) land use designation of “Public Facilities,” with a zoning district of “PF (Public Facilities).” The property to the north is outside of the city limits, and has a General Plan land use designation of “Residential Single Family” with a “Master Plan Area” overlay. The properties to the south of Phelps

Avenue have land use designations of “Open Space/Conservation” and “Residential Single Family.” The Coalinga Regional Medical Center to the east is designated “Public Facilities,” and the property to the west is designated “Residential Single Family.”

Figure 1, [Location Map](#), presents the location of the project site. Figure 2, [Existing Uses and General Plan Land Use Designations](#), presents the project site and surrounding land uses, as well as general plan land use designations. Figure 3, [Site Photographs](#), illustrates the existing setting of the site.

Description of Project

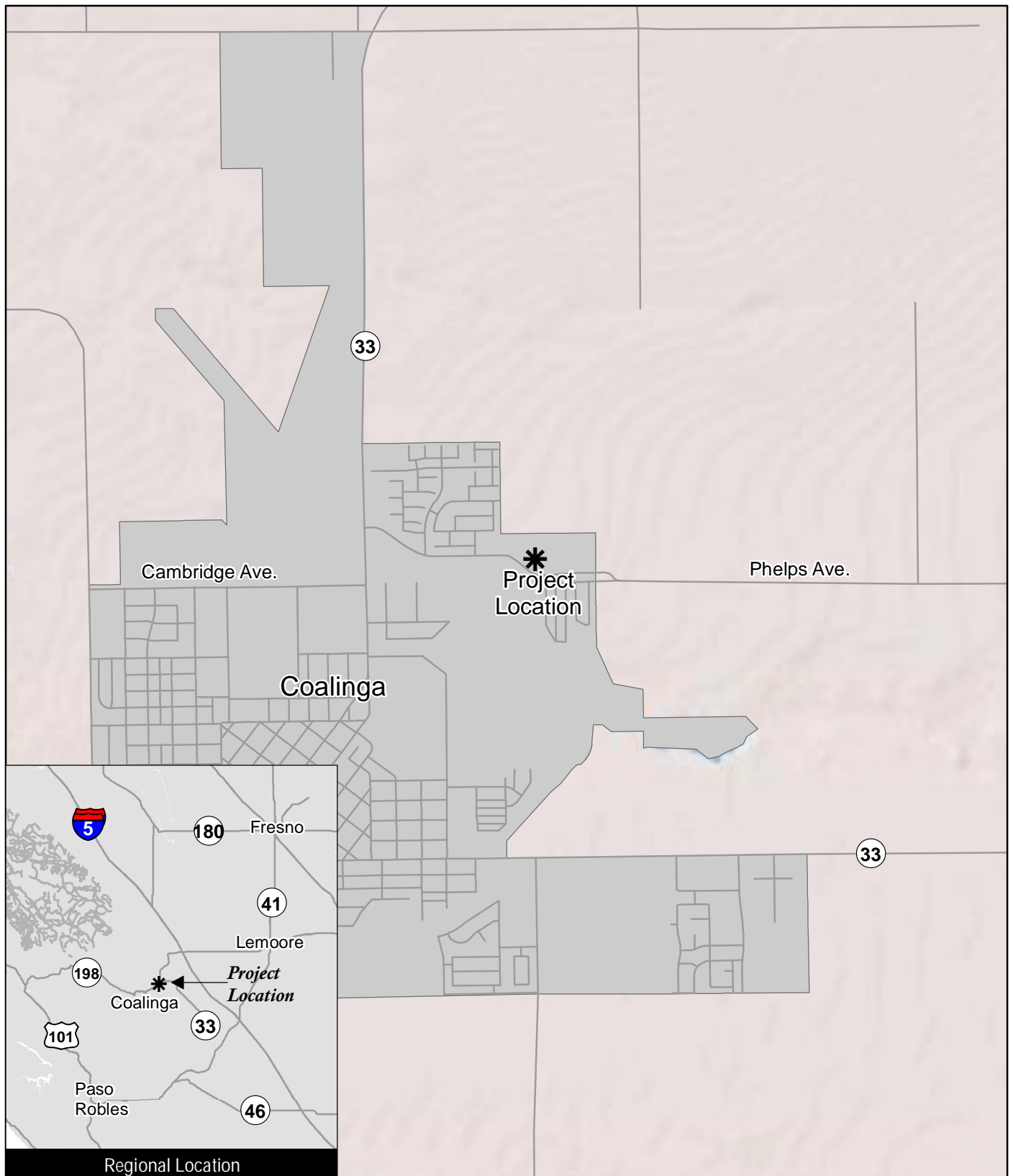
The proposed project consists of the following applications: general plan amendment (Public Facilities to Residential Multi-Family), zoning amendment (PF - Public Facilities to RMD - Residential Medium Density), a tentative subdivision map, a conditional use permit, and site review approval.

Figure 4, [Tentative Subdivision Map](#), presents the proposed subdivision. Table 1, [Project Phasing](#), presents a breakdown of proposed project phasing based on information from the application and the applicant providing the total number of buildings, number of beds or units, total square footage, and planned operational dates.

Table 1 Project Phasing

Phase	Number of Buildings or Lots	Number of Bed or Units (Residents)	Square Footage	Estimated Planned Operational Dates
1. Assisted Care	1	28 Beds (28 Residents)	16,812	December 2021
2. Alzheimer Care	1	20 Beds (20 residents)	10,279	December 2022
3. Assisted Care	1	12 Beds (12 residents)	7,522	December 2023
4. Independent Living	27 lots	27 Units (41 Residents)	TBD	December 2024
5. Senior Apartments	1	57 Units (85 Residents)	TBD	December 2025
Total	31	144 Beds/Units (186 Residents)	n/a	n/a

SOURCE: Gateway Engineering, Inc. 2020; Country Roads Senior Living 2020



Source: ESRI 2020

Figure 1
Location Map



Heritage at Coalinga Senior Community Initial Study

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0 400 feet



Project Site Boundary

(X) General Plan Land Use Designations

Source: ESRI 2020



Existing Uses and General Plan Land Use Designations

Heritage at Coalinga Senior Community Initial Study

Figure 2

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① Project site looking south towards Phelps Avenue



② Looking west towards existing residential neighborhood



Project Site

Source: ESRI 2020

Photographs: EMC Planning Group 2020

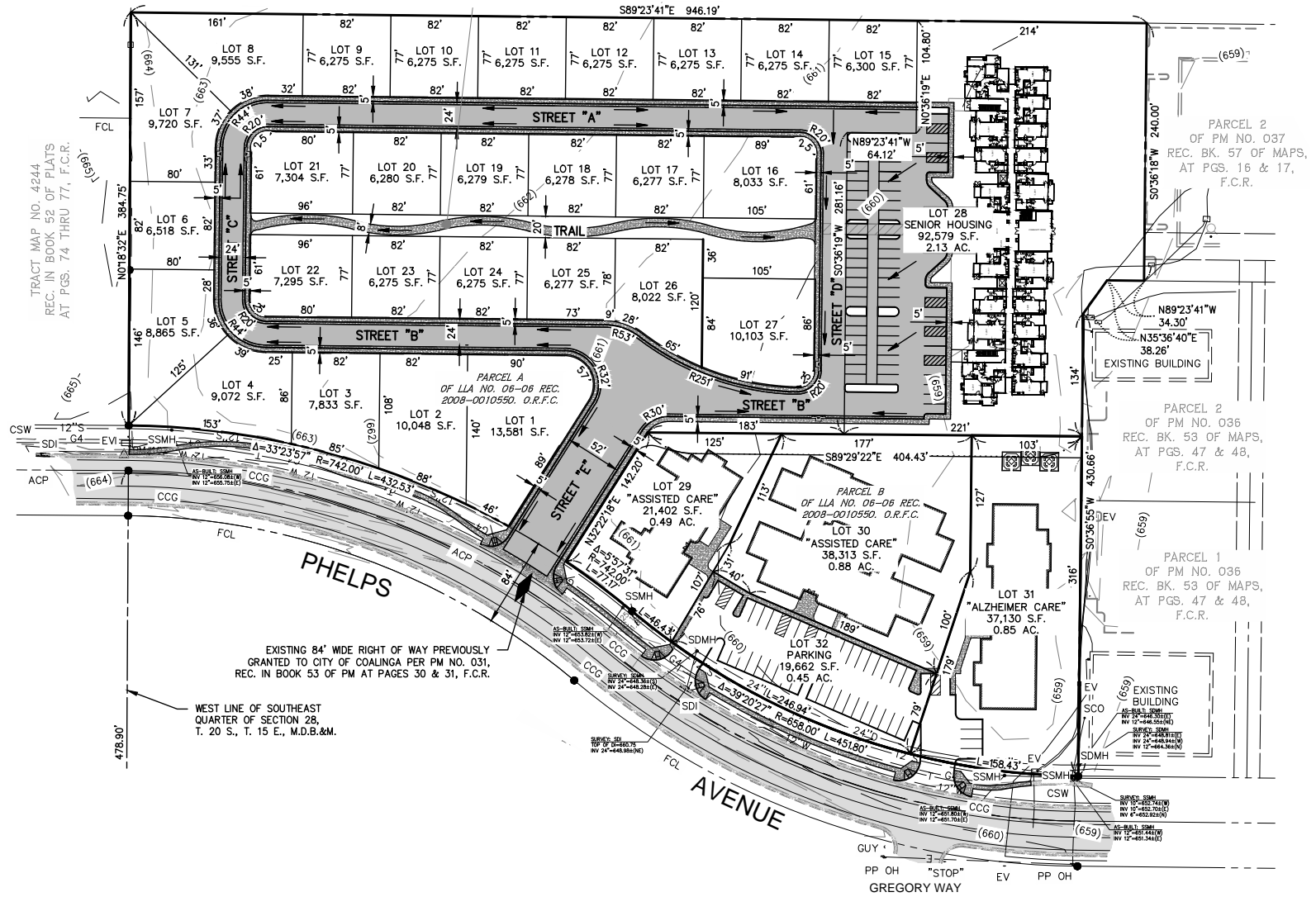


③ Looking southeast towards medical facility and existing residential neighborhood across Phelps Avenue



④ From southeast corner of project site looking north towards agricultural fields and medical facility

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Source: Gateway Engineering, Inc. 2021

Figure 4
Tentative Subdivision Map

Heritage at Coalinga Senior Community Initial Study

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Assisted Care and Alzheimer Care (Phases 1-3)

Phases 1-3 includes four lots totaling 2.49 acres consisting of the following components:

- a. Two (2) lots with assisted care buildings totaling 40 beds and 24,334 square feet;
- b. One (1) lot with an Alzheimer care building totaling 20 beds and 10,279 square feet; and
- c. One (1) parking lot with 45 spaces.

Each of the proposed new buildings would be one-story and range in height from 21'-8" to 23'-0". Lot coverage is proposed to be 31.85 percent (34,613 square feet) of the Phase 1-3 site. Phases 1-3 would accommodate a population of 60.

The facility is anticipated to be operated 24 hours a day with 35 full-time staff and 12 part-time staff. Staff, visitors, and other medical services personnel are anticipated to be accommodated by a proposed 45-space parking lot. A six-foot high, wrought iron (or equivalent) would border Phases 1-3 along the west, north, and east boundaries. Proposed minimum building setbacks are set at 21'-0" (front) and 15'-0" (rear and interior side).

Independent Living (Phases 4-5)

Phases 4-5 include subdividing the remaining 8.66 acres of the project site and would include the following:

- a. 27 lots with individual independent, single-story living units; and
- b. One lot with a two-story senior apartment building with 57 individual units.

Assuming 1.5 persons per unit, the 84 total senior independent living units and senior apartment units would accommodate approximately 126 new residents. Detailed plans have not been submitted.

A complete set of plans for Phases 1-3, along with a tentative subdivision map for Phases 1-5, are included as [Appendix A](#).

Other Public Agencies Whose Approval is Required

None

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

On November 16, 2020, the City sent an offer of consultation letter to six tribal representatives representing the Tule River Indian Tribe, Tale Mountain Rancheria, Santa Rosa Rancheria Tachi Yokut Tribe, and the Kitanemuk & Yowlumne Tejon Indians, respectively. To date, the City has yet to receive a response letter and request for consultation from any of these tribal representatives.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Noise | <input type="checkbox"/> Mandatory Findings of Significance |

C. DETERMINATION

On the basis of this initial evaluation:

- ☐ 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 project proponent. 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” impact 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 (1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (2) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Sean Brewer, Assistant City Manager

Date

D. EVALUATION OF ENVIRONMENTAL IMPACTS

Notes

1. A brief explanation is provided for all answers except “No Impact” answers that are adequately supported by the information sources cited in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer is explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once it has been determined that a particular physical impact may occur, then the checklist answers indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less-Than-Significant Impact with Mitigation Measures Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less-Than-Significant Impact.” The mitigation measures are described, along with a brief explanation of how they reduce the effect to a less-than-significant level (mitigation measures from section XVII, “Earlier Analyses,” may be cross-referenced).
5. Earlier analyses are used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier document or negative declaration. [Section 15063(c)(3)(D)] In this case, a brief discussion would identify the following:
 - a. “Earlier Analysis Used” identifies and states where such document is available for review.
 - b. “Impact Adequately Addressed” identifies which effects from the checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and states whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. “Mitigation Measures” — For effects that are “Less-Than-Significant Impact with Mitigation Measures Incorporated,” mitigation measures are described which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances, etc.) are incorporated. Each reference to a previously prepared or outside document, where appropriate, includes a reference to the page or pages where the statement is substantiated.
7. “Supporting Information Sources” — A source list is attached, and other sources used or individuals contacted are cited in the discussion.
8. This is a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected. This is the format recommended in the CEQA Guidelines as amended 2018.
9. The explanation of each issue identifies:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any to reduce the impact to less than significant.

1. AESTHETICS

Except as provided in Public Resources Code Section 21099 (Modernization of Transportation Analysis for Transit-Oriented Infill Projects), would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than- Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista? (1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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? (1, 2, 3, 5, 28)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? (1, 2, 3, 4, 5, 7, 28)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (1, 2, 3, 4)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Background

General Plan

Coalinga is located on the western edge of the San Joaquin Valley at the eastern base of the coast ranges. The *City of Coalinga General Plan 2005-2025* (hereinafter “general plan”) describes the visual setting of Coalinga 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 notes that the city’s scenic resources include the visual backdrop of the low hills to the west, as well as vegetated riparian corridors including Los Gatos Creek (located south across Phelps Avenue from the project site) and Warthan Creek visible throughout the city and adjacent countryside. The visual fabric of the city, as defined in the general plan, is largely defined by a balanced mix of low multi-story structures in the downtown and commercial area, with single and multi-family residential surrounding the downtown center. The general plan further identifies

“viewing corridors” along the city’s principal travel corridors including Phelps Avenue which acts as a key vantage point for viewing the City’s scenic resources in an east/west direction. The following general plan policies are applicable to the proposed project:

Policy OSC3-1. Recognize agricultural and rural landscapes as important visual resources.

Policy OSC3-3. Encourage protection and enhancement of scenic views adjacent to and visible from public roads and highways including Highway 198/33, Highway 33/Jayne Avenue and Phelps Avenue.

Design Guidelines

The City has developed design guidelines and standards for “Single-Family Residential” and “Multi-Family Residential” development as defined in the 2015 *Coalinga City-Wide Design Guidelines* (design guidelines). In particular, the single-family residential design guidelines encourage incorporating building forms and features that allow light and ventilation access, orienting the primary façade and building entrance towards the street, and to utilize front and side wall offsets to reduce massing impacts of two-story homes (Coalinga 2015, pg. 14). The multi-family residential design guidelines encourage grouping structures in clusters, orienting buildings and their entrances toward the street, utilizing courtyards to break up building massing, and designing narrow floor plans to maximize daylighting, natural ventilation, and exterior views (Coalinga 2015, p. 28).

Municipal Code

The project would be required to comply with all applicable City regulations related to scenic quality, including the development standards established in Section 9-2.203, which prescribes development standards for Residential Districts including (as relates to scenic and visual quality) maximum building heights, setbacks, architectural articulation, roof forms, and open space and pedestrian connections. In addition, Sections 9-4.201 through 9-4.309 of the City’s Municipal Code provide additional development standards including building projections (9-4-201), fences and walls (9-4-203), lighting and illumination (9-4-206), screening of onsite mechanical equipment and parking areas (9-4.209), and parking design and development standards (9-4.305).

State Scenic Highways

The California Scenic Highway Mapping System, developed by the Department of Transportation (Caltrans), indicates that officially-designated State scenic highways are not located within or in the immediate vicinity of Coalinga. The project site is located 0.5 miles east of State Route 33, which is eligible for listing on the State scenic highway list but is not officially designated (Caltrans 2020).

Project Site Existing Setting

The project site is a vacant, undeveloped lot. It is located on Phelps Avenue immediately south of the Coalinga city limits, with a mix of vacant and developed properties bordering the site. Existing agricultural fields are located to the north; a residential neighborhood is located to the northwest; fallow agricultural fields, residential neighborhoods, and Los Gatos Creek are located south of Phelps Avenue; and the Coalinga Regional Medical Center is located to the east. The medical complex consists of one- and two-story buildings, parking lots, and landscaping.

Analysis

- a. Scenic resources visible from the Phelps Avenue adjacent to the project site include agricultural fields/rural landscapes to the north, as well as distant hills to the north and northwest. Views to the east and west are already obstructed by the adjacent Coalinga Regional Medical Center and residential neighborhood. The proposed project would further limit the views at this location along Phelps Avenue, by impeding views to the north and northwest. However, the proposed project would blend in with the adjacent urban uses and therefore, the visual impact would be less than significant. See also response to “c” below regarding the requirement for the project to be consistent with the city’s residential design guidelines.
- b. The project site is located 0.5 miles (2,665 feet) east of State Route 33. The project site is visible from State Route 33 north of Cambridge Avenue and south of Los Gatos Creek. However, the proposed project would be visually consistent with the existing residential neighborhood to the west and the Coalinga Regional Medical Center to the east. Therefore, due to the distance from the highway, along with the existing adjacent urban land uses, the proposed project would not impact the scenic highway eligibility of State Route 33 and would result in no impact to scenic resources within a State scenic highway.
- c. The project site is located on the urban edge of the city of Coalinga. The City’s design guidelines (discussed above) govern scenic quality associated with development projects within Coalinga. Phases 1-3 and Phases 4-5 are discussed separately, as detailed design plans have been submitted for Phases 1-3, but not Phases 4-5.

Phases 1-3

Phases 1-3, consisting of two assisted care buildings and one Alzheimer care building, are consistent with design standards for “Multi-Family Residential” found in the design guidelines. Design attributes of Phases 1-3 consistent with the design guidelines including breaking up the development into smaller building footprints, providing a variety of roof forms to break up expanses of rooflines, and incorporating landscaping along building frontages, parking areas, and courtyards.

Phases 1-3 comply with the design guidelines for multi-family residential by featuring three clustered buildings that orient towards Phelps Avenue and generally adhere to massing and scale guidance.

Phases 4-5

Phases 4-5, which would consist of 27 independent senior units and a two-story senior apartment building, cannot be evaluated at this time against the design guidelines for both “Single-Family Residential” and “Multi-Family Residential” development as such design plans have not been submitted. For Phases 5-6, the independent units would be one-story and feature outdoor spaces for units, a pedestrian trail, and the two-story apartment building adheres to guidance regarding massing, scale, and clustering of units into a single north-south oriented structure that aligns with the Phase 3 facility to avoid obstructing views north from Phelps Avenue.

Compliance with mitigation measures AES-1 and AES-2 would ensure potential visual quality impacts would be reduced to a less-than-significant level.

Mitigation Measures

- AES-1 Prior to approval of final map and improvement plans for Phases 1 through 3, the applicant shall demonstrate to the satisfaction of the City Planning Department adequate compliance with the design standards for “Multi-Family Residential” pursuant to the 2015 City-Wide Design Guidelines.
 - AES-2 Prior to approval of the tentative subdivision map for Phase 4 and 5, the applicant shall demonstrate to the satisfaction of the City Planning Department adequate compliance with the design standards for “Single-Family Residential” (Phase 4) and “Multi-Family Residential” (Phase 5) pursuant to the 2015 City-Wide Design Guidelines.
- d. The City’s municipal code Section 9-4.206, Lighting and Illumination, provides lighting standards and requirements for all new development. The design guidelines provide further guidance for multi-family residential lighting. These guidelines include selecting exterior lighting fixtures that are Dark Sky Compliant, are fully shielded, and utilize the latest energy-efficient technology to reduce lighting and glare. Project plans do not provide a sufficient level of detail on lighting to determine if they are consistent with the City’s requirements and whether they would result in a significant, adverse lighting impact. Therefore, implementation of the following mitigation measure would reduce potentially significant lighting impacts to a less-than-significant level.

Mitigation Measure

- AES-3 Prior to approval of a final map and improvement plans for all phases of the proposed project, and subject to the review and approval of the City Planning Department, the applicant shall provide a lighting plan (including photometric plan) that demonstrates adequate compliance with the lighting requirements found in Municipal Code Section 9-4.206 and lighting standards pursuant to the design guidelines.

2. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts on agricultural resources are significant environmental effects and in assessing impacts on agriculture and farmland, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department 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:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use? (1,4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract? (1, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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))? (1, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use? (1, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forest land to non-forest use? (1, 4, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

- a. The proposed project site is designated and zoned as “Public Facilities” by the City’s general plan. According to the California Department of Conservation Fresno County Important Farmland 2016 map, the 11.15-acre parcel as “Farmland of Local Importance” (Department of Conservation 2018). Therefore, the site does not meet the definition of Prime, Statewide, or Unique Farmland.
- b. The project site is not in a Williamson Act contracts (Databasin 2020) and is not zoned for agricultural use. 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.
- 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.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan? (9, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard? (9, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations? (9, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in other emissions, such as those leading to odors adversely affecting a substantial number of people? (3a, 3b, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

- a. Coalinga is located in the San Joaquin Valley Air Basin ("air basin"), which is under the jurisdiction of the San Joaquin Valley Air Pollution Control District ("air district"). The air district is responsible for monitoring air pollution levels and ensuring compliance with federal and state air quality regulation within the air basin. The air basin is currently designated as a non-attainment area for federal and state ozone standards, federal and state particulate matter 2.5 microns in diameter standards, and state particulate matter 10 microns in diameter standards.

Due to the non-attainment designations of the area, the air district periodically prepares and updates air quality plans that provide emission reduction strategies to achieve attainment of the ambient air quality standards, including control strategies to reduce air pollutant emissions through regulations, incentive programs, public education, and partnerships with other agencies.

Adopted air district rules and regulations, as well as the thresholds of significance, have been developed with the intent to ensure continued attainment of ambient air quality standards, or to work towards attainment of ambient air quality standards for

which the area is currently designated non-attainment, consistent with applicable air quality plans. The air district has established significance thresholds associated with the construction and operational emissions for various criteria pollutants, including ozone precursors such as reactive organic gases (ROG) and oxides of nitrogen (NO_x), as well as for carbon monoxide (CO), sulfur oxides (SO_x), particulate matter 10 microns in diameter (PM₁₀), and particulate matter 2.5 microns in diameter (PM_{2.5}). Therefore, by exceeding the air district's mass emission thresholds for operational emissions of ROG, NO_x, CO, SO_x, PM₁₀, or PM_{2.5} a project would be considered to conflict with or obstruct implementation of the air district's air quality planning efforts.

The proposed project does not exceed the thresholds of significance criteria (see "b" below) and therefore, would not conflict with or obstruct implementation of applicable air quality plans.

- b. The air district has developed thresholds of significance that are used to determine whether or not the proposed project would result in a cumulatively considerable net increase of criteria air pollutants during construction and/or operations. The thresholds of significance for determining air quality impacts are contained in the air district's *Guidance for Assessing and Mitigating Air Quality Impacts* and are presented in [Table 2, Thresholds of Significance for Criteria Air Pollutant Emissions](#), below.

Table 2 Thresholds of Significance for Criteria Air Pollutant Emissions

Pollutant/Precursor	Construction Emissions	Operational Emissions
	Emissions (tons per year)	Emissions (tons per year)
ROG	10	10
NO _x	10	10
CO	100	100
SO _x	27	27
PM ₁₀	15	15
PM _{2.5}	15	15

SOURCE: San Joaquin Valley Air Pollution Control District 2015

Additionally, the air district has adopted regulations establishing control over air pollutant emissions associated with land development and related activities.

Applicable air district rules and regulations include the following:

- Air District Rule 9510 (Indirect Source Review) is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. Any applicant subject to air district rule 9510 is required to submit an Air Impact Assessment (AIA) application to the air district no later than applying for final discretionary approval, and to pay any applicable off-site mitigation fees.
- Air District Regulation VIII (Fugitive PM₁₀ Prohibitions) requires the project proponent to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan, if applicable prior to commencing any earthmoving activities as described in District Rule 8021 – Construction Demolition, Excavation, Extraction, and Other Earthmoving Activities.

Construction Emissions. Construction emissions include mobile source exhaust emissions, emissions generated during the application of asphalt paving material and architectural coatings, as well as emissions of fugitive dust during grading. The proposed project's construction emissions were estimated using California Emissions Estimator Model (CalEEMod) version 2016.3.2. Refer to [Appendix B](#) for detailed results.

[Table 3, Construction Criteria Air Pollutant Emissions](#), summarizes unmitigated criteria air pollutant emissions resulting from project construction and compares them against the air district thresholds (Table 2 presented earlier).

Table 3 Construction Criteria Air Pollutant Emissions

Emissions	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Project Construction ^{1,2}	1.22	3.23	2.80	<0.01	0.49	0.28
Air District Thresholds ²	10	10	100	27	15	15
<i>Exceeds Thresholds?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>

SOURCES: EMC Planning Group 2020, San Joaquin Valley Air Pollution Control District 2015

NOTES:

1. Results may vary due to rounding.

2. Expressed in tons per year.

As summarized in Table 3, construction of the proposed project would not result in criteria air emissions that exceed the air district thresholds, resulting in a less-than-significant air quality impact; the contribution of the project's construction criteria pollutant emissions to regional air quality conditions is less than cumulatively considerable.

Operational Emissions. Operation of the proposed project would result in new mobile, area, and energy source criteria air pollutant emissions. The criteria air pollutant emissions generated during operation of the proposed project were estimated using CalEEMod. The results include emissions reductions from compliance with state's Title 24 2019 Building Energy Efficiency Standards (BEES). Refer to [Appendix B](#) for the CalEEMod results and an assessment describing the CalEEMod modeling assumptions and methodology, *Heritage at Coalinga Senior Community – Criteria Air Pollutant and GHG Emissions Modeling Assessment*.

The unmitigated operational emissions from buildout of the proposed project are summarized and reviewed against the air district thresholds in [Table 4, Operational Criteria Air Pollutant Emissions](#).

Table 4 Operational Criteria Air Pollutant Emissions

Emissions	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Project Operations ^{1,2}	0.69	1.15	2.00	<0.01	0.38	0.11
Air District Thresholds ²	10	10	100	27	15	15
<i>Exceeds Thresholds?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>

SOURCES: EMC Planning Group 2020, San Joaquin Valley Air Pollution Control District 2015

NOTES:

1. Results may vary due to rounding.

2. Expressed in tons per year.

As summarized in Table 4, the proposed project would generate operational criteria air pollutant emissions that do not exceed the air district thresholds, resulting in a less-than-significant impact to regional air quality; the project's contribution of operational criteria air pollutant emissions to regional air quality conditions are less than cumulatively considerable.

- c. According to the air district, sensitive receptors are people that have an increased sensitivity to air pollution or environmental contaminants. Sensitive receptor locations include schools, parks and playgrounds, day care centers, nursing homes, hospitals, and residential dwelling unit(s).

Operation of the proposed project is not expected to cause any localized emissions that could expose sensitive receptors to unhealthy air pollutant levels, because no significant operational sources of pollutants are proposed onsite. Construction activities would result in localized emissions of dust and diesel exhaust that could result in temporary impacts to adjacent land uses that include sensitive receptors. The nearest sensitive receptors to the project site are single-family residences, located immediately northeast of the project site.

As discussed under checklist question b) above, project-related construction emissions, including PM₁₀ (a surrogate for diesel exhaust) would not exceed the air district's significance thresholds and would not be substantial. Emissions generated during construction activities are short-term because they would be limited to the periods of site development and construction. Project construction would be subject to air district rules related to control of construction emissions, including the various rules comprising Regulation VIII. The application of these rules to the project would further limit the potential air quality effects of the project. Therefore, construction activities would not expose sensitive receptors to substantial pollutant concentrations, resulting in a less-than-significant impact.

- d. The proposed project is not anticipated to produce any objectionable odors during its operation. Construction activities associated with the proposed project, such as paving and painting, may temporarily generate objectionable odors. Since odor-generating construction activities would be localized, sporadic, and short-term in nature, this impact would be less than significant.

4. BIOLOGICAL RESOURCES

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than- Significant Impact	No Impact
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, regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? (1, 2, 48, 49, 50, 51, 52, 55, 56, 58, 59, 60, 61)	<input type="checkbox"/>	<input checked="" 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, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? (1, 2, 52, 55, 56)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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? (56)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (50, 53, 54, 55)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (1,2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (1,2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

This section is based on a reconnaissance-level biological field survey conducted by EMC Planning Group biologist Patrick Furtado on September 16, 2020, to document existing plant

communities/wildlife habitats and evaluate the potential for special-status species to occur on the project site. Biological resources were documented in field notes, including species observed, dominant plant communities, and significant wildlife habitat characteristics. Qualitative estimations of plant cover, structure, and spatial changes in species composition were used to determine plant communities and wildlife habitats. Habitat quality and disturbance levels were also described.

Prior to conducting the survey, Mr. Furtado reviewed site plans, aerial photographs, natural resource database accounts, and other relevant scientific literature. This included searching the U.S. Fish and Wildlife Service (USFWS) Endangered Species Database (USFWS 2020), California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CDFW 2020), and California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants (CNPS 2020) to identify special-status plants, wildlife, and habitats known to occur in the vicinity of the project site. Special-status species in this report are those listed as Endangered, Threatened, or Rare, or as Candidates for listing by the USFWS and/or CDFW; as Species of Special Concern or Fully Protected species by the CDFW; or as Rare Plant Rank 1B or 2B species by the CNPS.

The project site is approximately 11.15 acres and is situated on the Coalinga U.S. Geological Survey (USGS) quadrangle map, with an approximate elevation of 665 feet above sea level. The parcel is nearly rectangular in shape and flat. The Coalinga Regional Medical Center borders the project to the east and a residential development is adjacent to the northwest corner of the parcel. A disked agricultural field borders the project site to the north and Phelps Avenue delineates the southern boundary.

A review was conducted of the National Wetlands Inventory (USFWS 2020) to identify jurisdictional aquatic features on or adjacent to the project site. Results showed no aquatic features on the site. The Los Gatos Creek riparian corridor is located approximately 400 feet south of the project site and Phelps Avenue.

The project site is disturbed and has likely been previously disked and mowed for agricultural purposes. Non-native grassland is the dominant plant community present. Plant species observed include foxtail brome (*Bromus madritensis*), rattail sixweeks grass (*Festuca myuros*), prickly lettuce (*Lactuca serriola*), Russian thistle (*Salsola tragus*), Canada horseweed (*Erigeron canadensis*), and Jersey cudweed (*Pseudognaphalium luteoalbum*).

Evidence of extensive use of the project site by small rodents such as Botta's pocket gopher (*Thomomys bottae*) and California ground squirrel (*Otospermophilus beecheyi*) was abundant. Five large burrow mounds were observed scattered throughout the site. One of the burrow mounds in the northwest corner of the site appeared to be active with narrow, clipped grass trails crisscrossing the mound, indicative of possible use by kangaroo rat (*Dipodomys* spp.). A freshly chewed bone on top of the burrow indicated that the burrow could also possibly be used by San Joaquin kit fox (*Vulpes macrotis mutica*). A black-tailed jackrabbit (*Lepus*

californicus) was flushed out of the grasses during transect walks of the site. Coyote (*Canis latrans*) scat was abundant. On the northern boundary of the project site, several large, inactive burrow entrances were observed, approximately eight inches in diameter, indicating possible previous use by American badger (*Taxidea taxus*). Several birds were observed flying near or over the site including American crow (*Corvus brachyrhynchos*).

- a. **Special-Status Species.** A search of the California Department of Fish and Wildlife (CDFW) *California Natural Diversity Database* (CNDDDB) was conducted for the Joaquin Rocks, Domengine Ranch, Harris Ranch, Alcalde Hills, Coalinga, Gujarral Hills, Curry Mountain, Kreyenhagen Hills, and Avenal USGS quadrangles to generate a list of potentially occurring special-status species in the project vicinity (CDFW 2020). Records of occurrence for special-status plants were reviewed for those nine USGS quadrangles in the California Native Plant Society (CNPS) *Inventory of Rare and Endangered Plants* (CNPS 2020). A U.S Fish and Wildlife Service (USFWS) *Endangered Species Program* threatened and endangered species list was also generated for Fresno County (USFWS 2020). Specific details of the database search are included in Appendix C, *Special-Status Species with Potential to Occur in Vicinity*, which lists special-status species documented within the project vicinity, their listing status and suitable habitat description, and their potential to occur on the site.

Critical habitat is a designation used by the USFWS for specific geographic areas that contain features essential to the conservation of an endangered or threatened species and that may require special management and protection. The project site is not within a critical habitat area.

Special-Status Plant Species. Of the special-status plant species with potential to occur on the project site identified in Appendix C, two species, California jewelflower (*Caulanthus californicus*) and San Joaquin woollythreads (*Monolopia congdonii*) had a low potential to occur. However, after completing the reconnaissance-level survey it was determined that special-status plants are not expected to occur on the site given the existing level of disturbance on the project site and lack of suitable habitat.

Special-Status Wildlife Species. Of the special-status wildlife species with potential to occur on the project site identified in Appendix C, the following species have the potential to occur on the project site: American badger (*Taxidea taxus*), San Joaquin kit fox (*Vulpes macrotis mutica*), giant kangaroo rat (*Dipodomys ingens*), short-nosed kangaroo rat (*Dipodomys nitratoideus brevinasus*), and burrowing owl (*Athene cunicularia*). A map is included in Appendix C which presents CNDDDB results. Nesting birds may also occur at the project site and are protected by the Migratory Bird Treaty Act.

Project development could result in impacts to special-status wildlife species from direct mortality or injury if found during construction. Loss or harm to special-status wildlife species is considered a significant adverse impact. Implementation of Mitigation Measures BIO-1 would reduce this impact to a less-than-significant level.

Mitigation Measure

BIO-1 Prior to ground disturbing activities and issuance of a grading permit, a qualified biologist shall conduct a training session for all construction personnel. At a minimum, the training shall include a description of special-status species potentially occurring in the project vicinity, including, but not limited to, American badger, San Joaquin kit fox, giant kangaroo rat, short-nosed kangaroo rat, burrowing owl and nesting birds and raptors. Their habitats, general measures that are being implemented to conserve species as they relate to the project, and the boundaries within which construction activities will occur shall be explained. Informational handouts with photographs clearly illustrating the species' appearances shall be used in the training session. All new construction personnel shall undergo this mandatory environmental awareness training.

The qualified biologist shall train biological monitors selected from the construction crew by the construction contractor (typically the project foreman). Before the start of work each day, the monitor shall check for animals under any equipment such as vehicles and stored pipes within active construction zones. The monitor shall also check all excavated steep-walled holes or trenches greater than one foot deep for trapped animals. If a special-status species is observed within an active construction zone, the qualified biologist shall be notified immediately and all work within 50 feet of the individual shall be halted and all equipment turned off until the individual has left the construction area.

The applicant shall submit evidence of completion of this training to the City Planning Department, prior to issuance of a grading permit.

American Badger. American badger is a California Species of Special Concern. It is an uncommon, permanent resident found throughout most of the state, except in the northern North Coast area. Typical habitats include drier open stages of most shrub, forest, and herbaceous habitats with friable soils suitable for burrows. Prey species include fossorial rodents such as rats, mice, chipmunks, ground squirrels, and pocket gophers. Badger diet shifts seasonally depending on the availability of prey and may

also include reptiles, insects, earthworms, eggs, birds, and carrion. Mixed oak woodland, coastal scrub, and grassland habitats provide cover, drier soils for burrowing, and prey resources for this species. American badger was recorded in 2006 approximately 4.6 miles east of the project site in the Pleasant Valley Ecological Reserve (Occurrence no. 345, CDFW 2020). The grassland habitat on the project site provides suitable habitat for the American badger. American badgers are known to occur in the region and could den and forage on the project site (see survey observations above). Project development could result in impacts to this species from direct mortality or injury during construction. Loss or harm to American badger is considered a significant adverse impact. Implementation of Mitigation Measures BIO-1, which requires a training session on special-status species potentially present on the construction site for all personnel, and BIO-2 would reduce potentially significant impacts to American badger to a less-than-significant level.

Mitigation Measure

BIO-2 Not more than 14 days prior to the commencement of ground-disturbing activities, a qualified wildlife biologist shall conduct surveys of the grassland habitat on site to identify any potential American badger burrows/dens. If the survey results are negative (i.e., no badger dens observed), a letter report confirming absence shall be prepared and submitted to the City Planning Department prior to issuance of a grading permit and no further mitigation is required.

If the results are positive (badger dens are observed), the qualified biologist shall determine if the dens are active by installing a game camera for three days and three nights to determine if the den is in use.

- a) If the biologist determines that a den may be active, coordination with the CDFW shall be undertaken to develop a suitable strategy to avoid impacts to American badger. The strategy may include the following: the biologist shall install a one-way door in the den opening and continue use of the game camera. Once the camera captures the individual exiting the one-way door, the den can be excavated with hand tools to prevent badgers from reusing them. If the biologist determines that the den is a maternity den, construction activities shall be delayed during the maternity season (February to August), or until the badgers leave the den on their own accord or the biologist determines that the den is no longer in use.

- b) If the game camera does not capture an individual entering/exiting the den, the den can be excavated with hand tools to prevent badgers from reusing them.

After dens have been excavated and the absence of American badger confirmed, a letter report shall be prepared and submitted to the City Planning Department, prior to issuance of a grading permit.

San Joaquin Kit Fox. The San Joaquin kit fox is a federally-listed endangered species and a state-listed threatened species. The present range of the San Joaquin kit fox extends from the southern end of the San Joaquin Valley, north to Tulare County, and along the interior Coast Range valleys and foothills to central Contra Costa County. San Joaquin kit foxes typically inhabit annual grasslands or grassy open spaces with scattered shrubby vegetation but can also be found in some agricultural habitats and urban areas. This species needs loose-textured sandy soils for burrowing, and they also need areas that provide a suitable prey base, including black-tailed hare, desert cottontails, and California ground squirrels, as well as birds, reptiles, and carrion.

According to the CDFW, kit foxes have become established in the urban settings of Bakersfield, Taft, and Coalinga (Harrison et. al 2011). When kit foxes have easy access to trash and pet food, they often lose fear of people and urban environments. The nearest and most recent observation of this species was documented approximately one mile southwest of the project site in 2002 at Coalinga High School (Occurrence no. 51, CNDDDB 2020).

The reconnaissance-level survey conducted on September 16, 2020 detected signs of possible San Joaquin kit fox activity at the project site. These included several burrow mounds scattered throughout the site with entrance holes large enough for kit fox. A freshly chewed bone was also found next to a burrow entrance on top of one of the burrow mounds.

As a result of the initial survey findings, five nights (October 24-29, 2020) of baited camera trapping for San Joaquin kit fox were conducted at the project site by wildlife biologist William Vanherweg. The survey report is included in Appendix C. Although, Mr. Vanherweg observed five potential kit fox dens, no photos of kit fox were recorded at the baited camera location in the center of the project site (Vanherweg 2020).

The likelihood of this species occurring on the project site is considered moderate. Loss of or harm to individual kit foxes could result if they are present on the site or seek shelter during construction within artificial structures, such as stored pipes or exposed trenches. Loss or harm to San Joaquin kit fox is considered a significant

adverse impact. Implementation of Mitigation Measure BIO-1, which requires a training session on special-status species potentially present on the construction site for all personnel, and Mitigation Measures BIO-3 and BIO-4 would reduce this potential, significant impact to San Joaquin kit fox to a less-than-significant level.

Mitigation Measures

BIO-3 Preconstruction/pre-activity surveys for San Joaquin kit fox shall be conducted no less than 30 days prior to the beginning of ground disturbance and/or construction activities or any project activity that may impact San Joaquin kit fox. The surveys shall include all work areas and a minimum 200-foot buffer of the project site. The preconstruction surveys shall identify kit fox habitat features on the project site, evaluate use by kit fox and, if possible, assess the potential impacts of the proposed activity. The status of all dens shall be determined and mapped. If the survey results are negative (i.e., no dens or activity observed), a letter report confirming absence shall be prepared and submitted to the City Planning Department prior to issuance of a grading permit.

If a natal/pupping den is discovered within the project area or within 200 feet of the project boundary, the applicant shall consult with the California Department of Fish and Wildlife and U.S. Fish and Wildlife Service to establish an appropriate avoidance buffer. The avoidance buffer shall be maintained until such time as the burrow is no longer active and/or an incidental take permit is determined to be required and is obtained.

BIO-4 The *U.S. Fish and Wildlife Service Standardized Recommendations for Protection of the San Joaquin Kit Fox Prior to or During Ground Disturbance* (USFWS 2011) shall be implemented prior to initiation of and during any construction activity on the project site to avoid unintended take of individual San Joaquin kit foxes. These measures also provide protection for kangaroo rats, if present. Measures shall be included on the construction plans.

The following measures shall be observed:

- a. Project-related vehicles shall observe a 20-mph speed limit in all project areas; this is particularly important at night when kit foxes and kangaroo rats are most active. To the extent possible, night-time construction shall be minimized. Off-road traffic outside of designated project area shall be prohibited.

- b. To prevent inadvertent entrapment of kit foxes or other animals during the construction phase of the project, all excavated, steep-walled holes or trenches more than two feet deep shall be covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks. Before such holes or trenches are filled, they shall be thoroughly inspected for trapped animals. If at any time a trapped or injured kit fox is discovered, the procedures under number 11 of the Construction and Operational Requirements in the Standardized Recommendations must be followed.
- c. Kit foxes are attracted to den-like structures such as pipes and may enter stored pipe becoming trapped or injured. All construction pipes, culverts, or similar structures with a diameter of four inches or greater that are stored at a construction site for one or more overnight periods shall be thoroughly inspected for kit foxes or kangaroo rats before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If a kit fox or kangaroo rat is discovered inside a pipe, that section of pipe shall not be moved until the U.S. Fish and Wildlife Service has been consulted. If necessary, and under the direct supervision of the biologist, the pipe may be moved once to remove it from the path of construction activity, until the fox or kangaroo rat has escaped.
- d. All food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in closed containers and removed at least once a week from a construction or project site.
- e. No firearms shall be allowed on the project site during construction activities.
- f. To prevent harassment, mortality of kit foxes or kangaroo rats or destruction of dens by dogs or cats, no pets shall be permitted on site during construction activities.
- g. Use of rodenticides and herbicides on the project site during construction shall be restricted. This is necessary to prevent primary or secondary poisoning of kit foxes or kangaroo rats and the depletion of prey populations on which they depend. All uses of such compounds shall observe label and other restrictions

mandated by the U.S. Environmental Protection Agency, California Department of Food and Agriculture, and other State and Federal legislation, as well as additional project-related restrictions deemed necessary by the U.S. Fish and Wildlife Service. If rodent control must be conducted, zinc phosphide shall be used because of proven lower risk to kit fox.

- h. In the case of trapped animals, escape ramps or structures shall be installed immediately to allow the animal(s) to escape.
- i. Any contractor, employee, or agency personnel who inadvertently kills or injures a San Joaquin kit fox or kangaroo rat shall immediately report the incident to the City of Coalinga, who shall contact the CDFW and USFWS as needed.
- j. The developer shall submit monthly reports on construction monitoring activities to the City Planning Department. An occupancy permit shall not be issued without receipt of the weekly reports.

Giant kangaroo rat. The giant kangaroo rat is a federal and state endangered species that occurs on the western slopes of the San Joaquin Valley, the Carrizo Plain, and the Cuyama Valley in south-central California. This species prefers annual grasslands with level terrain and sandy loam soils for burrowing.

The nearest recorded observation of this species is nearly 20 miles to the north (Occurrence no. 97, CDFW 2020), however the grassland habitat on the project site provides potentially suitable habitat for the giant kangaroo rat. The reconnaissance-level survey conducted at the project site on September 16, 2020 detected signs of possible kangaroo rat burrowing including characteristic grazing and clipping of grasses into distinct, narrow trails crisscrossing through the burrow mounds.

As a result of the initial survey findings, five nights (October 24-29, 2020) of small mammal trapping were conducted at four locations on the project site by wildlife biologist William Vanherweg (Appendix C). Although, Mr. Vanherweg determined that the site could support kangaroo rat, no kangaroo rats were captured during five nights of trapping (Vanherweg 2020).

Project development could result in impacts to this species from direct mortality or injury during construction. Loss or harm to giant kangaroo rat is considered a significant adverse impact. Because of the potential of future occupancy of the site by giant kangaroo rat, the following measures are recommended to avoid potential take

of this protected species. Implementation of Mitigation Measures BIO-1, which requires a training session on special-status species potentially present on the construction site for all personnel, BIO-4, which provides protective measures for San Joaquin kit fox that would also protect kangaroo rats, and BIO-5 would reduce potentially significant impacts to giant kangaroo rat to a less than significant level.

Mitigation Measure

BIO-5 Within 14 days prior to commencement of construction activities, a qualified biologist shall conduct preconstruction surveys for small mammal burrowing activity at the project site. During preconstruction surveys, the status of the previous protocol surveys (October 2020) shall be reviewed. If the survey results are negative (i.e., no burrowing activity observed), a letter report confirming absence shall be prepared and submitted to the City Planning Department and no further mitigation is required.

If burrow systems appear recently active, construction activities would be prohibited within 50 feet of the burrow systems and the areas shall be flagged for avoidance. If active burrows cannot be avoided, a small mammal trapping survey following the *Survey Protocol for Determining Presence of San Joaquin Kangaroo Rats* (USFWS 2013) shall be conducted to determine what species may be present. If no special-status species are observed, a letter report confirming absence shall be prepared and submitted to the City Planning Department and no further mitigation is required.

If occupied giant or short-nosed kangaroo rat burrow systems are found within the proposed project impact area, the developer would then consult with CDFW and/or USFWS to determine appropriate actions necessary to avoid take of giant or short-nosed kangaroo rat, including obtaining Incidental Take Authorization, if necessary.

Short-Nosed Kangaroo Rat. The short-nosed kangaroo rat is a California Species of Special Concern. The short-nosed kangaroo rat is one of three subspecies of the San Joaquin kangaroo rat. The species is nocturnal and active year-round. Typically, short-nosed kangaroo rats inhabit grasslands with scattered shrubs and desert-shrub associations on powdery soils.

The nearest recorded observation of the short-nosed kangaroo rat is from 1992 and occurs within non-native grassland adjacent to a roadway approximately 3.3 miles east of the project site (Occurrence no. 3, CDFW 2020). Grassland habitat on the project site provides suitable habitat for the giant kangaroo rat. The small mammal

trapping surveys conducted by wildlife biologist William Vanherweg did not find any species of kangaroo rat, however potential habitat is present for short-nosed kangaroo rat (Vanherweg 2020, Appendix C).

Project development could result in impacts to this species from direct mortality or injury during construction. Loss or harm to short-nosed kangaroo rat is considered a significant adverse impact. Because small mammals are mobile and could potentially occupy the site in the future, measures to protect short-nosed kangaroo rat are recommended. Implementation of Mitigation Measures BIO-1, which requires a training session on special-status species potentially present on the construction site for all personnel, BIO-4, which provides protective measures for San Joaquin kit fox that would also protect kangaroo rats, and BIO-5, which requires preconstruction surveys for kangaroo rats, would reduce potentially significant impacts to short-nosed kangaroo rat to a less than significant level.

Burrowing Owl. Burrowing owl is a California Species of Special Concern. Burrowing owls live and breed in burrows in the ground, especially in abandoned California ground squirrel burrows. Optimal habitat conditions include large open, dry and nearly level grasslands or prairies with short to moderate vegetation height and cover, areas of bare ground, and populations of burrowing mammals. This species is known to occur approximately 2.4 miles northeast of the site (Occurrence No. 1242, CNDDB 2020). The project site's non-native grassland provides marginally suitable foraging habitat for burrowing owl, and a few scattered small mammal burrows on the site could be utilized for nesting habitat, but burrowing owl has low potential to occur on the site. If burrowing owl is present on or adjacent to the project site, construction activities could result in the loss or disturbance of individual animals. This would be a significant adverse environmental impact. Implementation of mitigation measures BIO-1, which requires a training session on special-status species potentially present on the construction site for all personnel, and BIO-6 would reduce this potential, significant impact to less than significant.

Mitigation Measure

- BIO-6 Prior to issuance of a grading permit, and to avoid/minimize impacts to burrowing owls potentially occurring within the project site, the applicant shall retain a biologist qualified in ornithology to conduct surveys for burrowing owl. The qualified biologist shall conduct a two-visit (i.e. morning and evening) presence/absence survey at areas of suitable habitat on and adjacent to the project site boundary no less than 14 days prior to the start of construction or ground disturbance activities. Surveys shall be conducted according to the methods for take avoidance described in the *Burrowing Owl Survey Protocol and*

Mitigation Guidelines (California Burrowing Owl Consortium 1993) and the *Staff Report on Burrowing Owl Mitigation* (CDFW 2012). If no burrowing owls are found, a letter report confirming absence shall be prepared and submitted to the City Planning Department and no further mitigation is required.

Because burrowing owls occupy habitat year-round, seasonal no-disturbance buffers, as outlined in the *Burrowing Owl Survey Protocol and Mitigation Guidelines* (CBOC 1993) and the *Staff Report on Burrowing Owl Mitigation* (CDFW 2012), shall be in place around occupied habitat prior to and during any ground disturbance activities. The following table includes buffer areas based on the time of year and level of disturbance (CDFW 2012), unless a qualified biologist approved by the CDFW verifies through non-invasive measures that either: 1) birds have not begun egg laying and incubation; or 2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival.

Location	Time of Year	Level of Disturbance Buffers (meters)		
		Low	Med	High
Nesting Sites	April 1 – Aug 15	200 m	500 m	500 m
Nesting Sites	Aug 16 – Oct 15	200 m	200 m	500 m
Nesting Sites	Oct 16 – Mar 31	50 m	100 m	500 m

If burrowing owl is found and avoidance is not possible, burrow exclusion may be conducted by qualified biologists only during the non-breeding season, before breeding behavior is exhibited and after the burrow is confirmed empty through non-invasive methods, such as surveillance. Occupied burrows shall be replaced with artificial burrows at a ratio of one collapsed burrow to one constructed artificial burrow (1:1). Evicted burrowing owls may attempt to colonize or re-colonize an area that would be impacted, thus ongoing surveillance during project activities shall be conducted at a rate sufficient to detect burrowing owls if they return.

If surveys locate occupied burrows in or near construction areas, consultation with the CDFW shall occur to interpret survey results and develop a project-specific avoidance and minimization approach. Once the absence of burrowing owl has been confirmed, a letter report shall be prepared and submitted to the City Planning Department.

Nesting Birds. Protected nesting birds, including raptor species, have the potential to nest in buildings or structures, on open ground, or in any type of vegetation, including trees, during the nesting bird season (January 15 through September 15). The project site does not contain trees, but the surrounding properties contain a variety of trees and shrubs, resulting in the potential for impacts to protected nesting birds. Construction activities, including ground disturbance, can impact nesting birds protected under the federal Migratory Bird Treaty Act and California Fish and Game Code, should nesting birds be present during construction. If protected bird species are nesting adjacent to the project site during the bird nesting season, then noise-generating construction activities could result in the loss of fertile eggs, nestlings, or otherwise lead to the abandonment of nests. Implementation of Mitigation Measures BIO-1, which requires a training session on special-status species potentially present on the construction site for all personnel, and BIO-7 would reduce potential, significant impacts to nesting birds to less than significant.

Mitigation Measure

BIO-7 To avoid impacts to nesting birds during the nesting season (January 15 through September 15), construction activities that include grading, grubbing, or demolition should be conducted between September 16 and January 14, which is outside of the bird nesting season. If grading, grubbing, or demolition occurs during the bird nesting season, then a qualified biologist shall conduct a pre-construction survey for nesting birds to ensure that no nests would be disturbed during project construction.

If project-related work is scheduled during the nesting season (February 15 to August 30 for small bird species such as passerines; January 15 to September 15 for owls; and February 15 to September 15 for other raptors), a qualified biologist shall conduct nesting bird surveys.

- a. A survey for active nests shall occur within 14 days prior to start of construction. An appropriate minimum survey radius surrounding each work area is typically 250 feet for passerines, 500 feet for smaller raptors, and 1,000 feet for larger raptors. Surveys shall be conducted at the appropriate times of day to observe nesting activities.
- b. If no nesting birds are found, a letter report confirming absence shall be prepared and submitted to the City Planning Department and no further mitigation is required

- c. If the qualified biologist documents active nests within the project site or in nearby surrounding areas, an appropriate buffer between each nest and active construction shall be established. The buffer shall be clearly marked and maintained until the young have fledged and are foraging independently. Prior to construction, the qualified biologist shall conduct baseline monitoring of each nest to characterize “normal” bird behavior and establish a buffer distance, which allows the birds to exhibit normal behavior. The qualified biologist shall monitor the nesting birds daily during construction activities and increase the buffer if birds show signs of unusual or distressed behavior (e.g. defensive flights and vocalizations, standing up from a brooding position, and/or flying away from the nest). If buffer establishment is not possible, the qualified biologist or construction foreman shall have the authority to cease all construction work in the area until the young have fledged and the nest is no longer active. Once the absence of nesting birds has been confirmed, a letter report shall be prepared and submitted to the City Planning Department.
- b. **Riparian Habitat or Sensitive Natural Communities.** There were no riparian habitat or sensitive natural communities observed at the project site. The nearest location of riparian habitat is approximately 400 feet south of the site, along Los Gatos Creek. Direct impacts to riparian habitat or sensitive natural communities within the project site are not anticipated.
- c. **Wetlands and Waters of the U.S.** A review of the National Wetlands Inventory online database was conducted to identify the closest jurisdictional aquatic features on or adjacent to the project site (USFWS 2020). The closest aquatic feature to the project site is Los Gatos Creek, approximately 400 feet south of the site. There were no potentially jurisdictional wetlands or Waters of the U.S. identified on the project site during the reconnaissance-level survey. Therefore, there would be no impact to wetlands or waters of the U.S.
- d. **Wildlife Movement.** Terrestrial species must navigate a habitat landscape that meets their needs for breeding, feeding and shelter. Natural and semi-natural components of the landscape must be large enough and connected enough to meet the needs of all species that use them. Wildlife movement corridors provide connectivity between habitat areas, enhancing species richness and diversity, and usually also provide cover, water, food, and breeding sites.

The project site is located between agricultural fields and the Los Gatos Creek riparian corridor, which is located across Phelps Avenue, and could potentially have an impact on wildlife movement. However, the project site is not located within any previously defined essential connectivity areas and is also adjacent to existing developed areas. As such, the proposed project would have a less-than-significant impact on wildlife movement.

- e. **Local Biological Resource Policies/Ordinances.** The *City of Coalinga General Plan 2025* has goals in place for conserving natural resources. The *General Plan's Open Space and Conservation Goals* call for the "preservation of Coalinga's sensitive wildlife habitats and open space lands to the greatest extent possible."

The project site appears to have been previously disturbed by agricultural activities, as well as disking and mowing for fire prevention purposes. There is no designated critical habitat, or habitat conservation plan on the project site. Mitigation measures contained in this section would mitigate impacts to biological resources to a less-than-significant level. With implementation of these mitigation measures, the proposed project would not conflict with local regulations related to biological resources.

Trees. The proposed project does include the removal of any trees; therefore, the proposed project would not conflict with local regulations related to protected trees.

- f. **Conservation Plans.** There are no critical habitat boundaries, habitat conservation plans, natural community conservation plans, or other approved local, regional, or state habitat conservation plans applicable to the proposed project site. Preliminary habitat conservation planning had been underway in the City of Coalinga for many years; however, this effort is not currently active.

5. CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than- Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource pursuant to section 15064.5? (20)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to section 15064.5? (20)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of dedicated cemeteries? (1,2,19,20)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

The proposed project site is located on a vacant, 11.15-acre parcel northwest of Phelps Avenue and Gregory Way within the city limits of Coalinga, Fresno County on the Coalinga United States Geological Survey (USGS) quadrangle. Surrounding properties include vacant, agricultural, residential and the Coalinga Regional Medical Center. This section is based upon the results from a current archival database search of the California Historical Resources Information System (CHRIS) (CHRIS 2020).

a, b. **Significant Historical Resources.** There are no recorded historic resources within the project site. Historic resources can be both above ground and underground, historic and pre-historic (CHRIS 2020).

Unique Archaeological Resources. There were no unique archaeological resources identified through the CHRIS search, File No. 20-319, conducted through the Southern San Joaquin Valley Information Center on September 14, 2020, however there were seven previous studies conducted on the project site and/or in the vicinity (FR-00231, FR-00357, FR-00641, FR-01156, FR-00789, FR-01162, and FR-02265). There was one historic resource identified within a quarter mile radius of the project site and five previous studies conducted (FR-00673, FR-00779, FR-02028, FR-02267, and FR-02652 (CHRIS 2020).

A 1996 archaeological study conducted on a 1.6-acre portion of the project site concluded that the field survey of the property did not reveal any visible surface archaeological evidence. It is recommended that no further actions were necessary

unless prehistoric or important historic cultural materials are uncovered during future grading, excavation, construction or other development on the property.

In 2005, an archaeological study was conducted on 2,248 acres, which included in the project site. The report concluded that no resources were discovered either during the records search or the archaeological survey.

However, due to the location of the project site in the vicinity of Los Gatos Creek and Warthan Creek, there is always the possibility of historic and/or unique archaeological resources to be accidentally discovered during grading and construction activities. Implementation of the following mitigation measure would ensure that possible subsurface significant historic resources and/or unique archaeological materials impacted during ground disturbing activities are reduced to a less-than-significant level.

Mitigation Measure

CR-1 Include the following language on all construction documents: If archaeological resources are discovered during construction, work shall be halted within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. If the find is determined to be significant, then appropriate mitigation measures shall be formulated and implemented.

- c. **Accidental Disturbance of Human Remains.** There is always the possibility of an accidental discovery of Native American human remains during soil-disturbing activities. Disturbance of Native American human remains is considered a significant adverse environmental impact. Implementation of the following mitigation measure would reduce this potential, significant impact to a less-than-significant level.

Mitigation Measure

CR-2 Due to the possibility that human remains may be discovered during soil-disturbing activities, the following language shall be included in all construction documents:

“If human remains are found during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the county coroner is contacted to determine that no investigation of the cause of death is required.

If the coroner determines the remains to be Native American, then the coroner shall contact the Native American Heritage Commission within 24 hours. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent (MLD) from the deceased Native American. The MLD may then make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and associated grave goods as provided in Public Resources Code Section 5097.98 (California Code 2020).

The landowner or authorized representative shall reburial the Native American human remains and associated grave goods with appropriate dignity on the project site in a location not subject to further disturbance if: a) the Native American Heritage Commission is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission; b) the descendent identified fails to make a recommendation; or c) the landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner."

6. ENERGY

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than- Significant Impact	No Impact
a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (10, 11, 12, 13, 14, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (1, 2, 14, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

- a. Energy impacts are assessed based on the proposed project energy demand profile, applicable California legislation and regulation pertaining to energy, project features and/or mitigation measures that would reduce project energy demand.

Projected Energy Demand

The proposed project would result in increased demand for electricity, natural gas and fuel. A summary of projected energy demand is provided below.

Electricity. According to the California Energy Commission Energy Consumption Data Management System (2020a), in 2018, total electricity consumption in Fresno County was 7,602,408,903 kilowatt-hour (kWh). Section 5.3, Energy by Land Use – Electricity, in the CalEEMod results included in Appendix B show projected electricity demand would be approximately 685,451 kWh per year. Projected electricity demand would be less than 0.001 percent of the total 2018 Fresno County electricity demand.

Natural Gas. According to the California Energy Commission Energy Consumption Data Management System (2020b), in 2018, total natural gas consumption in Fresno County was 346,631,076 therms. Section 5.2, Energy by Land Use – Natural Gas, in the CalEEMod results included in Appendix B show that projected natural gas demand would be about 1,585,790 British Thermal Unit (BTU) per year or approximately 16 therms per year (1 therm = 100,000 BTU). Projected natural gas demand would be less than 0.05 percent of the total 2018 Fresno County natural gas demand.

Transportation Fuel. The proposed project would generate new traffic trips that would increase vehicle miles traveled. New vehicle trips would result in increased demand for and consumption of transportation fuel. CalEEMod results included in Appendix B show that the projected annual vehicle miles traveled would be 963,074 miles. The 2017 Emissions Factor Model version 1.0.2, which uses vehicle miles traveled as an input, was used to estimate the projected transportation fuel use. The Emissions Factor Model results in Appendix E show projected transportation fuel (diesel and gas) demand of about 45,086 gallons per year.

Regulatory Requirements

A multitude of state regulations and legislative acts are aimed at improving vehicle fuel efficiency, energy efficiency, and enhancing energy conservation. For example, the Pavley I standards focus on transportation fuel efficiency. The gradual increased use of electric cars powered with cleaner electricity will reduce consumption of fossil fuel. Vehicle miles traveled are expected to decline with the continuing implementation of Senate Bill (SB) 743, resulting in less vehicle travel and less fuel consumption. In the renewable energy use sector, representative legislation for the use of renewable energy includes, but is not limited to SB 350 and Executive Order B-16-12. In the building energy use sector, representative legislation and standards for reducing natural gas and electricity consumption include, but are not limited to Assembly Bill 2021, CALGreen, and the California Building Standards Code.

The California Building Standards Code is enforceable at the project-level. The California Energy Code (California Code of Regulations, Title 24, Part 6), which is incorporated into the California Building Standards Code, was first established in 1978 in response to a legislative mandate to reduce California's energy consumption. The California Energy Code is updated every three years by the California Energy Commission as the Building Energy Efficiency Standards to allow consideration and possible incorporation of new energy efficiency technologies and construction methods. The current 2019 Building Energy Efficiency Standards are structured to achieve the state's goal that all new low-rise residential buildings (single-family homes) be zero net energy. Multi-family homes and non-residential buildings built to the 2019 Building Energy Efficiency Standards will use about 30 percent less energy compared to the 2016 BEES (California Energy Commission 2018).

Conclusion

The proposed project could be considered to result in significant environmental effects due to wasteful, inefficient, or unnecessary consumption of energy if its energy demand is extraordinary relative to common land use types, its gross energy

demand is excessive relative to total demand in Fresno County, and/or it fails to comply with California energy efficiency/conservation regulations that are within the applicant's control.

The proposed project would accommodate an aging population as an assisted care facility, could be seen as a project type that could reduce vehicle miles traveled relative to residents living independently as a most of the daily needs of residents are met on-site.

The project is a common land use type whose electricity and natural gas demand would not be excessive. As presented above, projected electricity and natural gas demand would not be excessive relative to cumulative electricity and natural gas demand in Fresno County. Further, the City enforces the California Building Standards Code through the development review process. That enforcement is the primary mechanism through which the applicant would be required to implement energy efficiency/conservation measures.

The proposed project would consume energy, but it would not be inefficient, wasteful, or unnecessary. Therefore, the impact would be less than significant.

- b. There are no regulations at the state or local level that would mandate that the proposed project must include on-site renewable energy sources. The California Building Standards Code would require the proposed project to be built to the Building Energy Efficiency Standards in effect at the time the building permit is issued. By incorporating energy efficient measures per the Building Energy Efficiency Standards, the project would comply with existing state and local energy standards and would not conflict with or obstruct a state or local plan for energy efficiency.

7. GEOLOGY AND SOILS

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than- Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
(1) 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 or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42? (1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(2) Strong seismic ground shaking? (1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(3) Seismic-related ground failure, including liquefaction? (1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(4) Landslides? (1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil? (21, 22)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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? (21, 22)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, creating substantial direct or indirect risks to life or property? (21, 22)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (21, 22)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

- a, c. The proposed project would result in senior residential development on the site, which would be required to consider geologic hazards by the City of Coalinga's General Plan policy S2-2. Potential impacts from exposure to geologic risks are as follows:

- (1) **Surface Fault Ruptures.** 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. 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 and no known faults traverse the project site.
- (2) **Ground Shaking.** 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. 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. The City will require the project to be constructed in accordance with the California Building Code, which would ensure these potential risks are acceptable.

(3) Liquefaction. The risk of liquefaction is considered low within the city (City of Coalinga 2009b). 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.

(4) Landslides. Due to the relative level topography of the city, the potential for landslides within the community is considered low (City of Coalinga 2009b). The project site and surrounding area is level and therefore, the project site is not subject to landslides.

- b. While the project is located on a generally flat, vacant lot, construction activities involving excavation, and grading expose soils to wind, water, and other eroding elements. The proposed project includes grading at the project site but would not result in substantial erosion as the project site is largely a flat site. Implementation and adherence to standard city conditions of approval requiring erosion control measures during construction and operations of the new facilities and residences would ensure potential impacts related to soil erosion would be less than significant.
- 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 Westhaven loam, 0 to 2 percent slopes. The Westhaven series consists of very deep, well drained soils on alluvial fans. These soils formed in alluvium derived dominantly from calcareous sedimentary rock. The Web Soil Survey indicates that Westhaven loam is not considered expansive. Therefore, the proposed project would not be located on expansive soil, creating direct or indirect risks to life or property.

- e. The proposed project would connect to the City's wastewater system.
- f. According to the *Final Master Environmental Impact Report for the City of Coalinga 2025 General Plan Update* (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. Therefore, impacts to paleontological resources are not expected as a result of the proposed project.

8. GREENHOUSE GAS EMISSIONS

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than- Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (10, 11, 12, 13, 14, 15, 16, 17, 18)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (10, 11, 12, 13, 14, 15, 16, 17, 18)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

- a. The California Legislature has enacted a series of statutes in recent years addressing the need to reduce greenhouse (GHG) emissions across the State. In September 2006, the California State Legislature enacted the California Global Warming Solutions Act of 2006, also known as Assembly Bill (AB) 32. AB 32 required that statewide GHG emissions be reduced to 1990 levels by 2020. AB 32 was amended by Senate Bill (SB) 32. Effective January 1, 2017, SB 32 requires that statewide GHG emissions be reduced to 40 percent below 1990 levels by 2030. SB 32 represents the current state legislative framework commonly used by local and regional agencies across the state as guidance for reducing GHG emissions from activities within their respective jurisdictions.

The proposed project is located within the San Joaquin Valley Air Pollution Control District (“air district”). The air district adopted the *Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA* in 2009 for assessing and reducing GHG emissions impacts from development projects. This guidance is no longer applicable in light of subsequent case law, including the California Supreme Court ruling in the Newhall Ranch case, and evolution of methodologies for generating GHG inventories and establishing applicable thresholds of significance. In the absence of applicable local or regional guidance for evaluating GHG emissions and establishing a threshold of significance, state guidance as embedded in SB 32 and current practice methodologies have been utilized to craft a threshold of significance for the project’s anticipated buildout year of 2025.

The threshold is a GHG efficiency metric that represents the rate of emissions generation that must be achieved by the project in 2025 for it to be consistent with the statewide emissions trajectory required to achieve the 2030 SB 32 emissions target. The threshold is the year 2025 ratio of total statewide GHG emissions needed to meet the 2030 emissions reduction trajectory to the statewide service population, where service population is the sum of the number of jobs and the number of residents. If the proposed project rate of emissions in 2025 is equal to or below the 2025 threshold, project emissions would not conflict with the state's ability to achieve the SB 32 GHG reduction target of 40 percent below 1990 levels by 2030.

The California Air Resources Board stated in the *First Update to the Climate Change Scoping Plan* that an average statewide GHG reduction of 5.2 percent per year from the projected statewide year 2020 GHG emissions inventory volume will be needed to stay on a trajectory to achieve state reduction targets for 2030. The first step in deriving an applicable efficiency metric threshold for the project is to determine the projected volume of statewide GHG emissions from land use driven sectors in 2025 (anticipated project buildout year) that must be achieved to stay on trajectory towards meeting the statewide 2030 reduction target of 40 percent below 1990 levels.

[Table 5, 2020 California Greenhouse Gas Inventory for Land Use Driven Emissions](#), below, shows the 2020 state emissions inventory for land use driven GHG emissions. Total land use driven emissions are projected at 286.70 million metric tons (MMT) of carbon dioxide equivalent (CO₂e).

Applying the California Air Resources Board's 5.2 percent annual emissions reduction rate to the 2020 projected state inventory volume of 286.70 MMT CO₂e for five consecutive years yields an emissions volume of 219.25 MMT CO₂e in 2025 that must be achieved statewide.

The 2025 service population is the sum of the projected statewide 2025 population and projected statewide 2025 employment. The projected 2025 population is 41,176,614 (California Department of Finance 2020a). The California Employment Development Department, California Occupational Employment Projections 2018-2028, show that the 2028 employment projection is 20,412,500 jobs (California Employment Development Department 2020). Projected 2025 employment is equivalent to the 2028 projection of 20,412,500 jobs minus the annual average rate of employment during the period 2018 to 2028, which equals 158,660 jobs per year or 475,980 for the three-year period 2025 to 2028. Therefore, 2025 employment is estimated at 19,936,520 jobs.

Table 5 2020 California Greenhouse Gas Inventory for Land Use Driven Emissions

Land Use Type	Emissions (MMT CO ₂ e)
On-Road Transportation	
Passenger Cars	63.77
Light Duty Trucks	44.75
Motorcycles	0.43
Heavy Duty Trucks	29.03
Freight	0.02
Subtotal	138.00
Electricity Generation In-State	
Commercial Cogeneration	0.70
Merchant Owned	2.33
Transmission and Distribution	1.56
Utility Owned	29.92
Subtotal	34.51
Electricity Generation In-State	
Specified Imports	29.61
Transmission and Distribution	1.02
Unspecified Imports	30.96
Subtotal	61.59
Commercial	
CHP: Commercial	0.40
Communication	0.07
Domestic Utilities	0.34
Education	1.42
Food Services	1.89
Healthcare	1.32
Hotels	0.67
Not Specified Commercial	5.58
Offices	1.46
Retail & Wholesale	0.68
Transportation Services	0.03
Subtotal	13.86
Residential	
Household Use	29.66
Subtotal	29.66

Land Use Type	Emissions (MMT CO ₂ e)
Industrial	
Landfills	6.26
Domestic Wastewater Treatment	2.83
Subtotal	9.09
Total Emissions	286.70

SOURCE: California Air Resources Board.

The 2025 service population is 41,176,614 (population) plus 19,936,520 (jobs), for a total of 61,113,134. Therefore, the 2025 GHG efficiency threshold is 219.25 MMT CO₂e per year (state emissions volume reduction trajectory target in 2025) / 61,113,134 or 3.59 MT CO₂e per year per service population. This value represents the threshold of significance for the proposed project.

The proposed project would generate GHG emissions during its construction and operation. Construction GHG emissions would be generated by equipment used during site preparation, grading, paving, and building construction. Operational GHG emissions would be generated primarily by vehicle trips of residents, employees, and visitors accessing the project site. Other sources of operational GHG emissions include use of electricity and natural gas on site, from diesel-powered stationary equipment, use of electricity to pump water supply and treat wastewater, and from decomposition of solid waste generated by project residents, employees, and visitors.

GHG emissions from project construction, and project operations have been estimated using California Emissions Estimator Model (CalEEMod) version 2016.3.2. CalEEMod also estimates the changes in the carbon sequestration potential of the project site based on changes in natural vegetation communities and the net number of new trees that would be planted as part of the proposed project. Refer to Appendix B for the CalEEMod modeling results and Appendix D for a memorandum describing the CalEEMod modeling assumptions and methodology, *Heritage at Coalinga Senior Community – Criteria Air Pollutant and GHG Emissions Modeling Assessment*.

Construction Emissions. Construction activity would generate a total of 720 metric tons (MT) CO₂e of unmitigated GHG emissions. An annual emissions volume is obtained by amortizing construction GHG emissions over a 30-year time period. Annual amortized construction emissions would be approximately 24 MT CO₂e per year (720 MT CO₂e / 30 years).

Operational Emissions. The proposed project would generate an estimated 775.37 MT CO_{2e} of annual emissions during operations. This emissions volume includes reductions from required compliance with state requirements for the Model Water Efficient Landscape Ordinance and the 2019 Building Energy Efficient Standards.

Carbon Sequestration Potential. The model estimates a net loss in carbon sequestration potential of 12.7 MT CO_{2e} over the lifetime of the project. Averaged over a 30-year lifetime, the annual loss in carbon sequestration potential would be equivalent to 12.7 MT CO_{2e} / 30 years or a loss of 0.42 MT CO_{2e} per year.

It is noted that according to the model calculations each tree planted would generate a gain in sequestration potential by about 0.708 MT CO_{2e} per tree over the lifetime of the project. An additional 18 trees would need to be planted to generate a net zero result in sequestration potential. It is reasonable to assume that more trees will be planted as part of the senior apartments and independent living units and that planting additional trees would result in a net gain in sequestration potential. As a conservative approach, tree replanting was not included in the analysis.

Service Population. Project service population is the sum of the new population and employment it generates. The proposed project will accommodate 186 new residents and have a staff of 47 employees. Therefore, the service population is 233.

Annual GHG Emissions Attributable to the Proposed Project. Annual project emissions are the sum of amortized construction and unmitigated operational emissions.

Net Annual GHG Emissions Attributable to the Proposed Project. [Table 6, Project Greenhouse Gas Emissions Summary](#), summarizes the net GHG emissions attributable to the proposed project at buildout and indicates whether the proposed project emissions meet the threshold of significance.

Conclusion. As summarized in Table 6, at buildout, the proposed project would generate approximately 3.43 MT CO_{2e} per year per service population (799.79 MT CO_{2e} per year / 233 service population). This is below the threshold of significance of 3.59 MT CO_{2e} per year per service population for the year 2025. Therefore, the proposed project would not generate GHG emissions that would have a significant impact on the environment. This impact is less than significant. No mitigation is required.

- b. There are no current local or regional plans for reducing GHG emissions that are applicable to the proposed project. SB 32 is considered to be the plan for reducing GHG emissions that is applicable to the proposed project. The GHG threshold of

significance derived for the project is based on the rate of project emissions below which the project would not impede attainment of the SB 32 statewide emissions reduction goal for 2030. Since project emissions are below the threshold of significance (see “a” above), the proposed project would not conflict with SB 32 emissions reduction goals.

Table 6 Project Greenhouse Gas Emissions Summary

Emission Source	Annual GHG Emissions
Amortized Construction	24.00
Operational	775.37
Annual Project GHG Emissions ²	799.37
Carbon Sequestration Potential (loss)	0.42
Net Project Emissions	799.79
Service Population	233
Net GHG Emissions Per Service Population	3.43
Threshold of Significance	3.59
Project Emissions Exceed Threshold?	No

SOURCES: EMC Planning Group 2020

NOTES:

1. Expressed in MT CO₂e per year.

2. Sum of amortized construction and unmitigated operational emissions.

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than- Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (1, 2, 3, 28, 45, 46)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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? (1, 2, 3, 28)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, create a significant hazard to the public or the environment? (25, 26)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 a public-use airport, result in a safety hazard or excessive noise for people residing or working in the project area? (1, 2, 27, 47)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

- a, c. The proposed project would development of a senior housing development, assisted care/Alzheimer care facility, and would include a GPA and a zoning amendment. Senior housing facilities and 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 1/2 mile from West Hills College and approximately 0.75 miles from Coalinga Middle School, the nearest schools. 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.

- b. The current project site is vacant, with housing to the west and south and southeast, the Coalinga Regional Medical Center to the east, and agricultural land to the north. Based on historic aerial photographs, the project site appears to have been vacant or used for agricultural uses since at least 1937 and ceased agricultural operations sometime between 1977 and 1992 (Fresno State 2020). A 2006 initial study prepared for a previous senior housing proposal on the project site, indicates that residual pesticides could exist in the soils on the project site, as the area has been in agricultural production. It is unknown if hazardous materials have been stored or disposed of on the project site (Coalinga 2006, p. 28). Hazardous materials in the soils could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment during grading activities. This is considered a significant, adverse environmental impact. Implementation of the following mitigation measure would reduce this potentially significant impact to a less than significant level.

Mitigation Measure

- HAZ-1 Prior to approval of grading permit, the applicant shall submit to the City Planning Department a Phase 1 Environmental Site Assessment to determine the presence of any hazardous materials. If the assessment concludes there may be hazardous materials in the soils, then a Phase 2 assessment shall be completed. If the Phase 2 assessment identifies hazardous materials in the soils, the soils shall be cleaned up in accordance with applicable Fresno County and/or state regulations.

- d. Government Code Section 65962.5 requires that the Department of Toxic Substances Control compile and regularly update a list of hazardous waste facilities and sites. A search of the Envirostor and Geotracker websites revealed that the project site is not on the list and there are no listed hazardous sites within one half mile. The Coalinga Regional Medical Facility immediately east of the project site does have a permitted underground storage tank on-site (State Water Resources Control Board 2020). Therefore, the proposed project would not create a significant hazard to the public or the environment.
- e. The proposed project site is located approximately 2.5 miles from the Coalinga Municipal Airport. According to the 2018 *Fresno County Airport Land Use Compatibility Plan* (County airport land use plan) prepared by the Fresno County Airport Land Use Commission, the project site sits within the western edge of the Airport Influence Area of the Coalinga Municipal Airport (Fresno County ALUC, Appendix A, Exhibit A1). An Airport Influence Area is defined as the area where airport-related factors may significantly affect land uses or necessitate restrictions on those uses as determined by the County's Airport Land Use Commission. The County airport land use plan further identifies the project site as within "Zone 6 – Traffic Pattern Zone (TPZ)" which is considered a low-risk accident level safety zone with minimal development restrictions. Zone 6 safety criteria (Table 3A) puts no limits on dwelling units per acre for residential uses; a 10 percent open land requirement for projects over 10 acres; and only restricts land uses that would present hazards to flights physically (i.e., tall objects), visually, or electronically; and outdoor stadiums and similar uses with very high intensity uses. In addition, projects falling within Zone 6 are required to have an airspace review for any objects over 100 feet tall. The proposed project is consistent with all of these requirements including providing over 10 percent open space and does not propose any buildings over 100 feet. 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 no 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.
- g. According to the City of Coalinga general plan EIR, wildland fires pose potential hazards in the hilly areas surrounding the City where chaparral and other vegetation are present (City of Coalinga 2009b, p. V-71). The proposed project site is located in a flat, fallow field and not located in a hilly area with chaparral or other dense

vegetation and residential development exists to the west, southeast, the Coalinga Regional Medical Center to the east and active agricultural fields to the north. 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, the proposed project would not expose people or structures, either directly or indirectly, to a risk of loss, injury or death involving wildland fires.

10. HYDROLOGY AND WATER QUALITY

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than- Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? (1, 2, 3, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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? (29, 31)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:				
(1) Result in substantial erosion or siltation on- or off-site; (1, 2, 3, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(2) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; (1, 2, 3, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(3) Create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or (1, 2, 3, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(4) Impede or redirect flood flows? (33, 34)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? (33, 34)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (29, 31, 34)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- a. **Construction Water Quality Impacts.** Water quality is regulated by the National Pollutant Discharge Elimination System (NPDES) Permit Program, which was established by the Clean Water Act. The NPDES Permit Program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. The State Water Resources Control Board administers the NPDES Program in California. The project site is located within the boundaries of the Central Coast Regional Water Quality Control Board.

Projects disturbing more than one acre of land during construction are required to file a notice of intent to be covered under the State NPDES Construction General Permit for discharges of storm water associated with construction activities. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP) that details how water quality would be protected during construction activities. The SWPPP must contain a site map(s) that shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography (both before and after construction), and drainage patterns across the project. Best Management Practices, which are detailed within each permit, are to be implemented to protect water quality.

The proposed project is the construction of a senior/assisted living residential development on approximately 11 acres and the applicant would be required to obtain a State NPDES Construction General Permit. By complying with the Construction General Stormwater Permit requirements, the potential water quality impacts from construction phase activities would be minimized and the proposed project would not violate any water quality standards or waste discharge requirements, or otherwise substantially degrade surface or ground water quality during construction of the project.

- b. **Groundwater Supplies.** The City does not currently use groundwater as part of its water supply as groundwater in the area is unsuitable for drinking without treatment or blending. Therefore, the proposed project would not impact or impede sustainable groundwater management of the basin.

Groundwater Recharge. According to 2015 Urban Water Management Plan (2020 update), the Pleasant Valley Subbasin includes recharge areas where seepage occurs from the various streams that cross the subbasin. According to the plan (Appendix F), groundwater recharge is primary from seepage from the various streams that cross the subbasin. The proposed project would have no effect on the streams in the vicinity and therefore, the proposed project would not impede sustainable groundwater management of the basin.

- c. **Post-Construction Impacts.** The project site consists of fallow land and does not contain any streams or rivers. The proposed project would increase impervious surfaces due to the construction of the buildings and parking lot. Site coverage of buildings and structures for Phases 1-3 would total approximately 34,613 square feet (or about seven percent of the Phase 1 -3 site). The tentative subdivision map for Phases 5 and 6 shows backyards and other open space/possible landscaped areas but square footage of pervious and impervious surface areas has not been provided. The proposed project would alter the existing drainage pattern of the site because of the increase in impervious surfaces.

(1) Potential impacts from erosion are also addressed earlier in Section 7, Geology and Soils. Construction activities associated with the proposed project would expose soil surfaces to the erosive effects of storm water runoff.

(2, 3) 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. Development of the project site would be required to prepare a SWPPP and ensure compliance with the SWQMP, as well as subject to Goal S3 of the 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 development of the project site would not result in the alteration of drainage patterns that would cause substantial erosion or siltation on or off-site. Therefore, the proposed project would result in less-than-significant erosion impact.

(4) Based on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (Number IDs: 06019C3213H and 06109C3214H), the proposed project site is located within Zone X, which is described by FEMA as an area determined to be within an area of 0.2 percent annual chance of flooding. FEMA further describes these areas as having one-percent-annual-chance (base flood) sheet flow flooding with average depths of less than one foot, areas of base flood stream flooding with a contributing drainage area of less than one square mile, or areas protected from the base flood by levees. No base flood elevations or depths are

shown in this zone, and flood insurance purchase is not required. In addition, the City does not identify the project site as within a FEMA-designated flood zone per the City's land use diagram. 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 noted above under c (4), the project site is not within a flood hazard area subject to frequent flooding. In addition, Coalinga is not subject to impacts from the effects of a tsunami because it 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, the proposed project would not result in the release of pollutants due to project inundation of flood waters, tsunami, and seiche.
- e. The project site is located with the jurisdiction of the California Regional Water Quality Control Board (Central Valley Region), which implements the *Water Quality Control Plan for the Tulare Lake Basin* (Central Valley Regional Water Quality Control Board 2018). The objective of this document is to show how the quality of surface water and groundwater in the Tulare Lake Basin within the Central Valley Region should be managed to provide the highest water quality reasonably possible. By implementing the mitigation measures contained in the sections on Geology and Soils, and Hydrology and Water Quality, the proposed project will comply with the Water Quality Control Plan.

The Pleasant Valley Water Groundwater Sustainability Agency was formed in 2016 to as part of the County's compliance effort to meet California's Sustainable Groundwater Management Act (SGMA) legislation enacted in 2014. The Department of Water Resources reclassified the sub-basin from a low to medium priority designation in November 2018. The GSA has until November 2023 to submit its Groundwater Management Plan (GSP) and has undertaken a series of steps to develop and meet the GSP submission deadline. On May 7, 2019, the County of Fresno and the Pleasant Valley Water District (District) entered into a Memorandum of Understanding (MOU) for implementation of the SGMA and the development and implementation of a single GSP for the entire Pleasant Valley Subbasin. The subbasin boundary encompasses approximately 48,159 acres covered by three GSAs: The County of Fresno, City of Coalinga, and Pleasant Valley Water District (County of Fresno 2020). The groundwater management plan has yet to be completed and adopted and therefore, the proposed project would not conflict with or obstruct implementation of a sustainable groundwater management plan

11. LAND USE AND PLANNING

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than- Significant Impact	No Impact
a. Physically divide an established community? (3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause any 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? (1, 2, 3, 4, 29, 31, 34)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- a. The proposed project site is located on the north side of Phelps Avenue near Gregory Way. Surrounding uses include vacant land, residential, and the Coalinga Regional Medical Center. The proposed project would not physically divide an established community.
- b. The proposed project, as mitigated, would be consistent with the air district's air quality management plan and would not conflict with general plan policies and air district requirements that call for the reduction of exposures to significant sources of air contaminants (refer to Section 3, Air Quality).

The proposed project, as mitigated, would be consistent with general plan policies adopted to avoid or mitigate impacts to sensitive biological resources (refer to Section 4, Biological Resources).

SB 32 is considered to be the plan for reducing GHG emissions that is applicable to the proposed project. The GHG threshold of significance derived for the project is based on the rate of project emissions below which the project would not impede attainment of the SB 32 statewide emissions reduction goal for 2030. SB 32 is considered to be the applicable plan for reducing GHG emissions. Project emissions are below the threshold, the project would not conflict with SB 32 emissions reduction goals (refer to Section 8, Greenhouse Gas Emissions).

As discussed in Section 10, Hydrology and Water Quality, the project overlies the Pleasant Valley Subbasin of the San Joaquin Valley Groundwater Basin. The Pleasant Valley Subbasin is analyzed within the *Water Quality Control Plan for the Tulare Lake Basin* (Basin Plan), which provides water quality objectives and criteria that must be

met to protect groundwater uses. The proposed project does not conflict with the Basin Plan because the project developer is subject to the provisions of the NPDES Construction General Permit, as directed under the Central Valley Regional Water Quality Control Board, and must incorporate Low Impact Development storm water treatment controls to treat all post-construction storm water runoff. By complying with the NPDES Construction General Permit requirements, the proposed project would not conflict with the Basin Plan. Additionally, the proposed project would not conflict with the sustainable groundwater management plan because the groundwater sustainability agency has yet to complete and adopt a groundwater sustainability plan.

The proposed project is also required to prepare and implement a Storm Water Quality Management pursuant to the City's NPDES General Permit for Waste Discharge Requirements for Storm Water Discharges from Small Municipal Separate Storm Sewer Systems (Order No. 2013-0001-DWQ).

As discussed in Section 13, Noise, the proposed project, as mitigated, would not conflict with general plan policies or municipal code requirements for reducing exposures to unacceptable noise or construction vibration.

As discussed in Section 17, Transportation, as mitigated, the proposed project would not conflict with the County's congestion management program, or adopted policies or plans regarding public transit, bicycle or pedestrian facilities.

For these reasons, the proposed project would not result in significant physical environmental impacts due to conflicts with land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect.

12. MINERAL RESOURCES

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than- Significant Impact	No Impact
a. Result in loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated in a local general plan, specific plan, or other land-use plan? (1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

- a, b. Two active surface mines exist adjacent to Coalinga. The mines are located about one mile northwest of the project site. The operations include both extraction and processing of the materials into construction aggregates, concrete, and asphalt. According to the general plan 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) (City of Coalinga 2009b, page V-5).

The proposed site is not identified as being within a known mineral resource area and therefore, the proposed project would not result in 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.

13. NOISE

Would the project result in:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than- Significant Impact	No Impact
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 in applicable standards of other agencies? (1, 2, 3, 4)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Generation of excessive ground-borne vibration or ground borne noise levels? (1, 2, 3, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, expose people residing or working in the project area to excessive noise levels? (1, 2, 3, 4, 27, 47)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

- a. The project site is surrounded by agricultural fields to the north; The Coalinga Regional Medical Center to the east; Phelps Avenue, a residential neighborhood, and open space to the south; vacant land to the west (approved residential subdivision); and a residential neighborhood to the northwest. Existing noise levels in the vicinity are consistent with residential and agricultural activity noise.

Temporary Construction Noise. Development of the proposed project would temporarily add noise in the vicinity of the proposed project during the construction period. Construction of the proposed project would involve the use of grading, trenching, and paving equipment. Construction-related short-term noise levels would be higher than existing noise levels in the vicinity of the proposed project but would end once construction is completed. Construction noise, although temporary, can be considered significant. 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. Compliance with the City's general plan policy and implementation measures, as reflected in the mitigation measure below, would ensure less-than-significant impacts associated with temporary construction noise:

Mitigation Measure

- N-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:
- a. 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.
 - b. 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.
 - c. 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;
 - d. Sound attenuation devices shall be required on construction vehicles and equipment.

Permanent Operational Noise. Noise associated with the assisted living facility and senior independent living units and apartments would involve the use of vehicles by employees and residents, as well as noise associated with every-day living. The proposed housing is surrounded by existing residential neighborhoods, agricultural fields, the Coalinga Regional Medical Center, and vacant land. The proposed project would result in noise consistent with the surrounding existing and planned noise environment and therefore, the noise impact would be considered less than significant.

- b. Although groundborne vibration would not be generated as part of the daily operation of the proposed assisted living facility and senior independent living units and apartments, groundborne vibrations could be generated during construction of the proposed project. Code Section 9-4.406 (Performance Standards - Vibration) states "No vibration shall be produced that is discernible without the aid of instruments by a reasonable person at the lot lines of the site. Vibrations from temporary construction, demolition, and vehicles that enter and leave the subject parcel (e.g., construction equipment, trains, and trucks) are exempt from this standard." Therefore, because construction vibration would be temporary in nature, the impact is considered less than significant.

- c. As noted in Section D.9, Hazards and Hazardous Materials, the project site falls within Safety Zone 6 of the Coalinga Municipal Airport - Airport Influence Area. According to the 2018 County airport land use plan (Table 3B – Noise Compatibility Criteria Matrix), residential uses are not considered compatible above 65 Community Noise Equivalent Level (CNEL). Exhibit A2 of the County airport land use plan shows future noise contours for the Coalinga Municipal Airport and indicates that the project site would not experience airport noise levels above 65 CNEL. Therefore, the proposed project would not result in excess airport noise levels for people residing or working in the project area.

14. POPULATION AND HOUSING

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than- Significant Impact	No Impact
a. Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)? (1, 2, 3, 4, 42)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (1, 2, 3, 4-)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

- a. The proposed project is the construction of assisted living facility accommodating 60 beds and 84 senior independent living units and apartments in proximity to existing residential neighborhoods. The proposed project would accommodate approximately 186 new senior residents (60 residents – assisted care/Alzheimer care facility; 126 residents - senior independent living and apartment units).

A project could be considered to induce unplanned population growth if it wasn't planned for in a General Plan or other land use plan. The proposed project includes a General Plan Amendment to change the land use designation from Public Facilities to Residential Medium Density. According to Table 2-4 of the general plan, seven acres of "Senior Living Facility" under the land designation "Residential High Density" with 94 dwelling units and 188 new residents were anticipated. While the proposed project would be a slightly larger scale than what was anticipated in the general plan (144 total beds/units as compared to 94 dwelling units), the addition of 186 new senior residents is in line with anticipated population growth associated with new senior living facilities as articulated in Table 2-4 of the general plan. Therefore, the proposed project would not be considered substantial unplanned population growth.

- b. The proposed project would be located on undeveloped land and would not displace any housing or people. Therefore, the proposed project would not require replacement housing.

15. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of or 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 following public services:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Fire protection? (1, 2, 35, 36, 37)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Police protection? (1, 2, 35, 36, 37)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Schools? (3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Parks? (1, 2, 3, 4, 38)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other public facilities? ()	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

- a, b. **Fire Protection Services.** The Coalinga Fire Department currently operates out of one station in downtown Coalinga at 7th Street and Elm Avenue (approximately 1.5 miles southwest of the project site). The Department is staffed daily with three operation shifts; A, B, or C shift. Each shift consists of two officers; a Captain and Engineer; and four Firefighters (three Firefighter/Paramedic and one Firefighter/ Emergency Medical Technician (EMT)). Currently, the Department is training all full-time firefighters as Driver/Operators to enhance the operational flexibility of the Department. Staffing is augmented by six Reserves Firefighters who respond “on call” when needed. Two ambulances are staffed full time with one Firefighter/EMT and one Firefighter/Paramedic. Fire apparatuses are staffed with one Fire Officers or a Fire Officer and a Driver/Operator. (Coalinga Fire Department 2020).

According to the general plan EIR, in order to maintain adequate fire protection and services for additional projected development in the 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 (Coalinga 2009b, p. V-77).

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.

Police Protection Services. The Coalinga Police Department is a 24-hour full-service law enforcement agency protecting the residents of the City of Coalinga. The Department is comprised of 15 sworn officers supported by 10 full and par-time non-sworn personnel. The Department has a 24-hour dispatch center, 24-hour jail facility, Animal Control Services, and Code Enforcement (Coalinga Police Department 2020).

The City's implementation of general plan 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.

Conclusion. The proposed project is an assisted care and senior independent living units and apartments. Development would be subject to development impact fees to offset the cost of needed public facilities and services. According to the 2020 Development Impact Fees Master List, impact fees are \$485 per unit for police services and \$489 per unit for fire services for medium density residential uses. The proposed project would be served by the City fire and police departments; however, the proposed project is not of the size that would require the provision of or need for new or physically altered fire or law enforcement facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives.

- c. The proposed project is an assisted care facility and senior independent living units and apartments intended only for senior adults. Therefore, the project would have no impacts on schools.
- d. 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 (CHRPD 2020).

According to the general plan 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 (Policy PFS6-1), 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 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. These policies include PFS6-2 (new neighborhood and community parks for new residential neighborhoods), PFS6-3 (provide sufficient play fields), and PFS6-4 (promote recreation programs and facilities for children, the elderly, and the disabled).

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 186 seniors. 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 a proposed subdivision, or pay a fee in lieu thereof. 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 proposed project would be subject to park and recreation impact fees as calculated by the City. The developer would be required to pay the applicable park and recreation impact fees that would be used to improve or expand existing park facilities. Payment of the applicable park and recreation impact fees would reduce the proposed project's impact on parks to a less-than-significant level.

- e. There is no indication that the proposed project would have a physical impact on any other governmental services.

16. RECREATION

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than- Significant Impact	No Impact
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? (1, 2, 3, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<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? (1, 2, 3, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

- a, b. As discussed in Section D.15, Public Services, development of the project site with an assisted care facility and senior independent living units and apartments could increase the use of existing recreational facilities as well as generate demand for additional park space. The City of Coalinga requires that residential projects either dedicate land and/or pay park and recreation impact fees to offset the need for expanded park facilities. The proposed project would be subject to park and recreation impact fees. The developer would be required to pay the applicable park and recreation impact fees. Payment of the applicable park and recreation impact fees mitigates the proposed project's cumulative impact to new and/or expanded park facilities.

17. TRANSPORTATION

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than- Significant Impact	No Impact
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? (1, 2, 3, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)? (1, 2, 3, 23, 24)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (1, 2, 3, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in inadequate emergency access? (1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The following section is based on the *Heritage at Coalinga Senior Community Vehicle Miles Traveled (VMT) Analysis* (VRPA Technologies, Inc., October 16, 2020), which is provided in Appendix F of this initial study.

Comments:

- a. The general plan 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 EIR, at buildout of the general plan (2025), the level of service (LOS) at the segment of Phelps Avenue on which the project site is located (between Elm Avenue [State Route 33] and the existing City limits east of the adjacent Coalinga Regional Medical Center) would be LOS A. LOS A is an acceptable LOS, based on the aforementioned four sets of thresholds of significance for roadways in the City of Coalinga.

Approval of the project could lead to the development of a new assisted care facility, Alzheimer care facility, senior independent residential units, and a senior apartment building. Such development would occur on-site, located at the intersection of Phelps Avenue and Gregory Way. Phelps Avenue would provide access to future on-site development.

Table 1 of the VMT analysis shows the expected trip generation for the project as determined by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition. The proposed project would generate 478 daily trips: 28 AM peak hour trips and 38 PM peak hour trips.

Because the surrounding roadways are expected to operate at an acceptable LOS at buildout of the General Plan, the proposed project would not be expected to create a substantial traffic increase in relation to the existing road network. The General Plan Circulation Element does not identify any proposed roadway, transit, or bicycle facilities along Phelps Avenue. Therefore, the proposed project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities.

- b. Section 15064.3 of the CEQA Guidelines provides specific considerations for evaluating a project's transportation impacts. Analysis of vehicle miles traveled (VMT) attributable to a project is the most appropriate measure of transportation impacts.

The VMT generated by land development projects is compared to various screening criteria and significance thresholds to determine whether the level of VMT would be significant. VMT analysis was conducted using the *Fresno County SB 743 Regional Implementation Guidelines* prepared by the Fresno Council of Governments in July 2020. The first step in conducting the VMT analysis is to determine whether the project is screened of the requirement to do a VMT analysis based on various screening criteria. Projects that are screened out can be presumed to have a less-than-significant transportation impact. One of the screening criteria is associated with trip volumes. For projects that generate less than 500 daily trips, the VMT impact is considered less than significant. The proposed project would generate 478 daily trips, which is below the screening volume. Therefore, the proposed project would have a less-than-significant VMT impact.

- c, d. The proposed project would not result in changes to the existing roadway network and the project would not introduce design features that would be considered hazardous or incompatible uses. Phases 1-3 would be access from two driveways to one parking lot from Phelps Avenue. Phases 4-5 would be accessed from one internal street connecting to Phelps Avenue. The project driveways and internal road would be designed to conform to the City's standards. In addition, the proposed project's ingress and egress would be subject to review by the City's Department of Public Works and City of Coalinga Fire Department. Therefore, emergency access would be sufficient for the proposed project. As such, the project would not increase hazards due to design features or incompatible uses, and emergency access to the site would be adequate; therefore, the project would result in no impact.

18. TRIBAL CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than- Significant Impact	No Impact
a. 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, or 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:				
(1) 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), or (1,2,19,20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(2) 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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. (1,2,19,20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

- a. As noted in Section A "Background," on November 16, 2020, per the requirements of Assembly Bill (AB) 52, the City sent an offer of consultation letter to six tribal representatives representing the Tule River Indian Tribe, Tale Mountain Rancheria, Santa Rosa Rancheria Tachi Yokut Tribe, and the Kitanemuk & Yowlumne Tejon Indians, respectively. To date, the City has yet to receive a response letter and request for consultation from any of these tribal representatives.

19. UTILITIES AND SERVICES SYSTEMS

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than- Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? (1, 2, 3, 44)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (1, 2, 3, 31, 42, 62)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (1, 2, 3, 31)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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? (1, 2, 40, 41)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (1, 2, 3, 4, 43)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

- a. The City of Coalinga would provide water and wastewater treatment services to the proposed project (see discussion in "b" and "c" below). Pacific Gas and Electric provides electricity and the City of Coalinga provides natural gas to residents. Telecommunication services, including telephone, mobile phone, cable television, and broadband internet services, in the county are provided by companies like AT&T and Calneva. The project would connect to existing utility lines in Phelps Avenue. The proposed project would not require relocation or construction of new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, and telecommunication facilities.

- b. **Water Supply.** The proposed project consists of development of an undeveloped site into a senior/assisted living residential development which would increase water demand. The City receives its potable water supply through a contract with the United States Bureau of Reclamation. Raw water is conveyed to the City's Water Treatment Plant (WTP) from the Coalinga Canal, which originates at the California Aqueduct. The City's interim water service contract, in effect through February 28, 2021, requires the Reclamation to furnish the City of Coalinga with up to 10,000 acre-feet of raw water per year. The Reclamation and the City have executed a long-term contract through Section 4011 of the Water Infrastructure for Improvements to the Nation (WIIN) Act (Sean Brewer, e-mail communication, February 4, 2021). The supply of potable water is capped at 10,000 acre-feet for the City, and the general plan EIR indicates that the likelihood is low that water would be available for the amount of development outlined in the 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 has an estimated population of 17,179 as of July 1, 2019. As previously determined in Section XIII, Population and Housing, the proposed project would increase the population by approximately 186 people. Given that the City anticipates adequate water supply for a maximum of 21,275 persons, the increase in population by 186 persons could be served by the existing water supply.

- c. **Wastewater Treatment Capacity.** The City of Coalinga owns and operates a wastewater treatment plant under California Regional Water Quality Control Board Waste Discharge Requirements Order No. 94-184. The treatment plant originally came online in 1972 and is located at the confluence of Los Gatos Creek and Warthan Creek, approximately one mile east of Coalinga. The treatment plant has undergone two major improvements over the last 40 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 million gallons per day. 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. The current average daily flow is 0.93 million gallons per day, which represents approximately 70 percent of the current average daily permitted flow (City of Coalinga 2020, p. 39).

Given that the City's treatment plant has a current capacity of 1.34 million gallons per day and the average daily flow is currently operating at 70 percent, the increase of 84 senior residential units and a 60-bed assisted care/Alzheimer care facility, accommodating 186 residents, could be served by the existing capacity and the proposed project would not result in the need for new or expanded wastewater treatment facilities.

- d. 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. Local solid waste is taken, via a Mid-Valley transfer station south of Coalinga, to the regional County landfill on American Avenue, approximately 45 miles east of the City in Kerman. The American Avenue Landfill has served the City since the Coalinga Disposal Site ceased operations in November 2009 (CalRecycle 2020a). The American Avenue Landfill has a current remaining capacity of 29,358,535 tons of solid waste of a maximum permitted capacity of 32,700,000 tons (CalRecycle 2020b). As such, sufficient landfill capacity exists to serve Coalinga, including the proposed project.
- e. The primary relevant state regulation pertaining to the proposed project is California Integrated Waste Management Act (AB 939), which requires cities and counties to divert 50 percent of their solid waste from landfills. This is achieved at the city-wide level. Section 6-2.34 of the Coalinga City Code requires that project applicants divert a minimum of 50 percent of construction and demolition debris. Compliance with this mandatory diversion requirement found in the City Code would ensure compliance with AB 939. Therefore, the proposed project would comply with federal, state, and local statutes and regulations related to solid waste and impacts associated with solid waste would be less than significant.

20. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than- Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan? (39)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 wildfire? (39)	<input type="checkbox"/>	<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? (39)	<input type="checkbox"/>	<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? (39)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- a. According to the California Department of Forestry and Fire Protection (CALFIRE) map for Fire Hazard Severity Zones in State Responsibility Areas in Fresno County (2007), the project site is not located within or near a fire hazard severity zone in a state responsibility area. Therefore, no analysis is necessary.

21. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than- Significant Impact	No Impact
a. Does the project have the potential to substantially 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; substantially reduce the number or restrict the range of an endangered, rare, or threatened species; or eliminate important examples of the major periods of California history or prehistory? (1, 2, 19, 20, 50, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61)	<input type="checkbox"/>	<input checked="" 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) (1, 2, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 50, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61)	<input type="checkbox"/>	<input checked="" 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? (1, 2, 3, 4, 21, 22)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

- a. As discussed in Section D.4, Biological Resources, the proposed project has the potential to impact American badger, San Joaquin kit fox, giant kangaroo rat, short-nosed kangaroo rat, burrowing owl and nesting birds and raptors. Implementation of Mitigation Measures BIO 1 thru 6 would reduce this impact to a less than significant level.

As described in Section D.5, Cultural Resources, the project site does not contain any known unique cultural resources. However, it is possible that unique cultural resources could be accidentally uncovered during grading and construction activities. In the event this should occur, Mitigation Measures CR-1 and CR-2 would ensure that the potential impacts would not be significant.

- b. The proposed project has the potential to result in cumulatively considerable impacts in the areas of: air quality (construction), biology (potential impacts to American badger, San Joaquin kit fox, giant kangaroo rat, short-nosed kangaroo rat, burrowing owl and nesting birds and raptors), geology (erosion), noise (construction-related impacts). However, with the implementation of identified mitigation measures, impacts of the proposed project would not be cumulatively considerable.
- c. As identified in Section D.7, Geology and Soils, the project site is not located within a Seismic Hazard Zone; however, the Coalinga is located in a seismically active area and ground shaking is an issue throughout California. The City would require the project to be constructed in accordance with the California Building Code, which would ensure these potential risks are acceptable.

Construction activities associated with the proposed project would result in temporary increases in ambient noise levels. However, implementation of Mitigation Measure N-1 would reduce this short-term noise impact to less than significant.

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APPENDIX A

TENTATIVE SUBDIVISION MAP AND PROJECT PLANS PHASES 1-3

TENTATIVE TRACT MAP NO. 6347

BEING A SUBDIVISION OF SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 20 SOUTH, RANGE 15 EAST, MOUNT DIABLO BASE AND MERIDIAN,
IN THE CITY OF COALINGA, COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN OCTOBER 2020

FOR
COUNTRY ROADS,
BY
GATEWAY ENGINEERING, INC.

LEGAL DESCRIPTION:

PARCEL A AS SHOWN IN LOT LINE ADJUSTMENT NO. 06-06 BEING DESCRIBED AS FOLLOWS:

PARCEL 1 AS SHOWN ON PARCEL MAP NO. 037 FILED IN BOOK 57 OF PARCEL MAPS, PAGES 16 AND 17, FRESNO COUNTY RECORDS, TOGETHER WITH PARCEL 1 AS SHOWN ON PARCEL MAP NO. 031 FILED IN BOOK 53 OF PARCEL MAPS, PAGES 30 AND 31, FRESNO COUNTY RECORDS.

EXCEPTING THEREFROM ALL THAT PORTION OF PARCEL 1 OF SAID PARCEL MAP NO. 031 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 1; THENCE FROM SAID POINT OF BEGINNING, ALONG THE SOUTHERLY LINE OF SAID PARCEL 1 THE FOLLOWING TWO (2) COURSES: (1) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE NORTHERLY, HAVING A RADIUS OF 658.00 FEET, THROUGH A CENTRAL ANGLE OF 39°20'27", HAVING A LENGTH OF 451.80 FEET TO A POINT OF REVERSE CURVATURE AND (2) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE SOUTHERLY, HAVING A RADIUS OF 742.00 FEET, THROUGH A CENTRAL ANGLE OF 05°57'31", HAVING A LENGTH OF 77.17 FEET; THENCE LEAVING SAID SOUTHERLY LINE NORTH 32°25'02" EAST 109.85 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE WESTERLY, HAVING A RADIUS OF 237.00 FEET, THROUGH A CENTRAL ANGLE OF 01°03'59", HAVING A LENGTH OF 6.62 FEET TO THE POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE SOUTHERLY, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 78°28'12", HAVING A LENGTH OF 27.39 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE NORTHERLY, HAVING A RADIUS OF 118.50 FEET, THROUGH A CENTRAL ANGLE OF 18°40'56", HAVING A LENGTH OF 38.64 FEET; THENCE SOUTH 89°23'41" EAST 356.27 FEET TO A POINT IN THE EASTERLY LINE OF SAID PARCEL 1 OF PARCEL MAP NO. 031; THENCE ALONG SAID EASTERLY FINE SOUTH 00°36'19" WEST 296.50 FEET TO THE POINT OF BEGINNING.

PARCEL B AS SHOWN IN LOT LINE ADJUSTMENT NO. 06-06 BEING DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF PARCEL 1 AS SHOWN ON PARCEL MAP NO. 031 FILED IN BOOK 53 OF PARCEL MAPS, PAGES 30 AND 31, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 1; THENCE FROM SAID POINT OF BEGINNING, ALONG THE SOUTHERLY LINE OF SAID PARCEL 1 THE FOLLOWING TWO (2) COURSES: (1) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE NORTHERLY, HAVING A RADIUS OF 658.00 FEET, THROUGH A CENTRAL ANGLE OF 39°20'27", HAVING A LENGTH OF 451.80 FEET TO A POINT OF REVERSE CURVATURE AND (2) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE SOUTHERLY, HAVING A RADIUS OF 742.00 FEET, THROUGH A CENTRAL ANGLE OF 05°57'31", HAVING A LENGTH OF 77.17 FEET; THENCE LEAVING SAID SOUTHERLY LINE NORTH 32°25'02" EAST 109.85 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE WESTERLY, HAVING A RADIUS OF 237.00 FEET, THROUGH A CENTRAL ANGLE OF 01°03'59", HAVING A LENGTH OF 6.62 FEET TO THE POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE SOUTHERLY, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 78°28'12", HAVING A LENGTH OF 27.39 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE NORTHERLY, HAVING A RADIUS OF 118.50 FEET, THROUGH A CENTRAL ANGLE OF 18°40'56", HAVING A LENGTH OF 38.64 FEET; THENCE SOUTH 89°23'41" EAST 356.27 FEET TO A POINT IN THE EASTERLY LINE OF SAID PARCEL 1 OF PARCEL MAP NO. 031; THENCE ALONG SAID EASTERLY LINE SOUTH 00°36'19" WEST 296.50 FEET TO THE POINT OF BEGINNING.

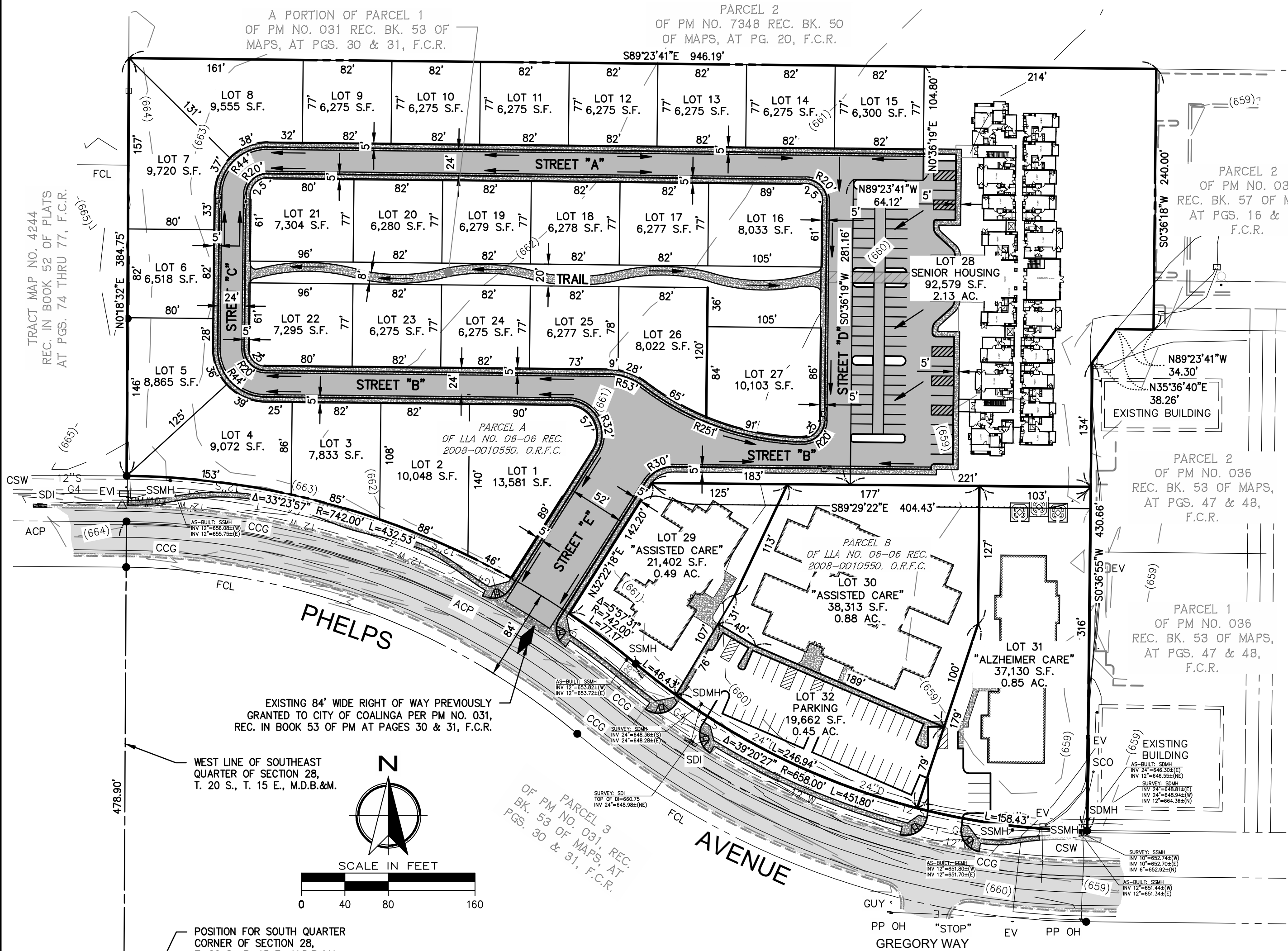
PROJECT INFO:

RECORD OWNER:	TSR COALINGA, L.P. THOMAS MANZ 401 DEREK PLACE ROSEVILLE, CA 95678 PHONE: (____) ____-____
DEVELOPER/SUBDIVIDER:	GARRETT M. SHINGU COUNTRY ROADS SENIOR LIVING 1265 KENNETH STREET SEASIDE, CA 93955 PHONE: (831) 809-5114
ARCHITECT:	ETOW ARCHITECTS 400 CAMINO AGUAJITO, STE.#205 MONTEREY, CA 93940 PHONE: (831) 277-3433
CIVIL ENGINEER:	GATEWAY ENGINEERING, INC. 405 PARK CREEK DRIVE CLOVIS, CA 93611 PHONE: (559) 320-0344
LAND SURVEYOR:	GATEWAY ENGINEERING, INC. 405 PARK CREEK DRIVE CLOVIS, CA 93611 PHONE: (559) 320-0344

ABBREVIATIONS LEGEND

ACP	AC PAVEMENT	OH	OVERHEAD TRANSMISSION LINES
CCG	CONCRETE CURB AND GUTTER	PP	POWER POLE
CSW	CONCRETE SIDEWALK	S	SEWER MAIN/LATERAL OR SOUTH
D	STORM DRAIN PIPE/LATERAL	SCO	SEWER CLEAN-OUT
E	EAST/ELECTRIC LINE U/G	SSMH	SANITARY SEWER MANHOLE
FCL	FENCE-CHAIN LINKED	SDMH	STORM DRAIN MANHOLE
EV	ELECTRICAL VAULT	SDI	STORM DRAIN INLET
F.C.R.	FRESNO COUNTY RECORDS	" ... "	INDICATES SIGN NAME IN QUOTES
GV	GAS VALVE		

GATEWAY
ENGINEERING, INC.
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405 PARK CREEK DRIVE, CLOVIS, CA 93611-4435

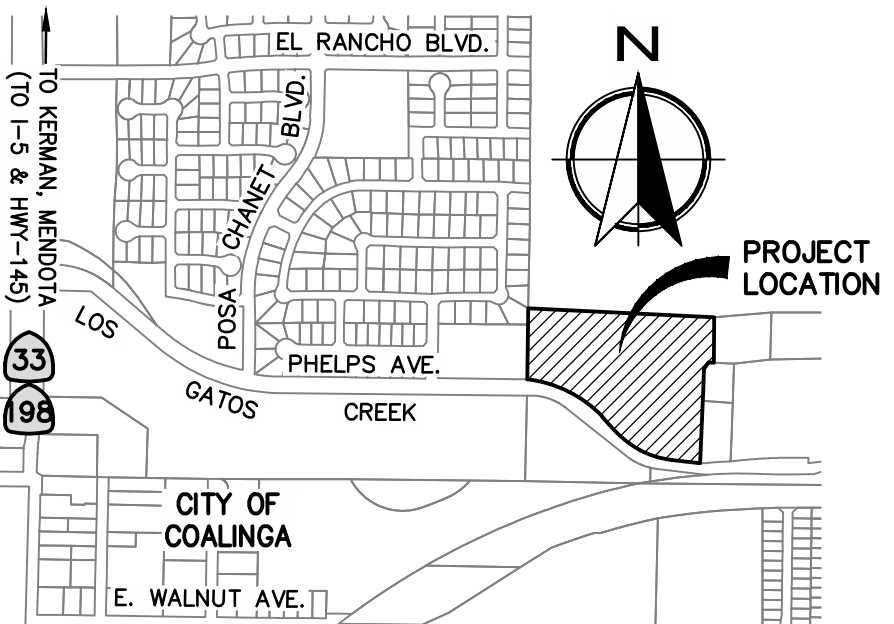


LEGEND

●	MONUMENT FOUND AND ACCEPTED
■	PROPOSED A.C. PAVEMENT
■	PROPOSED CONCRETE
■	EXISTING A.C. PAVEMENT
■	EXISTING CONCRETE
—S—	EXISTING SANITARY SEWER LINE
—D—	EXISTING STORM DRAIN LINE
—W—	EXISTING WATER LINE
---	EXISTING PROPERTY LINE
---	EXISTING EASEMENT
---	PROPOSED PARCEL LINE
---	PROPOSED STORM DRAIN INLET
---	PROPOSED SURFACE FLOW DIRECTION

SITE INFORMATION:

- SITE ADDRESS: NOT ASSIGNED (NWC OF PHELPS AVENUE & GREGORY WAY)
- APN: 070-060-072S, 070-060-96S AND 070-060-97S
- TOTAL SITE AREA:
RESIDENTIAL LOTS:
- PUD PORTION: GROSS - 281,929± SQ.FT., 6.47± ACRES
- SENIOR HOUSING: GROSS - 92,579± SQ.FT., 2.18± ACRES
COMMERCIAL LOTS:
- ASSISTED CARE: GROSS - 21,402± SQ.FT., 0.49± ACRES
- ASSISTED CARE: GROSS - 38,313± SQ.FT., 0.88± ACRES
- ALZHEIMER'S CARE: GROSS - 37,130± SQ.FT., 0.85± ACRES
- PARKING LOT: GROSS - 19,662± SQ.FT., 0.45± ACRES
- ZONE CLASSIFICATION: PF (PUBLIC FACILITIES); CURRENTLY VACANT LAND
- GENERAL PLAN: PUBLIC FACILITIES
- FEMA INFO: SUBJECT PROPERTY IS LOCATED IN ZONE X AND IS DESIGNATED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AS SHOWN ON FEMA MAP NUMBER 06019C3213H, DATED FEBRUARY 18, 2009 AND MAP NUMBER 06019C3214H, DATED FEBRUARY 18, 2009.



SCALE: 1" = 1000'

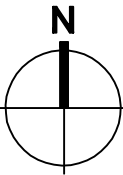
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ARCHITECTS
400 CAMINO AGUAJITO SUITE 205
MONTEREY, CA 93940 (831) 277-3433

OWNER **TSR Coalinga Inc.**
P.O. Box 3162
Monterey, CA 93940

BUILDINGS		Bldg sf	Lot Size	Lot Coverage
Assisted Care Phase 1	28 Beds	16,812 sf	38,332.80 sf	= 43.85%
Alzheimer Care Phase 2	20 Beds	10,279 sf	37,028.00 sf	= 27.76%
Assisted Care Phase 3	12 Beds	7,522 sf	21,344.40 sf	= 35.24%
Total	60 Beds	34,613 sf		

PARKING Lot Size = 19,602 sf	
Accessible Parking	8 Spaces
Standard Parking	37 Spaces
<hr/>	
Total Parking Spaces	45 Spaces

1" = 40'-0"



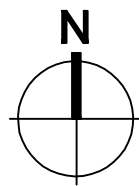
HERITAGE AT COALINGA SENIOR COMMUNITY

PHELPS AVENUE COALINGA CA

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SITE PLAN /
LANDSCAPE PLAN 1" = 20'-0"



HERITAGE AT COALINGA
SENIOR COMMUNITY

PLANT LIST

LEGEND	BOTANICAL NAME	SIZE
SYC	SYCAMORE TREE	36" BOX
CP	CHINESE PISTACHE	24" BOX
MG	MAGNOLIA GRANDIFLORA	36" BOX
ACR	JAPANESE MAPLE	24" BOX
CEA	CEANOTHUS 'SNOW FLUR	15 GAL
CRC	CERCIS ACCIDENTA	15 GAL
RS	ROSA CALIFORNICA	5" GAL
CEA-R	CEAMOTHUS RAY HARMON	15 GAL

GROUND COVER

MLS	MELALEUCA NESSOF	1 GAL
CR	CORREA PULCHELLA	1 GAL
IR	IRIS DOUGLASI	1 GAL
CEA-H	CEANOTHUS HORIZONTAL	1 GAL
MHL	MHL MUHLENBERGIA RIG S	1 GAL

6 FOOT HIGH
WROUGHT IRON FENCE

KEY NOTES

- 1 CONC SIDEWALKS / PADS
- 2 ASPHALT PARKING LOT
- 3 COURTYARD PAVERS

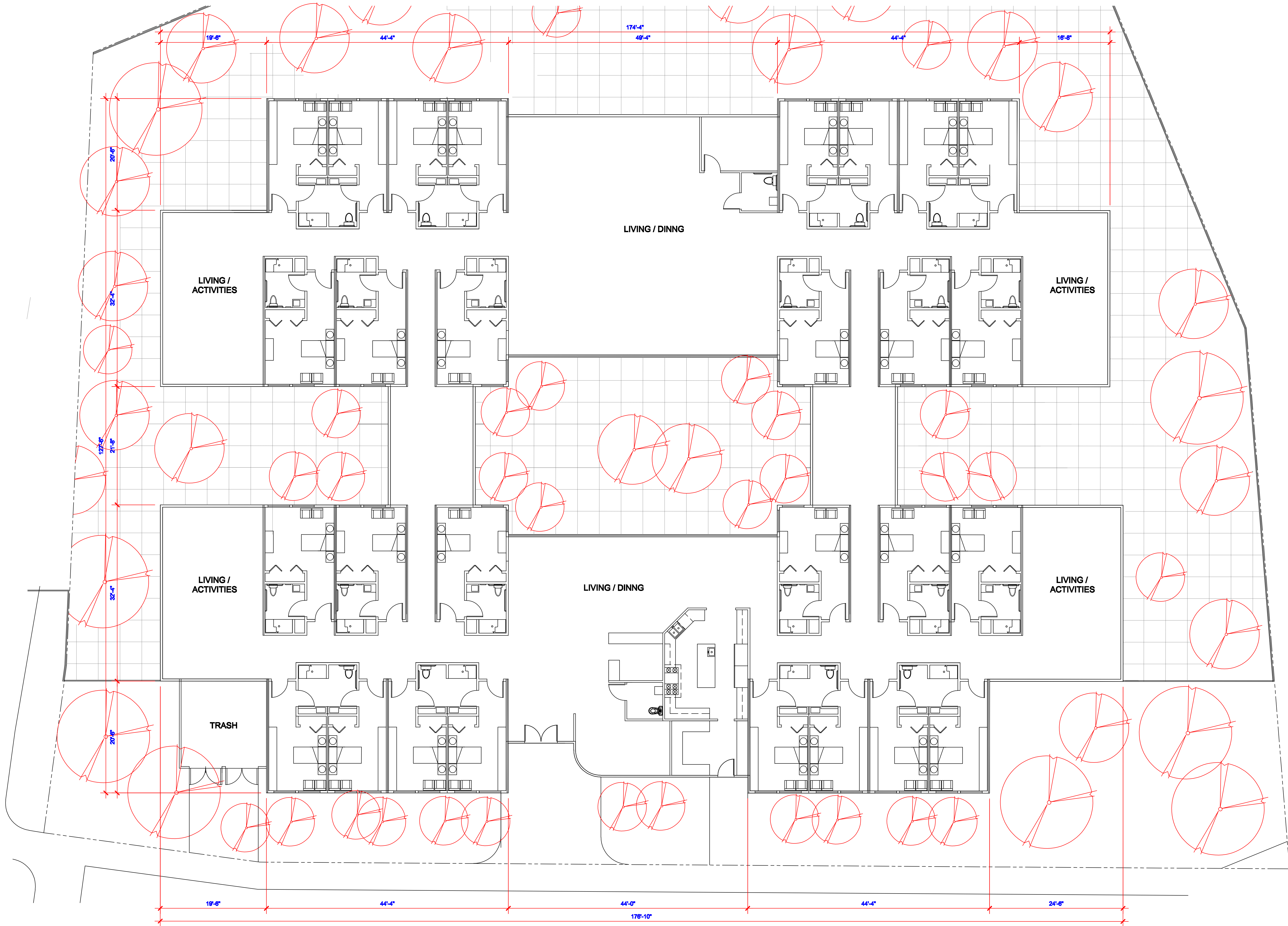
FOR OFF SITE IMPROVEMENTS
SEE TENTATIVE MAP

REVISIONS	BY

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MONTEREY, CA 93940 (831) 277-3433

HERITAGE AT COALINGA
SENIOR COMMUNITY
PHELPS AVENUE COALINGA CA

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**ASSISTED CARE
PHASE 1
FLOOR PLAN**
28 Beds 16,812 sf/38,332.80 sf = 43.85% LOT COVERAGE

1/8" = 1'-0"

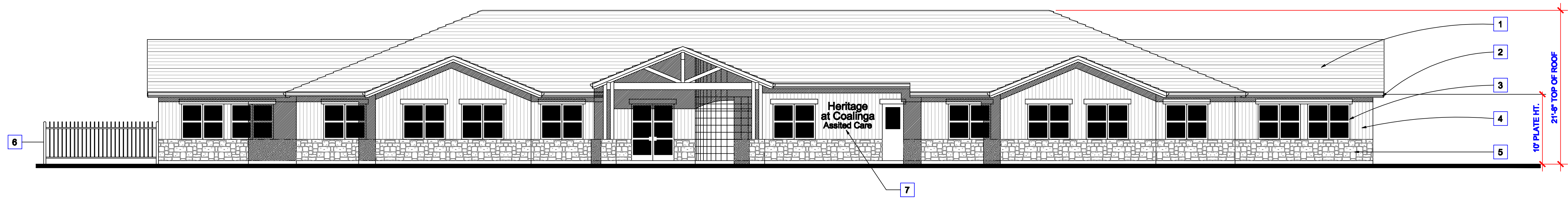
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**HERITAGE AT COALINGA
ALZHEIMERS AND
ASSISTED CARE**
PHELPS AVENUE COALINGA CA

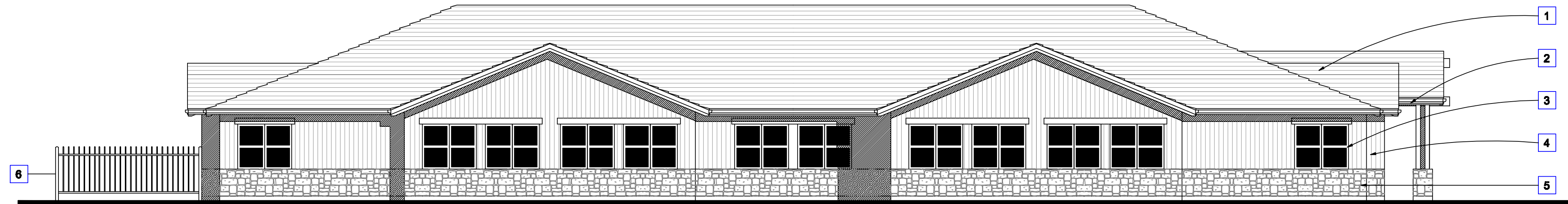
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ASSISTED CARE
PHASE 1
ENTRY ELEVATION

1/8" = 1'-0"

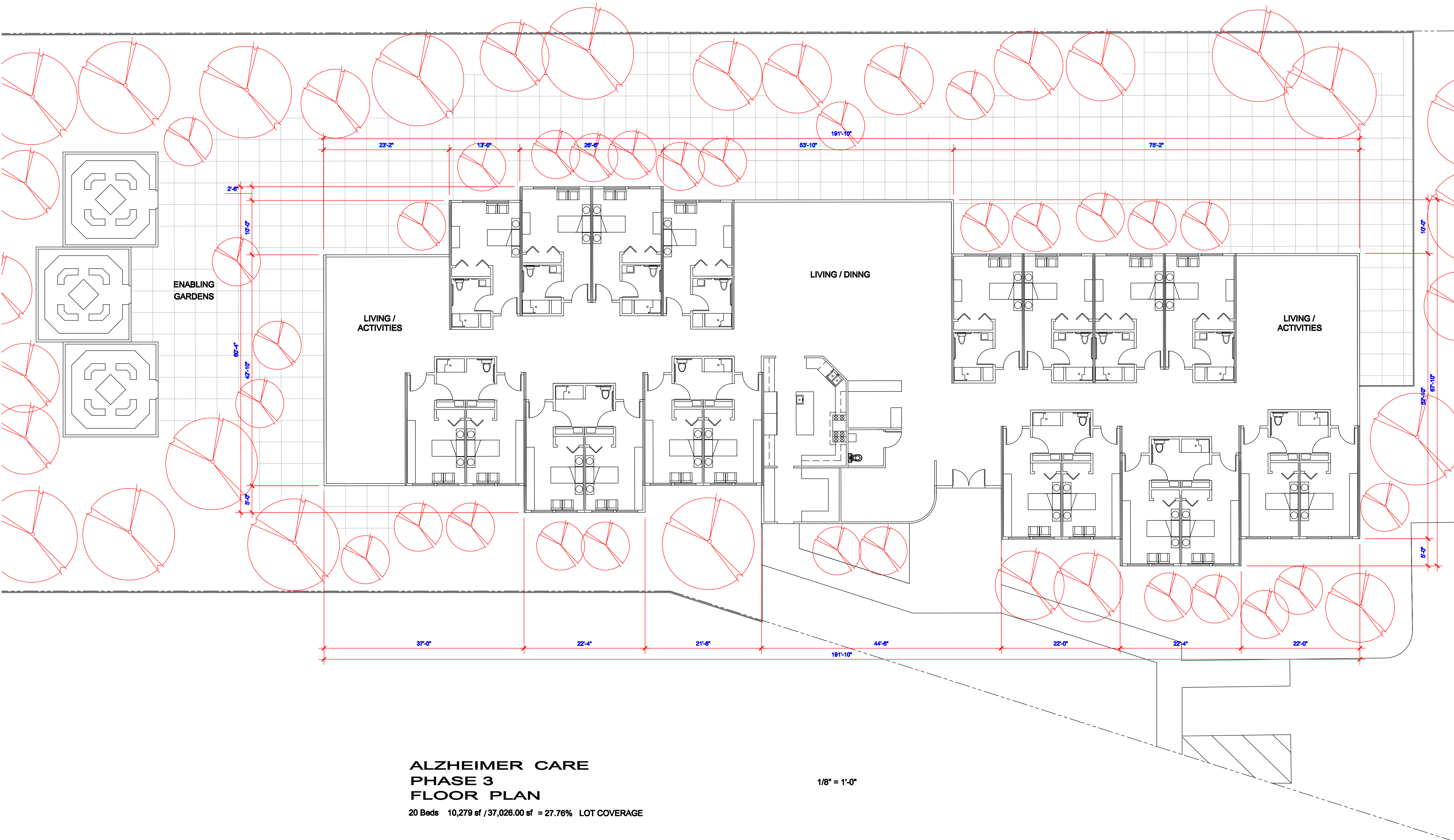


ASSISTED CARE
PHASE 1
SIDE ELEVATION

1/8" = 1'-0"

KEY NOTES

- 1 ASPHALT SHINGLES
- 2 WOOD EAVE TRIM
- 3 VINYL WINDOWS
- 4 WOOD FIBER/CEMENT VERTICAL SIDING
- 5 STONE WAINSCOT
- 6 6 FOOT HIGH WROUGHT IRON FENCE
- 7 RAISED COPPER SIGNAGE



ALZHEIMER CARE
PHASE 3
FLOOR PLAN
20 Beds 10,279 sf / 37,026.00 sf = 27.76% LOT COVERAGE

1/8" = 1'-0"

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ETOW ARCHITECTS

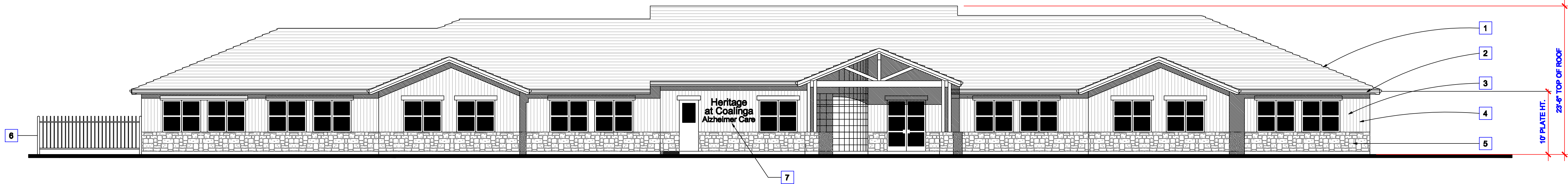
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HERITAGE AT COALINGA

ALZHEIMERS AND ASSISTED CARE

PHELPS AVENUE COALINGA CA

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ALZHEIMER CARE
PHASE 2
ENTRY ELEVATION

1/8" = 1'-0"



ALZHEIMER CARE
PHASE 2
SIDE ELEVATION

1/8" = 1'-0"

KEY NOTES

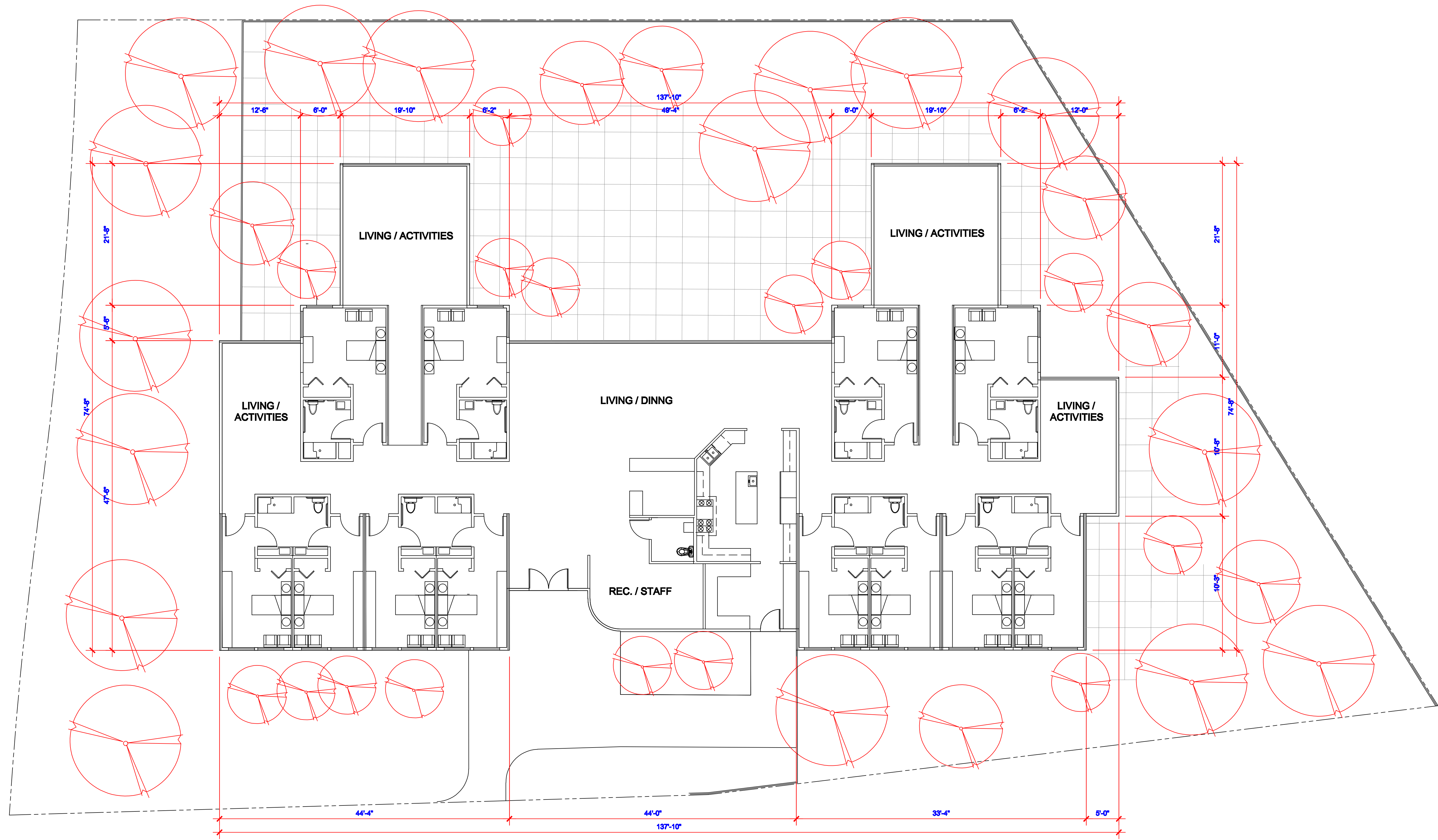
- 1 ASPHALT SHINGLES
- 2 WOOD EAVE TRIM
- 3 VINYL WINDOWS
- 4 WOOD FIBER/CEMENT VERTICAL SIDING
- 5 STONE WAINSCOT
- 6 6 FOOT HIGH WROUGHT IRON FENCE
- 7 RAISED COPPER SIGNAGE

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ALZHEIMERS AND ASSISTED CARE
PHELPS AVENUE COALINGA CA

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**ASSISTED CARE
PHASE 3
FLOOR PLAN**

12 Beds 7,522 sf / 21,344.40 sf = 35.24% LOT COVERAGE

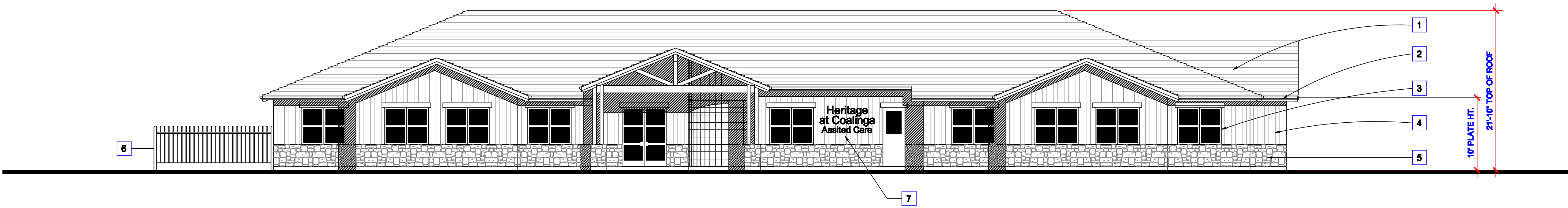
1/8" = 1'-0"

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**HERITAGE AT COALINGA
ALZHEIMERS AND
ASSISTED CARE**
PHELPS AVENUE COALINGA CA

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ASSISTED CARE
PHASE 3
ENTRY ELEVATION

1/8" = 1'-0"



ASSISTED CARE
PHASE 3
SIDE ELEVATION

1/8" = 1'-0"

KEY NOTES

- 1 ASPHALT SHINGLES
- 2 WOOD EAVE TRIM
- 3 VINYL WINDOWS
- 4 WOOD FIBER/CEMENT VERTICAL SIDING
- 5 STONE WAINSCOT
- 6 6 FOOT HIGH WROUGHT IRON FENCE
- 7 RAISED COPPER SIGNAGE

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ALZHEIMERS AND
ASSISTED CARE
PHELPS AVENUE COALINGA CA

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APPENDIX B

CALEEMOD RESULTS

Heritage Retirement Community - Coalinga - Fresno County, Annual

Heritage Retirement Community - Coalinga Fresno County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	58.00	Space	0.52	23,200.00	0
Parking Lot	45.00	Space	0.41	18,000.00	0
Retirement Community	144.00	Dwelling Unit	10.22	115,613.00	187

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	45
Climate Zone	3			Operational Year	2025
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	290	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Carbon intensity factor adjusted

Land Use - Adjusted per applicant information

Construction Phase -

Road Dust -

Woodstoves -

Area Coating -

Energy Use -

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation -

Fleet Mix -

Stationary Sources - Emergency Generators and Fire Pumps - Assumed to be present

Stationary Sources - Process Boilers -

Area Mitigation -

Energy Mitigation - Compliance with 2019 BEES

Water Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblLandUse	LandUseSquareFeet	144,000.00	115,613.00
tblLandUse	LotAcreage	28.80	10.22
tblLandUse	Population	412.00	187.00
tblProjectCharacteristics	CO2IntensityFactor	641.35	290
tblSequestration	NumberOfNewTrees	0.00	50.00
tblStationaryGeneratorsPumpsUse	NumberOfEquipment	0.00	1.00
tblStationaryGeneratorsPumpsUse	NumberOfEquipment	0.00	1.00
tblWoodstoves	NumberCatalytic	10.22	0.00
tblWoodstoves	NumberNoncatalytic	10.22	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.3611	3.2345	2.7986	5.7500e-003	0.3361	0.1527	0.4887	0.1347	0.1426	0.2772	0.0000	507.3345	507.3345	0.1065	0.0000	509.9963
2022	1.2203	1.0374	1.1476	2.3700e-003	0.0588	0.0475	0.1063	0.0158	0.0447	0.0605	0.0000	209.0371	209.0371	0.0388	0.0000	210.0068
Maximum	1.2203	3.2345	2.7986	5.7500e-003	0.3361	0.1527	0.4887	0.1347	0.1426	0.2772	0.0000	507.3345	507.3345	0.1065	0.0000	509.9963

Total Construction CO2e = 720.0 MT

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.5957	0.0123	1.0692	6.0000e-005		5.9300e-003	5.9300e-003		5.9300e-003	5.9300e-003	0.0000	1.7484	1.7484	1.6800e-003	0.0000	1.7903
Energy	8.5500e-003	0.0731	0.0311	4.7000e-004		5.9100e-003	5.9100e-003		5.9100e-003	5.9100e-003	0.0000	174.7892	174.7892	0.0106	3.4200e-003	176.0734
Mobile	0.0888	1.0670	0.8951	5.8000e-003	0.3690	3.0500e-003	0.3721	0.0994	2.8600e-003	0.1023	0.0000	541.1083	541.1083	0.0401	0.0000	542.1101
Stationary	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	13.4461	0.0000	13.4461	0.7946	0.0000	33.3122
Water						0.0000	0.0000		0.0000	0.0000	2.9765	9.2350	12.2116	0.3066	7.4100e-003	22.0857
Total	0.6930	1.1524	1.9954	6.3300e-003	0.3690	0.0149	0.3839	0.0994	0.0147	0.1142	16.4227	726.8809	743.3036	1.1537	0.0108	775.3718

2.3 Vegetation

Vegetation

	CO2e
Category	MT
New Trees	35.4000
Vegetation Land Change	-48.0565
Total	-12.6565

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0888	1.0670	0.8951	5.8000e-003	0.3690	3.0500e-003	0.3721	0.0994	2.8600e-003	0.1023	0.0000	541.1083	541.1083	0.0401	0.0000	542.1101
Unmitigated	0.0888	1.0670	0.8951	5.8000e-003	0.3690	3.0500e-003	0.3721	0.0994	2.8600e-003	0.1023	0.0000	541.1083	541.1083	0.0401	0.0000	542.1101

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Parking Lot	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Retirement Community	345.60	292.32	280.80	963,074	963,074
Total	345.60	292.32	280.80	963,074	963,074

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Retirement Community	10.80	7.30	7.50	48.40	15.90	35.70	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Parking Lot	0.505528	0.029619	0.172275	0.104063	0.012782	0.003929	0.033727	0.128026	0.002328	0.001354	0.004810	0.001048	0.000512
Retirement Community	0.505528	0.029619	0.172275	0.104063	0.012782	0.003929	0.033727	0.128026	0.002328	0.001354	0.004810	0.001048	0.000512

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Retirement Community	1.58579e+006	8.5500e-003	0.0731	0.0311	4.7000e-004		5.9100e-003	5.9100e-003		5.9100e-003	5.9100e-003	0.0000	84.6237	84.6237	1.6200e-003	1.5500e-003	85.1266
Total		8.5500e-003	0.0731	0.0311	4.7000e-004		5.9100e-003	5.9100e-003		5.9100e-003	5.9100e-003	0.0000	84.6237	84.6237	1.6200e-003	1.5500e-003	85.1266

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Parking Lot	6300	0.8287	8.0000e-005	2.0000e-005	0.8359
Parking Lot	8120	1.0681	1.1000e-004	2.0000e-005	1.0774
Retirement Community	671031	88.2687	8.8300e-003	1.8300e-003	89.0336
Total		90.1655	9.0200e-003	1.8700e-003	90.9468

6.0 Area Detail

6.1 Mitigation Measures Area

No Hearths Installed

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1094					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.4542					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0322	0.0123	1.0692	6.0000e-005		5.9300e-003	5.9300e-003		5.9300e-003	5.9300e-003	0.0000	1.7484	1.7484	1.6800e-003	0.0000	1.7903
Total	0.5957	0.0123	1.0692	6.0000e-005		5.9300e-003	5.9300e-003		5.9300e-003	5.9300e-003	0.0000	1.7484	1.7484	1.6800e-003	0.0000	1.7903

7.0 Water Detail

7.1 Mitigation Measures Water

Use Water Efficient Irrigation System

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Retirement Community	9.38218 / 5.55405	12.2116	0.3066	7.4100e-003	22.0857
Total		12.2116	0.3066	7.4100e-003	22.0857

8.0 Waste Detail

8.1 Mitigation Measures Waste

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Retirement Community	66.24	13.4461	0.7946	0.0000	33.3122
Total		13.4461	0.7946	0.0000	33.3122

9.0 Operational Offroad

11.0 Vegetation

	Total CO2	CH4	N2O	CO2e
Category	MT			
Unmitigated	-12.6565	0.0000	0.0000	-12.6565

11.1 Vegetation Land Change

Vegetation Type

	Initial/Final	Total CO2	CH4	N2O	CO2e
	Acres	MT			
Grassland	11.15 / 0	-48.0565	0.0000	0.0000	-48.0565
Total		-48.0565	0.0000	0.0000	-48.0565

11.2 Net New Trees

Species Class

	Number of Trees	Total CO2	CH4	N2O	CO2e
		MT			
Miscellaneous	50	35.4000	0.0000	0.0000	35.4000
Total		35.4000	0.0000	0.0000	35.4000

APPENDIX C

SPECIAL-STATUS SPECIES TABLES, CNDDDB MAP AND MAMMALIAN
SPECIES BIOLOGICAL EVALUATION

Appendix C Special-Status Plant Species with Potential to Occur in the Project Vicinity

Species	Status (Federal/State/ CNPS)	Suitable Habitat Description	Potential to Occur on Project Site
Alkali-sink goldfields (<i>Lasthenia chrysantha</i>)	--/--/1B.1	Vernal pools. Alkaline. 0-200 m.	Not expected. No suitable habitat found at the project site.
Brittlescale (<i>Atriplex depressa</i>)	--/--/1B.2	Chenopod scrub, meadows, playas, valley and foothill grassland, and vernal pools. Usually in alkali scalds or alkali clay in meadows or annual grassland; rarely associated with riparian, marshes or vernal pools; elevation 1-320m. Blooming Period: May – October.	Not expected. No suitable habitat found at the project site.
California jewelflower (<i>Caulanthus californicus</i>)	FE/SE/1B.1	Chenopod scrub, valley and foothill grassland, pinyon and juniper woodland. Sandy soils. 65-1860 m.	Low Potential. Possible suitable habitat present at the project site and species has been observed in proximity to the project site.
Chaparral ragwort (<i>Senecio aphanactis</i>)	--/--/2B.2	Cismontane woodland and coastal scrub. Prefers drying alkaline flats; elevation 20-575m. Blooming Period: January – April.	Not expected. No suitable habitat found at the project site.
Diablo Range hare-leaf (<i>Lagophylla diabolensis</i>)	--/--/1B.2	Cismontane woodland, valley and foothill grassland. Clay. 365-1070 m.	Not expected. No suitable habitat found at the project site.
Hall's tarplant (<i>Deinandra halliana</i>)	--/--/1B.1	Cismontane woodland, chenopod scrub, valley and foothill grassland. Variety of substrates, including clay, sand, and alkaline soils; elevation 300-950m. Blooming Period: April – May.	Not expected. No suitable habitat found at the project site.
Indian Valley bush-mallow (<i>Malacothamnus aboriginum</i>)	--/--/1B.2	Chaparral and cismontane woodland; rocky, often burned areas. Prefers granitic outcrops and sandy bare soil; elevation 150-1700m. Blooming Period: April – October.	Not expected. No suitable habitat found at the project site.
Lemmon's jewel-flower (<i>Caulanthus coulteri</i> var. <i>lemmonii</i>)	--/--/1B.2	Pinyon-juniper woodland, valley and foothill grassland; elevation 80-1220m. Blooming Period: March – May.	Not expected. No suitable habitat found at the project site.
Lost Hills crowscale (<i>Atriplex vallicola</i>)	--/--/1B.2	Chenopod scrub, valley and foothill grassland, vernal pools. In powdery, alkaline soils that are vernal moist with Frankenia, Atriplex spp. and Distichlis; elevation 0-605m. Blooming Period: April – August.	Not expected. No suitable habitat found at the project site.
Pale-yellow layia (<i>Layia heterotricha</i>)	--/--/1B.1	Cismontane woodland, pinyon and juniper woodland, valley and foothill grassland / alkaline or clay; elevation 300-1600m. Blooming Period: March – June.	Not expected. No suitable habitat found at the project site.
Panoche pepper-grass (<i>Lepidium jaredii</i> ssp. <i>album</i>)	--/--/1B.2	Valley and foothill grassland. White or grey clay lenses on steep slopes; incidental in alluvial fans and washes. Clay and gypsum-rich soils. 65-1005 m.	Not expected. No suitable habitat found at the project site.
Prostrate vernal pool navarretia (<i>Navarretia prostrata</i>)	--/--/1B.1	Coastal scrub, valley and foothill grassland, and vernal pools. Alkaline soils in grassland, or in vernal pools; elevation 15-700m. Blooming Period: April – July.	Not expected. No suitable habitat found at the project site.

Appendix C

Species	Status (Federal/State/ CNPS)	Suitable Habitat Description	Potential to Occur on Project Site
Recurved larkspur (<i>Delphinium recurvatum</i>)	--/--/1B.2	Alkaline sites in chenopod scrub, cismontane woodland, and valley and foothill grassland; elevation 3-750m. Blooming Period: March – May.	Not expected. No suitable habitat found at the project site.
San Joaquin wooly-threads (<i>Monolopia congdonii</i>)	FE/--/1B.2	Chenopod scrub and valley and foothill grassland. Alkaline or loamy plains, sandy soils, often with grasses and within chenopod scrub; elevation 60-800m. Blooming Period: February – May.	Low Potential. Possible suitable habitat present at the project site and species has been observed in proximity to the project site.
Shining navarretia (<i>Navarretia nigelliformis</i> ssp. <i>radians</i>)	--/--/1B.2	Cismontane woodland, valley and foothill grassland, and vernal pools; elevation 200-1000m. Blooming Period: May – July.	Not expected. No suitable habitat found at the project site.
Showy golden madia (<i>Madia radiata</i>)	--/--/1B.1	Valley and foothill grassland, cismontane woodland, and chenopod scrub. Mostly on adobe clay in grassland or among shrubs; elevation 25-1125m. Blooming Period: March – May.	Not expected. No suitable habitat found at the project site.

SOURCE: CDFW 2020, CNPS 2020

NOTE: Status Codes:

Federal (USFWS)

FE: Listed as Endangered under the Federal Endangered Species Act.

FT: Listed as Threatened under the Federal Endangered Species Act.

FC: A Candidate for listing as Threatened or Endangered under the Federal Endangered Species Act.

FSC: Species of Special Concern.

FD: Delisted under the Federal Endangered Species Act.

State (CDFW)

SE: Listed as Endangered under the California Endangered Species Act.

ST: Listed as Threatened under the California Endangered Species Act.

SR: Listed as Rare under the California Endangered Species Act.

SC: A Candidate for listing as Threatened or Endangered under the California Endangered Species Act.

SSC: Species of Special Concern.

SFP: Fully Protected species under the California Fish and Game Code.

SD: Delisted under the California Endangered Species Act.

CNPS Rare Plant Ranks and Threat Code Extensions

1B: Plants that are considered Rare, Threatened, or Endangered in California and elsewhere.

2B: Plants that are considered Rare, Threatened, or Endangered in California, but more common elsewhere.

.1: Seriously endangered in California (over 80% of occurrences threatened/high degree and immediacy of threat).

.2: Fairly endangered in California (20-80% occurrences threatened).

.3: Not very endangered in California (<20% of occurrences threatened or no current threats known).

Appendix C Special-Status Wildlife Species with Potential to Occur in the Project Vicinity

Species	Status (Federal/State)	Suitable Habitat Description	Potential to Occur on Project Site
American badger (<i>Taxidea taxus</i>)	--/SSC	Most abundant in drier, open stages of most shrub, forest, and herbaceous habitats. Need sufficient food and open, uncultivated ground with friable soils to dig burrows. Prey on burrowing rodents.	Low Potential. Species known to occur in project area.
Blunt-nosed leopard lizard (<i>Gambelia sila</i>)	FE/SE	Resident of sparsely vegetated alkali and desert scrub habitats, in areas of low topographic relief. Seeks cover in mammal burrows, under shrubs or structures such as fence posts.	Unlikely. Suitable habitat not found at the project site.
Burrowing owl (<i>Athene cunicularia</i>)	--/SSC	Open, dry, annual or perennial grasslands, desert, or scrubland, with available small mammal burrows.	Low Potential. Species known to occur in project area.
California glossy snake (<i>Arizona elegans occidentalis</i>)	--/SSC	Patchily distributed from the eastern portion of San Francisco Bay, southern San Joaquin Valley, and the Coast, Transverse and Peninsular Ranges, south to Baja California. Scrub and grassland habitats, often with loose or sandy soils.	Unlikely. Suitable habitat not found at the project site.
California legless lizard (<i>Anniella</i> spp.)	--/SSC	Contra Costa County south to San Diego, within a variety of open habitats. Variety of habitats; generally in moist, loose soil. They prefer soils with a high moisture content.	Unlikely. Suitable habitat not found at the project site.
Coast horned lizard (<i>Phrynosoma blainvillii</i>)	--/SSC	Arid grassland and scrubland habitats; prefers lowlands along sandy washes with scattered low bushes. Requires open areas for sunning, bushes for cover, patches of loose soil for burrowing, and abundant supply of ants and other insects for feeding.	Unlikely. Suitable habitat not found at the project site.
Foothill yellow-legged frog (<i>Rana boylei</i>)	--/SSC	Partly shaded, shallow streams and riffles with rocky substrate in a variety of habitats. Requires at least some cobble-sized substrate for egg-laying and 15 weeks of available water to attain metamorphosis.	Unlikely. Suitable habitat not found at the project site.
Giant kangaroo rat (<i>Dipodomys ingens</i>)	FE/SE	Annual grasslands on the western side of the San Joaquin Valley, marginal habitat in alkali scrub. Needs level terrain and sandy loam soils for burrowing.	Moderate Potential. Species known to occur in project area.
Le Conte's thrasher (<i>Toxostoma lecontei</i>)	--/SSC	Desert resident, primarily of open desert wash, desert scrub, alkali desert scrub, and desert succulent scrub habitats. Commonly nests in a dense spiny shrub or densely branched cactus in desert wash habitat, usually 2-8 feet above ground.	Unlikely. Suitable habitat not found at the project site.

Appendix C

Species	Status (Federal/State)	Suitable Habitat Description	Potential to Occur on Project Site
Long-eared owl (<i>Asio otus</i>)	--/SSC	Riparian bottomlands grown to tall willows and cottonwoods. Also prefers belts of live oak paralleling stream courses. Requires adjacent open land productive with mice and the presence of old nests of crows, hawks, or magpies for breeding.	Unlikely. Suitable habitat not found at the project site.
Nelson's antelope squirrel (<i>Ammospermophilus nelsoni</i>)	--/ST	Western San Joaquin Valley from 200-1,200 feet elevation, on dry, sparsely vegetated loam soils. Digs burrows or uses kangaroo rat burrows. Prefers widely scattered shrubs, forbs and grasses in broken terrain with gullies and washes.	Unlikely. Small mammal trapping survey did not find species. Suitable habitat not found at the project site.
Northern california legless lizard (<i>Anniella pulchra</i>)	--/SSC	Sandy or loose loamy soils under sparse vegetation, moist soils. <i>Anniella pulchra</i> is traditionally split into two subspecies: <i>A. pulchra pulchra</i> (silvery legless lizard) and <i>A. pulchra nigra</i> (black legless lizard), but these subspecies are typically no longer recognized.	Unlikely. Suitable habitat not found at the project site.
Prairie falcon (<i>Falco mexicanus</i>)	--/SSC	Nesting Habitats. Open terrain, either level or hilly breeding sites located on cliffs. Forages far distances, including to marshlands and ocean shores.	Unlikely. Suitable nesting habitat not found at the project site.
San Joaquin coachwhip (<i>Masticophis flagellum ruddocki</i>)	--/SSC	Open, dry habitats with little or no tree cover. Found in valley grassland and saltbush scrub in the San Joaquin Valley. Requires mammal burrows for refuge and oviposition sites.	Unlikely. Suitable valley grassland or saltbush scrub habitat not found at the project site.
San Joaquin kit fox (<i>Vulpes macrotis mutica</i>)	FE/ST	Annual grasslands or grassy open stages with scattered shrubby vegetation. Needs loose-textured sandy soils for burrowing, and suitable prey base.	Moderate Potential. Species known to occur in project area.
Short-nosed kangaroo rat (<i>Dipodomys nitratoides brevinasus</i>)	--/SSC	Western side of San Joaquin Valley in grassland and desert shrub associations, especially <i>Atriplex</i> .	Moderate Potential. Species known to occur in project area.
Swainson's hawk (<i>Buteo swainsoni</i>)	--/ST	Breeds in grasslands with scattered trees, juniper-sage flats, riparian areas, savannahs, and agricultural or ranch lands with groves or lines of trees. Requires adjacent suitable foraging areas, such as grasslands or agricultural fields supporting rodent populations.	Unlikely. Suitable nesting habitat not found at the project site; could occasionally forage over site.
Temblor legless lizard (<i>Anniella alexanderae</i>)	--/SSC	Sandy soil at the base of the Temblor Ranges, southwestern San Joaquin Valley, Kern County. Microhabitat is poorly known. Other legless lizard species occur in sparsely vegetated areas with moist, loose soil, often underneath leaf litter, rocks or logs.	Unlikely. Suitable habitat not found at the project site.

Species	Status (Federal/State)	Suitable Habitat Description	Potential to Occur on Project Site
Townsend's big-eared bat (<i>Corynorhinus townsendii</i>)	--/SCT	Inhabits a wide variety of habitats. Most common in mesic sites. Roosts in the open, hanging from walls and ceilings. Roosting sites limiting. Extremely sensitive to human disturbance.	Unlikely. Suitable habitat not found at the project site.
Tricolored blackbird (<i>Agelaius tricolor</i>)	--/SE	Areas adjacent to open water with protected nesting substrate, which typically consists of dense, emergent freshwater marsh vegetation.	Unlikely. Suitable habitat not found at the project site.
Tulare grasshopper mouse (<i>Onychomys torridus tularensis</i>)	--/SSC	Hot, arid valleys and scrub deserts in the southern San Joaquin Valley. Diet almost exclusively composed of arthropods, therefore needs abundant supply of insects.	Unlikely. Suitable habitat not found at the project site.
Western mastiff bat (<i>Eumops perotis californicus</i>)	--/SSC	Many open, semi-arid habitats, including conifer and deciduous woodlands, coastal scrub, grasslands, chaparral, etc. Roosts in crevices in cliff faces, high buildings, trees and tunnels.	Unlikely. Suitable habitat not found at the project site.
Western pond turtle (<i>Emys marmorata</i>)	--/SSC	Ponds, marshes, rivers, streams, and irrigation ditches with aquatic vegetation. Needs basking sites (such as rocks or partially submerged logs) and suitable upland habitat for egg-laying (sandy banks or grassy open fields).	Unlikely. Suitable habitat not found at the project site.
Western spadefoot (<i>Spea hammondi</i>)	--/SSC	Occurs primarily in grassland habitats, but can be found in valley-foothill hardwood woodlands, breeds in winter and spring (January - May) in quiet streams and temporary pools.	Unlikely. Suitable habitat not found at the project site.
Yellow-headed blackbird (<i>Xanthocephalus xanthocephalus</i>)	--/SSC	Nests in freshwater emergent wetlands with dense vegetation and deep water, often along borders of lakes or ponds. Nests only where large insects such as <i>Odonata</i> are abundant. Nesting timed with maximum emergence of aquatic insects.	Unlikely. Suitable habitat not found at the project site.

SOURCE: CDFW 2020

NOTE: Status Codes:

Federal (USFWS)

FE: Listed as Endangered under the Federal Endangered Species Act.

FT: Listed as Threatened under the Federal Endangered Species Act.

FC: A Candidate for listing as Threatened or Endangered under the Federal Endangered Species Act.

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Appendix C

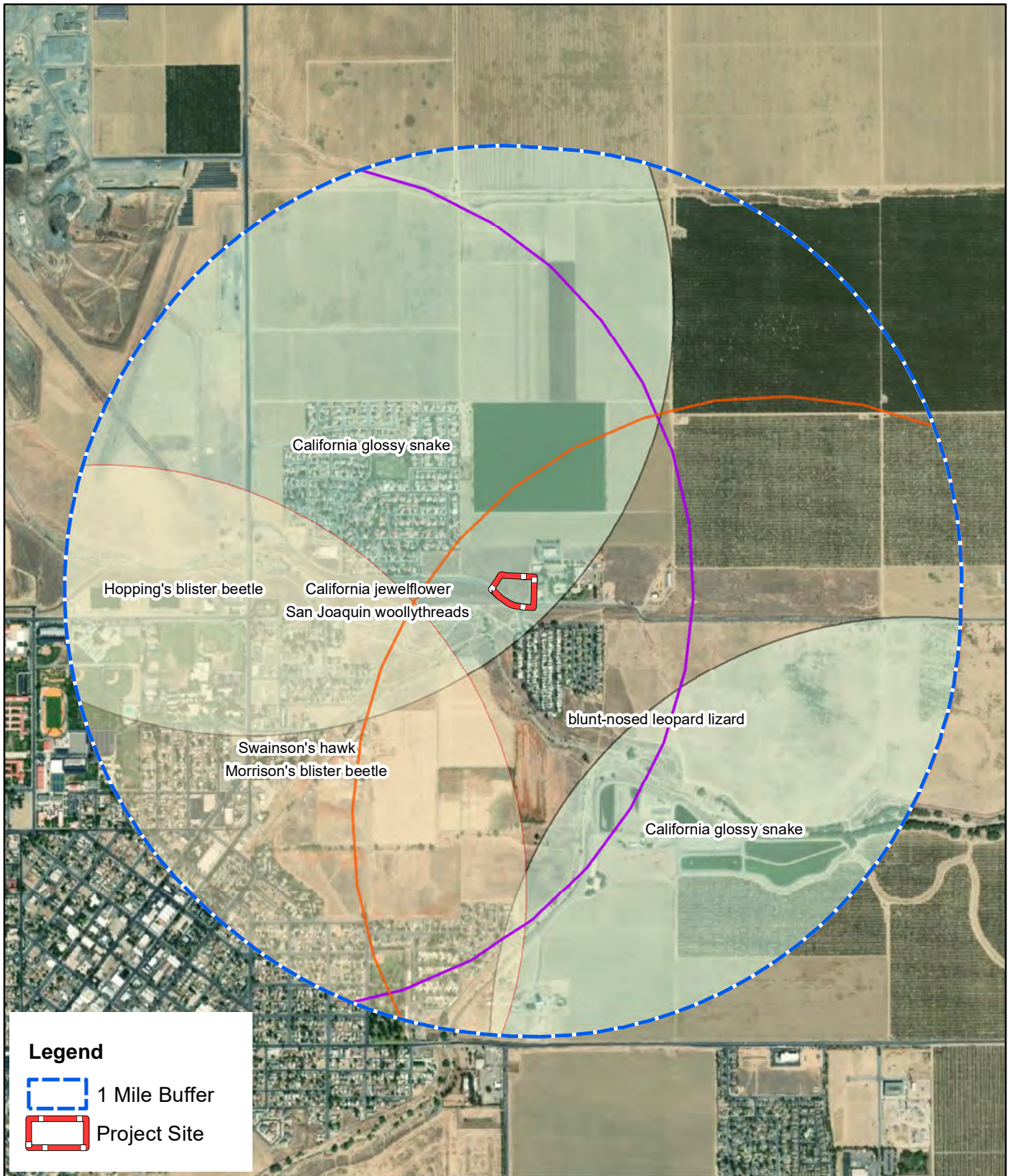
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SSC: Species of Special Concern.

SFP: Fully Protected species under the California Fish and Game Code.

SD: Delisted under the California Endangered Species Act.



Source: ESRI, California Natural Diversity Database



0 0.4 Miles

William J. Vanherweg

TWS-Certified Wildlife Biologist

•Biological Surveys •Impact Analysis •Regulatory Agency Consultation
•Mitigation Design •Habitat Management & Conservation Planning

2338 Pierce Ave.
Cambria, California 93428

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(805) 839-0375

5 November 2020

Ms. Janet Walther
EMC Planning Group
301 Lighthouse Avenue, Suite C
Monterey, CA 93940

Dear Ms. Walther:

As requested, I have completed a mammalian species biological evaluation at a proposed development site in Coalinga, CA. The listed mammals with potential of occurring at the Coalinga site are:

Species	Status
San Joaquin kit fox (<i>Vulpes macrotis mutica</i>)	CT, FE
Giant kangaroo rat (<i>Dipodomys ingens</i>)	CE, FE
Nelson's antelope squirrel (<i>Ammospermophilus nelsoni</i>)	CT

Legend

CT= Listed as threatened by the State of California
CE= Listed as endangered by the State of California
FE= Listed as endangered by the Federal government

METHODS

Initially I surveyed the site looking for sign and evaluating the habitat as to its suitability to support the species above. Surveys were conducted 24-29 October 2020. In addition to the transect survey, I conducted five nights of small mammal trapping at four locations (Figure 1) and monitored the site with a baited trail camera placed in the center of the parcel for four nights.

RESULTS

The site is a flat, shrub-less, nonnative grassland. My five nights of small mammal trapping resulted in no small mammal captures. The entire site is or has been occupied by pocket gophers (*Thomomys bottae*). California ground squirrel (*Otospermophilus beecheyi*) burrows are also prominent, however no ground squirrels, including San Joaquin antelope squirrels, were observed during several daytime transect surveys.

I found the habitat at the site suitable to support San Joaquin kit fox. Five potential kit fox dens were observed on the site (Figure 1), however no kit fox sign and no photos of kit foxes were recorded at the baited trail camera location. The apparent lack of recent small mammal activity at the site could account for the lack kit fox activity.

Some of the abandoned pocket gopher burrows are of suitable size and the vegetation is sparse enough in some areas for the site to have the potential of supporting short-nosed kangaroo rat (*D. nitratoides*). The site could also support giant kangaroo rats but no typical burrows or sign was observed and no kangaroo rats were captured during five nights of trapping.

Because of the potential of future occupancy by the protected wildlife species I recommend the following measures be implemented to avoid potential take:

1. Preconstruction surveys should be conducted no sooner than 14 days prior to site disturbance. Following this survey, all potential and known kit fox dens and burrows of other sensitive species should be clearly properly monitored according to USFWS and CDFW guidelines.
2. Pets should not be permitted on the project site during construction activities, except if confined or leashed.
3. All food-related trash such as wrappers, cans, bottles, and food scraps should be disposed of in closed containers only and regularly removed from the project site.
4. All spills of hazardous materials should be cleaned up immediately.
5. All construction activities should be conducted during daylight hours.
6. All project-related vehicles should observe a speed limit of 20 mph or less on all routes that traverse endangered species habitat, except on State and County highways and roads.
7. All trenches left uncovered over night should be ramped to allow animals that fall into the trench to escape.

If you have any questions regarding this report, please call me at (805) 839-0375.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. J. Vanherweg', with a stylized, flowing script.

William J. Vanherweg
TWS-Certified Wildlife Biologist

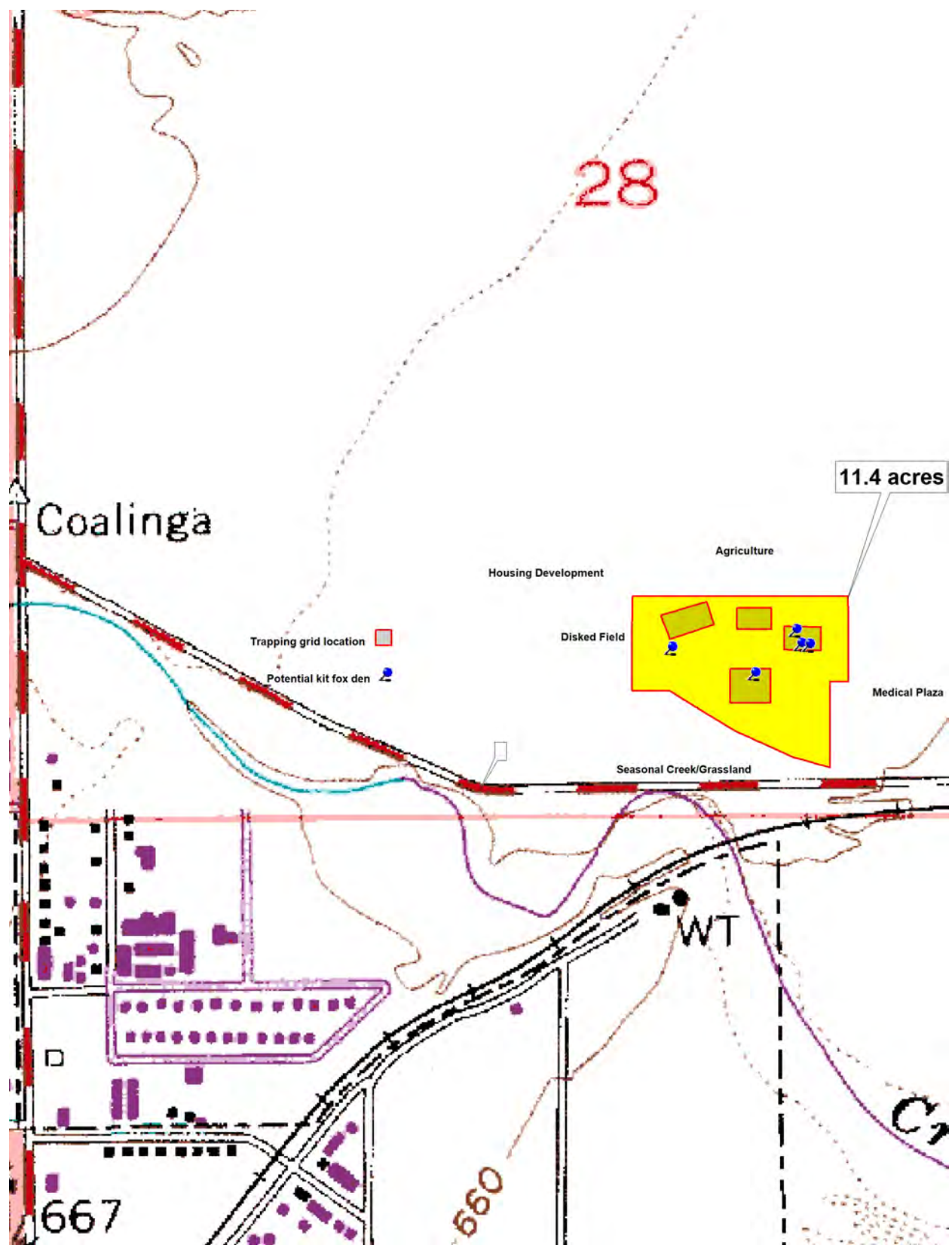


Figure 1. Project area, trapping grid and potential kit fox den locations.

APPENDIX D

CRITERIA AIR POLLUTANT AND GHG EMISSIONS MODELING ASSESSMENT



EMC PLANNING GROUP INC.
A LAND USE PLANNING & DESIGN FIRM

301 Lighthouse Avenue Suite C Monterey California 93940
Tel 831-649-1799 Fax 831-649-8399 www.emcplanning.com

To: Teri Wissler Adam, Senior Principal
From: Sally Rideout EMPA, Principal Planner
Cc: File
Date: November 11, 2020

Re: Heritage at Coalinga Senior Community – Criteria Air Pollutant and
GHG Emissions Modeling Assessment

PROJECT DESCRIPTION

The proposed project is the construction and operations of an assisted living facility, 27 independent living units, and 57 senior apartments on a vacant 11.15-acre site located in the City of Coalinga. The assisted living facility would consist of three one story buildings totaling approximately 34,613 square feet and includes a 45-space surface parking lot. The proposed facility would house 60 residents a served by 35 FTE and 12 PTE. The 57-unit senior apartment complex includes a 58-space surface parking lot.

The operational date for buildout of all uses is 2025. Development of the proposed project would remove grassland from the site and the landscaping plan indicates that approximately 50 trees would be planted with development of the assisted living facility. Site-specific landscaping details are not yet available for the development of the independent living units and senior apartments.

The project site is located within the San Joaquin Valley Air Basin, which is within the jurisdiction of the San Joaquin Valley Air Pollution Control District (air district). An initial study is being prepared to evaluate the environmental impacts of the proposed project.

MEMORANDUM

SCOPE OF ASSESSMENT

This assessment provides an estimate of the proposed project's construction and operational criteria air pollutants and greenhouse gas (GHG) emissions using the California Emissions Estimator Model (CalEEMod) version 2016.3.2 software, a modeling platform recommended by the California Air Resources Board (CARB) and accepted by the air district. Model results are attached to this assessment. Unless otherwise noted, data inputs to the model take into account the type and size of existing and proposed uses utilizing CalEEMod default land uses based on information and size metrics provided in the project plans (Gateway Engineering 2020, ETOW Architects 2020), the project application (Garret Shingu email correspondence October 20, 2020), and trip generation information provided in the transportation analysis prepared for the proposed project (VRPA Technologies 2020).

Emissions Model

The CalEEMod software utilizes emissions models USEPA AP-42 emission factors, CARB vehicle emission models studies and studies commissioned by other California agencies such as the California Energy Commission and CalRecycle. The CalEEMod platform allows calculations of both construction and operational criteria pollutant and GHG emissions from land use projects. The model also calculates indirect emissions from processes "downstream" of the proposed project such as GHG emissions from energy use, solid waste disposal, vegetation planting and/or removal, and water use.

CalEEMod is capable of estimating changes in the carbon sequestration potential of a site based on changes in natural vegetation communities and the net number of new trees that would be planted as part of the project. The model calculates a one-time only loss in the carbon sequestration potential of the site that would result from changes in land use such as converting vegetation to built or paved surfaces, and can provide an estimate of the change in the carbon sequestration potential that would result from planting new trees greater than the number of trees to be removed (net number of new trees). There are no trees on the site that would need to be removed. This assessment includes an evaluation of effects to carbon sequestration potential due to the conversion of grassland to urban use and the planting of at least 50 trees.

Existing and Proposed Emissions Sources

The project site is vacant with no existing emissions sources. The proposed project's land uses would be similar to the CalEEMod default land use category of "Retirement Community", which is defined as a community that provides "multiple elements of senior adult living. Housing options may include various combinations of senior adult housing, congregate care, assisted living, and skilled nursing care aimed at allowing the residents to live in one community as their medical needs change." The size and type of the proposed sources of criteria air pollutants and GHG emissions on the project site and their respective CalEEMod land use default categories are presented in [Table 1, Project Characteristics](#).

Table 1 **Project Characteristics**

Project Components	CalEEMod Land Use	Proposed Size Metrics
Senior Living Community	Retirement Community	60-bed facility and 84 units
Assisted Living Parking Lot	Parking Lot	45 spaces
Senior Apartments Parking Lot	Parking Lot	58 spaces

SOURCE: Trinity Consultants 2017, Gateway Engineering 2020.

NOTES: CalEEMod default land use subtype. Descriptions of the model default land use categories and subtypes are found in the User's Guide for CalEEMod Version 2016.3.2 available online at: <http://www.aqmd.gov/caleemod/user's-guide>

METHODOLOGY

Design information has not yet been provided in detail sufficient to determine overall site coverage or landscaping information for the independent living units and senior apartments; therefore, unless otherwise noted, the calculated emissions estimates are based primarily on model default emissions factors for construction and operations of the project. Construction and operational criteria air pollutant and GHG emissions estimates are derived for proposed project conditions based on the size metrics presented in Table 1.

Assumptions

Unless otherwise noted, data inputs for the model scenarios are based on a construction start date of 2021 and full operational date of 2025.

Operational Emissions Data Input

The following adjustments were made to the model inputs:

- Each air district (or county) assigns trip lengths for urban and rural settings, which are incorporated into the CalEEMod default emission factors. Based on the site's location, the model defaults were set to "urban."
- The model's default CO₂ intensity factor of 641 pounds/megawatt hour is adjusted to 290 pounds/megawatt hour to reflect Pacific Gas & Electric (PG&E) energy intensity projections for 2020, which is the horizon year for the provider's energy intensity factor projections. The intensity factor has been falling, in significant part due to the increasing percentage of Pacific Gas & Electric's energy portfolio obtained from renewable energy. Emissions intensity data is from PG&E's *Greenhouse Gas Factors: Guidance for PG&E Customers*, dated November 2015.
- The Title 24 Building Energy Efficiency Standards (BEES) defaults in CalEEMod Version 2016.3.2 are the 2016 BEES. Title 24 BEES are updated every three years. The 2019 BEES became effective on January 1, 2020. Projects constructed after January 1, 2020 will be required to comply with the 2019 BEES. Adjustments were made to the energy mitigation screen under the proposed project scenario to account for Title 24 increases in energy efficiencies that have occurred since CalEEMod Version 2016.3.2 was released. Compliance with the 2019 BEES increases building energy efficiencies by 30 percent over the 2016 BEES for multi-family and non-residential buildings (California Energy Commission 2018).
- The water mitigation screen for the proposed project includes an adjustment to reflect required compliance with the State requirements for the Model Water Efficient Landscape Ordinance (MWELO).

Construction Emissions Data Inputs

CalEEMod estimates construction emissions associated with land use development projects and allows for the input of project-specific construction information including phasing and equipment information. Use of the model's default construction emissions

data for a proposed project is recommended by the air district if detailed construction information is not yet available.

Information regarding type of construction equipment by phase for the proposed project was not yet available in detail sufficient to provide data inputs to the model; therefore, consistent with air district guidance, the model defaults were utilized for construction equipment, based on the project size metrics and land use data presented in Table 1. The modeling results for construction emissions are attached to this assessment. Short-term construction GHG emissions are amortized over a 30-year time period to yield an annual emissions volume.

Carbon Sequestration Potential Data Inputs

The proposed project would remove grassland that is currently present on the site. Grassland is identified as a natural community with carbon sequestration value in the model; therefore, an estimate of the one-time loss in carbon sequestration value attributable to the loss of grassland is included in this assessment. CalEEMod also calculates the change in carbon sequestration potential based upon the net number of trees (the difference between trees removed and new tree plantings) on a site, averaged over a 20-year growth cycle. No tree removal is proposed and at least 50 trees will be planted as part of the assisted living facility development. Landscaping has not been provided in detail sufficient to determine the number of trees proposed for the independent living units or senior apartments therefore only the change in carbon sequestration from planting 50 trees is included in this assessment. Changes in sequestration potential are reported in metric tons of carbon dioxide equivalent (MT CO₂e).

RESULTS

Detailed model results for criteria air pollutants and GHG emissions are included as attachments to this assessment.

Criteria Air Pollutant Emissions

Construction Emissions

The unmitigated criteria air pollutant emissions resulting from project construction are summarized in [Table 2, Construction Criteria Air Pollutant Emissions](#).

Table 2 Construction Criteria Air Pollutant Emissions

Emissions	Reactive Organic Gases (ROG)	Nitrogen Oxides (NO _x)	Carbon Monoxide (CO)	Sulfur Oxides (SO _x)	Respirable Particulate Matter (PM ₁₀)	Fine Particulate Matter (PM _{2.5})
Project Construction ^{1,2}	1.22	3.23	2.80	<0.01	0.49	0.28

SOURCE: EMC Planning Group 2020

NOTES:

1. Results may vary due to rounding.
2. Maximum emissions per year (expressed in tons per year).

Operational Emissions

Unmitigated operational criteria air pollutant emissions generated by the proposed project are summarized in [Table 3, Operational Criteria Air Pollutant Emissions](#).

Table 3 Operational Criteria Air Pollutant Emissions

Emissions	Reactive Organic Gases (ROG)	Nitrogen Oxides (NO _x)	Carbon Monoxide (CO)	Sulfur Oxides (SO _x)	Respirable Particulate Matter (PM ₁₀)	Fine Particulate Matter (PM _{2.5})
Project Operations ^{1,2,3}	0.69	1.15	2.00	<0.01	0.38	0.11

SOURCE: EMC Planning Group 2020

NOTES:

1. Results may vary due to rounding.
2. Expressed in tons per year
3. Includes reductions from compliance with 2019 BEES. Compliance with MWELD does not result in reduction of criteria air pollutant emissions.

GHG Emissions

Construction Emissions

Construction activity would be expected generate approximately 720.0 MT CO₂e of unmitigated GHG emissions. When averaged over a 30-year operational lifetime, the annual amortized emissions equal approximately 24 MT CO₂e per year.

Operational Emissions

The unmitigated operational GHG emissions estimates are summarized in [Table 4, Unmitigated Operational GHG Emissions](#).

Table 4 Annual Operational GHG Emissions

Emissions Sources	GHG Emissions ^{1,2}
Area	1.79
Energy ³	176.07
Mobile	542.11
Waste	33.31
Water ⁴	22.09
Total	775.37

SOURCE: EMC Planning Group 2020

NOTES:

1. Results may vary due to rounding.
2. Expressed in MT CO₂e per year.
3. Results include emissions reductions from compliance with 2019 BEES.
4. Results include emissions reductions from compliance with MWEL0.

Carbon Sequestration Potential

Model results indicating the change in carbon sequestration potential on the project site are shown in Section 2.3 of the model results for annual emissions. The model estimates a loss in sequestration potential of 12.7 MT CO₂e. According to the model calculations each tree planted would generate a gain in sequestration potential by about 0.708 MT CO₂e per tree over the lifetime of the project. An additional 18 trees would need to be planted to generate a net zero result in sequestration potential. It is reasonable to assume that more trees will be planted as part of the senior apartments and independent living units and that planting additional trees would result in a net gain in sequestration potential.

Averaged over a 30-year lifetime, the annual loss in sequestration potential associated with the proposed project would be equivalent to 0.42 MT CO₂e per year (12.7 MT CO₂e / 30 years). This amount is added into the project's annual operational GHG emissions.

GHG Emissions Attributable to the Proposed Project

The total GHG emissions that would be attributable to the proposed project consist of amortized construction emissions added to the unmitigated operational emissions and amortized annual loss in carbon sequestration potential on the site. The net GHG emissions attributable to the proposed project annually are presented in Table 5, [Summary of Annual GHG Emissions Attributable to the Project](#).

Table 5 Summary of Annual GHG Emissions Attributable to the Project^{1,2}

Annual Operations ³	Amortized Construction	Annual Project Emissions ⁴	Sequestration Potential ⁵	Net Project Emissions
775.37	24	799.37	0.42	799.79

SOURCE: EMC Planning Group 2020

NOTES:

1. Results may vary due to rounding.
2. Expressed in MT CO₂e per year.
3. Unmitigated Operational GHG emissions (See Table 4).
4. Sum of amortized construction and unmitigated operational emissions.

SOURCES

1. Trinity Consultants. November 2017. *California Emissions Estimator (CalEEMod) Version 2016.3.2*. Available online at: <http://www.aqmd.gov/caleemod/home>
2. Trinity Consultants. November 2017. *CalEEMod User's Guide (Version 2016.3.2)*. Available online at: <http://www.aqmd.gov/caleemod/user's-guide>
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5. Shingu, Garret. Email Correspondence, October 20, 2020.
6. Pacific Gas & Electric. November 2015. *Greenhouse Gas Factors: Guidance for PG&E Customers*; Accessed December 13, 2019. <https://www.ca->

ilg.org/sites/main/files/file-attachments/ghg_emission_factor_guidance.pdf?1436996158

7. California Energy Commission. March 2018. *2019 Building Energy Efficiency Standards Frequently Asked Questions*.
[https://ww2.energy.ca.gov/title24/2019standards/documents/Title 24 2019 Building Standards FAQ_ada.pdf](https://ww2.energy.ca.gov/title24/2019standards/documents/Title_24_2019_Building_Standards_FAQ_ada.pdf)

APPENDIX E

EMFAC RESULTS

calendar_y	season_m	sub_area	vehicle_cl	fuel	pollutant	emission	emission_annualized
2025	Annual	Fresno (SJ\ LDA	Dsl	Fuel	Fuel	2.698026	936.215058
2025	Annual	Fresno (SJ\ LDT1	Dsl	Fuel	Fuel	0.011188	3.882203344
2025	Annual	Fresno (SJ\ LDT2	Dsl	Fuel	Fuel	0.834396	289.5353502
2025	Annual	Fresno (SJ\ MDV	Dsl	Fuel	Fuel	3.32891	1155.131676
2025	Annual	Fresno (SJ\ LHDT1	Dsl	Fuel	Fuel	18.11487	5923.564042
2025	Annual	Fresno (SJ\ LHDT2	Dsl	Fuel	Fuel	7.307583	2389.579695
2025	Annual	Fresno (SJ\ MHDT	Dsl	Fuel	Fuel	69.3377	21633.36225
2025	Annual	Fresno (SJ\ HHDT	Dsl	Fuel	Fuel	334.5628	104383.605
2025	Annual	Fresno (SJ\ UBUS	Dsl	Fuel	Fuel	0.349118	114.1616179
2025	Annual	Fresno (SJ\ SBUS	Dsl	Fuel	Fuel	4.10972	1343.878603
2025	Annual	Fresno (SJ\ OBUS	Dsl	Fuel	Fuel	2.379035	694.6783178
2025	Annual	Fresno (SJ\ MH	Dsl	Fuel	Fuel	0.611595	199.9917175
2025	Annual	Fresno (SJ\ LDA	Gas	Fuel	Fuel	433.6112	150463.0774
2025	Annual	Fresno (SJ\ LDT1	Gas	Fuel	Fuel	49.75238	17264.07426
2025	Annual	Fresno (SJ\ LDT2	Gas	Fuel	Fuel	176.8722	61374.65353
2025	Annual	Fresno (SJ\ MDV	Gas	Fuel	Fuel	171.7254	59588.71276
2025	Annual	Fresno (SJ\ LHDT1	Gas	Fuel	Fuel	37.0568	12117.57298
2025	Annual	Fresno (SJ\ LHDT2	Gas	Fuel	Fuel	7.015634	2294.112465
2025	Annual	Fresno (SJ\ MHDT	Gas	Fuel	Fuel	10.49874	3433.08933
2025	Annual	Fresno (SJ\ HHDT	Gas	Fuel	Fuel	0.116023	37.93958866
2025	Annual	Fresno (SJ\ UBUS	Gas	Fuel	Fuel	1.528946	499.9652219
2025	Annual	Fresno (SJ\ SBUS	Gas	Fuel	Fuel	0.523378	171.1445887
2025	Annual	Fresno (SJ\ OBUS	Gas	Fuel	Fuel	2.999813	980.9387123
2025	Annual	Fresno (SJ\ MCY	Gas	Fuel	Fuel	3.756673	1303.565465
2025	Annual	Fresno (SJ\ MH	Gas	Fuel	Fuel	2.761647	903.0586142
2025	Annual	Fresno (SJ\ HHDT	NG	Fuel	Fuel	1.061007	331.0341026
2025	Annual	Fresno (SJ\ UBUS	NG	Fuel	Fuel	3.134197	1024.882575

RESULTS:

1,000GPD Gal per yr

DSL	443.645	139067.6
GAS	902.414	311787.8

APPENDIX F

VEHICLE MILES TRAVELED (VMT) ANALYSIS

MEMORANDUM

TO: Teri Wissler Adam, EMC Planning Group

FROM: Erik Ruehr, VRPA Technologies, Inc.

DATE: October 16, 2020

RE: Heritage at Coalinga Senior Community
Vehicle Miles Traveled (VMT) Analysis

This memorandum provides a vehicle miles traveled (VMT) analysis for the proposed Heritage at Coalinga Senior Community in the City of Coalinga. The analysis was conducted to meet the requirements for transportation analysis under the California Environmental Quality Act (CEQA). The remainder of the memorandum includes sections describing background information, the project description, trip generation, and VMT analysis.

BACKGROUND INFORMATION

Per the requirements of Senate Bill 743 (SB 743), VMT is the new performance measure used in CEQA transportation analysis. VMT became the required performance measure on July 1, 2020 replacing the previous performance measure which was level of service (LOS). The VMT generated by land development projects is compared to various screening criteria and significance thresholds to determine whether the level of VMT would be considered to be significant. Additional detail on this process is provided in the sections that follow.

PROJECT DESCRIPTION

The project is located along the north side of Phelps Avenue east of SR 33 (Elm Avenue) and adjacent to Gregory Way within the City of Coalinga. Figures 1 through 4 show the regional location, project location, and site plan. The following development is proposed:

- ◆ Assisted Care: 40 Beds
- ◆ Alzheimer Care: 20 Beds
- ◆ Independent Living: 27 Units
- ◆ Senior Apartments: 57 Units

TRIP GENERATION

Table 1 shows the expected trip generation for the project as determined by the Institute of Transportation Engineers Trip Generation Manual, 10th Edition. A total of 478 daily trips, 28 AM peak hour trips, and 38 PM peak hour trips are expected to be generated.

VMT ANALYSIS

VMT analysis was conducted using the Fresno County SB 743 Regional Implementation Guidelines provided by the Fresno Council of Governments (LSA Associates, 2020). The first step in conducting the VMT analysis is to determine whether the project is screened of the requirement to do a VMT analysis based on various screening criteria. Projects that are screened out can be presumed to have a less than significant transportation impact.

One of the screening criteria is for projects that generate less than 500 daily trips. Since the proposed project is expected to generate 478 daily trips, it would have a less than significant transportation impact and no further analysis is required.

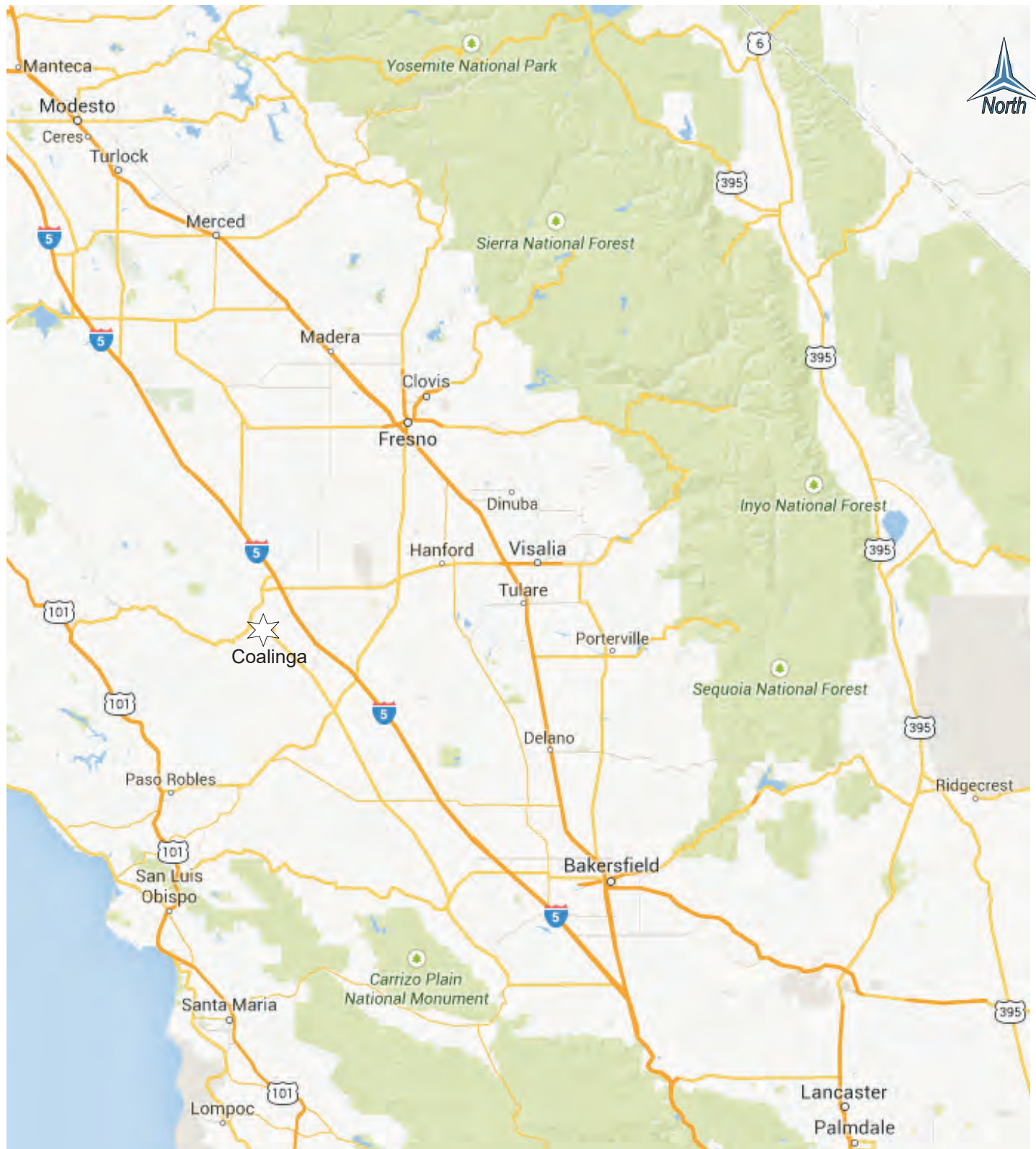
Please contact me if you have any questions. I can be reached by email at eruehr@vrpatechnologies.com or by phone at 858/361-7151.



Heritage at Coalinga Senior Community VMT Analysis

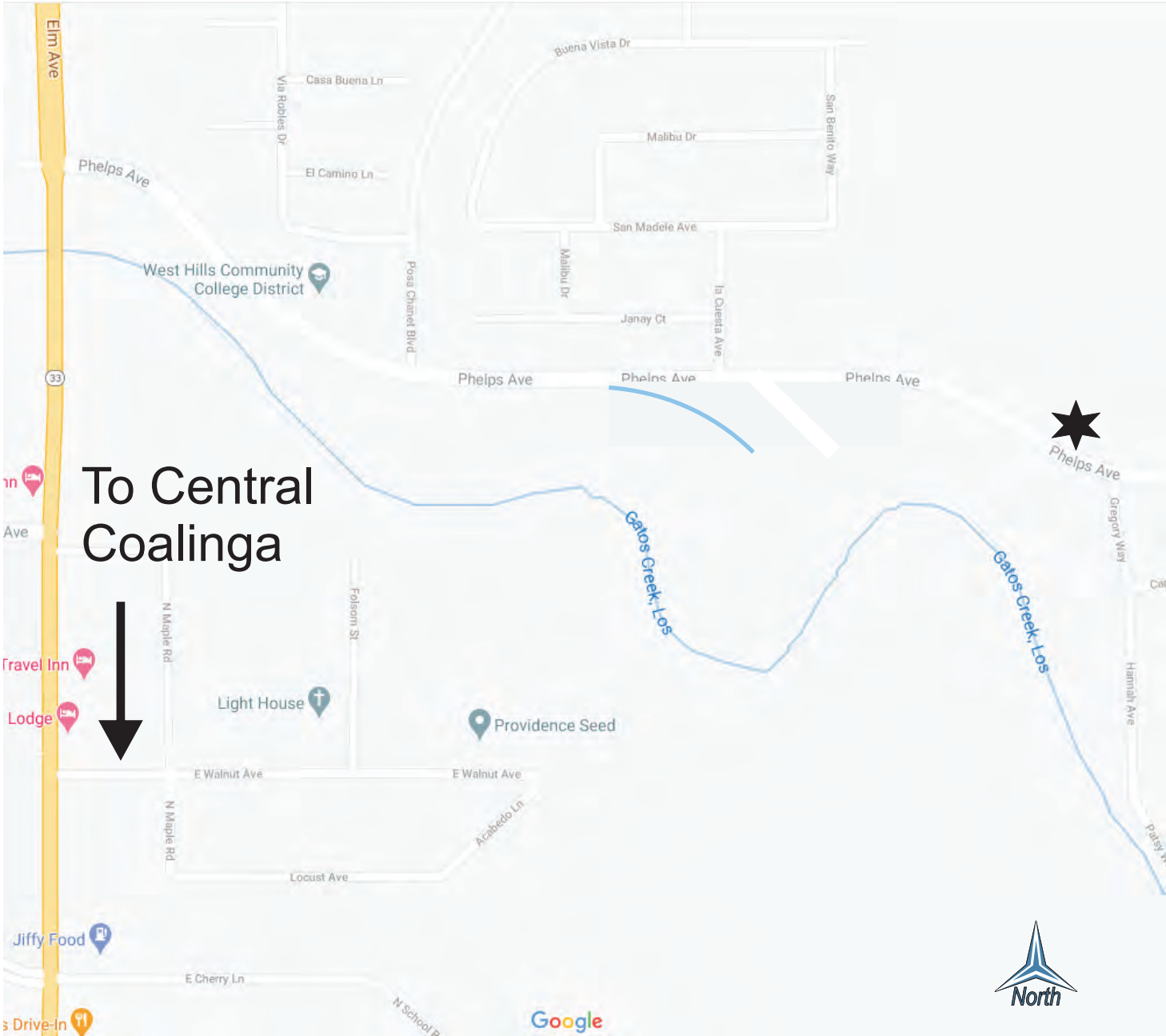
Regional Location

Figure
1



LEGEND

☆ Project Location



LEGEND

★ Project Site





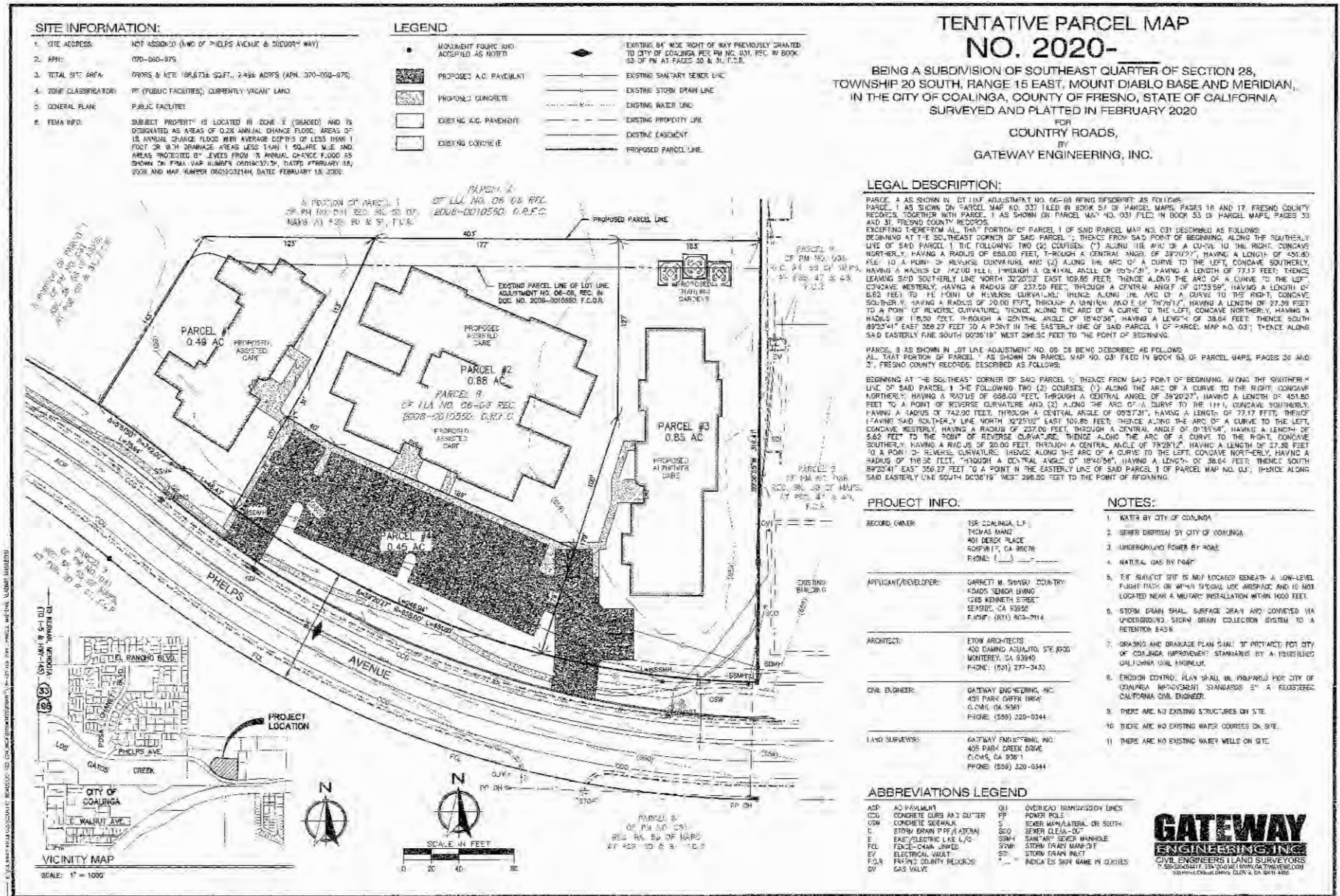


Table 1
HERITAGE AT COALINGA SENIOR COMMUNITY
Trip Generation Analysis

									Peak Hour Trips			
Land Use	Size	Units	ITE Code (1)	Daily Trips	AM Peak Hour Trips	PM Peak Hour Trips	AM % Inbound	PM % Inbound	AM In	AM Out	PM In	PM Out
Assisted Care	40	Beds	254	106	6	8	64%	38%	4	2	3	5
Alzheimer Care	20	Beds	254	53	3	4	64%	38%	2	1	2	2
Independent Living	27	Units	252	102	6	8	35%	55%	2	4	4	4
Senior Apartments	57	Units	252	217	13	18	35%	55%	4	9	10	8
Total				478	28	38	Total		13	15	19	19

(1) Trip generation is based on Institute of Transportation Engineers Trip Generation manual. The land use code per this manual is shown the table.

March 11, 2021

Sean Brewer
Assistant City Manager
City of Coalinga
155 W. Durian
Coalinga, CA 93210

Project: CDA 20-01 Heritage at Coalinga Senior Community

District CEQA Reference No: 20210183

Dear Mr. Brewer:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above from the City of Coalinga (City). The project consists of a general plan amendment, a zoning amendment, a tentative subdivision map, a conditional use permit, and a site review approval to construct a senior living facility (Project). The Project is located at the northwest corner of Phelps Avenue and Gregory Way in Coalinga, CA (APN 070-060-97S, 070-060-96S and 070-060-072S).

Project Scope

The Project consists of amending the general plan from Public Facilities to Residential Multi-Family, a zoning amendment from Public Facilities to Residential Medium Density, a tentative subdivision map, a conditional use permit, and a site review approval. The proposed Project is a five-phase development of two assisted cared buildings, totaling 24,334 square-feet, one Alzheimer care building totaling 10,279 square-feet, 27 individual single-story living units, and a two-story senior apartment building with 57 units.

Based on information provided to the District, Project specific annual emissions from construction and operation emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NO_x), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SO_x), 15 tons per year of particulate matter of 10 microns or less in size (PM₁₀), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM_{2.5}).

Other potential significant air quality impacts related to Toxic Air Contaminants (see information below under Health Risk Assessment), Ambient Air Quality Standards,

Samir Sheikh
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-8000 FAX: (559) 230-6061

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: (661) 392-5500 FAX: (661) 392-5585

Hazards and Odors, may require assessments and mitigation. More information can be found in the District's Guidance for Assessing and Mitigating Air Quality Impacts at: https://www.valleyair.org/transportation/GAMAQI_12-26-19.pdf

The District offers the following comments:

1) Project Related Criteria Pollutant Emissions

1a) Construction Emissions:

Although the construction-related emissions are expected to have a less than significant impact, the District suggests that the City advise project proponents with construction-related exhaust emissions and activities resulting in less than significant impact on air quality to utilize the cleanest reasonably available off-road construction fleets and practices (i.e. eliminating unnecessary idling) to further reduce impacts from construction-related exhaust emissions and activities.

1b) Operational Emissions:

The District recommends that the City include clean air measures to reduce project related operational impacts through incorporation of design elements, for example, increased energy efficiency, reducing vehicle miles traveled, etc. More information on mitigation measures can be found at: http://www.valleyair.org/transportation/ceqa_idx.htm.

1c) Health Risk Screening/Assessment

Located directly east of the Project, there is one sensitive receptors (Coalinga Regional Medical Center). In addition, there are two residential subdivisions adjacent to the Project, one to the northwest and one to the south. The Health Risk Assessment should evaluate the risk associated with sensitive receptors in the area and mitigate any potentially significant risk to help limit emission exposure to sensitive receptors.

A Health Risk Screening/Assessment identifies potential Toxic Air Contaminants (TAC's) impact on surrounding sensitive receptors such as hospitals, daycare centers, schools, work-sites, and residences. TAC's are air pollutants identified by the Office of Environmental Health Hazard Assessment/California Air Resources Board (OEHHA/CARB) that pose a present or potential hazard to human health. A common source of TACs can be attributed to diesel exhaust emitted from both mobile and stationary sources. List of TAC's identified by OEHHA/CARB can be found at: <https://ww2.arb.ca.gov/resources/documents/carb-identified-toxic-air-contaminants>

The District recommends the development project(s) be evaluated for potential health impacts to surrounding receptors (on-site and off-site) resulting from operational and multi-year construction TAC emissions.

- i) The District recommends conducting a screening analysis that includes all sources of emissions. A screening analysis is used to identify projects which may have a significant health impact. A prioritization, using the latest approved California Air Pollution Control Officer's Association (CAPCOA) methodology, is the recommended screening method. A prioritization score of 10 or greater is considered to be significant and a refined Health Risk Assessment (HRA) should be performed.

For your convenience, the District's prioritization calculator can be found at:
http://www.valleyair.org/busind/pto/emission_factors/Criteria/Toxics/Utilities/PRIORITIZATION%20RMR%202016.XLS.

- ii) The District recommends a refined HRA for development projects that result in a prioritization score of 10 or greater. Prior to performing an HRA, it is recommended that development project applicants contact the District to review the proposed modeling protocol. A development project would be considered to have a significant health risk if the HRA demonstrates that the project related health impacts would exceed the District's significance threshold of 20 in a million for carcinogenic risk and 1.0 for the Acute and Chronic Hazard Indices, and would trigger all feasible mitigation measures. The District recommends that development projects which result in a significant health risk not be approved.

For HRA submittals, please provide the following information electronically to the District for review:

- HRA AERMOD model files
- HARP2 files
- Summary of emissions source locations, emissions rates, and emission factor calculations and methodology.

More information on toxic emission factors, prioritizations and HRAs can be obtained by:

- E-Mailing inquiries to: hramodeler@valleyair.org; or
- Contacting the District by phone for assistance at (559) 230-6000; or
- Visiting the District's website (Modeling Guidance) at:
http://www.valleyair.org/busind/pto/Tox_Resources/AirQualityMonitoring.htm.

1d) Ambient Air Quality Analysis

An ambient air quality analysis (AAQA) uses air dispersion modeling to determine if emissions increases from a project will cause or contribute to a violation of the ambient air quality standards. For development projects the District recommends that an AAQA be performed for the project if emissions exceed 100 pounds per day of any pollutant.

If an AAQA is performed, the analysis should include emissions from both project specific permitted and non-permitted equipment and activities. The District recommends consultation with District staff to determine the appropriate model and input data to use in the analysis.

Specific information for assessing significance, including screening tools and modeling guidance is available online at the District's website www.valleyair.org/ceqa.

2) District Rules and Regulation

The District issues permits for many types of air pollution sources and regulates some activities not requiring permits. A project subject to District rules and regulation would reduce its impacts on air quality through compliance with regulatory requirements. In general, a regulation is a collection of rules, each of which deals with a specific topic. For example, *Regulation II - Permits* encompasses multiple rules associated with the permitting of emission sources such as Rule 2010 (Permits Required), Rule 2201 (New and Modified Stationary Source Review), and others.

2a) District Rule 9510 (Indirect Source Review)

The purpose of District Rule 9510 (Indirect Source Review) is to reduce the growth in both NO_x and PM₁₀ emissions associated with development and transportation projects from mobile and area sources associated with construction and operation of development projects. The rule encourages clean air design elements to be incorporated into the development project. In case the proposed project clean air design elements are insufficient to meet the targeted emission reductions, the rule requires developers to pay a fee used to fund projects to achieve off-site emissions reductions.

The proposed Project is subject to District Rule 9510 because it will receive a project-level discretionary approval from a public agency and will equal or exceed 50 dwelling units. When subject to the rule, an Air Impact Assessment (AIA) application is required no later than applying for project-level approval from a public agency. In this case, if not already done, please inform the project proponent to

immediately submit an AIA application to the District to comply with District Rule 9510.

An AIA application is required and the District recommends that demonstration of compliance with District Rule 9510, before issuance of the first building permit, be made a condition of Project approval.

Information about how to comply with District Rule 9510 can be found online at:
<http://www.valleyair.org/ISR/ISRHome.htm>.

The AIA application form can be found online at:
<http://www.valleyair.org/ISR/ISRFormsAndApplications.htm>

2b) District Rule 4002 (National Emissions Standards for Hazardous Air Pollutants)

In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002. This rule requires a thorough inspection for asbestos to be conducted before any regulated facility is demolished or renovated. Information on how to comply with District Rule 4002 can be found online at: <http://www.valleyair.org/busind/comply/asbestosbultn.htm>.

2c) District Regulation VIII (Fugitive PM10 Prohibitions)

The Project will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to construction.

Information on how to comply with Regulation VIII can be found online at:
http://www.valleyair.org/busind/comply/PM10/compliance_PM10.htm.

2d) District Rule 9410 (Employer Based Trip Reduction)

The proposed Project may be subject to District Rule 9410 (Employer Based Trip Reduction) if the Project would result in employment of 100 or more “eligible” employees. District Rule 9410 requires employers with 100 or more “eligible” employees at a worksite to establish an Employer Trip Reduction Implementation Plan (eTRIP) that encourages employees to reduce single-occupancy vehicle trips, thus reducing pollutant emissions associated with work commutes. Under an eTRIP plan, employers have the flexibility to select the options that work best for their worksites and their employees.

Information about how District Rule 9410 can be found online at: www.valleyair.org/tripreduction.htm.

For additional information, you can contact the District by phone at 559-230-6000 or by e-mail at etrip@valleyair.org

2e) Other District Rules and Regulations

The Project may also be subject to the following District rules: Regulation VIII, (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations).

The list of rules above is neither exhaustive nor exclusive. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm. To identify other District rules or regulations that apply to this Project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance (SBA) Office at (559) 230-5888.

3) Potential Air Quality Improvement Measures

The District encourages the following air quality improvement measures to further reduce Project related emissions from construction and operation. A complete list of potential air quality improvement measures can be found online at: <http://www.valleyair.org/ceqaconnected/aqimeasures.aspx>.

- a. Improve Walkability Design – This measure is to improve design elements to enhance walkability and connectivity. Improved street network characteristics within a neighborhood include street accessibility, usually measured in terms of average block size, proportion of four-way intersections, or number of intersections per square mile. Design is also measured in terms of sidewalk coverage, building setbacks, street widths, pedestrian crossings, presence of street trees, and a host of other physical variables that differentiate pedestrian-oriented environments from auto-oriented environments.
- b. Improve Destination Accessibility – This measure is to locate the project in an area with high accessibility to destinations. Destination accessibility is measured in terms of the number of jobs or other attractions reachable within a given travel time, which tends to be highest at central locations and lowest at peripheral ones. The location of the project also increases the potential for pedestrians to walk and bike to these destinations and therefore reduces the (vehicle miles traveled) VMT.

- c. **Increase Transit Accessibility** – This measure is to locate the project with high density near transit which will facilitate the use of transit by people traveling to or from the Project site. The use of transit results in a mode shift and therefore reduced VMT. A project with a residential/commercial center designed around a rail or bus station, is called a transit-oriented development (TOD). The project description should include, at a minimum, the following design features:
- A transit station/stop with high-quality, high-frequency bus service located within a 5-10 minute walk (or roughly ¼ mile from stop to edge of development), and/or
 - A rail station located within a 20 minute walk (or roughly ½ mile from station to edge of development)
 - Fast, frequent, and reliable transit service connecting to a high percentage of regional destinations
 - Neighborhood designed for walking and cycling

4) District Comment Letter

The District recommends that a copy of the District's comments be provided to the Project proponent.

If you have any questions or require further information, please contact Cherie Clark by e-mail at Cherie.Clark@valleyair.org or by phone at (559) 230-5940.

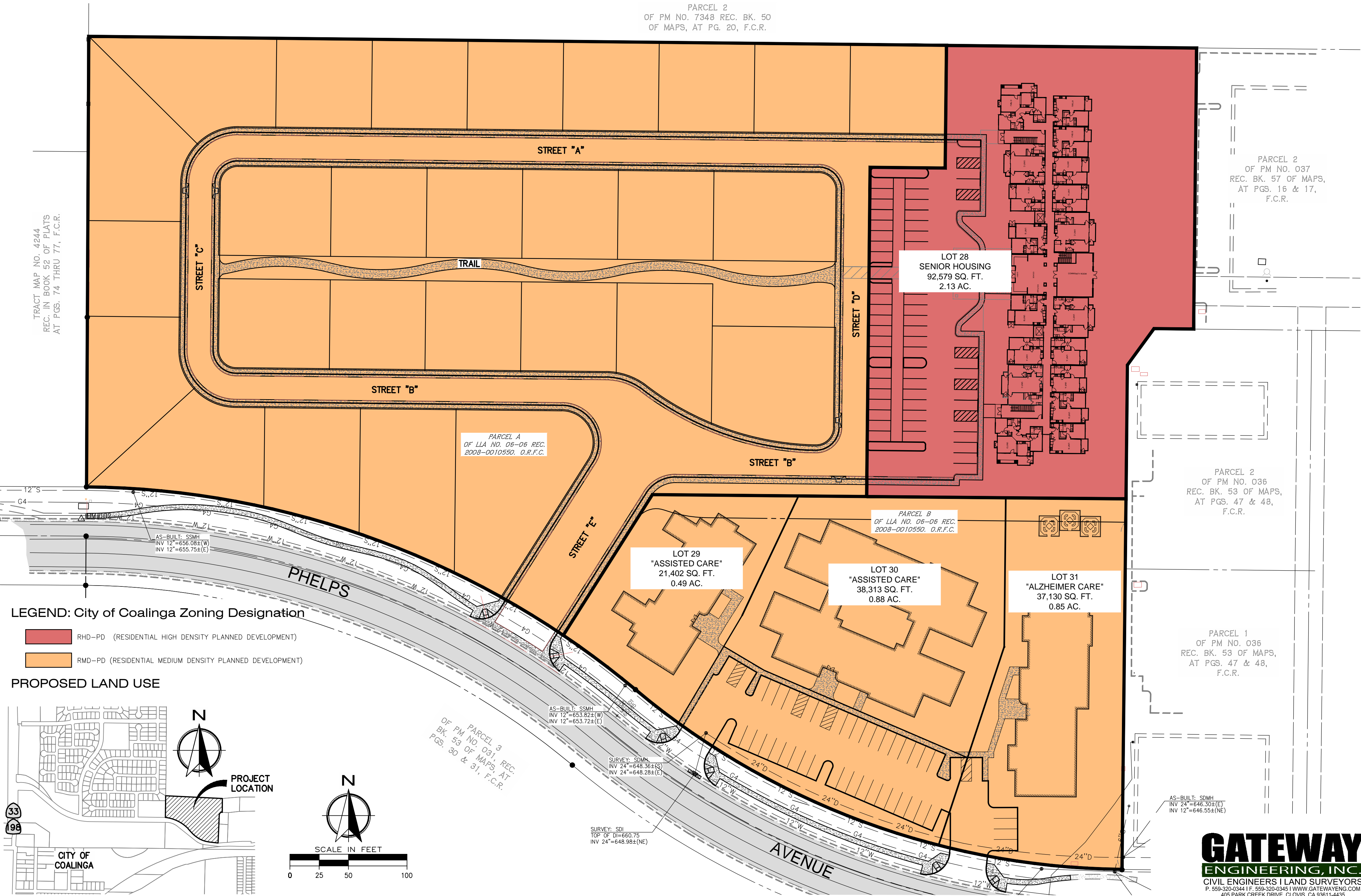
Sincerely,

Brian Clements
Director of Permit Services



For John Stagnaro
Program Manager

BC: cc

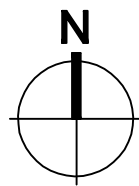


K:\GATEWAY PROJECTS\COUNTRY ROADS\19-103 COALINGA DRAWINGS\EXHIBIT\19-103 TENTATIVE PARCEL MAP.DWG-V-ADMIN MKULESKU

GATEWAY
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CIVIL ENGINEERS & LAND SURVEYORS
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405 PARK CREEK DRIVE, CLOVIS, CA 93611-4435



SITE PLAN /
LANDSCAPE PLAN 1" = 20'-0"



HERITAGE AT COALINGA
SENIOR COMMUNITY

PLANT LIST

LEGEND	BOTANICAL NAME	SIZE
SYC	SYCAMORE TREE	36" BOX
CP	CHINESE PISTACHE	24" BOX
MG	MAGNOLIA GRANDIFLORA	36" BOX
ACR	JAPANESE MAPLE	24" BOX
CEA	CEANOTHUS 'SNOW FLUR	15 GAL
CRC	CERCIS ACCIDENTA	15 GAL
RS	ROSA CALIFORNICA	5" GAL
CEA-R	CEAMOTHUS RAY HARMON	15 GAL

GROUND COVER

MLS	MELALEUCA NESSOF	1 GAL
CR	CORREA PULCHELLA	1 GAL
IR	IRIS DOUGLASI	1 GAL
CEA-H	CEANOTHUS HORIZONTAL	1 GAL
MHL	MHL MUHLENBERGIA RIG S	1 GAL

6 FOOT HIGH
WROUGHT IRON FENCE

KEY NOTES

- 1 CONC SIDEWALKS / PADS
- 2 ASPHALT PARKING LOT
- 3 COURTYARD PAVERS

FOR OFF SITE IMPROVEMENTS
SEE TENTATIVE MAP

REVISIONS	BY

ETOW
ARCHITECTS

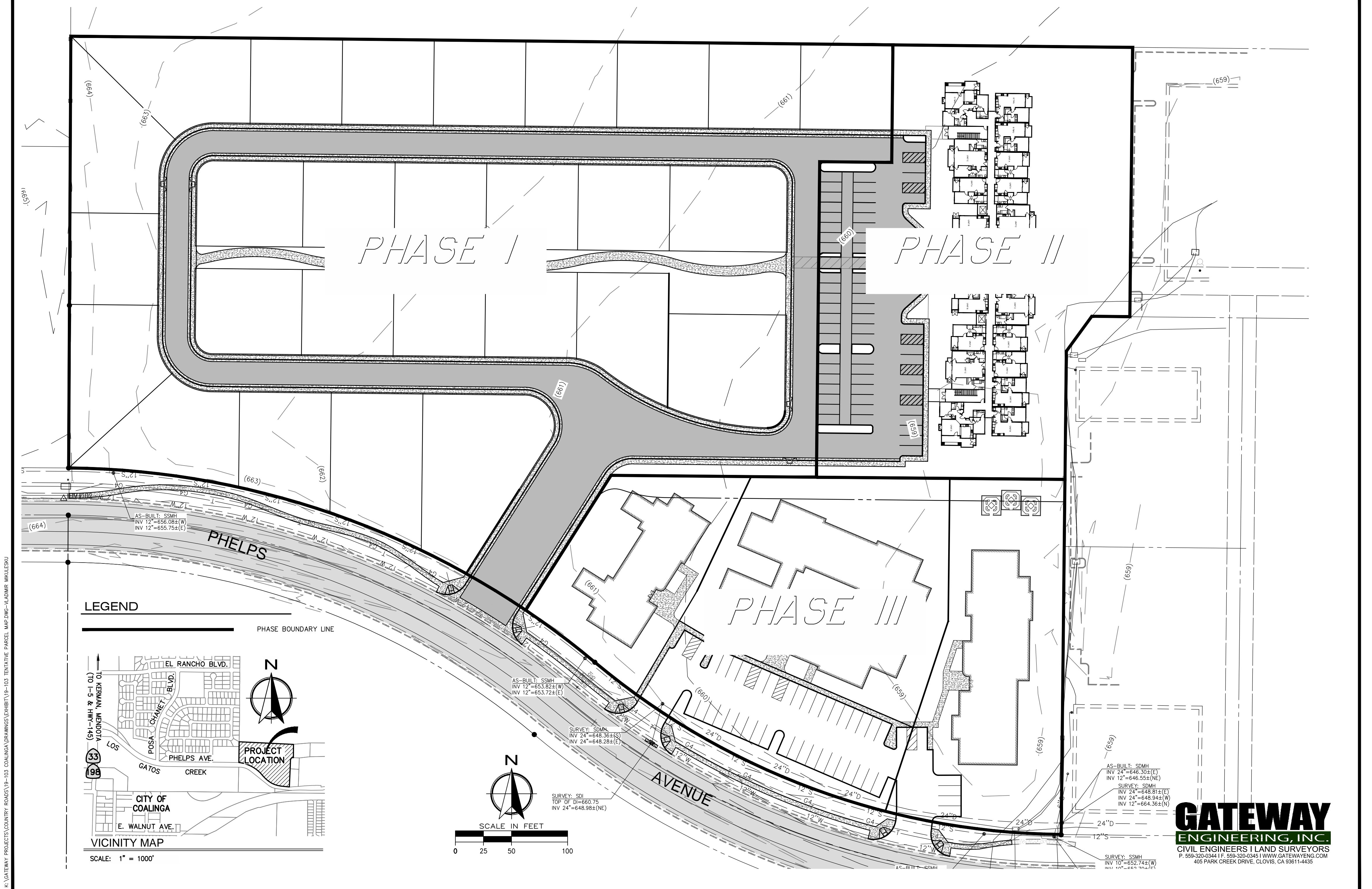


SUITE 205
400 CAMINO AGUAJITO
MONTEREY, CA 93940 (831) 277-3433

HERITAGE AT COALINGA
SENIOR COMMUNITY

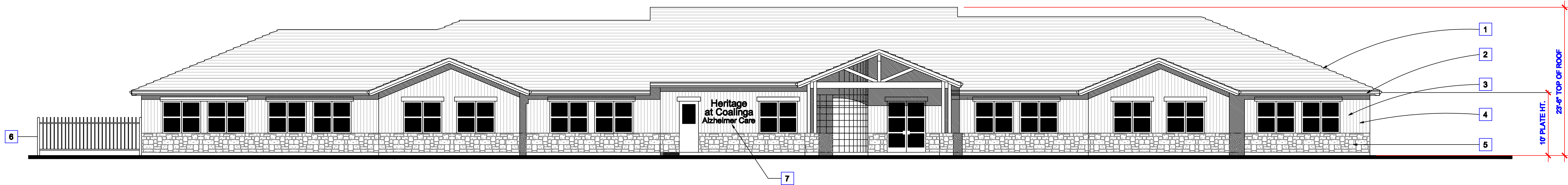
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REVISIONS	BY
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ALZHEIMER CARE
PHASE 2
ENTRY ELEVATION

1/8" = 1'-0"

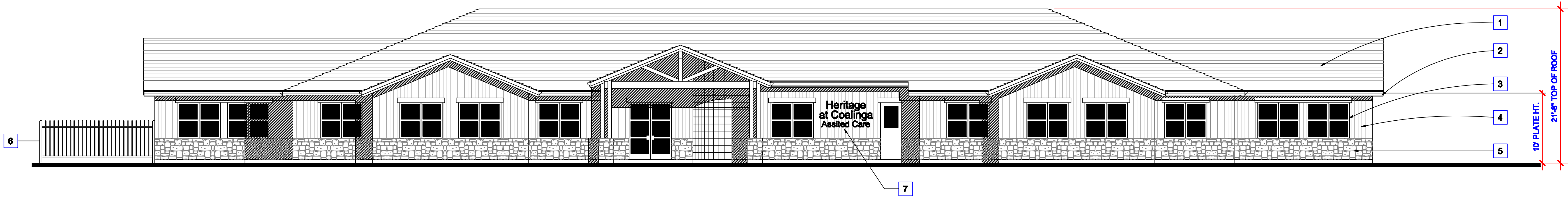


ALZHEIMER CARE
PHASE 2
SIDE ELEVATION

1/8" = 1'-0"

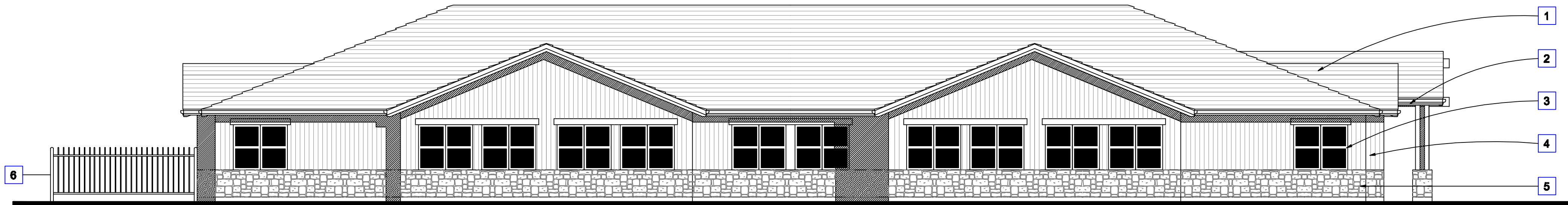
KEY NOTES

- 1 ASPHALT SHINGLES
- 2 WOOD EAVE TRIM
- 3 VINYL WINDOWS
- 4 WOOD FIBER/CEMENT VERTICAL SIDING
- 5 STONE WAINSCOT
- 6 6 FOOT HIGH WROUGHT IRON FENCE
- 7 RAISED COPPER SIGNAGE



ASSISTED CARE
PHASE 1
ENTRY ELEVATION

1/8" = 1'-0"



ASSISTED CARE
PHASE 1
SIDE ELEVATION

1/8" = 1'-0"

KEY NOTES

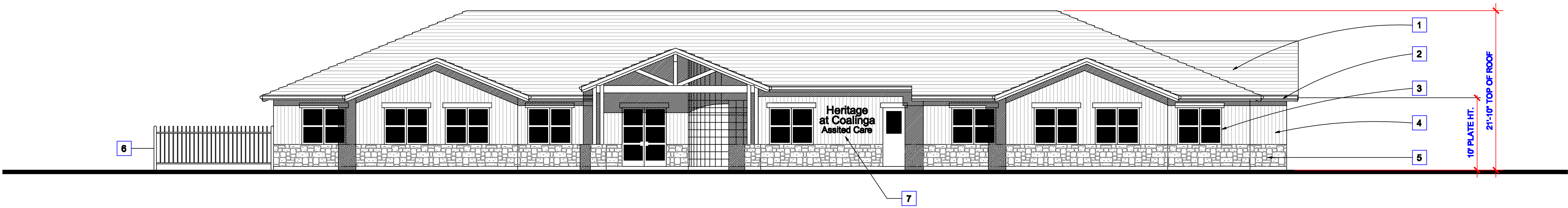
- 1 ASPHALT SHINGLES
- 2 WOOD EAVE TRIM
- 3 VINYL WINDOWS
- 4 WOOD FIBER/CEMENT VERTICAL SIDING
- 5 STONE WAINSCOT
- 6 6 FOOT HIGH WROUGHT IRON FENCE
- 7 RAISED COPPER SIGNAGE

REVISIONS	BY
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ETOW ARCHITECTS
400 CAMINO AGUAJITO SUITE 205
MONTEREY, CA 93940 (831) 277-3433

**HERITAGE AT COALINGA
ALZHEIMERS AND
ASSISTED CARE**
PHELPS AVENUE COALINGA CA

Date
Scale
Drawn
Job
Sheet
A2.1
Of Sheets



ASSISTED CARE
PHASE 3
ENTRY ELEVATION

1/8" = 1'-0"



ASSISTED CARE
PHASE 3
SIDE ELEVATION

1/8" = 1'-0"

KEY NOTES

- 1 ASPHALT SHINGLES
- 2 WOOD EAVE TRIM
- 3 VINYL WINDOWS
- 4 WOOD FIBER/CEMENT VERTICAL SIDING
- 5 STONE WAINSCOT
- 6 6 FOOT HIGH WROUGHT IRON FENCE
- 7 RAISED COPPER SIGNAGE

REVISIONS	BY
△	
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△	
△	

ETOW ARCHITECTS
400 CAMINO AGUAJITO SUITE 205
MONTEREY, CA 93940 (831) 277-3433

**ALZHEIMERS AND
ASSISTED CARE**
PHELPS AVENUE COALINGA CA

Date

Scale

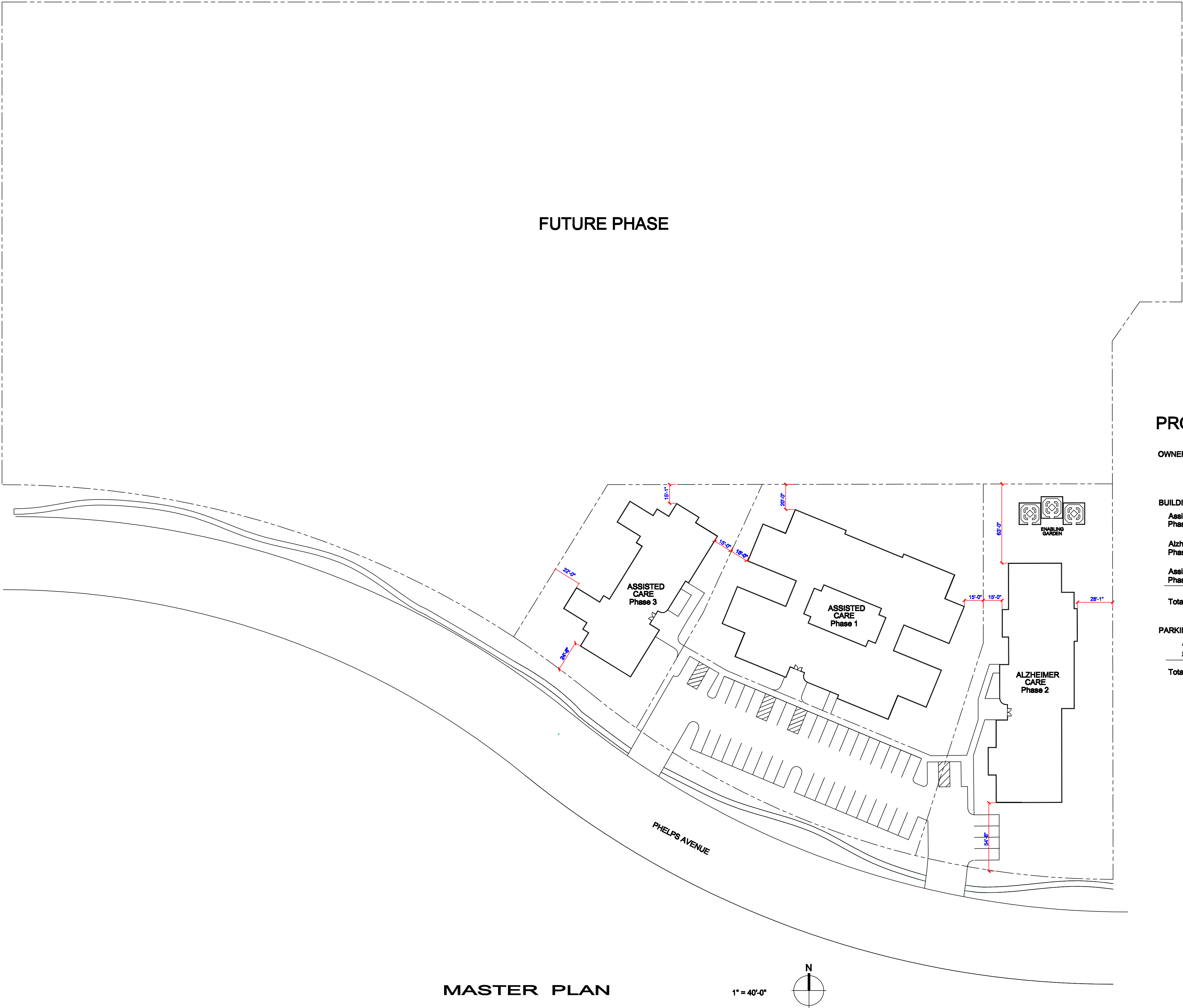
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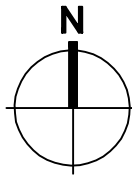
Of Sheets

REVISIONS	BY
△	
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MASTER PLAN

1" = 40'-0"



FUTURE PHASE

PROJECT DATA

OWNER
TSR Coalinga Inc.
P.O. Box 3162
Monterey, CA 93940

BUILDINGS		Bldg sf	Lot Size	Lot Coverage
Assisted Care Phase 1	28 Beds	16,812 sf	38,332.80 sf	= 43.85%
Alzheimer Care Phase 2	20 Beds	10,279 sf	37,028.00 sf	= 27.76%
Assisted Care Phase 3	12 Beds	7,522 sf	21,344.40 sf	= 35.24%
Total	60 Beds	34,613 sf		

PARKING	Lot Size = 19,602 sf
Accessible Parking	8 Spaces
Standard Parking	37 Spaces
Total Parking Spaces	45 Spaces

CITY OF COALINGA
CONDITIONAL USE PERMIT APPLICATION

CDA 20-01
Application Number

8/4/20
Date

APPLICANT INFORMATION:

Applicant/Property Owner: COUNTRY ROADS SENIOR LIVING / TSR COALINGA, LP

Mailing Address: P.O. BOX 3164, MONTEREY, CA 93942

Telephone Number: (831) 809-5114 Assessor Parcel Number: 070-060-975

Property Location: PHELPS AVE, COALINGA, CA

Legal Description (lot, block, Tracts, etc.)

PROPERTY USE INFORMATION:

Current Zoning: PF

Existing Number of Lots: 1 Proposed Number of Lots: 3 Area of Parcel: 108,673 SF

Proposed Use: PHASE 1: 28 BEDS A.L., PHASE 2: 20 BEDS MEMORY CARE,
PHASE 3: 12 BEDS A.L.

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

Describe any new structures or improvements associated with use (indicate total square footage of structures). VACANT

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

Describe operational characteristics of use (hours of operation, number of employees, vehicle traffic to and from use, parking requirements, etc.)

THIS IS A 24HR OPERATION WITH 35 FULLTIME STAFF AND 12
PART TIME. RESIDENT VISITATION ; OTHER (HOSPICE, DOCTORS ; ETC)
CAN BE EASILY ACCOMMODATED WITH THE PROVIDED 45 PARKING SPACES.

The undersigned applicant has the ability and intention to proceed with the actual construction work in accordance with these plans (as approved) within one year from the date of approval and the applicant understands the this conditional use permit, if granted, becomes null and void and of no effect if the applicant does not commence with the actual construction work in accordance with these plans with one year from the date of approval of this application and diligently proceed to completion. An extension to commence the work at a later date may be granted by the planning commission, upon the written petition of applicant for such extension before the expiration of the one-year period. The applicant understands that the Commission may also establish a deadline date for the completion of said project.

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

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


Signature of APPLICANT/AGENT

GARRETT SHING
Name of APPLICANT/AGENT (Please Print)

P.O. BOX 3164, MONTEREY, CA 93942
Mailing Address

(831) 809-5114
Telephone Number


Signature of OWNER

GARRETT SHING
Name of OWNER (Please Print)

P.O. BOX 3164, MONTEREY, CA 93942
Mailing Address

(831) 809-5114
Telephone Number

CITY OF COALINGA
SITE PLAN REVIEW APPLICATION

CDA 20-01
Application Number

8/4/20
Date

APPLICANT INFORMATION:

Applicant/Property Owner Name: COUNTRY ROADS SENIOR LIVING, TER COALINGA, LP
Mailing Address: P.O. BOX 3164, MONTEREY, CA 93942
Telephone Number: (831) 809-5114 Assessors Parcel Number: 070-060-975
Property Location (Street Address): PHILIPS AVE, COALINGA, CA
Property is located: NORTH side of PHILIPS AVE Street, between POSA CHA MNT AVE Street and CALAVERAS AVE Street

PROJECT INFORMATION:

Current Zoning: PT Proposed Zoning RMD
Existing Floor Plan: NA Proposed Floor Area: 34,613 SF (3 FACILITIES)
Describe structure(s) or improvements planned (two family, multi-family residential, commercial, industrial, wall sign, free standing sign etc.): PHASE 1: ASSISTED LIVING PHASE 2: MEMORY CARE PHASE 3

ASSISTED LIVING

Is project: ☐ new construction or ☐ remodeled.

Residential ASSISTED LIVING

Number of dwelling units 3 Total of area (in square feet) 100,673 SF
Total lot coverage of buildings or structures (in square feet) 34,613 SF Percentage of lot coverage 31.85 %
Number of off street parking spaces provided. Covered 0 Open 45
Total square feet of sign area 40 Total square feet devoted to recreation and open space 43,860 sq ft.
Give total percentage of lot devoted to recreation and open space 39.9% sq ft.
(See instructions or Zoning Ordinance for definitions and requirements).
Total square feet of common recreation and open space area 43,860 SF

Describe type and material to be used on exterior walls and doors WOOD FIBER CEMENT VERT. SIDING
STONE WALKOUT & WOOD DOORS

Commercial NA

Gross floor area or building when complete _____ sq ft. * Phased over 3 years.

Describe sign (free standing, affixed to wall etc.) _____

Number of parking spaces provided _____ Number of customers expected per day _____

Hours and days of operation _____

Describe any outside storage of equipment or supplies: _____

Industrial

NA

Describe any outside storage of equipment or supplies: _____

Maximum number of employees in any daily shift: _____

Number of delivery or shipping trucks per day: _____

Number of delivery or shipping trucks per day when construction is complete: _____


Site Plan Requirements – Mapping/Drawings

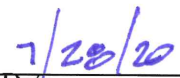
The applicant shall submit fifteen (15) prints of the site plan to the Community Development Director. The Site Plan shall be drawn to scale and indicate clearly and with full dimensions the following information:

1. The lot dimensions;
2. All building and structures, and their location, elevation, size, height and materials;
3. The yards and spaces between buildings;
4. Walls and fences, and their location, height, and material;
5. Off-street parking, including the location, number of spaces, dimensions of the parking area and internal circulation pattern;
6. Access (pedestrian, vehicular and service), points of ingress and egress, and internal circulation;
7. Signs and their location, size and height;
8. Loading, including the location, dimensions, number of spaces and internal circulation;
9. Lighting, including the location, dimensions, number of spaces and internal circulation;
10. Street Deductions and Improvements;
11. Drainage improvements;
12. Landscaping, including the location and type;
13. Fire-preventions equipment and measures, including the location and type;
14. For two-family and multi-family dwellings, the location and design of all recreation and open-space area, and the recreation equipment to be included thereon;
15. Such other data as may be required to permit the Planning Director to make the required findings.

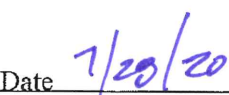
Applicant's Certification

The undersigned hereby certify that the information presented in this application is correct.


Signature of Applicant


Date


Signature of Record Property Owner


Date

CITY OF COALINGA
TENTATIVE PARCEL MAP APPLICATION

CDA 20-01
Application Number

8/4/2020
Date

APPLICANT INFORMATION:

Applicant's Name: COUNTRY ROADS SENIOR LIVING

Property Owner's Name: TSR COALINGA, LP

Applicant's Mailing Address: P.O. BOX 3164, MONTEREY, CA 93942

Telephone Number: (831) 809-5114 Assessor Parcel Number: 070-060-975

Property Location (Street Address): PHELPS AVE, COALINGA, CA

Legal Description (Lot, Block, Tracts, etc.):

PROPERTY USE INFORMATION:

Current Zoning: PF Existing Use: VACANT

Existing Structures: 0 Existing Number of Lots: 1

Proposed Number of Lots: 3 Area of Parcel (sq or acs.): 108,673 SF (2.49 ac)

Minimum Lot Size (sq. ft.): 10,459 SF Proposed Zoning: RMP

Proposed Use: ASSISTED LIVING

Existing Easements and Use: NA

Are all public improvements currently installed? ☒ Yes ☐ No

Will all improvements meet City Minimum Requirements? ☒ Yes ☐ No

If no, list exceptions and give justification

Describe Improvements for:

Street Trees (List Type & Interval of Spacing) SYCAMORE @ 25'-0"

CHINESE PISTACHE @ 25'-0" (INTERSPERSE)

Drainage Collection & Disposal: CITY (TBD)

Domestic Water Supply (Include Fire Hydrants): CITY (TBD)

Proposed Sewer Collection & Disposal: CITY (TBD)

Other Public Utilities (Power, Telephone, Irrigation, Cable TV) (TBD)

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.


Owner's Signature

CARRETT SHINOU
Owner's Name (Please Print)

P.O. BOX 3164, MONTEREY, CA 93942
Address

(831) 809-5114
Telephone

Owner's Agent

Address

Telephone

GATEWAY ENGINEER

Engineer of Map

405 PARK CREEK DR, CLOVIS, CA 93611

Address

(559) 320-0344

Telephone

CITY OF COALINGA
ENVIRONMENTAL REVIEW APPLICATION

CDA 20-01

Application Number

8/4/20

Date

APPLICANT INFORMATION:

Applicant: COUNTRY ROADS CENTER LIVING

Mailing Address: PO BOX 3164, MONTEREY, CA 93942

Telephone Number: (831) 809-5114 Assessor Parcel Number: 010-060-975

Property Owner's Name: TSR COALINGA, LP

Property Owner's Address: PHILIPS AVE, COALINGA, CA

Contact Person: GARRETT SHINEU

PROPERTY USE INFORMATION:

Size of Parcel (Square Feet/Acres) 108,673 SF / 2.49 AC

Describe Existing Use of Property: VACANT

Square Feet of Existing Building Area NA Square Feet of Existing Paved Area NA

Current Zoning PF Proposed Zoning RMD

Describe in General Terms Existing Uses to the:

North: VACANT

South: VACANT

East: COALINGA REGIONAL MEDICAL CENTER

West: VACANT / RES.

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

If there are, where are they located _____

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

Residential

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

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

d. Type of Household Size Expected: NA

Commercial

a. Orientation:

Neighborhood: _____

City or Regional: CITY & REGIONAL

b. Square Footage of Sales Area: NA

c. Range of Sales Prices and/or Rents (Projected): \$ 2,500 PLUS LEVEL of CAFE

d. Type of Household Size Expected: NA

e. Number of Employees: Full Time 35 Part Time 12 Seasonal ALL YEAR

f. Days and Hours of Operation 24 HRS

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.

Garrett Shingou
Signature of APPLICANT/AGENT

GARRETT SHINGOU
Name of APPLICANT/AGENT (Please Print)

PO BOX 3164, MONTEREY, CA 93942
Mailing Address

(831) 809-5114
Telephone Number

Garrett Shingou
Signature of OWNER

GARRETT SHINGOU
Name of OWNER (Please Print)

PO. BOX 3164, MONTEREY, CA 93942
Mailing Address

(831) 809-5114
Telephone Number



City of Coalinga
Community Development Department

APPLICATION FOR ENVIRONMENTAL EVALUATION

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: TSR COALINGA, L.P.
PROPERTY OWNER'S ADDRESS: PO BOX 3164, MONTEREY, CA 93942
TELEPHONE: (831) 809-5114 EMAIL: gshingue@aol.com

APPLICANT'S NAME, COMPANY/ORGANIZATION: COUNTRY ROADS SENIOR LIVING
APPLICANT'S ADDRESS: P.O. BOX 3164, MONTEREY, CA 93942
TELEPHONE: (831) 809-5114 EMAIL: gshingue@aol.com

CONTACT FOR PROJECT INFORMATION: GARRETT SHINEU
ADDRESS: P.O. BOX 3164, MONTEREY, CA 93942
TELEPHONE: (831) 809-5114 EMAIL: gshingue@aol.com

2. Location and Classification

STREET ADDRESS OF PROJECT: PHILIPS AV, COALINGA
CROSS STREETS: HWY 145
ASSESSOR'S PARCEL NUMBER(S): 070-060-975
LOT DIMENSIONS: _____ LOT AREA (SQ FT): 108,673
ZONING DESIGNATION: PF GENERAL PLAN DESIGNATION: COMMERCIAL

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: VACANT

PROPOSED USE: ASSISTED LIVING

BUILDING APPLICATION PERMIT #: _____ DATE FILED: _____

4. Project Summary Table

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

	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Project Features				
Dwelling Units				
Parking Spaces			45	
Loading Spaces				
Bicycle Spaces				
Number of Buildings			3	
Height of Buildings			21'-8" TO 28'-0"	
Number of Stories			1	
Gross Square Footage (GSF)				
Residential				
Retail				
Office				
Industrial				
Parking				45
1 Other <u>AL</u>			16,812 SF	
2 Other <u>MC</u>			10,279 SF	
3 Other <u>AL</u>			7,522 SF	
Total GSF			34,613 SF	34,613 SF

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.

Non-Residential Projects

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

Hours of operation of the proposed use: 24 HRS
If your project includes fixed seats, how many are there? NA

Building Size

Total Building Square Footage On-Site (gross sq. ft.) _____

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*		<u>ASSISTED LIVING</u> <u>34,613 SF</u>
*Describe use type of "Other" areas.		

Building Height

Existing Building Height and # of Floors: NA
Proposed Building Height and # of Floors: 1-STORY (3 BLESS) 21'-8" TO 23'-0"

Lot Coverage

Total Existing and Proposed Building Coverage Area* (sq. ft.): 34,613 SF
Project Site Lot Area (sq. ft.): 2.49 AC. = 108,613 SF
Total Lot Coverage Percentage: 31.85 %

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

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

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. SEE SITE PLAN, 6'-0" HIGH, WROUGHT IRON (OR EQ)

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 _____

Proposed 45

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. @ EACH BLDG. FREE STANDING

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		MIN 21'-0"
Rear		MIN 15'-0"
Streetside		MIN 21'-0"
Interior Side		MIN 15'-0"

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

1st Address: _____ 2nd Address: _____

Setback: _____ Setback: _____

Exterior Materials

Existing Exterior Building Materials: _____

Existing Roof Materials: _____

Existing Exterior Building Colors: _____

Proposed Exterior Building Materials: WOOD FIBER CEMENT VERT SIDING

Proposed Roof Materials: ASPHALT SHINGLES

Proposed Exterior Building Materials: STONE WAINSCOT

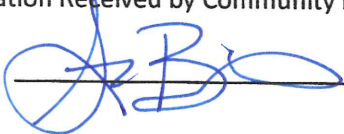
Environmental Evaluation Application Submittal Checklist

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:

8/4/20

CITY OF COALINGA
CHANGE OF ZONING DISTRICT APPLICATION

CDA 20-01
Application

8/4/20
Date

APPLICANT INFORMATION:

Applicant/ Property Owner Name: COUNTRY ROADS SENDR LIVING / TOR COALINGA, LP

Mailing Address: P.O. BOX 3164, MONTEREY, CA 93942

Telephone: (831) 809-5114 Assessor Parcel Number: 010-060-973

Legal Description (lot, block, tracts, etc.)

PROPERTY USE INFORMATION:

Current zoning: PF Proposed Zoning RMP

Existing Use: VACANT

General Plan Land Use Designation: COMMERCIAL

Existing Number of Lots 1 Proposed Number of Lots 3

Area of Parcel: 2.49 ac. Proposed Use: ASSISTED LIVING

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.

Garrett Shingou
Signature of APPLICANT/AGENT

GARRETT SHINGOU
Name of APPLICANT/AGENT (Please Print)

P.O. BOX 3164, MONTEREY, CA 93942
Mailing Address

(831) 809-5114
Telephone Number

Garrett Shingou
Signature of Owner

GARRETT SHINGOU
Name of OWNER (Please Print)

P.O. BOX 3164, MONTEREY, CA 93942
Mailing Address

(831) 809-5114
Telephone Number

CITY OF COALINGA
GENERAL PLAN AMENDMENT
APPLICATION

CDA 20-01
Application Number

8/4/20
Date

APPLICANT INFORMATION:

Applicant/Property Owner: COUNTRY ROADS SENIOR LIVING, TER COALINGA, LP

Applicant's Mailing Address: P.O. BOX 3164, MONTEREY, CA 93942

Telephone Number: (831) 809-5114 Assessor Parcel Number: 070-060-979

Property Location (Street Address): PHELPS AVE

Legal Description (lot, block, tracts, etc.):

PROPERTY USE INFORMATION:

Current Zoning: PF Proposed Zoning: RMP

Existing Use: VACANT

Current General Plan Land Use Designation: COMMERCIAL

Existing Number of Lots: 1 Proposed Number of Lots: 3

Area of Parcel (s): 108,673 sq. ft. 2.49 AC Proposed Use: ASSISTED LIVING

(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.


Signature of APPLICANT/AGENT

GARRETT SHINGV
Name of APPLICANT/AGENT (Please Print)

P.O. BOX 3164, MONTEREY, CA 93942
Mailing Address

(831) 809-5114
Telephone Number


Signature of OWNER

GARRETT SHINGV
Name of OWNER (Please Print)

P.O. BOX 3164, MONTEREY, CA 93942
Mailing Address

(831) 809-5114
Telephone Number

CITY OF COALINGA
TENTATIVE SUBDIVISION MAP APPLICATION

CDT 20-01 1/19/21
Application Number Date

APPLICANT INFORMATION:

Applicant's Name: COUNTRY ROADS SENIOR LIVING / GARRETT M. SHINGU
Property Owner's Name: FSR COALINGA, LP
Applicant's Mailing Address: PO BOX 316A, MONTEREY, CA 93942
Telephone Number: (831) 809-5114 Assessor Parcel Number: 0
Property Location (Street Address): NOT ASSIGNED (HW OF PHELF AVE & GREGORY WAY)
Legal Description (lot, block, tracts, etc.): APN: 070-060-0729, 070-060-069, 070-060-915

PROPERTY USE INFORMATION:

Current Zoning: PF Existing Use: VACANT
Existing Structures: 0 Proposed Number of Lots: 31
Existing Number of Lots: 3 Minimum Lot Size (Sq. Ft.): 6,275 sf
Area of Parcel (Sq. or Acs.): 11.33 Ac. Proposed Use: TOTAL

Existing Easement and Use NO EASEMENTS ; VACANT LAND

Proposed Restrictive Requirements (if any):

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): SYCAMORE @ 25'-0" C.O.
CHINESE PISTACHE @ 25'-0" C.O.

Drainage Collection & Disposal: CITY INFRASTRUCTURE

Domestic Water Supply (include Fire Hydrants): CITY INFRASTRUCTURE

Proposed Sewer Collection & Disposal: CITY INFRASTRUCTURE

Other Public Utilities (Power, Telephone, Irrigation, Cable T.V.): PG&E, ATT&T, COMCAST
CITY INFRASTRUCTURE

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.

[Signature] (MANAGING PARTNER)
Owner's Signature

TER COALINGA LLC
Owner's Name (Please Print)

P.O. BOX 3164, MONTEREY, CA 93942
Address

(831) 881-5114
Telephone

GATEWAY ENGINEERING
Owner's Agent

405 PARK CREEK DRIVE
Address CLOVIS, CA 93611

(559) 246-4111
Telephone

DANIEL BOND
Engineer of Map

Address

Telephone

TENTATIVE TRACT MAP NO. 6347

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF COALINGA, COUNTY OF FRESNO, STATE OF CALIFORNIA
TOWNSHIP 20 SOUTH, RANGE 15 EAST, MOUNT DIABLO BASE AND MERIDIAN,
SURVEYED AND PLATTED IN OCTOBER 2020
FOR
COUNTRY ROADS,
BY
GATEWAY ENGINEERING, INC.

LEGAL DESCRIPTION:

PARCEL A AS SHOWN IN LOT LINE ADJUSTMENT NO. 06-06 BEING DESCRIBED AS FOLLOWS:

PARCEL 1 AS SHOWN ON PARCEL MAP NO. 037 FILED IN BOOK 57 OF PARCEL MAPS, PAGES 16 AND 17, FRESNO COUNTY RECORDS, TOGETHER WITH PARCEL 1 AS SHOWN ON PARCEL MAP NO. 031 FILED IN BOOK 53 OF PARCEL MAPS, PAGES 30 AND 31, FRESNO COUNTY RECORDS.

EXCEPTING THEREFROM ALL THAT PORTION OF PARCEL 1 OF SAID PARCEL MAP NO. 031 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 1; THENCE FROM SAID POINT OF BEGINNING, ALONG THE SOUTHERLY LINE OF SAID PARCEL 1 THE FOLLOWING TWO (2) COURSES: (1) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE NORTHERLY, HAVING A RADIUS OF 658.00 FEET, THROUGH A CENTRAL ANGLE OF 39°20'27", HAVING A LENGTH OF 451.80 FEET TO A POINT OF REVERSE CURVATURE AND (2) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE SOUTHERLY, HAVING A RADIUS OF 742.00 FEET, THROUGH A CENTRAL ANGLE OF 05°57'31", HAVING A LENGTH OF 77.17 FEET; THENCE LEAVING SAID SOUTHERLY LINE NORTH 32°25'02" EAST 109.85 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE WESTERLY, HAVING A RADIUS OF 237.00 FEET, THROUGH A CENTRAL ANGLE OF 01°03'59", HAVING A LENGTH OF 6.62 FEET TO THE POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE SOUTHERLY, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 78°28'12", HAVING A LENGTH OF 27.39 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE NORTHERLY, HAVING A RADIUS OF 118.50 FEET, THROUGH A CENTRAL ANGLE OF 18°40'56", HAVING A LENGTH OF 38.64 FEET; THENCE SOUTH 89°23'41" EAST 356.27 FEET TO A POINT IN THE EASTERLY LINE OF SAID PARCEL 1 OF PARCEL MAP NO. 031; THENCE ALONG SAID EASTERLY FINE SOUTH 00°36'19" WEST 296.50 FEET TO THE POINT OF BEGINNING.

PARCEL B AS SHOWN IN LOT LINE ADJUSTMENT NO. 06-06 BEING DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF PARCEL 1 AS SHOWN ON PARCEL MAP NO. 031 FILED IN BOOK 53 OF PARCEL MAPS, PAGES 30 AND 31, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 1; THENCE FROM SAID POINT OF BEGINNING, ALONG THE SOUTHERLY LINE OF SAID PARCEL 1 THE FOLLOWING TWO (2) COURSES: (1) ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE NORTHERLY, HAVING A RADIUS OF 658.00 FEET, THROUGH A CENTRAL ANGLE OF 39°20'27", HAVING A LENGTH OF 451.80 FEET TO A POINT OF REVERSE CURVATURE AND (2) ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE SOUTHERLY, HAVING A RADIUS OF 742.00 FEET, THROUGH A CENTRAL ANGLE OF 05°57'31", HAVING A LENGTH OF 77.17 FEET; THENCE LEAVING SAID SOUTHERLY LINE NORTH 32°25'02" EAST 109.85 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE WESTERLY, HAVING A RADIUS OF 237.00 FEET, THROUGH A CENTRAL ANGLE OF 01°03'59", HAVING A LENGTH OF 6.62 FEET TO THE POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE SOUTHERLY, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 78°28'12", HAVING A LENGTH OF 27.39 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE NORTHERLY, HAVING A RADIUS OF 118.50 FEET, THROUGH A CENTRAL ANGLE OF 18°40'56", HAVING A LENGTH OF 38.64 FEET; THENCE SOUTH 89°23'41" EAST 356.27 FEET TO A POINT IN THE EASTERLY LINE OF SAID PARCEL 1 OF PARCEL MAP NO. 031; THENCE ALONG SAID EASTERLY LINE SOUTH 00°36'19" WEST 296.50 FEET TO THE POINT OF BEGINNING.

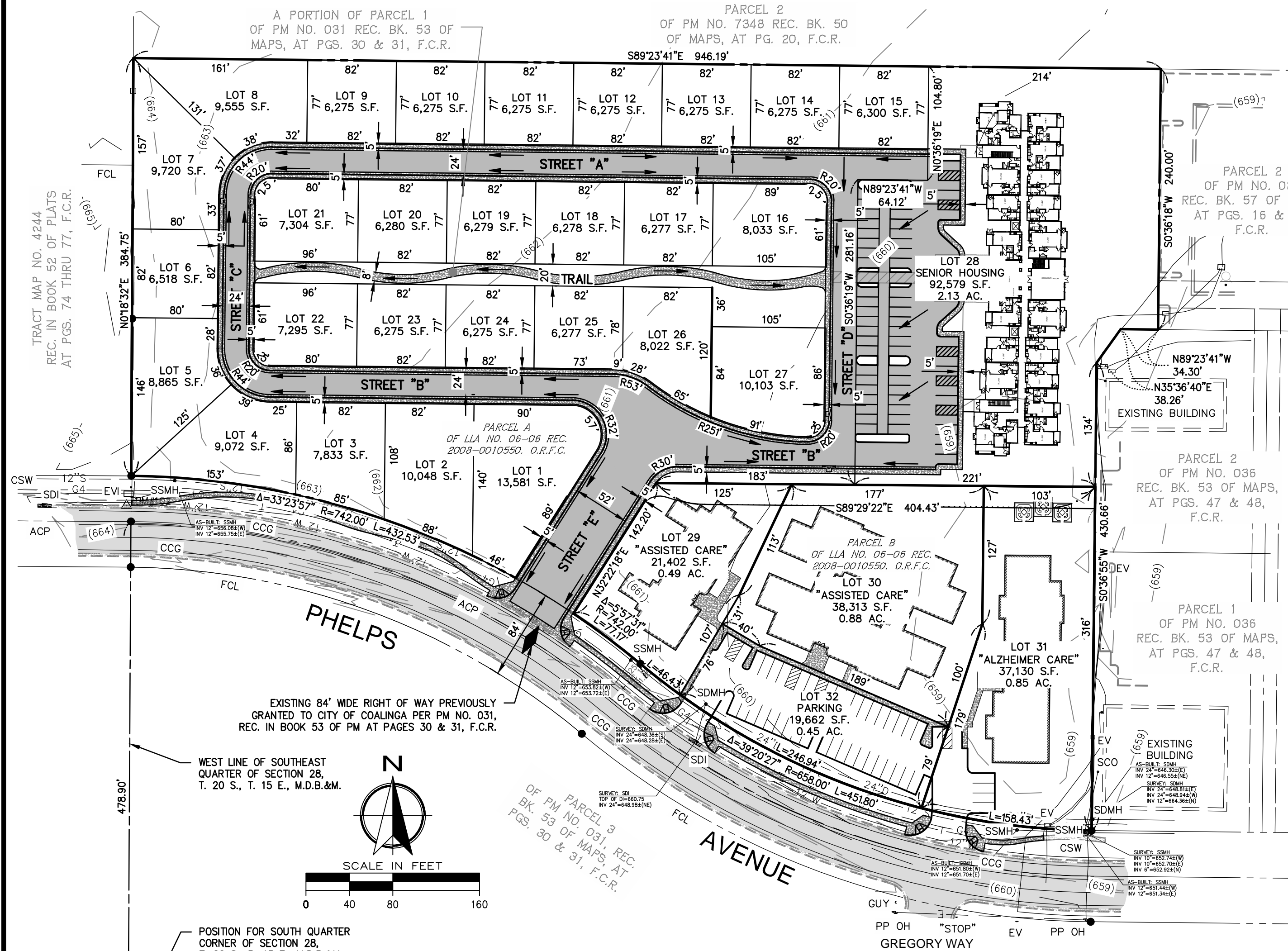
PROJECT INFO:

RECORD OWNER:	TSR COALINGA, L.P. THOMAS MANZ 401 DEREK PLACE ROSEVILLE, CA 95678 PHONE: (____) ____-____
DEVELOPER/SUBDIVIDER:	GARRETT M. SHINGU COUNTRY ROADS SENIOR LIVING 1265 KENNETH STREET SEASIDE, CA 93955 PHONE: (831) 809-5114
ARCHITECT:	ETOW ARCHITECTS 400 CAMINO AGUAJITO, STE.#205 MONTEREY, CA 93940 PHONE: (831) 277-3433
CIVIL ENGINEER:	GATEWAY ENGINEERING, INC. 405 PARK CREEK DRIVE CLOVIS, CA 93611 PHONE: (559) 320-0344
LAND SURVEYOR:	GATEWAY ENGINEERING, INC. 405 PARK CREEK DRIVE CLOVIS, CA 93611 PHONE: (559) 320-0344

ABBREVIATIONS LEGEND

ACP	AC PAVEMENT	OH	OVERHEAD TRANSMISSION LINES
CCG	CONCRETE CURB AND GUTTER	PP	POWER POLE
CSW	CONCRETE SIDEWALK	S	SEWER MAIN/LATERAL OR SOUTH
D	STORM DRAIN PIPE/LATERAL	SCO	SEWER CLEAN-OUT
E	EAST/ELECTRIC LINE U/G	SSMH	SANITARY SEWER MANHOLE
FCL	FENCE-CHAIN LINKED	SDMH	STORM DRAIN MANHOLE
EV	ELECTRICAL VAULT	SDI	STORM DRAIN INLET
F.C.R.	FRESNO COUNTY RECORDS	" ... "	INDICATES SIGN NAME IN QUOTES
GV	GAS VALVE		

GATEWAY
ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
P. 559-320-0344 | F. 559-320-0345 | WWW.GATEWAYENG.COM
405 PARK CREEK DRIVE, CLOVIS, CA 93611-4435

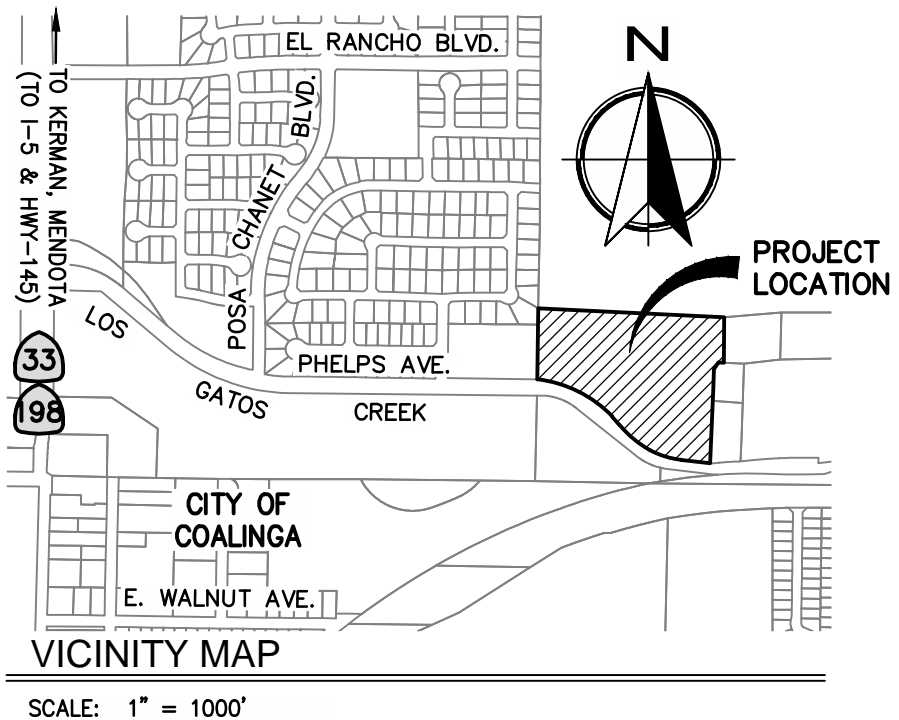


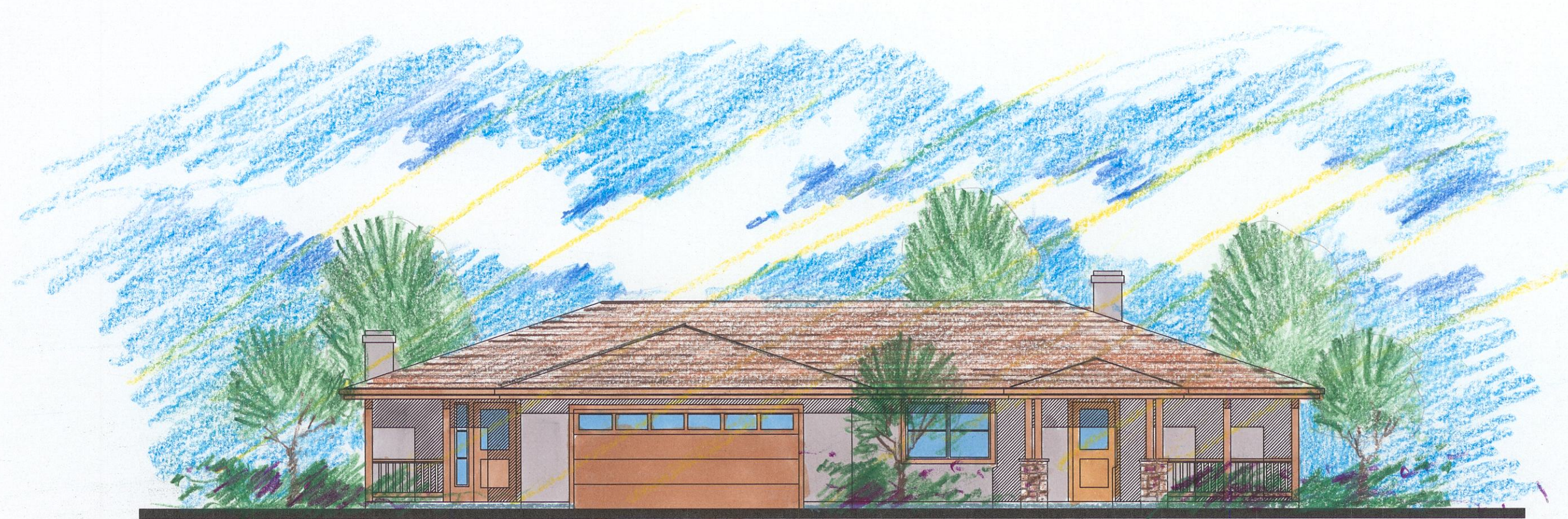
LEGEND

●	MONUMENT FOUND AND ACCEPTED
■	PROPOSED A.C. PAVEMENT
■	PROPOSED CONCRETE
■	EXISTING A.C. PAVEMENT
■	EXISTING CONCRETE
—S—	EXISTING SANITARY SEWER LINE
—D—	EXISTING STORM DRAIN LINE
—W—	EXISTING WATER LINE
---	EXISTING PROPERTY LINE
---	EXISTING EASEMENT
---	PROPOSED PARCEL LINE
---	PROPOSED STORM DRAIN INLET
---	PROPOSED SURFACE FLOW DIRECTION

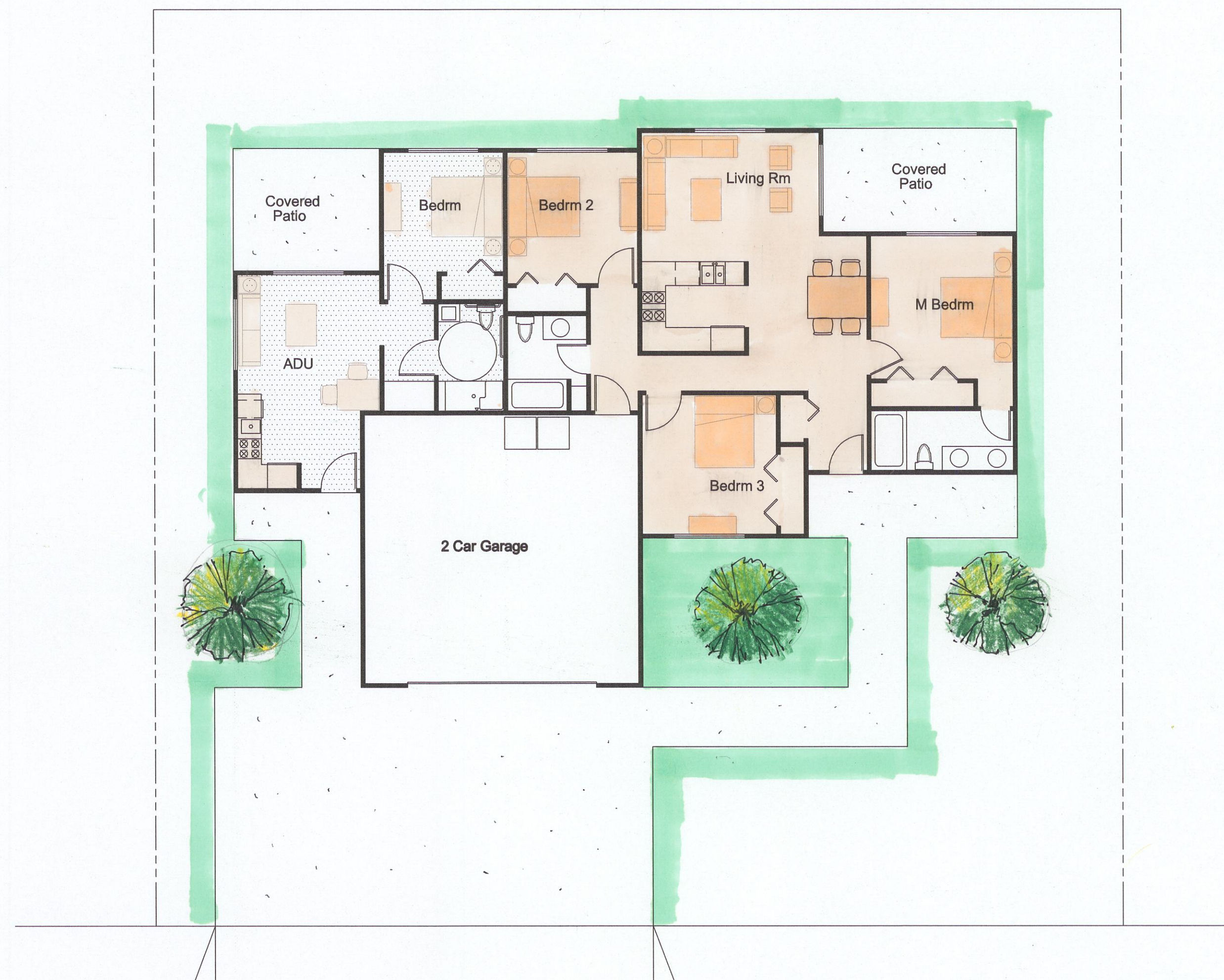
SITE INFORMATION:

- SITE ADDRESS: NOT ASSIGNED (NWC OF PHELPS AVENUE & GREGORY WAY)
- APN: 070-060-072S, 070-060-96S AND 070-060-97S
- TOTAL SITE AREA:
RESIDENTIAL LOTS:
- PUD PORTION: GROSS - 281,929± SQ.FT., 6.47± ACRES
- SENIOR HOUSING: GROSS - 92,579± SQ.FT., 2.18± ACRES
COMMERCIAL LOTS:
- ASSISTED CARE: GROSS - 21,402± SQ.FT., 0.49± ACRES
- ASSISTED CARE: GROSS - 38,313± SQ.FT., 0.88± ACRES
- ALZHEIMER'S CARE: GROSS - 37,130± SQ.FT., 0.85± ACRES
- PARKING LOT: GROSS - 19,662± SQ.FT., 0.45± ACRES
- ZONE CLASSIFICATION: PF (PUBLIC FACILITIES); CURRENTLY VACANT LAND
- GENERAL PLAN: PUBLIC FACILITIES
- FEMA INFO: SUBJECT PROPERTY IS LOCATED IN ZONE X AND IS DESIGNATED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AS SHOWN ON FEMA MAP NUMBER 06019C3213H, DATED FEBRUARY 18, 2009 AND MAP NUMBER 06019C3214H, DATED FEBRUARY 18, 2009.





ENTRY ELEVATION 1/8" = 1'-0"



UNIT C
FLOOR PLAN 1/8" = 1'-0"
SINGLE FAMILY RESIDENCE 1100 SF
ADDITIONAL RESIDENTIAL UNIT 450 SF

REVISIONS	BY
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ETOW ARCHITECTS
400 CAMINO AGUAJITO SUITE 205
MONTEREY, CA 93940 (831) 277-3433

**HERITAGE AT COALINGA
SENIOR COMMUNITY**
PHELPS AVENUE COALINGA CA

Date
Scale
Drawn
Job
Sheet
A5.2
Of Sheets



ENTRY ELEVATION 1/8" = 1'-0"



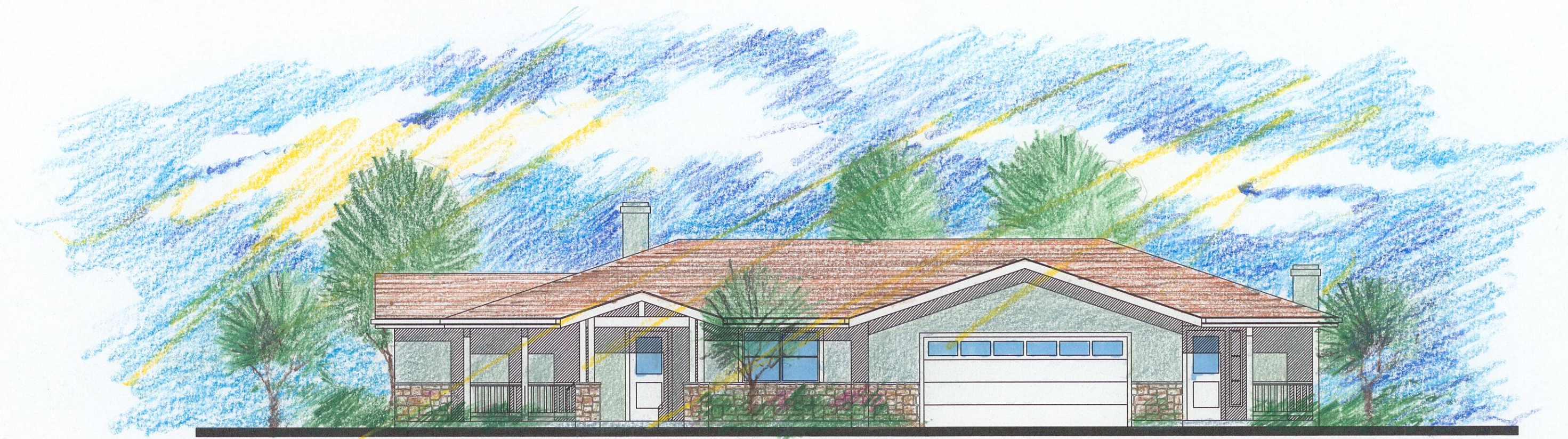
UNIT B
FLOOR PLAN 1/8" = 1'-0"
SINGLE FAMILY RESIDENCE 1200 SF
ADDITIONAL RESIDENTIAL UNIT 450 SF

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ETOW ARCHITECTS
400 CAMINO AGUAJITO SUITE 205
MONTEREY, CA 93940 (831) 277-3433

**HERITAGE AT COALINGA
SENIOR COMMUNITY**
PHELPS AVENUE COALINGA CA

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Of Sheets



ENTRY ELEVATION 1/8" = 1'-0"



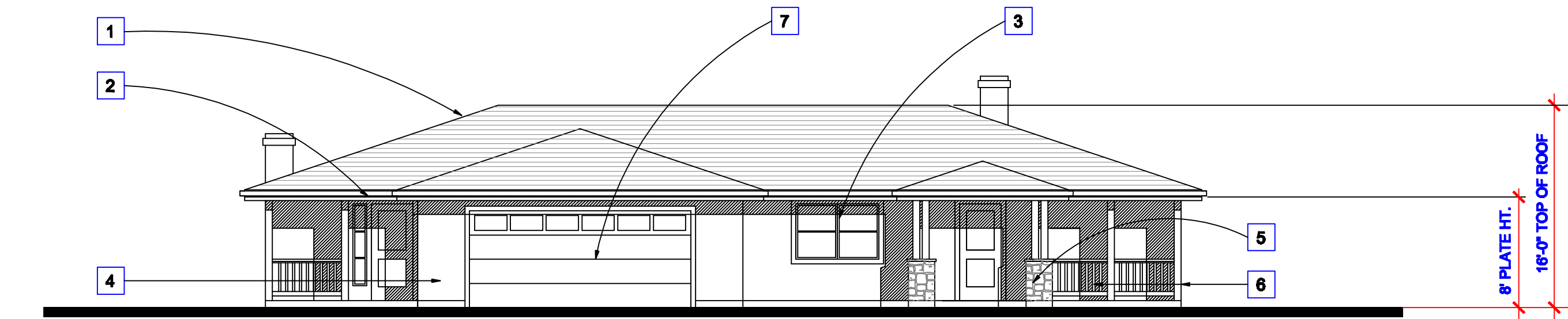
UNIT A
FLOOR PLAN 1/8" = 1'-0"
SINGLE FAMILY RESIDENCE 1300 SF
ADDITIONAL RESIDENTIAL UNIT 450 SF

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ETOW ARCHITECTS
400 CAMINO AGUAJITO SUITE 205
MONTEREY, CA 93940 (831) 277-3433

**HERITAGE AT COALINGA
SENIOR COMMUNITY**
PHELPS AVENUE COALINGA CA

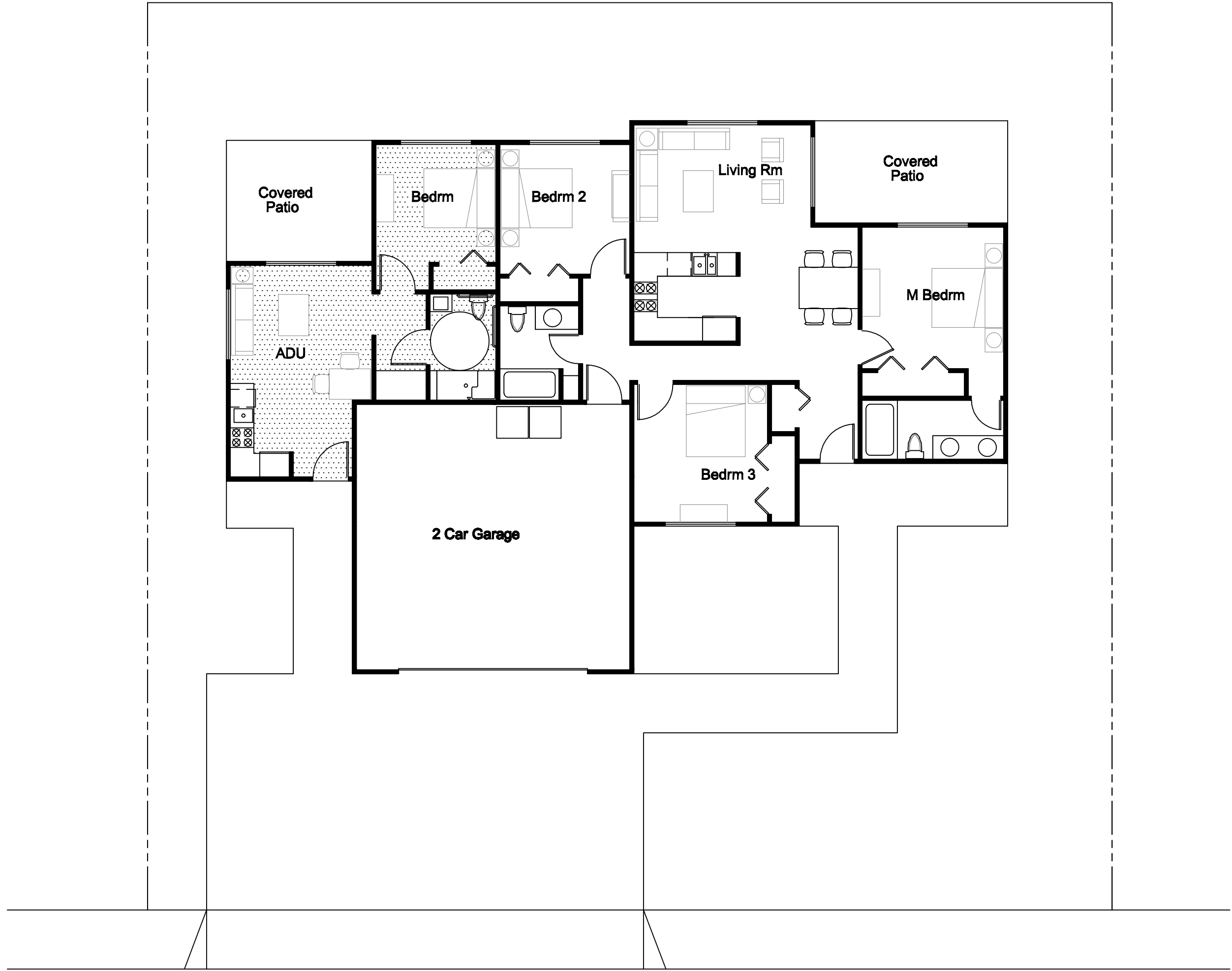
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ENTRY ELEVATION 1/8" = 1'-0"

KEY NOTES

- 1 ASPHALT SHINGLES
- 2 WOOD EAVE TRIM
- 3 VINYL WINDOWS
- 4 STUCCO
- 5 STONE COLUMN BASE
- 6 WOOD POSTS AND RAILING
- 7 VINYL GARAGE DOOR



UNIT C
FLOOR PLAN 1/8" = 1'-0"
SINGLE FAMILY RESIDENCE 1100 SF
ADDITIONAL RESIDENTIAL UNIT 450 SF

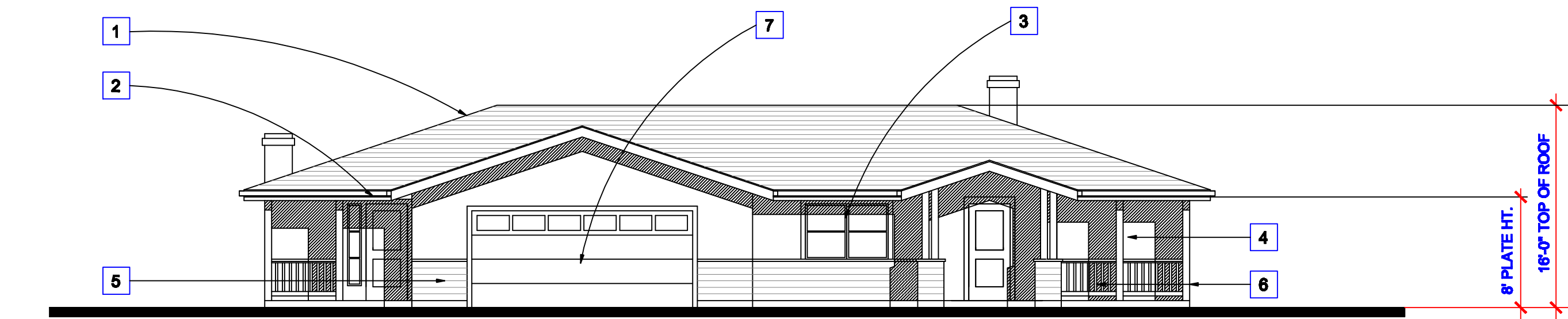
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ETOW ARCHITECTS
400 CAMINO AGUAJITO SUITE 205
MONTEREY, CA 93940 (831) 277-3433

HERITAGE AT COALINGA
SENIOR COMMUNITY
PHELPS AVENUE COALINGA CA

Date
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Job
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Of Sheets

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ENTRY ELEVATION 1/8" = 1'-0"

KEY NOTES

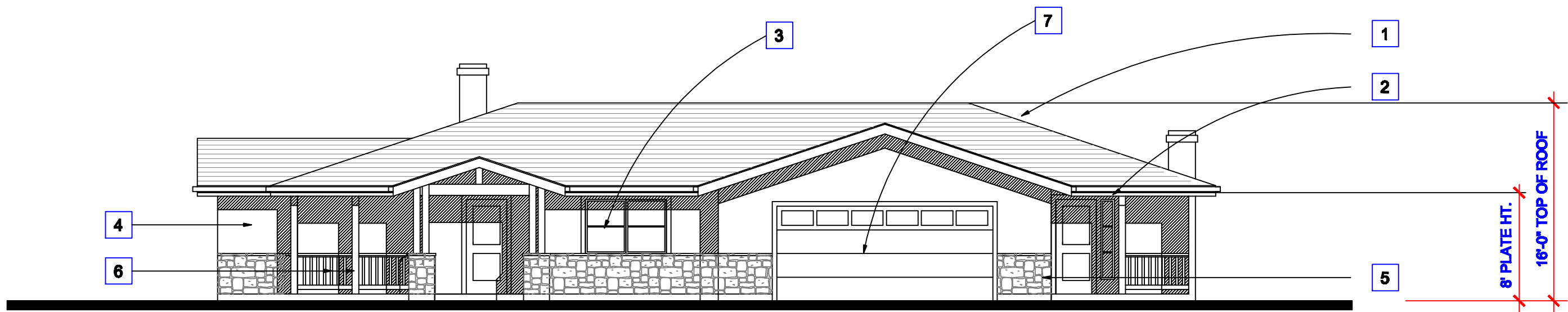
- 1 ASPHALT SHINGLES
- 2 WOOD EAVE TRIM
- 3 VINYL WINDOWS
- 4 STUCCO
- 5 WOOD FIBER/CEMENT HORIZONTAL SIDING
- 6 WOOD POSTS AND RAILING
- 7 VINYL GARAGE DOOR



UNIT B
FLOOR PLAN

1/8" = 1'-0"

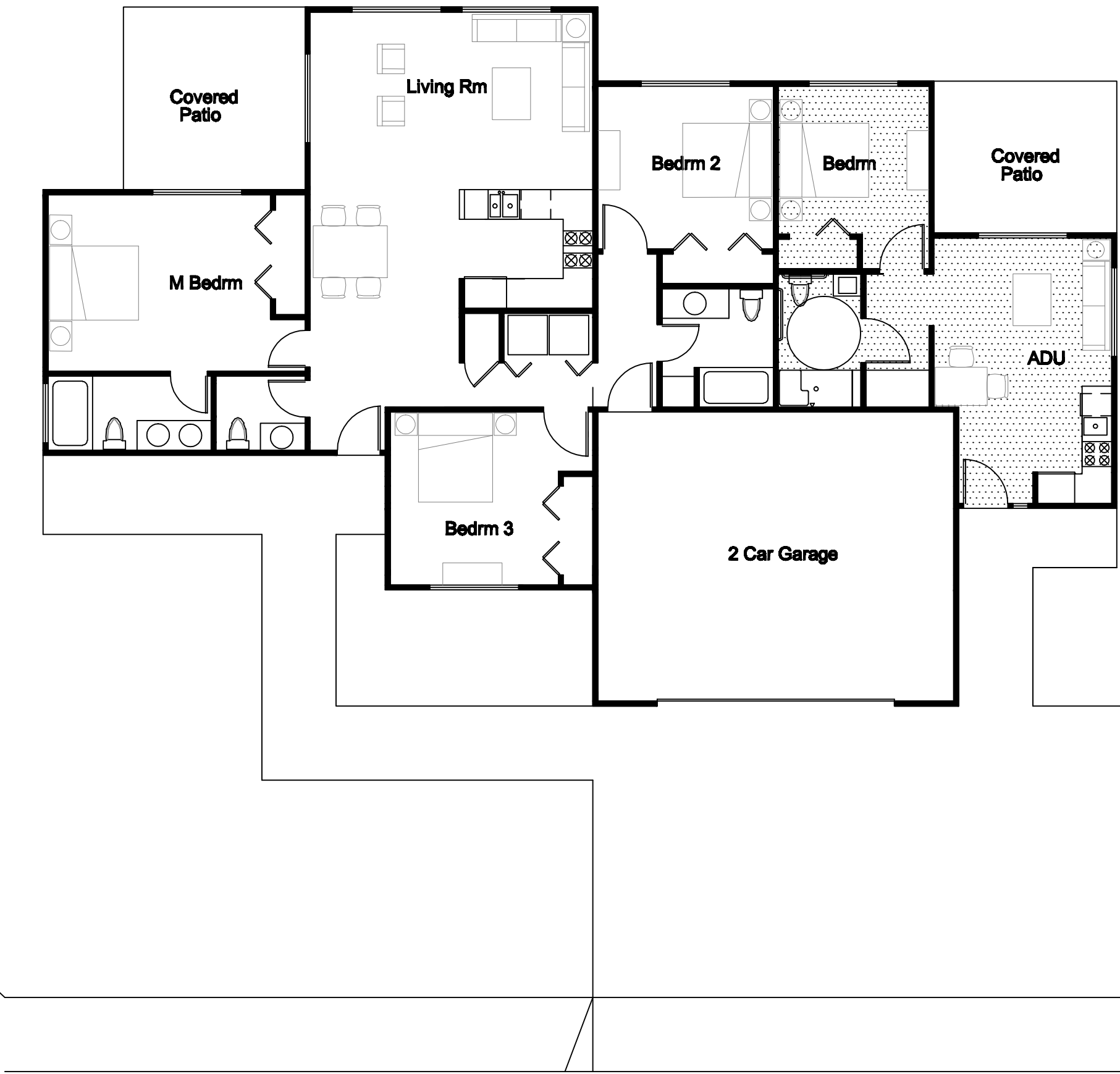
SINGLE FAMILY RESIDENCE 1200 SF
ADDITIONAL RESIDENTIAL UNIT 450 SF



ENTRY ELEVATION 1/8" = 1'-0"

KEY NOTES

- 1 ASPHALT SHINGLES
- 2 WOOD EAVE TRIM
- 3 VINYL WINDOWS
- 4 STUCCO
- 5 STONE WAINSCOT
- 6 WOOD POSTS AND RAILING
- 7 VINYL GARAGE DOOR



UNIT A
FLOOR PLAN 1/8" = 1'-0"
SINGLE FAMILY RESIDENCE 1300 SF
ADDITIONAL RESIDENTIAL UNIT 450 SF

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ETOW
ARCHITECTS

400 CAMINO AGUAJITO SUITE 205
MONTEREY, CA 93940 (831) 277-3433

HERITAGE AT COALINGA
SENIOR COMMUNITY
PHELPS AVENUE COALINGA CA

Date
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Job
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Of Sheets



ASSISTED CARE
ENTRY ELEVATION

1/8" = 1'-0"



ASSISTED CARE
SIDE ELEVATION

1/8" = 1'-0"

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ETOW ARCHITECTS

400 CAMINO AGUAJITO
MONTEREY, CA. 93940 (831) 277-3433

HERITAGE AT COALINGA
ALZHEIMERS AND
ASSISTED CARE
PHELPS AVENUE COALINGA CA

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Of Sheets

ORDINANCE NO. 847

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COALINGA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF COALINGA BY REZONING PARCELS 070-060-072, 070-060-96S, AND 070-060-97S, TOTALING 11.15 ACRES FROM PUBLIC FACILITIES (PF) TO 9.02 ACRES TO RESIDENTIAL MEDIUM DENSITY (RMD) ZONING DISTRICT AND 2.13 ACRES TO RESIDENTIAL HIGH DENSITY (RHD) ZONING DISTRICT

WHEREAS, the owners of record, Country Roads Senior Living/TSR Coalinga, LP, PO Box 3164, Monterey, CA 93942 of real property designated Assessor's Parcel No. 070-060-072, 070-060-96S, and 070-060-97S Coalinga, California (the "Property"), have submitted an application to amend the Official Zone Map of the City of Coalinga related to the Property; and

WHEREAS, the Planning Commission of the City of Coalinga held a duly noticed public hearing on the 25th day of May 2021, and after considering all oral and written testimony and evidence both for and against the rezone, adopted Resolution 021P-006 recommending approval to the City Council for rezoning 9.02 acres from PF and RMD and 2.13 acres from PF to RHD; and

WHEREAS, the Planning Commission has determined that, subject to the City Council's approval of the above, the proposed rezone will be consistent with the provisions of the City of Coalinga General Plan, Land Use Elements and Government Code Section 65860; and

WHEREAS, a public hearing by the Coalinga City Council on the proposed rezone has been advertised pursuant to the Coalinga Municipal Code, and public comment has been solicited by the City Council, and;

WHEREAS, all property owners within a 300 feet radius of the property, as determined by the current Fresno County Assessor's Tax Roll, the owner of the Property, the applicant and to all local agencies expected to provide essential facilities or services to the project whose ability to provide those facilities or services may be significantly affected by this action, were notified of the public hearing by U.S. Postal Service first class mail, and;

WHEREAS, notice of the public hearing also was advertised and also posted May 20, 2021, and;

WHEREAS, the City Council duly conducted the public hearing to consider the recommendation of the Planning Commission on the proposed rezone at their regularly scheduled June 3, 2021 meeting, and;

WHEREAS, after considering all oral and written testimony and evidence presented, the City Council of the City of Coalinga has determined that it is in the public interest to amend Official Zone Map of the City of Coalinga related to the property as requested by the owners and recommended by the Planning Commission, and;

WHEREAS, the City Council has made the following findings pertaining to the change of land use designation and re-zoning of the property:

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.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF COALINGA ORDAINS AS FOLLOWS:

1. Subject to the Council's adoption of a resolution, the official Zoning Map of the City of Coalinga is hereby amended to change the zoning on 070-060-072, 070-060-96S, and 070-060-97S from PF to RMD and RHD as per the attached exhibit (A).
2. The City Clerk is authorized and directed to cause this ordinance or a summary of this ordinance to be published once in a newspaper of general circulation published within 15 days after its adoption. This ordinance shall take effect thirty (30) days after its adoption.

ATTEST:

The foregoing Ordinance was introduced by the City Council of the City of Coalinga, California, at a regular meeting held on June 3, 2021, and was passed and adopted by the City Council at a regular meeting held on July 1, 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

City Clerk, City of Coalinga

Honorable Mayor, City of Coalinga

Exhibit "A" Rezone Map

DRAFT

RESOLUTION 021P-006

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COALINGA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT, ZONING AMENDMENT, TENTATIVE SUBDIVISION MAP, CONDITIONAL USE PERMIT, SITE REVIEW APPROVAL AND ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM AT THE NORTHWEST CORNER OF PHELPS AVE AND GREGORY WAY

WHEREAS, the Planning Commission of the City of Coalinga, California, did on May 25, 2021, hold a duly noticed Public Hearing to recommend to the City Council the following:

- General Plan Amendment (Public Facilities to Residential Multi-Family and a Portion Residential High Density); and
- Zoning Amendment (PF - Public Facilities to RMD-PD - Residential Medium Density and a portion RHD-PD – Residential High Density with a Planned Development Overlay); and
- Tentative Subdivision Map to include (27) individual independent, single-story living units with an attached additional development unit (ADU);
- Site Plan Review; and
- Conditional use permit for (2) new assisted care buildings totaling 40 beds and 24,334 square feet; and one (1) Alzheimer care building totaling 20 beds and 10,279 square feet and
- Certification of an Initial Study/Mitigated Negative Declaration and mitigation monitoring program in accordance with the California Environmental Quality Act.

WHEREAS, the subject property is located at northwest corner of Phelps Ave and Gregory Way, identified more particularly described as (APN(s): 070-060-072, 070-060-96S, and 070-060-97S); 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 February 23, 2021 and ended on March 25, 2021: 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.

SITE PLAN REVIEW

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 site plan review:

1. The proposed construction/alterations are in substantial conformance with the General Plan, zoning ordinance, and any applicable plans adopted by the city.
2. The proposed construction/alterations conform to the requirements of the applicable Zoning Districts.

3. The proposed construction/alteration conforms to all applicable design standards and guidelines, as adopted by the City Council.
4. The construction/alteration will not have significant adverse effects on the public health, safety and welfare.

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/MND 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 25<sup>th</sup> Day of May 2021.

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. 20-01**

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

**Administrative**

- 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. Phasing Plan and Expirations
- a. **Phase 1:** Subdivision Map Creating 32 lots, Development of 27 single family lots and associated improvements. Expiration in accordance with the Subdivision Map Act.
  - b. **Phase 2:** 57-unit Senior Apartments (Requires future Site Plan Review Approval by the Planning Commission)
  - c. **Phase 3:** 28 bed and 12 bed Assisted Living Facilities and 20 bed Alzheimer’s Facility. Site Plan Review will expire 2 years from project approval. Subsequent extensions shall occur in accordance with Planning and Zoning code.
- COA 3. 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 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 Assistant City Manager 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. All Community Development Department and Engineering fees shall be paid in full prior to the issuance of a building permit.
- COA 9. When a tentative map is approved or conditionally approved in conjunction with a Conditional Use Permit or other discretionary permit, such permit shall expire at the same time as the tentative map unless the permit states a different expiration date approved by the City Council. Extensions of time of tentative maps approved with companion Conditional Use Permits or other discretionary permits may also include extensions of time for such companion permits to exceed the maximum appropriate time limit permitted by the Coalinga Municipal Code.

## **Engineering**

- COA 10. All improvements shall conform to City Standards and Specifications and be approved by the City Engineer.
- COA 11. 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 12. 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 13. The subdivider shall file the Final Map in accordance with Section 9-7.303 of the Coalinga Municipal Code and Subdivision Map Act.
- COA 14. Multiple final maps may be filed if the subdivider informs the Community Development Director in writing of his or her intention to file multiple final maps, at the time the tentative map is filed or, if the Community Development Director and the subdivider concur to the filing of multiple final maps after the filing of the tentative map.
- COA 15. The subdivider shall form a Homeowners Association (HOA) at time of Final Map acceptance. Residential Lots 1 through 28 are designated a planned development with private streets. The private streets or outlots shall be designated a common area for use for ingress, egress, surface drainage and public utilities. The common area shall provide for no private street vehicular parking to allow for required fire truck width clearance. All residential sewer, domestic water, natural gas, fire main/fire hydrants within the private street system shall be considered public and shall be included in the homeowners association.
- COA 16. There shall be a covenant placed on lots 1-28 restricting age to 55 years or older in order to ensure the community remains senior living.
- COA 17. A Subdivision Title Guarantee and Preliminary Title Report shall be provided with filing of the Final Map.

- COA 18. No dead-end water mains are permitted. Provide a looped water main system.
- COA 19. The subdivider shall pay all taxes and assessments, past and current including those amounts levied but not billed, on the property prior to the recording of the Final Map. Prior to the filing of the Final Map, the subdivider shall file all statements, certificates and security for taxes and assessments required by Government Code Sec. 66492 and 66493.
- COA 20. Prior to the Final Map approval, the subdivider shall enter into an agreement with the City and provide all bonds or other improvement, payment, monument and warranty security required by Section 9-7.501(g) of the Coalinga Municipal Code and Subdivision Map Act, in the form and amount acceptable to the City. The agreement and improvements security shall ensure completion, at the subdivider's expense, of all improvements for the subdivision required by the City or by City of Coalinga ordinances, codes, and standards applicable at the Time of approval or conditional approval of the tentative map, including without limitation all those improvements described in the Conditions of Approval.
- COA 21. The subdivider shall record at time of Final Map all easements for public utilities.
- COA 22. The provisions of the San Joaquin Valley Air Pollution Control District Rule 8021 shall be complied with during construction. All permits shall be provided to the City Building Department at the time of Building Permit Issuance.
- COA 23. 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 24. Construction hours shall be limited to normal working hours. All construction equipment shall be properly maintained and muffled to avoid nuisances to the surrounding or neighboring property owners.
- a. Weekdays from 7:00 a.m. to 6:00 p.m.;
  - b. Saturday from 8:00 a.m. to 5:00 p.m.;
  - c. Sunday and Holidays – no construction allowed unless authorization is granted by the City Manager.
- COA 25. 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 26. The applicant shall submit a revised/corrected final construction site plan including all conditions of approval for review and approval by the City Engineer and Community Development Director prior to the issuance of a building permit.
- COA 27. The applicant shall comply with all ADA accessibility guidelines, including the following:
- a. Provide an ADA accessible path of travel from the ADA parking stalls to the building entrance(s);



- b. All ADA handicap parking stalls shall be marked and signage provided in accordance with City Standard P-13, P-14 and P-15.
  - c. Provide an ADA accessible path of travel from the public street sidewalk to the building entrances.
- COA 28. All improvements within City rights-of-way, including but not limited to, new sidewalk, curb and gutter, commercial drive approaches and street lighting shall conform to current City of Coalinga Standards.
- COA 29. New utilities, such as sanitary sewer, water meter and/or natural gas meter required for the development will be the responsibility of the owner/developer and shall be to current City Standards. These utility connections shall be located from Phelps Avenue. A utility plan for the development shall be submitted for review and City approval.
- COA 30. All on-site parking lots shall be designed and installed in conformance with City of Coalinga Standard P-16.
- COA 31. **Phelps Avenue Improvements:** repair or replace any damaged or broken curb and gutter along the project frontage per the direction of the City Engineer. provide ac pavement slurry seal along the project frontage and refresh all existing striping and pavement markings along the project frontage. All open trench resurfacing to install utility connections shall be constructed in accordance with City Std. A-1. Construct commercial driveway approaches in accordance with City of Coalinga standards as required by City Engineer.
- COA 32. Street lighting shall be installed along the Phelps Avenue frontage. Street light spacing shall be at 150' maximum. Street lighting shall be type 15 100watt LED Streetlight with 12' mast arms.
- COA 33. Applicant shall install a meandering sidewalk along the project frontage.
- COA 34. Applicant shall install site landscaping along the project frontage. A landscape plan shall be reviewed and approved by the Community Development Department. Landscaping shall include drought resistant landscaping with a combination od trees and shrubs.
- COA 35. Direct drainage of storm water runoff over public sidewalks at driveways not permitted. On-site Storm water runoff shall be directed to the existing on-site storm water pipeline facilities. The on-site storm water pipeline facilities are private. Obtain permission from owner prior to connecting into system. Any on-site drainage system shall be designed with sufficient capacity to convey a 10 year, 24 hour storm event. Hydrologic and Hydraulic calculations shall be submitted to the City Engineer (all Phases). Storm water runoff shall be directed under sidewalks per City Standard A-14 or A-15.
- COA 36. 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 37. 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 38. 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 39. 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 40. A subdivision tract number shall be obtained from the Fresno County Recorder and shall be shown on the map.
- COA 41. The submitted site plan shall be revised to read Tentative Subdivision Map and parcel letter designations shall be changed to read lot numbers.
- COA 42. The subdivider is responsible to adhering the installation of public improvements in accordance with Section 9-7.501.
- COA 43. 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 44. Owner/Contractor must comply with the Federal Clean Water Act, Section 402(p) and the Phase II Rule regulations under the National Pollutant Discharge Elimination System (NPDES). Since the site grading is one (1) acre, or more, the Owner/Contractor must file a Notice of Intent (NOI) with the State Water Control Board, and submit a Storm Drain Pollution Prevention Plan (SWPPP) to the City of Coalinga, prior to obtaining a Grading Permit.
- COA 45. On-site Construction Site, Grading, Utility and Landscape & Irrigation plans shall be submitted to the Community Development Department for review and approval by City Engineer.
- COA 46. Owner shall provide structural or vegetative Best Management Practices for conveying stormwater within landscape strips or detention ponds prior to discharges to existing storm drainage facilities as required by City Engineer.

## **Planning**

- COA 47. The developer shall prepare a housing layout plan for the 27 lots for review and approval by the Community Development Department prior to final map acceptance.
- COA 48. All security and site lighting shall be shielded to avoid “spill over” nuisance lighting to the existing adjacent uses.
- COA 49. Owner shall provide a 6’ solid masonry block wall for all residences fronting Phelps Avenue.
- COA 50. The trash enclosure as identified on the final site plan shall be designed and installed in conformance with City of Coalinga Standards A-4 and approved by the City Engineer.
- COA 51. All yards shall be fenced in accordance with the planning and zoning code related to heights, setbacks and materials.

- COA 52. The applicant shall submit an application to the Community Development Department for all signage. A permit must be issued by the Planning Department prior to installation.
- COA 53. The applicant shall submit an administrative site plan/plot plan for review, to the planning department, for each new residential unit to be built on the newly created parcels.
- COA 54. The applicant shall provide two (2) 24 inch box trees for each interior residential lot. Additional number of trees shall be required for corner lots as determined by the City Engineer. All trees shall be approved by the City of Coalinga before installation and shall be shown on the landscape plan for each residential plot plan.
- COA 55. Project proponent shall provide varying front yard setbacks with a minimum of 5 foot difference between lots.
- COA 56. The applicant shall provide a declaration of Covenants, Conditions, Restrictions & Easements establishing a plan of common ownership for the parking lot, storm drainage, cross access and fire protection systems for lots 29, 30 and 31.
- COA 57. The development shall provide for side yard entrances (gates) that will accommodate the City's solid waste, green waste and recycling containers.
- a. Developer shall also provide for a concrete walkway from the driveway to the side yard gate for the transportation of the refuse container's

#### **Public Safety**

- COA 58. Dry chemical fire extinguishers to be mounted as per City standards on the exterior of each building.
- COA 59. All turning radiuses shall be able to accommodate fire truck forty (40') feet long.
- COA 60. All on-site fire protection systems including fire hydrant locations shall be approved by the Fire Chief.

#### **Environmental**

- COA 61. The subdivider shall adhere to all the mitigation measures identified in the initial Study and Certified Mitigated Negative Declaration including adhering to the mitigation and monitoring program. The Initial study and mitigated declaration is incorporated by reference and fully enforceable.