



AGENDA

PLANNING COMMISSION

TUESDAY AUGUST 11, 2026

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

Notice is hereby given that the Planning Commission will hold a Regular Meeting, on August 11, 2026 in the City Council Chambers, 155 West Durian Avenue, Coalinga, CA.

Persons with disabilities who may need assistance should contact the City Clerk at least 24 hours prior to the meeting at 935-1533 x113. Anyone interested in translation services should contact the City Clerk at least 24 hours prior to the meeting at 935-1533 x113. The Meeting will begin at 6:00 p.m. and the Agenda will be as follows:

CALL MEETING TO ORDER (6:00 PM)

Pledge of Allegiance

CHANGES TO THE AGENDA

ROLL CALL

Commissioners:

<i>Chairman Stoppenbrink</i>
<i>Vice Chairman Hill</i>
<i>Commissioner Helmar</i>
<i>Commissioner Yeadon</i>
<i>Commissioner Papietro</i>

Staff:

<i>Sean Brewer, Interim City Manager</i>
<i>Shannon Jensen, City Clerk</i>

PUBLIC COMMENTS

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

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

INFORMATION/CONSENT CALENDAR

1. Meeting Minutes for Approval 2-10-2026

PUBLIC HEARINGS

1. Approval of Resolution No. 026P-005 for an Application for Conditional Use Permit Modification and Site Plan Review Based on the Findings and Subject to the Conditions of Approval

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: Meeting Minutes for Approval 2-10-2026
Meeting Date Tuesday, August 11, 2026
Project Location:
Applicant:
Owner:
Prepared By:

I. RECOMMENDATION:

II. BACKGROUND:

III. PROPOSAL AND ANALYSIS:

IV. FISCAL IMPACT:

V. REASONS FOR RECOMMENDATION:

ATTACHMENTS:

Description

☐ Minutes for Approval 2/10/26

MINUTES

PLANNING COMMISSION

155 W. Durian Avenue, Coalinga, CA 93210

Tuesday, February 10, 2026

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

CALL MEETING TO ORDER (6:02PM)

Pledge of Allegiance

CHANGES TO THE AGENDA

Assistant City Manager Jesse Barron announced the following changes to the Agenda:

None

ROLL CALL

Commissioners: Chairman Stoppenbrink
 Vice Chairman Hill - Absent
 Commissioner Helmar - Absent
 Commissioner Papietro
 Commissioner Yeadon

Staff: City Manager, Sean Brewer – Absent
 Assistant City Manager, Jesse Barron
 City Clerk, Shannon Jensen - Absent

PUBLIC COMMENTS

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

INFORMATION/CONSENT CALENDAR

1. Adopt Resolution No. 026P-002 Recommending the City Council Review and Accept the 2025 Annual Progress Report (APR) for the City's 6th Cycle Housing Element and General Plan

Assistant City Manager Jesse Barron presented the annual report.

*Motion by Helmar, Second by Yeadon to Approve Information/Consent Calendar Item No. 1. Motion **Approved** by a 3/0 Majority Voice Vote. (Hill and Helmar – Absent)*

PUBLIC HEARINGS

None

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

None

DEPARTMENT REPORTS

Assistant City Manager Jesse Barron provided a brief report of current City projects.

COMMUNICATIONS

1. Staff Announcements

None

2. Commissioner Announcements

None

3. Chairperson Announcements

None

ADJOURN 6:11PM

APPROVED:

Chairperson / Vice Chairperson

ATTEST:

Shannon Jensen, City Clerk

Date



Staff Report- Chairman and Planning Commission

Subject: Approval of Resolution No. 026P-005 for an Application for Conditional Use Permit Modification and Site Plan Review Based on the Findings and Subject to the Conditions of Approval

Meeting Date Tuesday, August 11, 2026

Project Location: 140 Truman Coalinga, CA 93210

Applicant: Ruben Ayala

Owner: Ruben Ayala

Prepared By: Jesse Barron, Assistant City Manager

I. RECOMMENDATION:

The recommendation is for the Planning Commission to approve Resolution 026P-005 for an application for Conditional Use Permit Modification and Site Plan Review (Application No. 25-02) based on the Findings and subject to the Conditions of Approval.

II. BACKGROUND:

On May 15, 2026, the Community Development Department accepted an application for a Conditional Use Permit Modification and Site Plan Review for a proposed banquet and gathering hall located at 140 Truman Street (APN 071-020-75S).

III. PROPOSAL AND ANALYSIS:

The applicant proposes to use a portion of the property as a banquet and gathering hall for various private events such as fundraisers, funeral services, and birthday parties. According to their application, they plan to utilize the previously approved 2,400 square foot building and new accessory structures for a banquet and gathering hall use. There are 27 proposed parking stalls throughout the site. The application proposes to utilize the banquet and gathering hall during the following days and hours of operation:

- Monday – Friday: 9am to 10pm
- Saturday: 9am to 12pm
- Sunday: 9am to 11pm

Building Space	Square Footage
Banquet and Gathering Hall (previously approved)	2,400

Restroom Building	77
ADA Restroom Building	60

Banquet and Gathering Hall Zoning Classification

The banquet hall land use is classified as “Small-scale Entertainment and Recreation.” Article 2 of Chapter 1, Title 9 of the CMC define Small-scale Entertainment and Recreation Facilities as “small, generally indoor facilities that occupy less than 10,000 square feet of building area, such as billiard parlors, card rooms, dance halls, small tennis club facilities, poolrooms, and amusement arcades. This classification may include restaurants, snack bars, and other incidental food and beverage services to patrons.” The proposed use is consistent with this land use classification.

Conditional Use Permit Modification Application

The subject property currently holds an existing Conditional Use Permit for truck terminal facilities. The current proposal for a new banquet and gathering hall constitutes a modified land use change of a previously permitted use on the property. Because this application proposes to modify a previous CUP approval with a new use, the Conditional Use Permit Modification application is required. The process for review of Conditional Use Permit applications is designed to evaluate possible adverse impacts and to minimize them where possible through the imposition of specific conditions.

Site Plan Review Application

According to Section 9-6.402 of the CMC, a Site Plan Review is required for all development projects within the City. The purpose of the Site Plan Review is to enable the Community Development Director or the Planning Commission to make findings that a proposed development is in conformity with the intent and provisions of the CMC, 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 Planning Commission.

Land Use and Zoning Compliance

The General Plan designation for the parcel is (CS) Service Commercial with a zoning designation for (CS) Service Commercial.

The (CS) Service Commercial designation allows a full range of retail and service uses that usually require a single-purpose trip to visit one commercial establishment. Repair facilities, building materials, industrial suppliers, auto and accessory dealers, light manufacturing/distributing, and wholesale and/or retail outlets are permitted in this designation.

The proposed project is consistent with the General Plan goals and policies to expand opportunities for the community. The relevant General Plan policies are detailed below.

Goal LU-1: Preservation of the City’s small-town character and neighborhood quality and long-term economic vitality of the community.

Policy LU1-2: Retain and expand diversified business opportunities that are compatible with the environment, community values, and community vision of the City.

Policy LU1-3: Attract new businesses to the City that are compatible with the community vision and improve the balance among commercial, professional office, and industrial businesses so that the needs of Coalinga

residents are provided for without compromising the community character.

Goal LU-4: Retention and expansion of older, existing commercial centers and establishments.

Surrounding Land Use Setting:

The proposed project is also compatible with surrounding uses. These zone districts are detailed in the table below.

Direction	Zoning
South	General Commercial
West	Service Commercial
East	Residential Medium Density (future trail)
North	Service Commercial

Project Location and Site Description:

The proposed banquet and gathering hall is located on the southeast side of Truman Street, north of Van Ness Street at 140 Truman Street. The site is approximately 37,000 square feet. The site is currently occupied by a previously approved truck terminal (CUP 20-03). The site has a 38'x32' shop/storage building, a 52'x19' office building, three (3) small accessory porch structures, and a 60'x40' metal building that was previously approved for the truck terminal use. The 60'x40' metal building is proposed to be converted to the banquet and gathering hall. The site is partially improved with asphalt and the remaining portion of the lot is improved with compacted gravel where semi-trucks are parked for the truck terminal. The property is largely surrounded by chain-link fencing with privacy slats excepting the northern portion which does not have privacy slats.

Ingress and egress are accessed off Truman using the existing 35-foot drive approach with an electric rolling gate to avoid queuing on Truman as cars/trucks enter the property. There is currently landscaping along the project frontage which satisfied the planning and zoning requirement for landscaped areas. Any dead or diseased trees will be conditioned to be replaced per a Public Works inspection.

Staff Analysis

As described in more detail below, City staff has determined the proposed project, as conditioned, is in substantial conformance with the General Plan, Zoning Ordinance, and any applicable plans adopted by the City.

Structure: The project proposes the conversion of an existing metal warehouse building into a banquet and gathering hall for various private parties. The project also proposes new car parking stalls and two (2) new restroom facilities.

Access: Access to the site is via an existing drive approach on Truman Street.

Utilities: The site is connected to existing utilities, and there are readily available points of connection for any necessary utility upgrades to the site. Utilities are accessed from Truman Street along the project frontage.

Parking: The proposed development provides 27 parking spaces. The following table identifies the total parking required for the proposed project:

Use	Requirement	Proposed	Required Spaces
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Small Entertainment and Recreation (Establishments without seating)	To be determined by the Community Development Director – 1 for every 75 sq. ft. of assembly area	2,400 sq. ft.	32 spaces
		TOTAL	32

Based on the analysis of the project scope and parking requirements for similar uses, staff has determined that 1 space per every 75 sq. ft. of assembly area is adequate to cover the amount of people during any given event. The project currently proposes 27 parking stalls, less than the minimum required 32 spaces; however, the project will be conditioned to provide five (5) additional parking stalls. There are portions on the southern and eastern ends of the site that additional parking stalls can be included.

- **Refuse Containers:** Pursuant to Section 9-4.211(a), the site is required to include a solid waste and recycling container enclosure. There is not a trash enclosure depicted on the site plan; however, the project has been conditioned to revise the plan set and construct a new trash enclosure consistent with City standards.

- **Landscaping:** Section 9-4.305(a)(5) – Parking Design and Development Standards: Landscaping – requires a minimum of 10% of the total site area to be landscaped. The site currently has existing landscaping from a previously approved satisfies this requirement.

- **Lighting:** All site lighting was previously approved under prior entitlements, and it satisfies the requirements outlined in the CMC.

- **Signage:** Signage has not been approved as part of this application and will be submitted as a typical sign permit application and reviewed and approved at an administrative level.

- **Noise:** Section 9-4.405 – Noise of the CMC, noise attenuation measures necessary to reduce noise impacts to acceptable levels to the extent feasible may be required to be incorporated into a project. The applicant submitted a Noise Assessment with the application. The Noise Assessment evaluated noise impacts from Project site operations to adjacent residential land uses. Additionally, the Assessment evaluated the Project for consistency with Chapter 5 of the Coalinga General Plan – Safety, Air Quality, and Noise Element. The Assessment determined that noise levels with indoor amplified sound shows a less than significant impact with respect to the CNEL/LDN criteria identified by the General Plan. Specifically, the analysis determined that the closest residential land use (Tara Glenn Apartments) would receive a maximum of 58.0 decibels with indoor amplified music and all rollup doors in the “up” position. This falls below the City’s normally acceptable level of 59.0 decibels for residential properties.

Regardless, the project has been conditioned as follows: 1) Limit all amplified sound (including amplified music) to the hours of 10:00 AM to 10:00 PM; 2) Disallow all outdoor amplified sound; and 3) Install a decibel reader at property lines in order to monitor noise levels.

- **Access, Circulation, and Off-Site Improvements:** Vehicular access to the site is provided by one (1) point of ingress/egress from the existing driveway along Truman Street. Truman Street is a designated Arterial Road in the General Plan Circulation Element. Internal circulation within the site is provided through the parking lot and pedestrian walkways. All off-site improvements have been previously installed.

- **Public Services:** The project is located within City limits and will be served by the Coalinga Police Department and Coalinga Fire Department. The project was routed to the respective service departments, and no comments have been received to date.

Environmental Considerations

The project has been reviewed in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and has been determined to be categorically exempt (Class 32) pursuant to Section 15332 of the CEQA Guidelines regarding infill development.

The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project site has no value as habitat for endangered, rare, or threatened species.

Approval of the project as conditioned would not result in any significant effects relating to traffic, noise, air quality, or water quality.

The site can be adequately served by all required utilities and public services.

Based on the analysis contained above, none of the exceptions to Categorical Exemptions set forth in CEQA Guidelines, Section 15300.2 apply to the project.

Public Notification

On July 30, 2026, public hearing notices for this project were posted and mailed to property owners located within 300 feet of the project site. As of this report, the City has received no written or oral comments on the project.

IV. FISCAL IMPACT:

None.

V. REASONS FOR RECOMMENDATION:

Staff is recommending approval of the following project because it meets and/or exceeds the requirements of the Coalinga zoning code in the following respects:

Site Plan Review Findings:

1. All provisions of the Planning and Zoning Code are complied with;
2. The following project is so arranged that traffic congestion is avoided and pedestrian and vehicular safety and welfare are protected, and there will be no adverse effect on surrounding property including but not limited to:
 - a. Facilities and improvements;
 - b. Vehicular ingress, egress, and internal circulation;
 - c. Setbacks;
 - d. Height of buildings;
 - e. Location of services;
 - f. Fences and/or walls;
 - g. Landscaping.

3. Proposed lighting is so arranged as to direct the light away from adjoining properties;
4. Proposed signs will not be size, location, color, or lighting interfere with traffic or limit visibility;
5. Proposed development has adequate fire and police protection;
6. Proposed development can be adequately served by city sewer and water;
7. Drainage from the property can be properly handled;
8. The proposed development is generally consistent with the Zoning Ordinance, the General Plan, and any other applicable plans.

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Conditional Use Permit Findings:

1. General Plan consistency. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable plan that the City has adopted;
2. Neighborhood compatibility. The location, size, design, bulk, coverage, density, traffic generation and operating characteristics of the proposed project are consistent with the purposes of the district where it is located, and will not have an adverse effect on the neighborhood and surrounding properties;
3. Asset for the neighborhood. The nature use and architectural/design features of the proposed development make it attractive, functional and convenient. The proposed development enhances the successful operation of the surrounding area in its basic community functions, or provides an essential service to the community or region.

-
Conclusion

The appropriateness of the proposed project has been examined with respect to its consistency with the goals and policies of the Coalinga General Plan and the Coalinga Municipal Code; its compatibility with surrounding existing uses; and its avoidance or mitigation of potentially significant adverse environmental impacts. These factors have been evaluated as described above. Upon consideration of this evaluation, it can be concluded that Conditional Use Permit Modification Application No. and Site Plan Review Application No. 25-02, as conditioned, is appropriate for the subject property.

ATTACHMENTS:

Description

- ☐ Resolution No. 026P-005
- ☐ Application No. 25-02 Packet

RESOLUTION 026P-005

A RESOLUTION OF THE CITY OF COALINGA PLANNING COMMISSION APPROVING WITH CONDITIONS CONDITIONAL USE PERMIT MODIFICATION APPLICATION AND SITE PLAN REVIEW APPLICATION NUMBER 25-02 FOR A NEW BANQUET AND GATHERING HALL AT 140 TRUMAN STREET

WHEREAS, the City of Coalinga Community Development Department has received an application from the applicant, Ruben Ayala (Ayala Trucking), proposing a banquet and gathering hall at 140 Truman Street (APN: 071-020-75S); and

WHEREAS, the Planning Commission held the scheduled and noticed public hearing on July 28, 2026, to take testimony with regard to the proposed applications, and;

WHEREAS, Public Hearing Notices were sent to all property owners within 300 feet of the site as required by Local and State law, and;

WHEREAS, the Planning Commission has determined that this project is exempt from further environmental review under CEQA Guidelines §15332 related to the Infill Development, and;

WHEREAS, the Planning Commission completed its review of the proposed application and information contained in the staff report and has considered the testimony received during the public meeting process and comments provided via mail/email, and;

WHEREAS, the Planning Commission has made the following findings related to the Site Plan Review based on the development proposal:

- All provisions of the Planning and Zoning Code are complied with;
- The following project is so arranged that traffic congestion is avoided and pedestrian and vehicular safety and welfare are protected, and there will be no adverse effect on surrounding property including but not limited to:
 - Facilities and improvements;
 - Vehicular ingress, egress and internal circulation;
 - Setbacks;
 - Height of buildings;
 - Location of services;
 - Fences and/or walls;
 - Landscaping.
- Proposed lighting is so arranged as to direct the light away from adjoining properties;
- Proposed signs will not by size, location, color or lighting interfere with traffic or limit visibility;
- Proposed development has adequate fire and police protection;
- Proposed development can be adequately served by city sewer and water;
- Drainage from the property can be properly handled;

- The proposed development is generally consistent with the Zoning Ordinance, the General Plan, and any other applicable plans; and

WHEREAS, the Planning Commission has made the following findings related to the Conditional Use Permit based on the development proposal:

General Plan Consistency. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable plan that the City has adopted;

Neighborhood Compatibility. The location, size, design, bulk, coverage, density, traffic generation and operating characteristics of the proposed project are consistent with the purposes of the district where it is located, and will not have an adverse effect on the neighborhood and surrounding properties; and

Asset for the Neighborhood. The nature, use and architectural/design features of the proposed development make it attractive, functional and convenient. The proposed development enhances the successful operation of the surrounding area in its basic community functions or provides an essential service to the community or region.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission approves the application for Site Plan Review and Conditional Use Permit Modification for a banquet and gathering hall with conditions (Exhibit A) and reports and exhibits associated with this project.

PASSED AND ADOPTED, by the City of Coalinga Planning Commission at their regular meeting held on the 11th day of August 2026.

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

Planning Commission Chairman/Vice Chairman

ATTEST:

City Clerk/Deputy City Clerk

Exhibit A

General On-going Procedural and Operational Conditions of Approval – Conditional Use Permit Modification and Site Plan Review 25-02 (140 Truman Street)

1. *Revocation of approvals.* Any permit granted may be revoked or modified if any of the terms or conditions of approval are violated, or if any State law, statute and regulation, or City Ordinance is violated. The City Council and Planning Commission, by their own action, or following a recommendation from the Community Development Director, may initiate revocation or modification proceedings. A public hearing shall be held pursuant to Section 9-6.114.
2. The applicant 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 have the option of coordinating 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.
3. Within fifteen (15) days of final approval (expiration of the appeal period) by the Planning Commission, the Applicant/Developer shall submit in writing, a statement indicating that he/she has read and agrees to the conditions imposed herein. This approval shall become void, and any privilege, permit, or other authorization granted under these entitlements if compliance with this condition has not been undertaken within the specified time limits.
4. *Permit validity and renewal.* The Permit shall be valid for a period of ten (10) years. If the applicant fails to submit a renewal application at least ninety (90) days prior to expiration of the permit, the permit shall expire. Approval of the Community Development Director shall be required for permit renewal. In the event a timely submitted renewal application has not been acted upon, the permit shall extend beyond the ten (10) year period until the renewal permit has been acted upon. The renewal shall be valid for an additional five (5) years from renewal approval or the prior permit expiration, whichever is later.
5. This approval shall become null and void if all conditions have not been completed and the occupancy or use of 140 Truman Street has not taken place within one (1) year of the effective date of conditional approval.
6. All development on the Project Site shall be in compliance with all applicable provisions of the City's Municipal Code as well as all applicable provisions of the adopted Building and Fire Codes and submitted plans. All applicable construction shall obtain a building

permit and comply with the requirements of the Planning, Building, Public Works Police and Fire Departments.

7. All dead and/or diseased landscaping material along the Truman frontage shall be replaced as recommended by the Public Works Department and a proper irrigation system shall be installed to consistent watering. A separate landscape meter shall be required.
8. The entire property shall be fenced and slatted with approved fence material and not exceed 6 feet in height. Any damaged fencing or slat material shall be replaced.
9. The banquet and gathering hall shall operate only during the following days and hours. Any modification to these hours shall require prior review and approval by the Community Development Director or approval through an amendment to this Conditional Use Permit, as determined by the City.
 - Monday through Friday: 9:00 a.m. to 10:00 p.m.
 - Saturday: 9:00 a.m. to 12:00 p.m.
 - Sunday: 9:00 a.m. to 11:00 p.m.

No events, occupancy, or business operations associated with the banquet and gathering hall shall occur outside of these approved hours.

10. Amplified sound, including but not limited to music, speeches, announcements, DJs, live performances, or public address systems, shall be permitted only between the hours of 10:00 a.m. and 10:00 p.m. No amplified sound shall occur before 10:00 a.m. or after 10:00 p.m.
11. Outdoor amplified sound, including but not limited to music, DJs, live bands, speakers, public address systems, or any other electronically amplified audio, is prohibited at all times. All amplified sound associated with the banquet and gathering hall shall occur entirely within a building.
12. Prior to issuance of a Certificate of Occupancy for the banquet and gathering hall, the applicant shall install and maintain calibrated noise monitoring devices capable of measuring sound levels (decibels) at each property line. The monitoring equipment shall remain operational during all events involving amplified sound and shall be made available for inspection by the City upon request. The applicant shall ensure that all activities comply with applicable provisions of the Coalinga Municipal Code regarding noise.
13. No vehicles parked on the site for any event shall hinder, impede, or obstruct semi-truck parking or circulation (ingress/egress). Semi-trucks or trailers shall not be parked on the street at any time.
14. As a condition of approval, the property owner and operator shall grant the City of Coalinga Fire Department unrestricted access to the property at any time deemed necessary by the Fire Department for emergency response, life safety inspections, fire prevention activities, emergency investigations, or other life and safety purposes

authorized by law. Nothing in this condition shall be construed to limit the Fire Department's authority under applicable federal, state, or local law.

15. Prior to issuance of any building permit associated with this approval, the applicant shall submit a revised site plan for review and approval by the Community Development Director demonstrating a minimum of five (5) additional off-street parking stalls, resulting in a minimum total of thirty-two (32) parking stalls on the site. The additional parking shall comply with all applicable City standards for stall dimensions, aisle widths, accessibility, paving, striping, drainage, and circulation.
16. The applicant shall obtain all necessary building permits as required by the City's Building Official.



CITY OF COALINGA
BUSINESS LICENSE/
HOME OCCUPATION APPLICATION
155 W. Durian Street Coalinga, CA 93210
Phone: (559) 935-1531 Fax: (559) 935-0995

Business Type: (Check all that apply)

☐ GENERAL	(\$29.00)	☐ NON-PROFIT
☐ HOME OCCUPATION	(\$100.00)	☐ OTHER
☐ CONTRACTOR	(\$54.00)	
☐ PROFESSIONAL	(\$44.00)	

BUSINESS NAME:

R. Ayala Trucking

APPLICANT NAME:

Ruben Ayala

BUSINESS PHONE# (559) 469-9263

BUSINESS ADDRESS:

140 Truman St Coalinga CA 93210

MAILING ADDRESS:

Po Box 305 Coalinga CA 93210

E-MAIL ADDRESS:

reaexpressllc@yahoo.com

FEDERAL TAXPAYER I.D./S.S.#:

48-1274419

SALES TAX I.D.#

DESCRIBE BUSINESS ACTIVITY

Rental Hall

FOR HOME OCCUPATION: PLEASE COMPLETE A QUESTIONNAIRE

OWNERSHIP STATUS:



Sole Proprietor



Corporation



Partnership

OPENING DATE OF BUSINESS:

KIND OF BUSINESS: (Check all that apply)

☐ Retail	☐ Manufacturing	☐ Financial/Insurance	☐ Real Estate Leasing/Rentals
☐ Wholesale	☐ Services	☐ Door to Door Solicitation	☐ Contractor - CSLB Lic #
☐ Restaurant	☐ Professional Office	☐ Dental/Medical	☐ Other <u>Rental hall</u>

OWNER/MANAGER NAME:

Elida Ayala, Ruben Ayala

STREET ADDRESS:

140 Truman St

CITY/STATE/ZIP:

Coalinga CA 93210

PHONE: (559) 469-9263

AFFIDAVIT: I declare, under penalty of making false affidavit, that this application is made by me, that I am authorized to make such an application, that to the best of my knowledge and belief, it is a true, correct and complete application made in good faith, pursuant to the provisions of the Business License Ordinance of the City of Coalinga.

CONTRACTORS: By signing this document, you hereby declare yourself responsible for ensuring that all subcontracts have a valid business license on file with the City of Coalinga.

Ruben Ayala
Signature

9-8-2025
Date

FOR HOME OCCUPATION APPLICANTS ONLY:

AFFIDAVIT: I, the undersigned, hereby certify that I have read and understand the provisions attached pertaining to the establishment of a Home Occupation and agree that I will operate my business within the provisions prescribed by Sec. 9-2.3001 of the Coalinga Municipal Code:

Signature

Date

FOR OFFICIAL USE ONLY

License No. _____

General _____

Planning _____

Date Received _____

Professional _____

Building _____

Paid _____

Contractor _____

Fire _____

Expiration _____

Home Occup. _____

Police _____

Home Occupation Approved by: _____

Date _____

Business License Application Approved by: _____

Date _____

CITY OF COALINGA
SITE PLAN REVIEW APPLICATION

9/8/2025

Application Number

Date

APPLICANT INFORMATION:

RUBEN AYALA

Applicant/Property Owner Name:

PO BOX 305 COALINGA, CA 93210

Mailing Address:

559-469-9263

Telephone Number:

Assessors Parcel Number:

Property Location (Street Address):

140 TRUMAN ST COALINGA, CA 93210

Property is located:

TRUMAN ST

side of

E FOREST AVE

Street, between

Street and

Street

PROJECT INFORMATION:

Current Zoning:

COMMERCIA

Proposed Zoning

COMMERICAL

Existing Floor Plan:

40X60X18 BUILDING

Proposed Floor Area:

Describe structure(s) or improvements planned (two family, multi-family residential, commercial, industrial, wall sign, free standing sign etc.)

ADDING PERMITS FOR FAMILY GATTERINGS AND FUNRAISERS, ON AN EXISTING BUILDING.

Is project: ☐ new construction or ☐ remodeled.

Residential

Number of dwelling units

Total of area (in square feet)

Total lot coverage of buildings or structures (in square feet)

Percentage of lot coverage

%

Number of off street parking spaces provided. Covered

Open

Total square feet of sign area

Total square feet devoted to recreation and open space

sq ft.

Give total percentage of lot devoted to recreation and open space

sq ft.

(See instructions or Zoning Ordinance for definitions and requirements).

Total square feet of common recreation and open space area

Describe type and material to be used on exterior walls and doors

Commercial

Gross floor area or building when complete

2400

sq ft.

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

Number of parking spaces provided

40

Number of customers expected per day

Hours and days of operation

SATURDAY FROM 9AM TO 12AM

Describe any outside storage of equipment or supplies:

Industrial

Describe any outside storage of equipment or supplies: _____

Maximum number of employees in any daily shift: 0

Number of delivery or shipping trucks per day: 0

Number of delivery or shipping trucks per day when construction is complete: 0

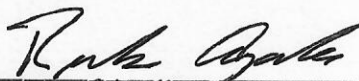
Site Plan Requirements – Mapping/Drawings

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

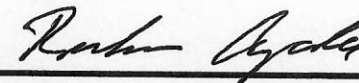
The undersigned hereby certify that the information presented in this application is correct.



Signature of Applicant

9/08/2025

Date



Signature of Record Property Owner

9/08/2025

Date

CITY OF COALINGA
ENVIRONMENTAL REVIEW APPLICATION

Application Number

Date

APPLICANT INFORMATION:

Applicant: RUBEN AYALA

Mailing Address: PO BOX 305 COALINGA, CA 93210

Telephone Number: 559-469-9263 Assessor Parcel Number: 071-020-75S

Property Owner's Name: RUBEN AYALA

Property Owner's Address: 140 TRUMAN ST COALINGA, CA 93210

Contact Person: ELIDA AYALA (559)469-9263

PROPERTY USE INFORMATION:

Size of Parcel (Square Feet/Acres) 37897 sq ft

Describe Existing Use of Property: storage & parking of semi-trucks/trailers, and personal vehicles.

Square Feet of Existing Building Area 2400

Square Feet of Existing Paved Area

Current Zoning commercial

Proposed Zoning

Describe in General Terms Existing Uses to the:

North: storage buidings

South: storage truck trailers

East: nothing

West: nothing

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 11 Number of trees to be moved (Age & Type) 0

Residential

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

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

d. Type of Household Size Expected:

Commercial

a. Orientation:

Neighborhood: commercial property

City or Regional: Coalinga, ca

b. Square Footage of Sales Area: _____

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

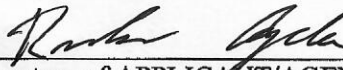
d. Type of Household Size Expected: _____

e. Number of Employees: Full Time 0 Part Time 0 Seasonal 0

f. Days and Hours of Operation Monday to Friday 9am to 10 pm/ Saturday 9am to 12am/Sunday 9am to 11am

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

RUBEN AYALA

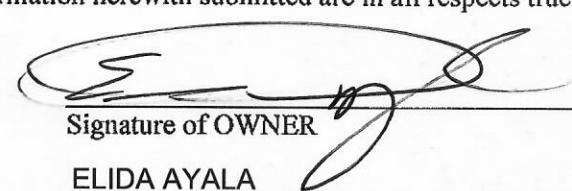
Name of APPLICANT/AGENT (Please Print)

PO BOX 305 COALINGA, CA 93210

Mailing Address

559-364-6073

Telephone Number



Signature of OWNER

ELIDA AYALA

Name of OWNER (Please Print)

PO BOX 305 COLAINGA CA 93210

Mailing Address

559-469-9263

Telephone Number

SHEET NO. 2 OF 7		PROJECT NO. 323-24-1179		DATE: 5/14/2024	
DRAWN BY: AF		LOCATION: 140 TRUMAN ST COALINGA, CA 93210		PROJECT TITLE: RUBEN AYALA	
SHEET TITLE: ELEVATIONS		METAL BUILDING MANUFACTURER: CENTRAL VALLEY STEEL STRUCTURES LLC		3210 W Dakota Ave. Fresno CA 93722 559-970-1882	

WARNING: Unpublished copy or use of this seal without the seal of the State of California is a violation of the law and may result in action to the fullest extent of the law and/or fines.

REGISTERED PROFESSIONAL ENGINEER

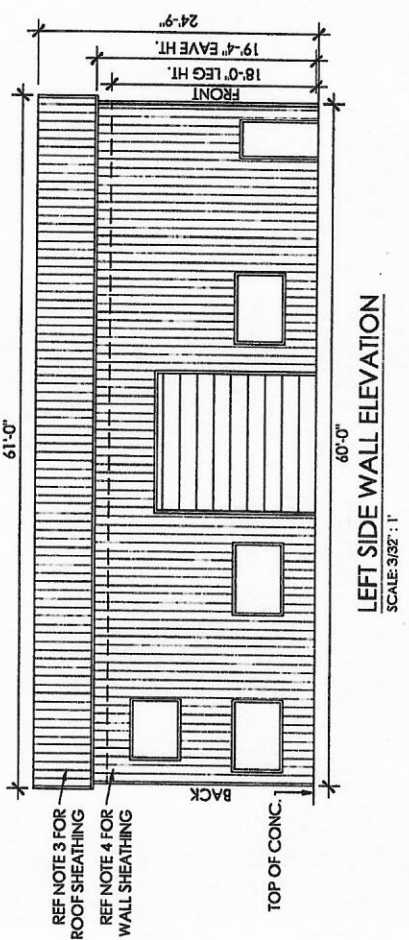
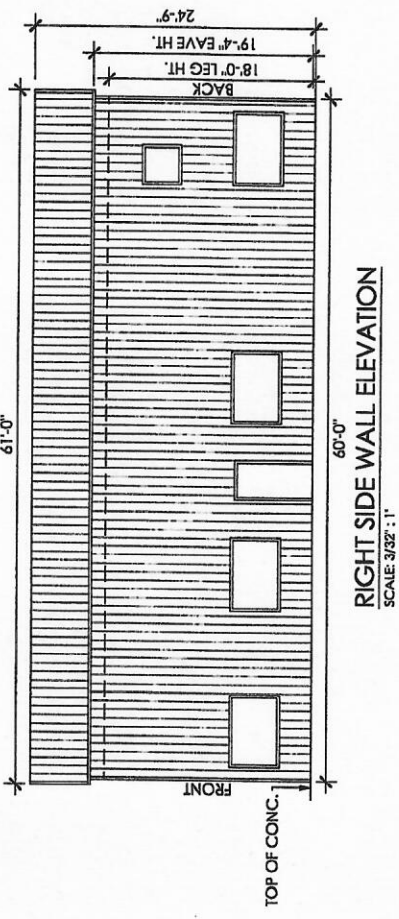
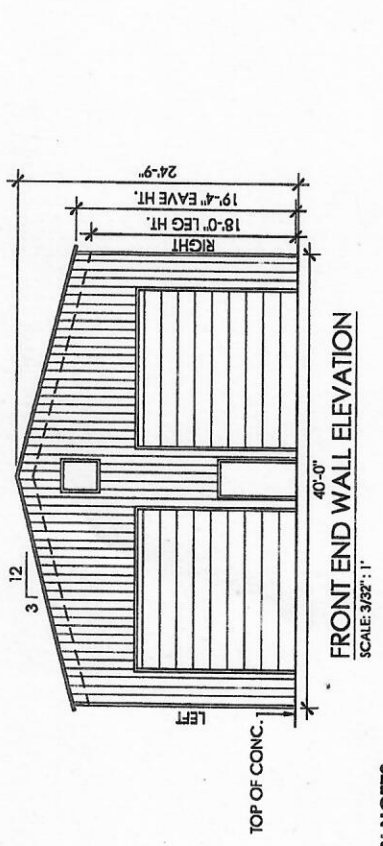
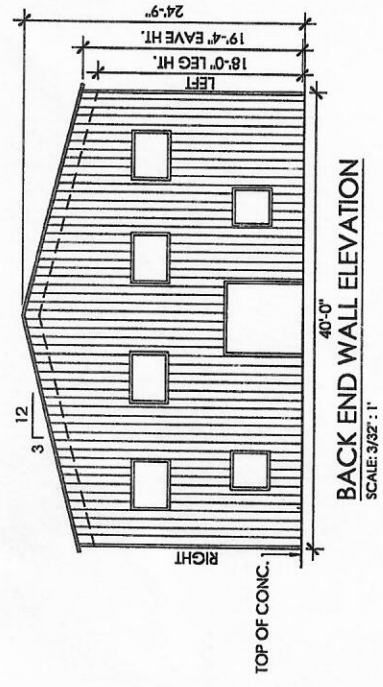
CIVIL

OMAR A. ABU-YASEIN

C73389

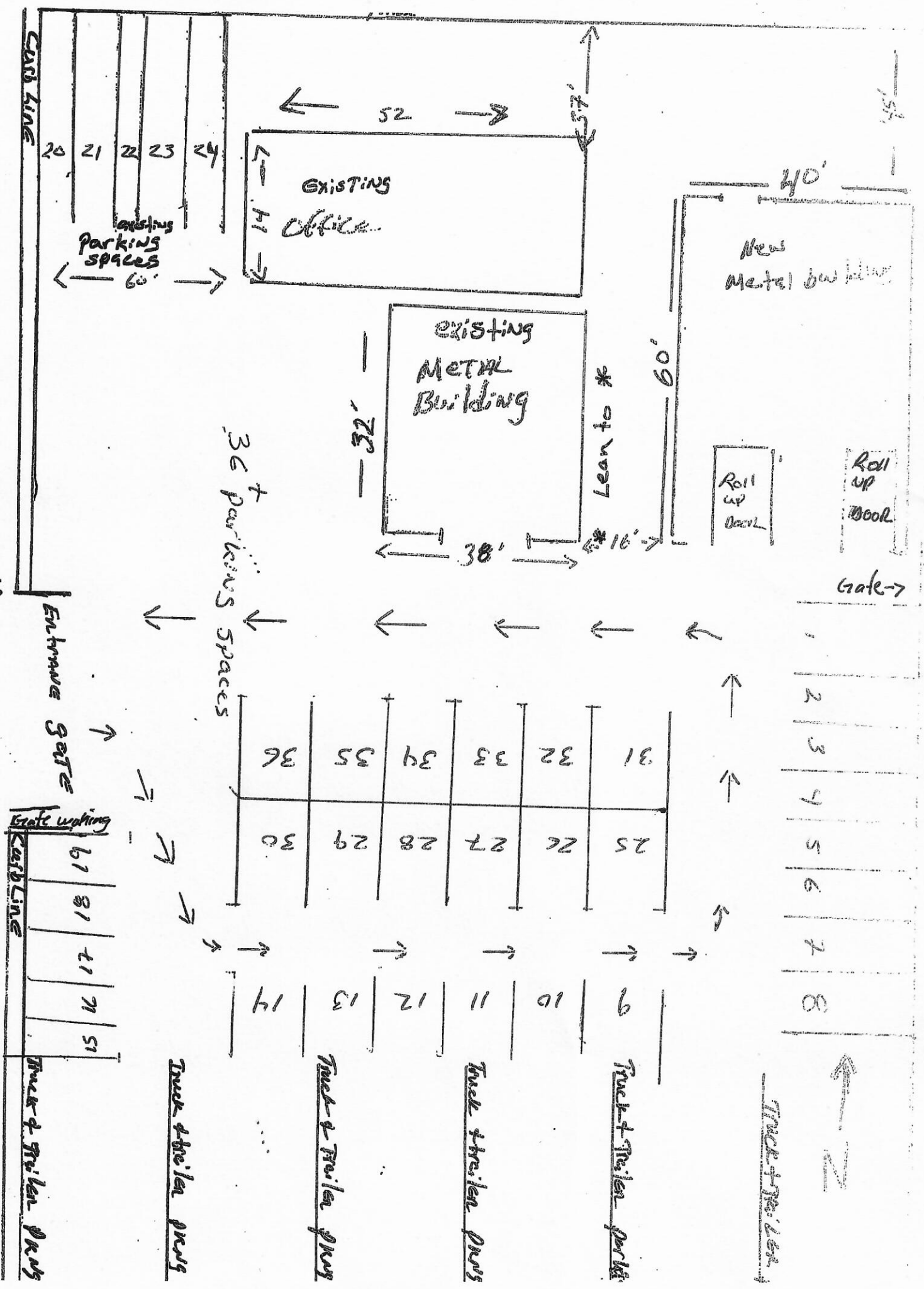
STATE OF CALIFORNIA

EXPIRES: 12/31/2024
SIGNED: MAY 14 2024



- DESIGN NOTES**
1. THE INTENTION OF ELEVATIONS PROVIDED ON THIS SHEET IS TO INDICATE STRUCTURAL COMPONENTS, DIMENSIONS, AND BUILDING ORIENTATION ONLY.
 2. ARCHITECTURAL DESIGN REQUIREMENTS ARE NOT COVERED IN THIS PLAN SET. THESE DESIGN REQUIREMENTS SHALL BE ADDRESSED IN A SEPARATE ARCHITECTURAL SET BY RESPONSIBLE LICENSED PROFESSIONALS IN CHARGE, AS NEEDED.
 3. ALL EXT ROOF SHEATHING SHALL BE:
CLASS A RATED 24GA. 3/4" RIB HT - GALV. OR PAINTED STEEL [FY=80 KSI] OR EQ.
 4. ALL EXT WALL SHEATHING SHALL BE:
CLASS A RATED 24GA. 3/4" RIB HT - GALV. OR PAINTED STEEL [FY=80 KSI] OR EQ.
 5. SHEATHING CONNECTIONS SHALL BE #12-14 X 3/4" SDS W/ BONDED NEOPRENE WASHER PER ESR 2194.

THURMAN ST.



N

September 20, 2025

Ruben and Elida Ayala
140 Truman Street
Coalinga, CA 93210

RE: Coalinga Gathering Hall Noise Assessment

Dear Ruben and Elida Ayala:

JK Consulting Group prepared the following Noise Assessment for the proposed Gathering Hall (Project) in the City of Coalinga. The Project proposes the operation of a gathering hall on property located at 140 Truman Street Coalinga, CA 93210. The Project site includes an existing 2,400 square foot building which will be used for gathering hall operations. The Project site and current structures are used for storage, parking, and maintenance. The gathering hall will serve as a space for family gatherings and fundraiser-style events. Access to the site is provided at a single driveway along Truman Street. Figures 1 and 2 provide the regional and local context of the Project.

REGULATORY SETTING

The purpose of this noise analysis is to evaluate noise impacts from Project site operations to adjacent residential land uses. In addition, the Project will be evaluated for consistency with Chapter 5, Safety, Air Quality, and Noise Element, of the City of Coalinga General Plan policy document. The City of Coalinga General Plan requires development proposals to conform with the policies of the City's Noise Element, which will ensure compatibility with the existing noise environment.

City of Coalinga General Plan

Chapter 5, Safety, Air Quality, and Noise Element, of the City of Coalinga General Plan Policy Document provides noise guidelines for the City of Coalinga and establishes the following goals and policies:

➤ **Policy N1-1**

The City shall ensure noise mitigation measures and techniques are incorporated into site planning, architecture, design and construction projects.

- **N1-1.1** – Within one (1) year of adoption of the General Plan, the City shall develop and adopt a comprehensive noise ordinance that regulates hours of operation and controls excessive noise from construction activity, lawn blowers, trimmers, street sweepers, machinery and other disturbances. The City shall restrict construction activities to the hours between 7 am and 9 pm Monday through Friday and 8 am and 5 pm on Saturday and Sunday for all development projects, unless it can be shown that longer construction hours would not increase noise impacts to sensitive receptors.

- **N1-1.2** – Require development proposals to conform with the policies of the City’s Noise Element ensuring compatibility with the existing noise environment.
- **N1-1.3** – The City shall require an acoustical analysis for new development that may result in noise that exceeds specified levels.
- **N1-1.4** – Develop procedures that monitor and ensure implementation of noise mitigation measures pursuant to an acoustical analysis.
- **N1-1.5** – Require the construction of barriers to shield noise-sensitive uses from excessive noise.
- **N1-1.6** – Reduce noise generated by construction activities by requiring sound attenuation devices on construction vehicles and equipment.
- **N1-1.7** – Reduce noise generated by building equipment (e.g., HVAC, exhaust fans) by requiring buffering techniques including sound attenuation walls and berms.

➤ **Policy N1-2**

The City shall ensure acceptable noise levels near sensitive noise receptors including schools, hospitals, convalescent homes and other noise-sensitive areas.

- **N1-2.1** – Periodically review and update the Noise Element to ensure policies are consistent with changing conditions in the City’s noise environment. Current standards are what the City will use.
- **N1-2.2** – Enforce City, State and Federal traffic noise standards.
- **N1-2.3** – Require a landscaped buffer between commercial, industrial or mixed uses and any adjoining noise sensitive receptor.
- **N1-2.4** – Require automobile and truck access to commercial properties be the maximum practical distance from any adjoining noise sensitive receptor.
- **N1-2.5** – The City shall prohibit truck deliveries to commercial and industrial properties abutting residential uses before 7 a.m. and after 9 p.m. unless there is no feasible alternative.

➤ **Policy N1-3**

The City shall discourage the use of soundwalls to be used as noise buffering.

- **N1-3.1** – Consistent with Implementation Measure LU2.2-2, the use of soundwalls is discouraged, and should only be used if other techniques such as landscaping, setbacks and screening are proved infeasible or inadequate.





FIGURE 2
Project Location

As noted in the City of Coalinga General Plan, the City has established a maximum Community Noise Equivalent Level (CNEL) and Day-Night Noise Level (Ldn) of 59 dB for residential land uses (single-family, duplex, mobile homes, and multi-family). A maximum CNEL and Ldn of 64 would be conditionally acceptable in scenarios where new construction or development included noise reduction measures and insulation. The City of Coalinga Acceptable Noise Levels by Land Use are shown in Table 1.

EXISTING CONDITIONS

The existing noise environment in the Project area is characterized by ambient noise levels in the vicinity of the Project. Table 2 summarizes ambient noise levels in the Project area considering existing noise level measurements. The determination of noise impacts associated with the Project is based upon ambient (baseline) noise levels in the study area. The primary noise sources in the study area include traffic on adjacent roadways and noise from industrial uses in the study area. Figure 3 depicts typical outdoor and indoor noise levels for various sources.

A field investigation was conducted to identify land uses that could be subject to operational noise impacts from the proposed Project. There are existing multi-family and single-family residences adjacent to the Project site, located approximately 260 feet (multi-family) and 550 feet (single-family) from the existing building on the Project site that is proposed to be used for the gathering hall. Noise abatement is generally evaluated in cases where frequent human use occurs and where a lowered noise level would be of benefit. It should be noted that this analysis considers noise levels at the property line of the receiving land use (Tara Glenn Apartments). Sensitive receptors in the Project study area are depicted in Figure 4. Sensitive receptors are defined as areas sensitive to noise or areas where occupants are more vulnerable to the adverse effects of noise pollution.

Short-Term Measurements

Short-term monitoring was conducted at two (2) locations during the week of September 14th, 2025, using a Reed Instruments Model R8080 Type 2 sound level meter. The sound level meter was calibrated before the measurements using a Reed Instruments Model R8090 sound level calibrator. Measurements were taken over a 15-minute period at noise monitoring sites as depicted in Figure 4. During the short-term measurements, Leq values were collected/recorded automatically every 2 seconds and recorded by the Reed Instruments Model R8080 Type 2 sound level meter. The determination of noise impacts associated with the Project is based upon ambient (baseline) noise levels in the study area and City of Coalinga noise standards.

Temperature, wind speed, and humidity were recorded manually during the short-term monitoring session using local meteorological data. During the short-term measurements, wind speeds typically ranged from 5 to 10 miles per hour (mph). Temperatures ranged from 79-81°F, with relative humidity at 75%. It should be noted that short-term measurements were collected while using a wind screen.

TABLE 1
CITY OF COALINGA
ACCEPTABLE NOISE LEVELS BY LAND USE

LAND USE CATEGORY	COMMUNITY NOISE EQUIVALENT LEVEL (CNEL) OR DAY-NIGHT LEVEL (Ldn), dB							
	50	55	60	65	70	75	80	85
Residential: Low-Density Single-Family, Duplex, Mobile Homes								
Residential: Multi-Family								
Transient Lodging: Motels, Hotels								
Schools, Libraries, Churches, Hospitals, Nursing Homes								
Auditoriums, Concert Halls, Amphitheaters								
Sports Arena, Outdoor Spectator Sports								
Playgrounds, Neighborhood Parks								
Golf Courses, Riding Stables, Water Recreation, Cemeteries								
Office Buildings, Business Commercial and Professional								

	Normally Acceptable	Specified land use is satisfactory, based on the assumption that any buildings are of normal conventional construction, without any special noise insulation requirements.
	Conditionally Acceptable	New construction or development should be undertaken only after a detailed analysis of noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning, will normally suffice.
	Normally Unacceptable	New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of noise reduction requirements must be made and needed noise insulation features included in the design.
	Clearly Unacceptable	New construction or development should generally not be undertaken.

Source: City of Coalinga General Plan, June 2009

TABLE 2
EXISTING NOISE LEVELS

NOISE MEASUREMENT LOCATION	LOCATION	EXISTING (BASELINE) NOISE LEVEL Leq dBA
1	Project Site (Southeastern property line of Project site)	52.0
2	Tara Glenn Apartments (Northwestern property line)	49.0

Source: JK Consulting Group, LLC

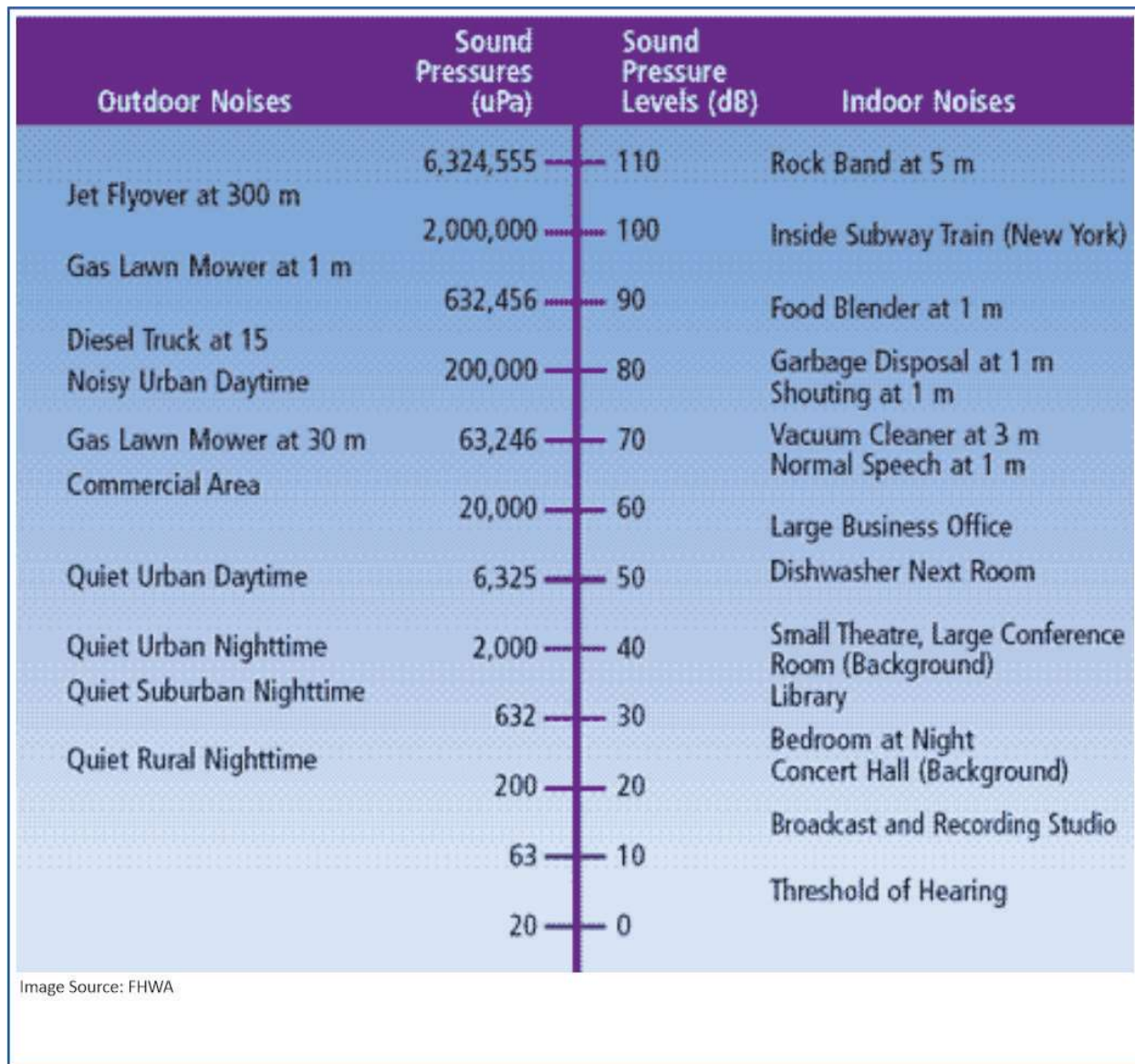


FIGURE 3
 Common Outdoor and Indoor Noises

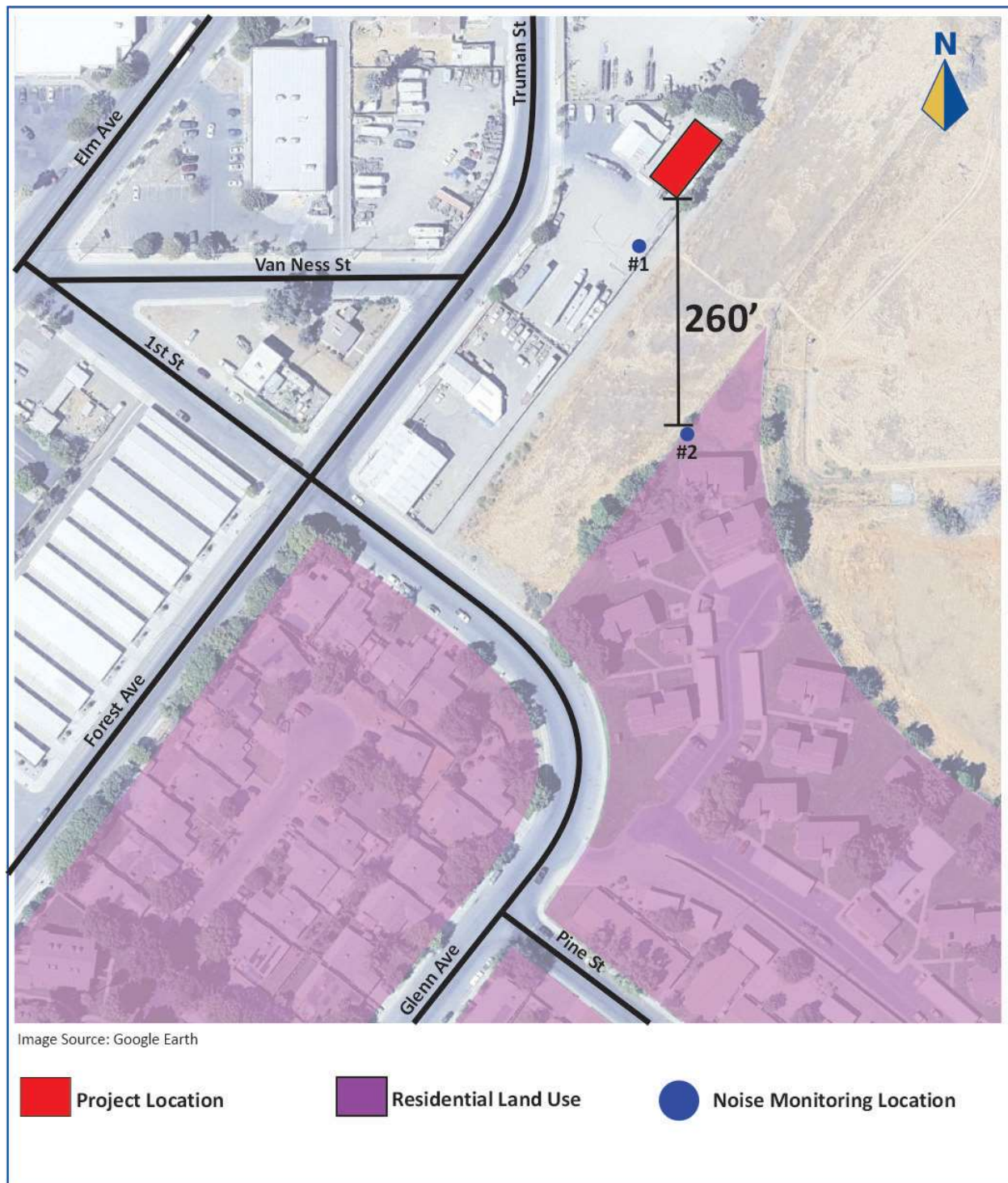


FIGURE 4
Sensitive Receptors

PROJECT RELATED NOISE

Stationary point-source noise impacts were evaluated considering potential noise sources from Project operations. Noise from Project operations would be consistent with other gathering hall and/or event center type developments in the City of Coalinga and Fresno County. The primary or most significant noise source from the Project is amplified sound.

Indoor Amplified Sound

Indoor sound amplification will be provided as needed for various events that will take place within the existing building located in the northeast corner of the Project site. Enclosed buildings with closed windows and doors can reduce noise levels between 25 – 30 dBA's per the California Department of Transportation's (Caltrans) *Technical Noise Supplement*.

Noise monitoring conducted at the Project site and adjacent Tara Glenn Apartments also included noise levels resulting from indoor sound amplification which would be typical of gatherings/events at the Project site. Noise levels inside the gathering hall area at the sound source (8 to 10 feet) registered at 90 dB's while music was playing. Noise levels at noise monitoring locations 1 and 2 were captured while all doors/windows were closed, with the westerly rollup door in the up position, and with all rollup doors in the up position. Results are depicted in Table 3. Sensitive receptors adjacent to the Project site would experience maximum noise levels less between 52 and 58 Leq dB's (hourly) resulting from indoor sound amplification.

Table 4 presents the A-weighted noise levels (an approximation of human sensitivity to sound) that would be measured if all the sound energy received over the day were averaged. To account for the greater sensitivity of people to noise at night, the CNEL weighting includes a five-decibel penalty on noise generated between 7:00 p.m. and 10:00 p.m. and a 10-decibel penalty between 10:00 p.m. and 7:00 a.m. the following day. Ldn applies a 10-decibel weighting to late-night noise only. It should be noted that the CNEL weighting methodology is shown in Table 4 given the five-decibel penalty on noise generated between 7:00 p.m. and 10:00 p.m. For purposes of this analysis, it was assumed that indoor sound amplification (music) was constant for 6 consecutive hours during daytime hours (7am to 10pm).

The noise from the indoor sound amplification system would result in a ***less than significant impact*** on noise-sensitive receptors adjacent to the Project site based upon the results presented in Table 4. As a result, mitigation measures are not required for impacts associated with indoor sound amplification from the Project site. Since the specific nature of the amplified sound/music may vary based upon the social gathering, the following Mitigation Measure is recommended to ensure that adjacent sensitive receptors are free from the harmful and annoying effects of excessive noise:

MM Noise 1 – Outdoor Amplified Sound shall not occur during the nighttime hours from 10:00pm to 7:00am.

TABLE 3
NOISE LEVELS WITH INDOOR AMPLIFIED SOUND

NOISE MEASUREMENT LOCATION	LOCATION	ALL WINDOWS/DOORS CLOSED NOISE LEVEL Leq dBA	WESTERLY ROLLUP DOOR IN UP POSITION NOISE LEVEL Leq dBA	ALL ROLLUP DOORS IN UP POSITION NOISE LEVEL Leq dBA
1	Project Site (Southeastern property line of Project site)	65.0	69.0	73.0
2	Tara Glenn Apartments (Northwestern property line)	52.0	54.0	58.0

Source: JK Consulting Group, LLC

TABLE 4
NOISE LEVELS WITH INDOOR AMPLIFIED SOUND COMPARED TO CNEL/LDN CRITERIA

NOISE MEASUREMENT LOCATION	LOCATION	ALL WINDOWS/DOORS CLOSED NOISE LEVEL CNEL/Ldn, dB	WESTERLY ROLLUP DOOR IN UP POSITION NOISE LEVEL CNEL/Ldn, dB	ALL ROLLUP DOORS IN UP POSITION NOISE LEVEL CNEL/Ldn, dB	CITY OF COALINGA THRESHOLD NORMALLY ACCEPTABLE CNEL/Ldn, dB
1	Project Site (Southeastern property line of Project site)	64.0	67.0	70.0	--
2	Tara Glenn Apartments (Northwestern property line)	56.0	57.0	58.0	59.0

Source: JK Consulting Group, LLC

SUMMARY

The significance criteria established by the City of Coalinga are used for determining environmental significance. These screening criteria can be used to demonstrate that a project's noise impacts would not result in a significant impact. As discussed above, the noise levels at adjacent sensitive receptors (property line) will not exceed the applicable City of Coalinga noise levels with operation of the Project as described above. As a result, the Project will meet City of Coalinga's maximum allowable noise exposure criteria as depicted in Table 1.

Should you have any further questions or comments, please contact me by email at jellard@jkconsultinggroupllc.com.

Sincerely,



Jason Ellard, Principal
JK Consulting Group, LLC

REFERENCES

- **City of Coalinga** – *General Plan Policy Document*. June 2009
- **City of Coalinga** – *Municipal Code / Chapter 14-Noise Disturbances, Disruptive Parties and Gatherings*
- **California Department of Transportation** – *Technical Noise Supplement to the Traffic Noise Analysis Protocol*. September 2013
- **Federal Highway Administration** – *Techniques for Reviewing Noise Analyses and Associated Noise Reports*, June 1st, 2018.



Ruben Ayala
DBA: R. Ayala Trucking
140 Truman St
Coalinga, Ca 93210
559-469-9263
reaexpressllc@yahoo.com

City Of Coalinga,

We, Ruben and Elida Ayala, built a workshop with the original purpose of maintaining our semi-trucks, personal vehicles, and for storage. After completing the building, we were approached by many Coalinga residents asking if the space could also be rented for small gatherings, fundraisers, and gatherings following funeral mass services.

After receiving a notification from the City of Coalinga, we contacted the city to apply for the necessary permits so that we may continue using the workshop for our business and additionally make it available for community gatherings. If our request is granted, we are committed to giving back to our community in the following ways:

1. **Fundraisers** – We will provide the space at no cost for community and school fundraisers.
2. **Funeral Services** – After-mass gatherings following funeral services may also use our shop free of charge.

Our location includes 36 parking spaces and is approximately 24,000 square feet in parking total. The building has one main vehicle entrance gate on Truman Street, a small pedestrian gate in the front, and another pedestrian gate along the alley. The interior measures 40' x 60' x 18' (2,400 square feet), with a capacity of approximately 140 guests.

We anticipate that gatherings will primarily take place on weekends, with suggested hours of 9:00 a.m. to 12:00 p.m. We hope the city finds our proposal beneficial to both our business operations and the community of Coalinga.

Thank you for your time and consideration.

Sincerely,
Ruben and Elida Ayala



CITY OF COALINGA
The Sunny Side of the Valley

City of Coalinga
Community Development Department

APPLICATION FOR ENVIRONMENTAL EVALUATION

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: RUBEN AYALA
PROPERTY OWNER'S ADDRESS: 140 TRUMAN ST COALINGA, CA 93210
TELEPHONE: 559-469-9263 EMAIL: reaexpressllc@yahoo.com

APPLICANT'S NAME, COMPANY/ORGANIZATION: RUBEN AYALA
APPLICANT'S ADDRESS: 375 HOOVER ST COALINGA, CA 93210
TELEPHONE: 559-469-263 EMAIL: reaexpressllc@yahoo.com

CONTACT FOR PROJECT INFORMATION: ELIDA AYALA
ADDRESS: 375 HOOVER ST COALINGA, CA 93210
TELEPHONE: 559-469-9263 EMAIL: reaexpressllc@yahoo.com

2. Location and Classification

STREET ADDRESS OF PROJECT: 140 TRUMAN ST COALINGA, CA 93210
CROSS STREETS: ELM ST AND E FOREST AVE
ASSESSOR'S PARCEL NUMBER(S): 071-020-75S
LOT DIMENSIONS: 0.87 ACRES LOT AREA (SQ FT): 37897
ZONING DESIGNATION: _____ GENERAL PLAN DESIGNATION: _____

3. Project Description (please check all that apply)

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

PRESENT OR PREVIOUS USE: storage prsonal vehicles, and semi trucks aiwht trailers

PROPOSED USE: FAMILY GATHERING and hte continue of parking semi truck with trailert and pesonal vehicles.

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	24,000sq ft			
Loading Spaces				
Bicycle Spaces				
Number of Buildings	3			
Height of Buildings				
Number of Stories				
Gross Square Footage (GSF)				
Residential				
Retail				
Office				
Industrial				
Parking				
Other _____				
Other _____				
Other _____				
Total GSF				

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

All Projects

Land Use

What is the current use of the site? STORAGE OF SEMI TRUCKS AND TRAILERS

Please list all previous land uses of the site for the last 10 years. BUY THIS PROERTY 2 YERAS AGO
AND THIS IS HOW WE ARE CURRENTLY USING IT.

Neighborhood Contact

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

NONE, NEIGHBOR ARE COMMERCIAL BUILDING'S AND EMPTY LOT AND TIRE STORAGE LOT.

Site Characteristics

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

Are there any structures or buildings on the project site?

☐ Yes ☒ No

If yes, how many? _____

What is the construction date of each structure? _____

Current use of existing structure(s)? _____

Proposed use of existing structure(s)? _____

Are there any trees on the project site?

☐ Yes ☒ No

Are any trees proposed to be removed?

☐ Yes ☒ No

Does the site contain any natural drainage ways?

☐ Yes ☒ No

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

☐ Yes ☒ No

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

Please describe: COMMERCIAL, BUILDING FOR STORAGE AND PERSONAL USED.

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, only if is need it

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 40 spots

Proposed _____

Is any parking proposed off-site?

☐ Yes ☒ No

If yes, where will it be located and how many spaces? street parking only in safe areas

Are you proposing new signs with the project?

☒ Yes ☒ No

If yes, please describe the number and type. if they are need it yes 1 Regular trash cans

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?
yes

What is the total number of cubic yards allocated for recycling? 5x5

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

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

1st Address: commercial in the back

2nd Address: commercial in the front

Setback: _____

Setback: _____

Exterior Materials

Existing Exterior Building Materials: _____

Existing Roof Materials: _____

Existing Exterior Building Colors: _____

Proposed Exterior Building Materials: _____

Proposed Roof Materials: _____

Proposed Exterior Building Materials: _____

Residential Projects

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

Total Number of Lots: _____

Net Acreage of Site: _____

Total Dwelling Units: _____

Density/Net Acre: _____

of Single-Family Units: _____

of Duplex/Half-Plex Units: _____

of Multi-Family/Apartment Units: _____

of Condominium Units: _____

Structure Size

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

Residence

Gross Square Footage: _____

Garage

Gross Square Footage: _____

Other

Gross Square Footage: _____

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

Gross Square Footage: _____

Total Square Footage: _____

Building Height

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

Existing Building Height and # of Floors (from ground to the plateline): 40x60x18

Existing Building Height and # of Floors (from ground to the top of the roof): 16x20x15

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

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

Lot Coverage

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

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

Total Lot Coverage Percentage: _____

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

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

Non-Residential Projects

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

Hours of operation of the proposed use: monday to friday 9am to 10 pm and Sautdays 9am-12pm and Sundays 9am to 11am

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	10x12	
Storage Area	16x20	
Restaurant/Bar Area		
Sales Area		
Medical Office Area		
Assembly Area		
Theater Area		
Structured Parking		
Other Area*		
*Describe use type of "Other" areas.		

Building Height

Existing Building Height and # of Floors: 40x60x18x

Proposed Building Height and # of Floors: _____

Lot Coverage

Total Existing and Proposed Building Coverage Area* (sq. ft.): 40X60X18

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

Total Lot Coverage Percentage: 15 %

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

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

Environmental Evaluation Application Submittal Checklist

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

For Department Use Only

Application Received by Community Development Department:

By: _____

Date: _____