

City of Coalinga  
Housing Element  
2015-2023



Initial Study  
Mitigated Negative Declaration



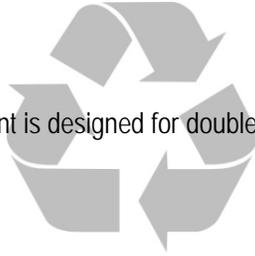
**CITY OF COALINGA**  
*The Sunny Side of the Valley*

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City of Coalinga  
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# Table of Contents

<b>1</b>	<b>PURPOSE AND AUTHORITY</b> .....	<b>1</b>
	CONTENTS .....	1
	TIERING .....	1
	ANALYTICAL APPROACH.....	3
<b>2</b>	<b>PROJECT DESCRIPTION</b> .....	<b>5</b>
	PROJECT TITLE .....	5
	LEAD AGENCY/PROJECT SPONSOR NAME AND ADDRESS .....	5
	CONTACT PERSON AND PHONE NUMBER .....	5
	PROJECT LOCATION .....	5
	GENERAL PLAN DESIGNATIONS .....	5
	ZONING DISTRICTS.....	6
	CHARACTERISTICS OF THE HOUSING ELEMENT .....	7
	SURROUNDING LAND USES.....	11
	ENVIRONMENTAL SETTING .....	11
	REQUIRED COUNTY/CITY APPROVALS .....	11
	OTHER AGENCY APPROVALS .....	11
<b>3</b>	<b>DETERMINATION</b> .....	<b>17</b>
	ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED.....	17
	DETERMINATION.....	17
<b>4</b>	<b>EVALUATION OF ENVIRONMENTAL IMPACTS</b> .....	<b>18</b>
	1. AESTHETICS.....	18
	2. AGRICULTURAL RESOURCES .....	21
	3. AIR QUALITY .....	23
	4. BIOLOGICAL RESOURCES .....	26
	5. CULTURAL RESOURCES .....	29
	6. GEOLOGY AND SOILS.....	32
	7. GREENHOUSE GAS EMISSIONS.....	36
	8. HAZARDS AND HAZARDOUS MATERIALS .....	38
	9. HYDROLOGY AND WATER QUALITY .....	42
	10. LAND USE AND PLANNING .....	46
	11. MINERAL RESOURCES .....	47
	12. NOISE.....	48
	13. POPULATION AND HOUSING.....	53
	14. PUBLIC SERVICES.....	54
	15. RECREATION.....	57
	16. TRANSPORTATION AND TRAFFIC .....	58
	17. UTILITIES AND SERVICE SYSTEMS.....	61
	18. MANDATORY FINDINGS OF SIGNIFICANCE.....	64
<b>5</b>	<b>LIST OF PREPARERS</b> .....	<b>65</b>
	LEAD AGENCY.....	65
	ENVIRONMENTAL ANALYSTS.....	65

## List of Tables

TABLE 1 RESIDENTIAL AND MIXED-USE LAND USES .....	5
TABLE 2 RESIDENTIAL ZONING DISTRICTS .....	6
TABLE 3 REGIONAL HOUSING NEEDS ASSESSMENT ALLOCATION .....	8
TABLE 4 RHNA CREDITS AND REMAINING NEED.....	9
TABLE 5 VACANT LAND INVENTORY .....	10
TABLE 6 LAND INVENTORY AND NEEDS COMPARISON.....	10

TABLE 7 NOISE/LAND USE COMPATIBILITY MATRIX .....	49
TABLE 8 HUMAN REACTION TO VIBRATION.....	50
TABLE 9 COMMON CONSTRUCTION VIBRATION .....	51

## List of Exhibits

Exhibit 1: Regional Context and Vicinity Map

Exhibit 2: Sites Inventory Map

# 1 PURPOSE AND AUTHORITY

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The purpose of this Initial Study is to identify and assess the significance of the physical effects on the environment due to potential future development guided by the goals and policies of the City of Coalinga portion of the 2015-2023 Housing Element. Pursuant to the California Environmental Quality Act (CEQA), the proposed Housing Element is considered a "Project" and thus requires analysis and determination of environmental effects prior to approval.

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) Statutes and Guidelines and the City of Coalinga local rules and regulations. The proposed project requires discretionary approval by the City of Coalinga and review by the California Department of Housing and Community Development (HCD). As the project initiator and because of the legislative approvals involved, the City of Coalinga is the Lead Agency with respect to this Initial Study pursuant to §15367 of the CEQA Guidelines. Specifically, the Project requires City of Coalinga approval of a General Plan Amendment and subsequent zoning changes, if necessary. No other governmental agencies have discretionary permitting authority with respect to approval of the proposed project, and no Trustee Agencies, as defined in §21070 of the CEQA Statutes, has jurisdiction over resources such that Trustee agency approval is required for entitlement approval.

Pursuant to §15074 of the CEQA Guidelines, prior to approving the Project, the City of Coalinga is obligated to consider the findings of this Initial Study and to either adopt a Negative Declaration (ND) or a Mitigated Negative Declaration (MND), or determine that an Environmental Impact Report (EIR) is required due to potentially significant, unavoidable environmental impacts. The findings of this Initial Study support adoption of a MND, as discussed in Section 4. Either of these determinations indicate that the environmental impacts of the programs for accommodating housing pursuant to the Housing Element, in accordance with the governing land use planning policies and zoning standards, will be less than significant and that an EIR is not required.

## ***CONTENTS***

This document has been prepared to comply with Section 15063 of the State CEQA Guidelines that sets forth the required contents of an Initial Study. These include:

- A description of the project, including the location of the project (see Section 2)
- Identification of the environmental setting (see Section 2.11)
- Identification of environmental effects by use of a checklist, matrix, or other methods, provided that entries on the checklist or other form are briefly explained to indicate that there is some evidence to support the entries (see Section 3)
- Examination of whether the project is compatible with existing zoning, plans, and other applicable land use controls (see Sections 2.6 and 2.7)
- The name(s) of the person(s) who prepared or participated in the preparation of the Initial Study (see Section 5.1)

## ***TIERING***

Section 15152 et al of the CEQA Guidelines describes "tiering" as a streamlining tool as follows:

- "Tiering" refers to using the analysis of general matters contained in a broader EIR (such as one prepared for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project.*
- Agencies are encouraged to tier the environmental analyses which they prepare for separate but related projects including general plans, zoning changes, and development projects. This approach can eliminate repetitive discussions of the same issues and focus the later EIR or negative declaration on the actual issues ripe for decision at each level of environmental review. Tiering is appropriate when the sequence of analysis is from an EIR prepared for a general plan,*

*policy, or program to an EIR or negative declaration for another plan, policy, or program of lesser scope, or to a site-specific EIR or negative declaration. Tiering does not excuse the lead agency from adequately analyzing reasonably foreseeable significant environmental effects of the project and does not justify deferring such analysis to a later tier EIR or negative declaration. However, the level of detail contained in a first tier EIR need not be greater than that of the program, plan, policy, or ordinance being analyzed.*

- (c) Where a lead agency is using the tiering process in connection with an EIR for a large-scale planning approval, such as a general plan or component thereof (e.g., an area plan or community plan), the development of detailed, site-specific information may not be feasible but can be deferred, in many instances, until such time as the lead agency prepares a future environmental document in connection with a project of a more limited geographical scale, as long as deferral does not prevent adequate identification of significant effects of the planning approval at hand.*
- (d) Where an EIR has been prepared and certified for a program, plan, policy, or ordinance consistent with the requirements of this section, any lead agency for a later project pursuant to or consistent with the program, plan, policy, or ordinance should limit the EIR or negative declaration on the later project to affects which:
  - (1) Were not examined as significant effects on the environment in the prior EIR; or*
  - (2) Are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means.**
- (e) Tiering under this section shall be limited to situations where the project is consistent with the general plan and zoning of the city or county in which the project is located, except that a project requiring a rezone to achieve or maintain conformity with a general plan may be subject to tiering.*
- (f) A later EIR shall be required when the initial study or other analysis finds that the later project may cause significant effects on the environment that were not adequately addressed in the prior EIR. A negative declaration shall be required when the provisions of Section 15070 are met.
  - (1) Where a lead agency determines that a cumulative effect has been adequately addressed in the prior EIR that effect is not treated as significant for purposes of the later EIR or negative declaration, and need not be discussed in detail.*
  - (2) When assessing whether there is a new significant cumulative effect, the lead agency shall consider whether the incremental effects of the project would be considerable when viewed in the context of past, present, and probable future projects. At this point, the question is not whether there is a significant cumulative impact, but whether the effects of the project are cumulatively considerable. For a discussion on how to assess whether project impacts are cumulatively considerable, see Section 15064(i).*
  - (3) Significant environmental effects have been "adequately addressed" if the lead agency determines that:
    - (A) they have been mitigated or avoided as a result of the prior environmental impact report and findings adopted in connection with that prior environmental report; or*
    - (B) they have been examined at a sufficient level of detail in the prior environmental impact report to enable those effects to be mitigated or avoided by site specific revisions, the imposition of conditions, or by other means in connection with the approval of the later project.***
- (g) When tiering is used, the later EIRs or negative declarations shall refer to the prior EIR and state where a copy of the prior EIR may be examined. The later EIR or negative declaration should state that the lead agency is using the tiering concept and that it is being tiered with the earlier EIR.*

(h) *There are various types of EIRs that may be used in a tiering situation. These include, but are not limited to, the following:*

*(1) General Plan EIR (Section 15166)*

*(2) Staged EIR (Section 15167)*

*(3) Program EIR (Section 15168)*

*(4) Master EIR (Section 15175)*

*(5) Multiple-family residential development/residential and commercial or retail mixed-use development (Section 15179.5)*

*(6) Redevelopment project (Section 15180)*

*(7) Projects consistent with community plan, general plan, or zoning (Section 15183)*

This Initial Study for the 2015-2023 Housing Element has been prepared to tier from the General Plan EIR of the City of Coalinga, as amended or otherwise supplemented. For the City of Coalinga, documents by which the analysis recorded herein has been tiered from are available for public review at:

City of Coalinga  
155 West Durian Street  
Coalinga, California 93210

### ***ANALYTICAL APPROACH***

The environmental analysis contained in this Initial Study is based on the following assumptions:

**General Plan Consistency:** As the General Plan is updated and/or amended, the City of Coalinga will ensure that such updates and amendments do not prevent implementation of the policies contained in the update Housing Element.

**Categorical Exemptions:** Smaller-scale ministerial projects that require issuance of building permits without need for discretionary action are generally exempt from environmental review pursuant to CEQA in the absence of compelling evidence that the project is unique in that it may result in significant individual and/or cumulative impacts. Smaller-scale projects may be exempt from CEQA and require no further analysis. Exempt projects are considered to have no significant impact on the environment, as defined in Section 15300 of the CEQA Guidelines.

**Project Specific Environmental Review:** Future development proposals not exempt from CEQA will be subject to the environmental review process to identify potential impacts and impose appropriate mitigation measures, if needed, to avoid significant impacts.

**Purpose of Environmental Review:** The proposed Housing Element does not authorize any plan for construction of new homes or other uses or the redevelopment of any properties within the local jurisdiction. No direct environmental impacts, therefore, will occur as a result of adoption of the Housing Element. This Initial Study assesses the potential environmental impacts resulting from potential development facilitated by the Housing Element in accordance with the Lead agency's existing land use policies.

No changes to the use, density or intensity, or other land use policies are proposed as part of the Housing Element.

The purpose of the environmental analysis conducted for the Housing Element, as documented herein, is to determine general impacts that could result from implementation of the Housing Element. The analysis is based on a hypothetical development scenario for the Adequate Sites identified in the Housing Element and how construction and operation of those sites may result in impacts to the environment. Because this is a program-level analysis, some measure of forecast and assumption is necessary in order to characterize potential development scenarios and should not be construed as speculative or unreasonable. Therefore, the program-level analysis of the potential impacts of the Housing Element is inherently broad and typically qualitative due to the lack of project-level information.

## 2 PROJECT DESCRIPTION

### ***PROJECT TITLE***

City of Coalinga 2015-2023 Housing Element

### ***LEAD AGENCY/PROJECT SPONSOR NAME AND ADDRESS***

City of Coalinga  
155 West Durian Street  
Coalinga, California 93210

### ***CONTACT PERSON AND PHONE NUMBER***

Sean Brewer, Community Development Director, Community Development Department  
(559) 935-1533

### ***PROJECT LOCATION***

The 2015-2023 Housing Element applies to all proposed and existing residential and mixed-use General Plan land use designations and zoning districts that support residential or mixed-use development within the municipal boundaries of the City of Coalinga. The city of Coalinga is situated in Pleasant Valley at the base of the coast mountain ranges on the western side of Fresno County in California's Central Valley. Interstate 5 runs north to south approximately ten miles east of the city. Highways 33 and 198 create the axes for most of the city's urban development. The Planning Area, for purposes of this environmental analysis, encompasses the entirety of the municipal boundaries of the City of Coalinga. The city limits currently include approximately 4,541 acres. The city's existing Sphere of Influence (SOI) surrounds the historical core of Coalinga and consists of approximately 2,288 acres outside the city limits. The city's Area of Influence (AOI) includes an additional 11,581 acres outside of the SOI.<sup>1</sup> The City of Coalinga represents approximately 0.5 percent of the land area of the County of Fresno.<sup>2</sup> The Adequate Sites identified in the Housing Element are located throughout the central and southern portions of the city. Exhibit 1 (Regional Location and Vicinity Map) illustrates the City's location within the County of and its local context in terms of roadways, other transportation infrastructure, and important landmarks.

### ***GENERAL PLAN DESIGNATIONS***

The existing residential and mixed-use General Plan land use designations that support housing development within the City of Coalinga are summarized in Table 1 (Residential and Mixed-Use Land Uses).<sup>3</sup>

Table 1  
Residential and Mixed-Use Land Uses

Land Use Designation	Supported Uses	Maximum Density (DU/AC)
Residential Ranchette (RR)	Single-Family Residential	0-0.1
Residential Estate (RE)	Single-Family Residential	0.2-2.0
Residential Single Family (RSF)	Single-Family Residential	2.1-5.0
Residential Medium Density (RMD)	Multi-Family Residential	5.1-15
Residential High Density (RHD)	Multi-Family Residential	15.1-25.0
Mixed Use (MX)	Mixed Use	0.0-15.0

Source: City of Coalinga, 2015

<sup>1</sup> City of Coalinga. 2025 General Plan Update EIR. May 2009

<sup>2</sup> County of Fresno. About the County <http://www.co.fresno.ca.us/CountyPage.aspx?id=19947> [Accessed on 12/8/15]

<sup>3</sup> City of Coalinga. 2005-2025 General Plan. Chapter 2: Land Use Element. June 2009

<sup>5</sup> City of Coalinga. Planning and Zoning Code. Title 9, Chapter 2.

**ZONING DISTRICTS**

Existing zoning districts that support residential development are listed in Table 2 (Residential Zoning Districts) and include a summary of key development standards.<sup>5</sup>

**Table 2  
Residential Zoning Districts**

Zone	Permitted Residential Uses	Maximum Height (FT)	Minimum Lot Area
Agriculture (AG)	Single-family dwelling, family day care home, group home, residential care facilities, transitional and supportive housing	35 ft	20 AC
Residential Ranchette (RR)	Detached single-family dwelling, family day care home (small), residential care facility (six persons or less), transitional and supportive housing	2 Stories/25 ft	10 AC
Residential Estate (RE)	Detached single-family dwelling, family day care home (small), residential care facility (six persons or less), transitional and supportive housing	2 Stories/25 ft	10,000 sf
Residential Single Family (RSF)	Detached single-family dwelling, family day care home (small), residential care facility (six persons or less), transitional and supportive housing	2 Stories/25 ft	6,000 sf
Residential Traditional Neighborhood (RT)	Attached and detached single-family dwellings, family day care home (small), residential care facility (six persons or less), transitional and supportive housing	2 Stories/25 ft	4,500 sf
Residential Medium Density (RMD)	Attached and detached single-family dwellings, multi-family dwellings, family day care home (small), residential care facility (six persons or less), group home (six or fewer residents), transitional and supportive housing	2.5 Stories/40 ft	4,500 sf
Residential High Density (RHD)	Attached and detached single-family dwellings, multi-family dwellings, family day care home (small), residential care facility (six persons or less), group home (six or fewer residents), transitional and supportive housing	50 ft	7,500 sf
Mixed-Use (MX)	Multi-family dwellings, group home (six or fewer residents), residential care facility (limited), transitional and supportive housing	50 ft	5,000 sf

## **CHARACTERISTICS OF THE HOUSING ELEMENT**

The proposed project is the adoption and implementation of the City of Coalinga 2015-2023 Housing Element (Project). California Housing Element law requires every jurisdiction in the state to prepare and adopt a housing element as part of its general plan. It is typical for each city or county to prepare and maintain its own separate general plan and housing element; however, the Fresno Council of Governments (COG) is coordinating the County of Fresno and twelve of its 15 incorporated cities in preparing a housing element for the fifth round of housing element updates. The Project provides an opportunity for countywide housing issues and needs to be more effectively addressed comprehensively at the regional level as opposed to individually, and without coordination, at the local level. This approach provides the opportunity for the local governments and the County to work together in accommodating the Regional Housing Needs Allocation (RHNA) assigned to the Fresno County region. The Housing Element for the City has been prepared using the information and collaboration developed through this effort.

## **HOUSING ELEMENT**

A Housing Element is one of seven required elements of a jurisdiction's General Plan. It addresses the existing and future housing needs of persons from all economic backgrounds and serves as a tool for decision-makers and the public in understanding and meeting housing needs in the local jurisdiction. The law does not require local governments to construct housing to meet those needs. State law mandates that the community address housing needs in its discretionary planning actions by creating opportunities for housing and facilitating balanced housing development through policy.

## **STATUTORY REQUIREMENTS**

State law requires that all housing elements address four key topics: 1) housing needs, 2) constraints to housing development, 3) housing resources, and 4) a preparation of a housing plan. Analysis of these topics provides the foundation for the preparation of a housing element. Article 10.6, Section 65580 – 65589.8, Chapter 3 of Division 1 of Title 7 of the California Government Code establishes the legal requirements for a housing element and encourages the provision of affordable and decent housing, in suitable living environments, in all communities, in working to statewide goals. The 2015-2023 Housing Element will become the policy document in the City of Coalinga that will address current and projected housing needs within its jurisdiction, in relationship to the other participating jurisdictions. The Element identifies housing goals and policies to meet the broad, diverse housing needs at the regional level coupled with the programs and availability of land at the local level to implement the plan and reach those goals.

## **HOUSING NEEDS**

Several factors influence the demand for housing in the County of Fresno and the 15 cities in the County that includes 1) housing needs resulting from population growth, 2) housing needs resulting from the overcrowding of existing housing units, 3) housing needs that result when households are paying more than they can afford for housing, and 4) housing needs of "special needs groups" that include the elderly, large families, female-headed households, households with a physically or developmentally disabled person, farm workers, and the homeless.

The 2015-2023 Housing Element examines the housing needs of different groups of people based on demographic metrics that include owners versus renters, lower-income households, overcrowded households, elderly households, special needs groups, and homeless persons. This information is detailed in the Housing Element.

California housing element law requires that each city and county develop local housing programs designed to meet its "fair share" of housing needs for all income groups, based on projected population growth. The HCD Housing Policy Division develops Regional Housing Needs Assessments (RHNA) for each region of the state represented by councils of governments. Fresno COG determines the housing allocation amongst the 15 cities and unincorporated County areas in which the City of Coalinga is located. Fresno COG has assigned the City of Coalinga a housing allocation of 589 housing units for the 2015-2023 planning period. Table 3 (Regional Housing Needs Assessment Allocation) identifies the projected housing needs for the 2015-2023 cycle.

**Table 3**  
**Regional Housing Needs Assessment Allocation**

Income Group	Total Allocation (DU)	Income Group Ratio (%)
Extremely Low/Very Low	150	25
Low	115	20
Moderate	123	21
Above Moderate	201	34
<b>Total</b>	<b>589</b>	<b>100</b>
Source: FCOG, 2015		

Considering the RHNA is based on a January 1, 2013 baseline in projecting growth in the Planning Area and the region for the 2015 through 2023 cycle, jurisdictions may credit housing units developed, under construction, or approved since January 1, 2013 toward the units assigned through the RHNA. From January 1, 2013 to April 28, 2015, the Lead Agency approved or issued permits for 1,794 dwelling units (see Table 4, RHNA Credits).

#### ***Units Built or Under Construction***

Promontory Point is a 75-unit single family subdivision, 31 of which are already constructed and occupied. The remaining 44 units will be single family homes and are inventoried as above moderate-income. Warthan Place Apartments is an 81-unit affordable apartment complex funded by a Low-income Tax Credit. The deed restriction mandates that the complex include 8 extremely low-income units, 28 very low-income units, 32 low-income units, and 12 moderate-income units. There will also be unit for an on-site manager, counted as above moderate-income. Warthan Meadows is a 351-unit single family subdivision, 51 of which are already constructed and occupied. The remaining 300 units will be single family homes and are inventoried as above moderate.

#### ***Planned or Approved Projects***

Coalinga's RHNA can also be reduced by the number of new units in projects that are planned or approved, but not yet built. Table 4 (RHNA Credits and Remaining Need) shows an inventory of all residential projects that are (as of January 2015) approved or in the planning process and scheduled to be built by the end of the current Housing Element planning period (December 31, 2023). Summer Glen Estates is a 417-unit single family subdivision with an approved tentative map. All 417 units will be market rate single family homes and are inventoried as above moderate-income. Golf Course Development is an 869-unit single family subdivision with an approved tentative map. All 869 units will be market rate single family homes and are inventoried as above moderate-income. Canyon Creek Estates is a 43-unit apartment project with an approved entitlement that expires on January 7, 2016. When Canyon Creek Estates was originally approved on January 7, 2010, the City intended to provide housing bond proceeds in exchange for making some or all of the units affordable. The City no longer anticipates that this exchange will materialize, but the site is still approved for 43 units at 5.4 units per acre for an apartment-style development. Based on the anticipated multifamily unit type, all 43 units are inventoried as moderate-income. The Coalinga Senior Housing Project was approved on May 13, 2014 for 40 deed restricted affordable units. The project is being subsidized by HOME financing and is approved for 30 very-low-income units, 9 low-income units, and 1 unit for the on-site manager. The remaining housing need in the City of Coalinga after consideration of constructed units and entitled/permitted units for the 2015-2023 planning cycle is 226 very low-, low-, and moderate-income units. After consideration of construction and entitled/permitted units, there is a surplus of 1,431 above-moderate units. The distribution of credited housing units and the allocation of this remaining housing need is summarized in Table 4 (RHNA Credits and Remaining Need).

**Table 4**  
**RHNA Credits and Remaining Need**

Unit Type	AMI				Total
	0-50%	51-80%	81-120%	121%+	
<i>Units Built or Under Construction</i>					
Promontory Point	--	--	--	44	44
Warthan Place Apartments	36	32	12	1	81
Warthan Meadows	--	--	--	300	
<b>Total</b>	<b>36</b>	<b>32</b>	<b>12</b>	<b>345</b>	<b>425</b>
<i>Planned or Approved Projects</i>					
Summer Glen Estates	--	--	--	417	417
Golf Course Development	--	--	--	869	869
Canyon Creek Estates	--	--	43	--	43
Coalinga Senior Housing Project	30	9	--	1	40
<b>Total</b>	<b>30</b>	<b>9</b>	<b>43</b>	<b>1,287</b>	<b>1,369</b>
<b>RHNA Allocation</b>	<b>150</b>	<b>115</b>	<b>123</b>	<b>201</b>	<b>589</b>
<i>Credits</i>	66	41	55	1,632	1,794
<b>Remaining Need</b>	<b>-84</b>	<b>-74</b>	<b>-68</b>	<b>+1,431</b>	<b>+1,205</b>

Source: Mintier Harnish, 2015

## HOUSING OPPORTUNITY AREAS

State law requires that jurisdictions demonstrate in the Housing Element that there is land inventory available and adequate in accommodating that jurisdiction's RHNA allocation. The City of Coalinga has identified vacant residential sites and vacant mixed-use sites that are sufficient in accommodating the remaining needs allocation target of 226 very low-, low-, and moderate-income units. No constraints have been identified in regards to these vacant sites that will prevent development, redevelopment, or reuse during the Housing Element period. The vacant sites are categorized and summarized herein.

### *Vacant Land Inventory*

Identification of vacant residential and mixed-use sites is based on an analysis of the latest assessor's parcel information. The inventory of vacant residential and mixed-use land in the City of Coalinga totals approximately 101 acres. These vacant sites, identified in Table 5 (Vacant Land Inventory), have the potential to accommodate 705 units with applicable land use and zoning requirements applied. The Housing Element assumes that 80 percent of each site can be developed after consideration of parking, landscaping, and right-of-way requirements.

Table 5  
Vacant Land Inventory

Land Use Designation	Zoning	Parcels	Density (DU/AC)	Acres	Development Estimate (DU)	AMI (%)
HDR	RHD	6	25	17.18	343	0-80
		9	25	1.63	28	81-120
MU	MU	8	15	5.11	37	81-120
MDR	RMD	24	15	4.56	49	81-120
RSF	RSF	9	5	55.35	222	121+
RE	RE	2	2	17.12	26	121+
<b>TOTAL</b>		<b>58</b>	<b>--</b>	<b>100.95</b>	<b>705</b>	<b>--</b>

Source: Mintier Harnish, 2015

### ADEQUACY OF VACANT SITES IN MEETING NEEDS ALLOCATION

After the consideration of credits, the Lead Agency has an overall surplus (+1,205) of units to meet the future housing need (+1,205). The vacant land identified a combined capacity of 705 dwelling units, 171 of which would include development of very low-income housing. Based on the analysis provided in the Housing Element, the Lead Agency has sufficient land to accommodate the future housing needs projected for its jurisdiction. Table 6 (Land Inventory and Needs Comparison) summarizes the jurisdiction’s housing needs in comparison to the development potential of vacant and underutilized land. The comparison identifies a surplus of 78 units for lower income groups and 38 units for moderate income groups.

Table 6  
Land Inventory and Needs Comparison

	AMI				Total
	0-50%	51-80%	81-120%	121%+	
Vacant (Total Units)	171	171	114	248	705
<i>Housing Need</i>	<i>150</i>	<i>115</i>	<i>123</i>	<i>201</i>	<i>589</i>
<b>Surplus/Shortfall</b>	<b>+21.5</b>	<b>+56.5</b>	<b>-9</b>	<b>+47</b>	<b>--</b>
<b>Redistributed</b>		<b>+78</b>		<b>+38</b>	<b>116</b>

Source: Mintier Harnish, 2015

### PUBLIC AND UTILITY SERVICES

Future housing development will require the support of public services including fire, police, schools, and parks and recreation in addition to necessary utility services including water, sewer, and storm drainage. Public services and utilities serving the City of Coalinga are summarized herein.

- **Fire Services:** The City of Coalinga Fire Department provides fire protection emergency services to the City of Coalinga. According to the General Plan EIR, in order to maintain a similar firefighter to resident ratio as currently exists, the City of Coalinga Fire Department will be required to hire an additional 32 firefighters.
- **Police Services:** The Coalinga Police Department provides police protection services to the City of Coalinga. Increased population resulting from implementation of the proposed General Plan would increase the demand for police protection services. If buildout is reached by the year 2025 as anticipated in the proposed General Plan, 64 additional officers will need to be hired to maintain the current officer to resident ratio of 2:1000.
- **Schools:** The City is within the Coalinga-Huron Unified School District (CHUSD); the school district is also responsible for schools within the City of Huron Sphere of Influence and Fresno County rural areas. The CHUSD includes five elementary schools, two middle schools, two continuation high schools, a community day school and one senior high school. All of the CHUSD facilities are located in Coalinga except for one elementary school, a middle school and a continuation high school, which are located in Huron.

- **Parks and Recreation:** According to the General Plan EIR, in order to meet the standard proposed in the General Plan of 2.5 acres of park space for every 1,000 residents, the City and/or new development will have to dedicate an additional 81 acres of park space.
- **Water:** The supply of potable water is capped at 10,000 acre-feet for the City, and there is no guarantee that water will be available for the amount of development outlined in the proposed General Plan. Without the acquisition of a new source, the City's potential build out population is approximately 21,275 persons, based on the current per capita water use rate of .47af/year.
- **Wastewater:** The City of Coalinga owns and operates a waste water treatment plant (WWTP) under California Regional Water Quality Control Board (RWQCB) Waste Discharge Requirements Order No. 94-184. There are no significant industrial users currently discharging into the WWTP. The WWTP is located at the confluence of Los Gatos Creek and Warthan Creek approximately one mile east of the City.

### ***SURROUNDING LAND USES***

The Opportunity Areas identified in Exhibit 2 (Opportunity Areas) are located throughout the City. In general, the City of Coalinga is surrounded by agricultural land to the east and northeast, Coalinga Oilfield and associated uses to the west and northwest, mining and solar energy operations to the north, and the Kreyenhagen Hills to the south.

### ***ENVIRONMENTAL SETTING***

The city of Coalinga is situated in Pleasant Valley at the base of the coast mountain ranges on the western side of Fresno County in California's Central Valley. Interstate 5 runs north to south approximately ten miles east of the city. Highways 33 and 198 create the axes for most of the city's urban development. The city limits currently include approximately 4,541 acres. The city's existing Sphere of Influence (SOI) surrounds the historical core of Coalinga and consists of approximately 2,288 acres outside the city limits. The city's Area of Influence (AOI) includes an additional 11,581 acres outside of the SOI.<sup>6</sup>

### ***REQUIRED CITY APPROVALS***

The City Council must approve a General Plan Amendment to incorporate the 2015-2023 Housing Element into the General Plan.

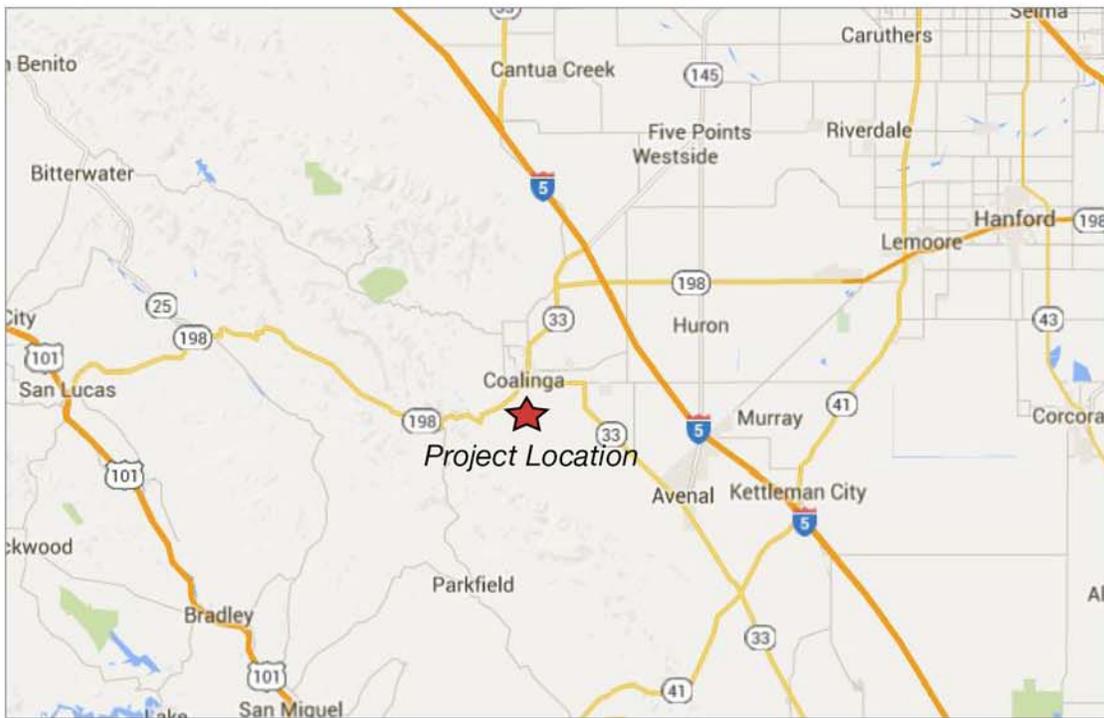
### ***OTHER AGENCY APPROVALS***

The State of California, Department of Housing and Community Development (HCD) is required to review the Housing Element for compliance with State law (Article 10.6 of the California Government Code) but does not have actual approval authority over the Project. No other jurisdiction has approval authority over any part of the Housing Element.

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<sup>6</sup> City of Coalinga. 2025 General Plan Update EIR. May 2009





Source: Google Maps

Regional

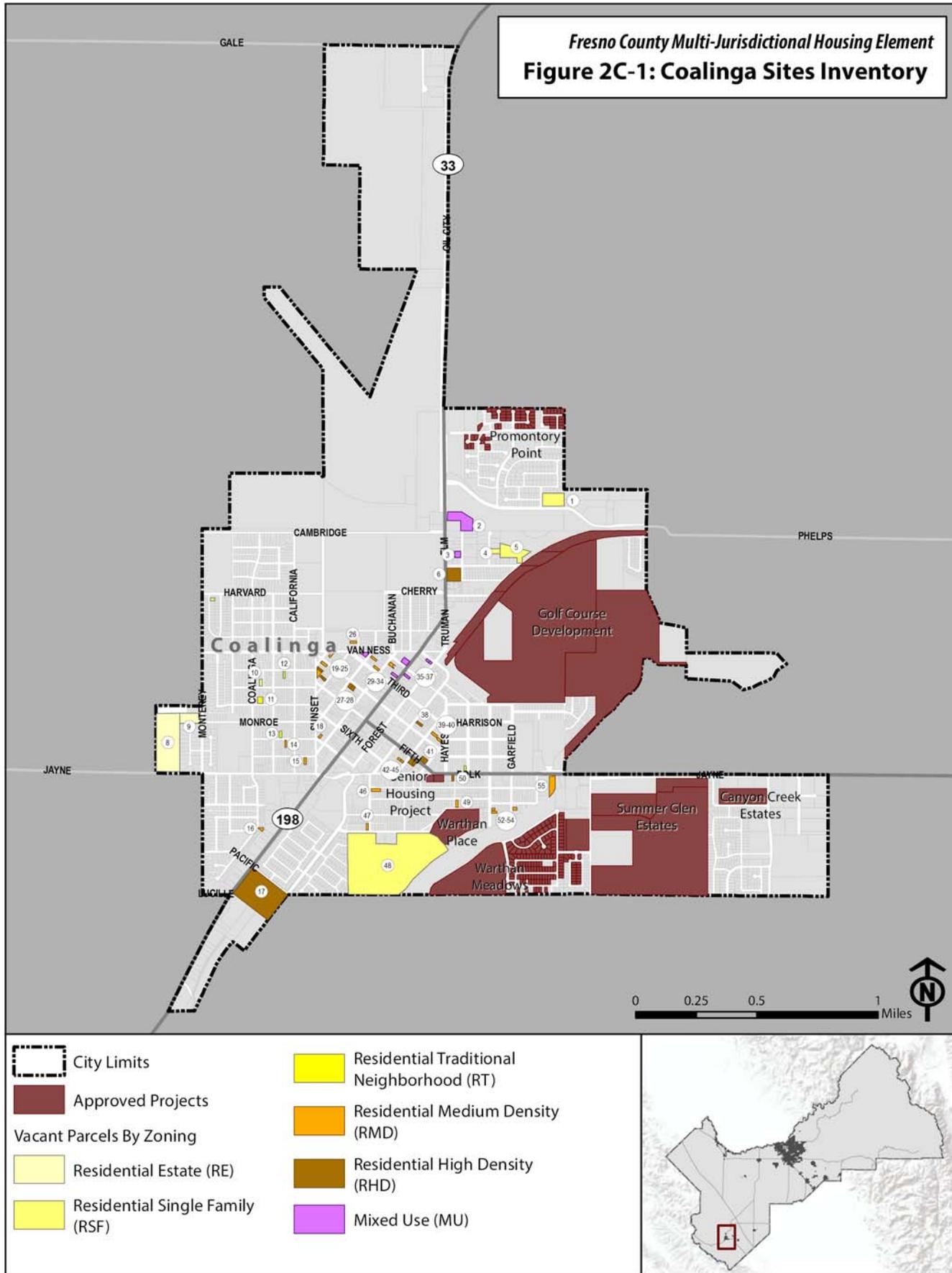


Source: Google Maps

Vicinity



Fresno County Multi-Jurisdictional Housing Element  
**Figure 2C-1: Coalinga Sites Inventory**





### 3 DETERMINATION

***ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED***

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology /Soils
<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology / Water Quality	<input type="checkbox"/> Land Use / Planning
<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Population / Housing
<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation/Traffic
<input type="checkbox"/> Utilities / Service Systems	<input type="checkbox"/> Mandatory Findings of Significance	

***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 would be prepared.
- I find that although the proposed project could have a significant effect on the environment, there would 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 would 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 (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) 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, Community Development Director  
City of Coalinga

12/7/15

Date

## 4 EVALUATION OF ENVIRONMENTAL IMPACTS

### 1. AESTHETICS

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Have a substantial adverse effect on a scenic vista or scenic highway?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A) **Less than Significant Impact.** According to the California Scenic Highway Mapping System, there are no officially designated State scenic highways located within or in the vicinity of the City of Coalinga.<sup>7</sup> According to the City of Coalinga General Plan EIR, the scenic landscape for the City of Coalinga is partially defined by the Alcalde Hills to the west and the Jacalitos and Kreyenhagen Hills to the south. Other significant landforms include the creek corridors associated with Jacalitos, Warthan and Los Gatos Creeks. According to the City of Coalinga General Plan EIR, the degree of potential impact on scenic vistas varies with factors such as viewing distance, duration, viewer sensitivity, and the visual context of the surrounding area. If new development is not carefully designed, it could significantly impact scenic vistas or degrade the visual quality of the natural areas within and surrounding the City.<sup>8</sup> The City of Coalinga General Plan EIR found that impacts to scenic vistas will be less than significant with adherence to the General Plan policies and implementation measures listed herein:

- OSC 3-1 Recognize agricultural and rural landscapes as important visual resources. Associated Implementation Measures include OSC3-1.1.
- OSC 3-2 Encourage preservation and enhancement of views of the Jacalitos Hills, Gujarral Hills and the Kettlemen Hills to the extent possible. Associated Implementation Measures include OSC3-2.1.
- OSC 3-3 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. Associated Implementation Measures include OSC3-3.1.

<sup>7</sup> California Scenic Mapping System. Fresno County. [http://www.dot.ca.gov/hq/LandArch/16\\_livability/scenic\\_highways/index.htm](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm) [Accessed on 12/9/15]

<sup>8</sup> City of Coalinga General Plan EIR.

LU1-1 The City shall encourage proposals that preserve and enhance the open, rural small town character and neighborhood quality that makes Coalinga a special place. Associated Implementation Measures include LU1-1.1 through LU1-1.9.

Future housing proposed on Opportunity Sites will be subject to the City of Coalinga General Plan policies regarding the preservation of scenic vistas. Impacts due to adverse changes to scenic vistas will be less than significant with implementation of existing General Plan policy.

B) **No Impact.** There are no scenic vistas located on any of the Opportunity Sites identified in the Housing Element; therefore, development of the Opportunity Sites could not impact any scenic resources.

C) **Less than Significant Impact.** Visual character is the composite physical values of a structure or structures, in context of the built and/or natural environment, that include architectural treatment, landscaping, and location and the intangible qualities such as historical context or uniqueness that establish a thematic visual display for the onlooker when viewing the location. Above most environmental issues, defining visual character is generally subjective, relying on the opinion of the onlooker coupled with the expertise and institutional knowledge of the local jurisdiction to define the visual character of an area or property. Future development implemented through the policies of the Housing Element will have the effect of changing the visual character of each Opportunity Site by introducing a new element to each location. The majority of the Opportunity Sites are located within the urbanized portion of the City of Coalinga, south of Los Gatos Creek. However, several opportunity sites are located on the southern and western boundaries of the city and adjacent to Warthan Creek.

There is no widely recognized threshold for determining when the effects of a project 'degrade' visual character or quality to the point that potentially significant environmental impacts could occur. The General Plan EIR utilized a qualitative threshold that will also be applied to the assessment of the Housing Element. Simply put, the General Plan EIR specifies that if a development proposal is found to be inconsistent with the design guidelines for the applicable neighborhood by the City decision-making body, then the direct change in visual character on the project site and the indirect change to the neighborhood are considered potentially significant. The rationale behind this threshold is that the design guidelines were developed by the City with extensive public outreach and input to ensure that neighborhoods remained or changed in a manner that complemented each neighborhood's unique character. Applying this threshold ensures that the subjectivity of assessing visual character is removed because the design guidelines already reflect the opinions of the community on how a neighborhood should look. Thus, future development on the Opportunity Sites will be subject to applicable design guidelines that indicate requirements related to height, mass and scale, architectural style, materials, landscaping, and a variety of other standards that will ensure future housing development is consentient with the visual character intended or the area. Impacts due to changes to visual character or quality will be less than significant with implementation of existing regulations.

d) **Less than Significant Impact.** Future development guided by the implementation of the proposed Housing Element will result in new sources of light and glare. Outdoor lighting will be required in parking lots and pedestrian pathways for security purposes and may be included as accent lighting in landscaping and architectural features. Indoor lighting will also likely be visible through windows. Lighting associated with vehicle travel to and from the Opportunity Sites will also be generated. Outdoor lighting when viewed at night can result in glare that can be defined as "excessive, uncontrolled brightness" from a luminaire, defined as "a complete lighting unit consisting of a lamp or lamps together with the parts designed to distribute the light, to position and protect the lamps and ballast (where applicable), and to connect the lamps to the power supply" by the National Electrical Code (NEC).<sup>9</sup> <sup>10</sup> Glare can also occur during the day due to light reflecting off building materials such as highly polished metal and reflective glass. Inappropriate installation of light and reflective materials in future housing could result in effects on nighttime and daytime views through scattering excessive light in the viewers' eyes, causing a partial or complete inability to see due to light scattering in the eye. The effects of excessive light and glare can result in nuisance

<sup>9</sup> Lighting Research Center. National Lighting Product Information Program. Lighting Answers: What is Glare? <http://www.lrc.rpi.edu/programs/nlpiip/lightinganswers/lightpollution/glare.asp> [November 18, 2015]

<sup>10</sup> National Electrical Code. Article 100. 2014

impacts such as viewer annoyance or an inability to see features in the night sky to health and safety impacts such as temporary blindness while operating a motor vehicle.

Typical thresholds for determining if the effects of lighting and glare will impact surrounding properties is established in local code as a maximum illumination level at a project's property line, such as a maximum 0.5 footcandle at any property line adjacent to a residential property. The General Plan EIR uses a similar threshold of continue by summarizing the threshold. Thresholds for glare are rare, tend to be presented qualitatively, and assumed to be mitigated concurrently with restrictions on lighting. The General Plan EIR does not include a threshold for glare and the City has no adopted threshold or standard specifically to mitigate impacts due to glare; therefore, for purposes of this Initial Study, potential glare impacts during the night will be considered less than significant with implementation of lighting standards, particularly in regards to shielding, and potential daytime impacts will be considered less than significant if, in the case of reflective materials, that the materials do not have a reflectivity index of 0.5 or higher for proposed materials with the surface area sufficient to reflect glare onto adjacent properties and/or streets. Future housing developed to meet local and regional housing needs will be subject to Section 9-4.407 (Lighting and glare) of the Coalinga Municipal Code regulating the installation and operation of lighting. The Municipal code requires that all security and site lighting shall be shielded to avoid "spill over" nuisance lighting to the existing adjacent uses. In addition, lights shall be placed to deflect light away from adjacent properties and public streets, and to prevent adverse interference with the normal operation or enjoyment of surrounding properties. Direct or sky-reflected glare from floodlights shall not be directed into any other property or street. Except for public street lights, no light or combination of lights, or activity shall cast light on a public street exceeding one foot-candle as measured from the centerline of the street. No light, combination of lights, or activity shall cast light onto a residentially zoned property, or any property containing residential uses, exceeding one-half footcandle. Implementation of the lighting requirements of the Coalinga Municipal Code will ensure that lighting is appropriately designed to provide necessary security while not creating undue nuisance or hazards for people at surrounding properties or on roadways in the vicinity of the Opportunity Sites. Furthermore, future housing will be subject to design standards enumerated in the code, requiring review by staff or the architectural review board that will limit the use of metal in to accent features, as opposed to primary architectural features, thereby minimizing the potential for daytime glare. Impacts to daytime and nighttime views will be less than significant with implementation of exiting regulatory requirements.

## 2. AGRICULTURAL RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project, as well as forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation 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 non-agricultural use?	<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?	<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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D) Result in loss of forest land or conversion of forest land to non-forest use?	<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 non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

A) **Less than Significant Impact.** According to the state Farmland Mapping and Monitoring Program (FMMP), none of the Opportunity Sites are located on farmland designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.<sup>11</sup> However, two of the Opportunity Sites (1 and 48) are located on Farmland of Local Importance, which is defined as all farmable lands within Fresno County that do not meet the definitions of Prime, Statewide, or Unique Farmland. This includes land that has been used for irrigated pasture, dryland farming, confined livestock and dairy, poultry facilities, aquaculture, and grazing. Although Opportunity Sites 1 and 48 are designated as Farmland of Local Importance, the City of Coalinga General Plan Policy LU7-2 directly addresses impacts related to conversion of agricultural lands by requiring development projects to mitigate for loss of farmland by either (1) granting a farmland conservation easement to or for the benefit of the city and/or a qualifying entity approved by the City, at a 1:1 ratio for each acre developed, or (2) by payment of an in lieu fee as established by the City, which shall be reviewed and adjusted periodically to ensure that the fee is adequate to offset the cost of purchasing farmland conservation easements at a 1:1 ratio.<sup>12</sup>

<sup>11</sup> California Department of Conservation. Farmland Mapping and Monitoring Program.

<sup>12</sup> City of Coalinga General Plan EIR. Agricultural Resources. May 2009

LU7-2            The City recognizes the loss of farmland as a result of urbanization of the city of Coalinga as a significant and unavoidable impact and shall require development projects to mitigate for the loss of farmland. Associated Implementation Measures include: LU7-2.1.

Impacts related to the conversion of important farmland will be less than significant with adherence to General Plan policy LU7-2.

B) **No Impact.** According to the state Williamson Act Map, none of the Opportunity site are currently preserved for agricultural uses pursuant to Williamson Act contracts.<sup>13</sup> Thus, no impacts related to the loss of land under Williamson Act contract will occur.

C) **No Impact.** Public Resources Code Section 12220(g) identifies forest land as 'land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.' None of the Opportunity Sites contain forest land or timber land. No impacts will occur.

D) **No Impact.** Forest land, regardless of its productive capabilities or management potential as a resource, is important to the regional and global environment. Forests provide watershed stability, wildlife shelter and habitat, oxygen, soil nutrients, and carbon dioxide sinks, serving as a multi-faceted and integral part of the broader ecosystem. There is no forest land located on or in the vicinity of any proposed Opportunity Sites. Considering that the proposed Housing Element will not result in direct loss or substantial changes to the National Forest of Forests, impacts will be less than significant.

E) **Less than Significant Impact.** As discussed above, two Opportunity Sites are located on farmland of local importance. Also discussed above, General Plan Policy LU7-2 directly addresses impacts related to conversion of agricultural lands. None of the Opportunity Sites are located on Williamson Act Contracted land. In addition, no forest land or timber production is located on any of the Opportunity Sites or within the vicinity of the City of Coalinga. Considering that the proposed Housing Element will not result in the indirect conversion of agricultural or forest land to non-agricultural or non-forest uses, impacts will be less than significant.

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<sup>13</sup> California Department of Conservation. Fresno County Williamson Act FY 2012/2013.

### 3. AIR QUALITY

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A-C) **Less than Significant Impact.** The City of Coalinga is located within the San Joaquin Valley Air Basin (Basin) that is managed by the San Joaquin Valley Air Pollution Control District (SJVAPCD).<sup>14</sup> The SJVAPCD is located in California's Central Valley and is comprised of the Counties of San Joaquin, Stanislaus, Merced, Madera, Fresno, Kings, and Tulare, and the San Joaquin Valley Air Basin portion of Kern County. Due to meteorological, geographical, and topographical conditions in the Central Valley that result in a low tolerance for air pollution in the Basin, the Basin exhibits air pollution at levels comparable to that of the South Coast Air Basin despite the population of the Central Valley being ten times less than that of the greater Los Angeles region, demonstrating the unique air quality challenges faced by SJVAPCD. Future housing developed in accordance with the goals and policies of the Housing Element will have the effect of contributing incrementally to the mobile, energy, and area sources that cumulatively contribute to criteria pollutant levels and associated air pollution in the Basin. The SJVAPCD is responsible for preparing the various pollution control Plans and Maintenance Plans that comprise the Air Quality Management Plan (AQMP) for the Basin. The AQMP includes strategies and control measures to reduce and/or maintain the effects that construction and operation of various uses within the Basin have on regional air quality. The effects of future housing development on regional air quality could result in potentially significant impacts on the health of residents if it is determined that a project's individual contribution to cumulative air pollution levels is considerable by exceeding the annual emissions thresholds established by the SJVAPCD in its *Guidance for Assessing and Mitigating Air Quality Impacts* and, furthermore, would be determined to potentially conflict with implementation of the AQMP.<sup>15</sup> Criteria pollutants can directly damage the environment, both natural and man-made. Impacts to human health include a variety of acute and chronic respiratory illnesses.

<sup>14</sup> San Joaquin Valley Air Pollution Control District. About the District. [http://www.valleyair.org/General\\_info/aboutdist.htm](http://www.valleyair.org/General_info/aboutdist.htm) [November 16, 2015]

<sup>15</sup> San Joaquin Valley Air Pollution Control District. *Guidance for Assessing and Mitigating Air Quality Impacts*. March 2015

The SJVAPCD *Guidance* identifies procedures for evaluating projects through a screening process that alleviates full air quality review where, based on analysis documented by the SJVAPCD, projects meeting certain criterion are determined to not have a substantial effect on air quality but cannot be found exempt from environmental analysis pursuant to CEQA. The SJVAPCD *Small Project Analysis Level* (SPAL) guidelines identify screening thresholds for single-family, multi-family, retirement community, and manufactured housing projects based on traffic generation and number of dwelling units. The daily traffic generation screening threshold is established at 1,453 daily trips. Dwelling unit thresholds range from 152 units for single-family residential projects to 460 units for retirement communities. Projects not meeting the SPAL screening threshold are then afforded the Cursory Analysis Level (CAL) procedure that requires project-specific, quantitative emissions modeling that includes construction-related and operational criteria pollutant emissions, carbon monoxide hotspot screening and/or modeling, and assessment of hazardous air pollutant emissions before determining if mitigation is required. The CAL process is generally applicable to projects that do not require an Environmental Impact Report (EIR) and are not subject to the Full Analysis Level (FAL) process as such. The SJVAPCD *Small Project Analysis Level* (SPAL) will apply to the City of Coalinga Opportunity Sites.

Future housing proposals will be subject to environmental evaluation for exemption and potential analysis pursuant to CEQA upon application for entitlement permits. Projects found to be exempt from CEQA will not have a significant impact on the environment as declared by state legislation. Other projects will be subject to standard analysis and mitigation if required. Future housing proposals will be subject to environmental evaluation for exemption and potential analysis pursuant to CEQA upon application for entitlement permits.

According to the City of Coalinga General Plan EIR, impacts were determined to be less than significant with adherence to the following General Plan policies:

- AQ1-1 Air quality impacts associated with new development projects must be considered during the development review process. Associated Implementation Measures include AQ1-1.1 through AQ1-1.9.
- AQ2-1 Encourage and support development projects that propose alternatives to standard vehicle trips. Associated Implementation Measures include: AQ2-1.1 through AQ2-1.8.
- AQ2-2 Support upgrades and improvements to the transportation system that benefit bicycle, pedestrian, and other non-vehicular forms of circulation. Associated Implementation Measures include: AQ2-2.1 through AQ2-2.7.
- AQ4-1 Implement measures that effectively reduce particulate, dust, and other emissions. Associated Implementation Measures include AQ4-1.1 and AQ4-1.2.

Projects found to be exempt from CEQA will not have a significant impact on the environment as declared by state legislation. Other projects will be subject to standard analysis and mitigation if required. Considering that many of the Opportunity Sites will be exempt from CEQA and/or most of the Sites will not require extensive evaluation, impacts due to individual contribution to cumulative effects on air quality will not be considerable, thus impacts will be less than significant.

D) **Less than Significant Impact.** Common sensitive receptors include children under age 14, the elderly over age 65, athletes, and people with cardiovascular and chronic respiratory diseases. Future housing projects are not considered uses that emit substantial levels of hazardous air pollutants that could have an effect on the environment such that potentially significant impacts would occur. With implementation of existing regulatory requirements, impacts to sensitive receptors will be less than significant.

E) **No Impact.** Residential land uses do not generate objectionable odors that could impact a substantial number of people; therefore, future housing development will not result in effects related to odors that could impact a substantial number of people. The General Plan includes policies to reduce odor nuisances on a project-by-project basis by coordinating with the SJVUAPCD, and by recognizing that buffers may be necessary in cases where sensitive receptors may be exposed to

objectionable odors such as at the urban/agriculture interface. According to the City of Coalinga General Plan EIR, impacts related to objectionable odors will be less than significant with adherence to the following General Plan policies:

- AQ1-1      Air quality impacts associated with new development projects must be considered during the development review process. Associated Implementation Measures include AQ1-1.1 through AQ1-1.9.
- AQ3-1      Mitigate impacts from toxic air pollutant emissions and noxious odors from industrial, manufacturing, and processing facilities. Associated Implementation Measures include AQ3-1.1 through AQ3-1.3.
- LU6-1      Minimize conflicts between industry and other land uses by concentrating industrial activity within the areas identified on the Land Use Diagram. Associated Implementation Measures include LU6-1.1.

There are no sources of objectionable odors located in the vicinity of any Opportunity Site identified in the proposed Housing Element. Any impacts related to objectionable odors will be less than significant with implementation of General Plan policies.

4. **BIOLOGICAL RESOURCES**

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation 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, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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?	<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?	<input type="checkbox"/>	<input 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A) **Less than Significant Impact.** According to the General Plan EIR, there are 29 listed and proposed sensitive wildlife species potentially occurring in the City of Coalinga planning area.<sup>16</sup> Construction of future housing on the Opportunity Sites could have the effect of removing or disturbing habitat, potentially resulting in harm to sensitive species during its removal or indirectly if the habitat is used for foraging or for other means of sustenance. Occupancy of the homes can result in effects on sensitive species and habitat by introducing human activities and domestic animals that can result in harm also result in habitat loss. The impacts that can result due to harm or loss of sensitive species are most easily explained as the results of upsetting a piece of an intricately balanced and interdependent ecology that can result in cumulative impacts on other species, including humans, as the ecosystem adjusts to resulting environmental pressures such as imbalances in predator and prey ratios or further loss or changes in habitat as species adjust.

<sup>16</sup> City of Coalinga. General Plan EIR. Biological Resources. Table BIO-2. May 2009

According to the General Plan EIR, the following General Plan policy is intended to reduce potential impacts to sensitive and special status species:

OSC1-3            Protect special-status plant and animal species and their habitat in accordance with local, state, and federal regulations. Associated Implementation Measures include: OSC1-3.1 through OSC1-3.5.

However, according to the General Plan EIR, although development projects would be evaluated on a project-by-project basis to ensure that impacts to sensitive habitats (e.g., wetlands, habitat for special-status species) are mitigated in accordance with most current regulations, compliance with these regulations would not ensure that development through the life of the General Plan (through 2025) would be able to feasibly provide for “no net loss” of wetland habitat or habitats for listed species. Furthermore, as development reaches its anticipated levels, permanent habitat losses will cause an overall decrease in wildlife numbers in the region. Because “no net loss” cannot be assured and due to the permanent loss of habitat associated with the proposed General Plan, this impact is considered significant and unavoidable.<sup>17</sup> However, the Opportunity Sites do not require any land use changes and any future housing development on the Opportunity Sites will be consistent with what was analyzed in the General Plan EIR. Therefore, implementation of the Housing Element Update will not increase impacts to sensitive and special status species. In addition, future development of the Opportunity Sites will be subject to project-specific environmental review pursuant CEQA, as applicable. Impacts will be less than significant.

**B-C) Less than Significant Impact.** The City is situated at the confluence of Los Gatos and Warthan Creeks. These resources are sensitive due to the important habitat they provide for a variety of species and their role in the natural treatment and conveyance of water. Future development adjacent to these habitats could result in direct effects to these resources through habitat removal or the disruption of the resources natural function or indirectly by generating noise, lighting, urban runoff, and other activities that could result in effects on how the resource is used by species. Potential impacts are similar to those resulting from effects on sensitive species, namely upset to the ecosystem due to changes in the balance of species and habitat. Opportunity Sites 2, 5, 48, 54, and 55 are located along these creeks. However, according to the National Wetlands Inventory, none of the Opportunity Sites are classified as wetlands or riparian areas.<sup>18</sup>

According to the General Plan EIR, the following General Plan policy is intended to reduce potential impacts to riparian habitat and wetland areas:

OSC1-2            Encourage the protection of streams, riparian corridors and unique or sensitive habitats. Associated Implementation Measures include: OSC1-2.1 through OSC1-2.5.

However, according to the General Plan EIR, although development projects would be evaluated on a project-by-project basis to ensure that impacts to sensitive habitats (e.g., wetlands, habitat for special-status species) are mitigated in accordance with most current regulations, compliance with these regulations would not ensure that development through the life of the General Plan (through 2025) would be able to feasibly provide for “no net loss” of wetland habitat or habitats for listed species. Because “no net loss” cannot be assured and due to the permanent loss of habitat associated with the proposed General Plan, this impact is considered significant and unavoidable.<sup>19</sup> However, the Opportunity Sites do not require any land use changes and any future housing development on the Opportunity Sites will be consistent with what was analyzed in the General Plan EIR. Therefore, implementation of the Housing Element Update will not increase impacts to wetlands and riparian habitat. In addition, future development of the Opportunity Sites will be subject to project-specific environmental review pursuant CEQA, as applicable. Impacts will be less than significant.

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<sup>17</sup> City of Coalinga. General Plan EIR. Biological Resources. May 2009

<sup>18</sup> U.S. Fish and Wildlife Service. National Wetlands Inventory. <http://www.fws.gov/wetlands/Data/Mapper.html> [Accessed on 12/10/15]

<sup>19</sup> City of Coalinga. General Plan EIR. Biological Resources. May 2009

D) **Less than Significant Impact.** There are no wildlife nursery sites located within the City of Coalinga; therefore, no impacts could occur as a result of development of any Opportunity Site. There are no designated wildlife corridors located within the Planning Area; however, all linear water bodies serve as corridors for terrestrial and aquatic species to migrate and other water bodies can serve as nodes along the Pacific Flyway that accommodates the seasonal movement of avian species between Canada and South America. Wildlife corridors and the movement of animals are important in maintaining the genetic diversity, accommodating mating patterns, and ensuring seasonal behavior is not interrupted. According to the City of Coalinga General Plan EIR, impacts were determined to be less than significant with adherence to the following General Plan policy:

OSC1-4 Preserve and enhance habitat linkages recognized by regulatory agencies and/or identified during the development review process. Associated Implementation Measures include: OSC1-4.1 through OSC1-4.5.

As discussed in Issue 4.B-C, future development of Opportunity Sites will result in less than significant impacts to any creeks, rivers, or other water bodies, thus, creeks, rivers, and the like will remain open as wildlife corridors. Impacts will be less than significant.

E) **Less than Significant Impact.** The City of Coalinga General Plan EIR identifies policies related to the protection of biological resources. Any future development of housing on the Opportunity Sites will be required to comply with the following General Plan policies:

OSC1-1 Secure a diverse network of open land encompassing valuable natural and agricultural resources within and around the Coalinga urban area. Valuable resources include creek corridors, wetlands, native grassland communities and woodlands, wildlife habitat and corridors, groundwater resources, hills and ridgelines, open-space settings for cultural resources and prime agricultural soils and economically viable farmland. Associated Implementation Measures include: OSC1-1.1 and OSC1-1.2.

OSC1-2 Encourage the protection of streams, riparian corridors and unique or sensitive habitats. Associated Implementation Measures include: OSC1-2.1 through OSC1-2.5.

OSC1-3 Protect special-status plant and animal species and their habitat in accordance with local, state, and federal regulations. Associated Implementation Measures include: OSC1-3.1 through OSC1-3.5.

OSC1-4 Preserve and enhance habitat linkages recognized by regulatory agencies and/or identified during the development review process. Associated Implementation Measures include: OSC1-4.1 through OSC1-4.5.

The proposed City of Coalinga Housing Element Update will not conflict with any local policies or ordinances protecting biological resources. No impacts will occur.

F) **No Impact.** The Planning Area is not located within a Natural Community Conservation Plan (NCCP). The Planning Area is located within the boundaries of the Pacific Gas and Electric Company (PG&E) San Joaquin Valley Operation and Maintenance Habitat Conservation Plan (HCP). PG&E's service area encompasses approximately 70,000 square miles in 48 of the 58 counties in California. The HCP addresses small-scale temporary effects due to operation and maintenance of the service area that are dispersed over a large geographic area. The activities covered in the HCP include two categories of activities for which PG&E requests take authorization conducted in accordance with CPUC requirements: operation and maintenance activities and minor construction activities. Although the City is located within the HCP boundary, the HCP covers only PG&E-related operation and maintenance and construction activities and does not cover any other facilities or activities. Therefore, implementation of the proposed Housing Element will not conflict with the intent of the HCP. No impact will occur.

5. CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A) **No Impact.** According to the General Plan EIR, portions of the Planning Area contain no significant historical resources.<sup>20</sup> An Earthquake in 1983 damaged and destroyed most of the historically significant buildings in the area. Of 139 buildings in the 8-block downtown commercial district, 59 collapsed or were heavily damaged; with buildings of pre-1930 construction incurring the most damage.<sup>21</sup> However, the General Plan EIR identified the Coalinga Polk School as listed on the National Register of Historic Places (NRHP) and the Wooden Walking Beam has been determined eligible for listing in NRHP. Neither the Coalinga Polk School nor the Wooden Walking Beam would be impacted by the Housing Element.

The Opportunity Sites are either vacant or are located in urbanized areas that have been previously distributed by past activities and no known historically and/or culturally significant resources including, but not limited to, structures, buildings, features, and/or objects have been located or previously recorded within the Opportunity Sites locations. The Opportunity Sites are not listed on the City's list of historic properties.<sup>22</sup> Consequently, the Opportunity Sites would not cause an adverse change in the significance of a historical resource, and impacts to historic resources are not anticipated. No Impact will occur.

B) **Less than Significant Impact with Mitigation Incorporated.** According to the General Plan EIR, there are known archaeological sites located in the immediate Coalinga area west and southwest along Los Gatos and Warthan Creeks. An additional site, FRE-49 exists east of the junction of Los Gatos and Jacalitos Creek, approximately three miles outside of the City.<sup>23</sup>

Similar to the potential impacts resulting from the effects of future housing development on historical resources, impacts to archaeological resources can result in the loss of information important to the history (and potentially the pre-history) of California and the people who created and/or used the materials. The potential for uncovering significant resources at Opportunity Site locations during construction activities is unknown given that no such resources have been discovered and/or recorded previously. In the unlikely event that archaeological resources are uncovered, Mitigation Measures C-1 and C-2 are incorporated to ensure that uncovered resources are recorded, evaluated, left in place if possible, and/or curated as

<sup>20</sup> City of Coalinga. 2009. General Plan 2005-2025,3-12

<sup>21</sup> City of Coalinga. 2009. General Plan 2005-2025,3-5

<sup>22</sup> City of Coalinga. 2009. Draft Environmental Impact Report 2005-2025,3-5

<sup>23</sup> City of Coalinga. 2009. General Plan 2005-2025,3-12

recommended by a qualified professional archaeologist who meets the U.S. Secretary of the Interiors Qualifications and Standards. Impacts to buried archaeological resources will be less than significant with mitigation measures incorporated.

### **Mitigation Measures**

**C-1** Conduct Archaeological Sensitivity Training for Construction Personnel. The Applicant shall retain a qualified professional archaeologist who meets U.S. Secretary of the Interior's Professional Qualifications and Standards, to conduct an Archaeological Sensitivity Training for construction personnel prior to commencement of excavation activities. The training session shall be carried out by a cultural resources professional with expertise in archaeology, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. The training session will include a handout and will focus on how to identify archaeological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event, the duties of archaeological monitors, and, the general steps a qualified professional archaeologist would follow in conducting a salvage investigation if one is necessary.

**C-2** Cease Ground-Disturbing Activities and Implement Treatment Plan if Archaeological Resources Are Encountered. In the event that archaeological resources are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 25 feet shall be established around the find where construction activities shall not be allowed to continue until a qualified archaeologist has examined the newly discovered artifact(s) and has evaluated the area of the find. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by project construction activities shall be evaluated by a qualified professional archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. Should the newly discovered artifacts be determined to be prehistoric, Native American Tribes/Individuals should be contacted and consulted and Native American construction monitoring should be initiated. The Applicant and City shall coordinate with the archaeologist to develop an appropriate treatment plan for the resources. The plan may include implementation of archaeological data recovery excavations to address treatment of the resource along with subsequent laboratory processing and analysis.

**C) Less than Significant Impact with Mitigation Incorporated.** According to the General Plan EIR, there are no known geological resources and/or unique geological features located within the Opportunity Sites. The potential for uncovering significant paleontological resources at the Opportunity Sites during construction activities is unknown given that no such resources have been previously discovered and/or recorded. In the unlikely event that paleontological resources are uncovered, Mitigation Measure C-3 is incorporated to ensure that uncovered paleontological resources are evaluated, salvaged, and curated as recommended by a qualified professional paleontologist who meets the qualifications set forth by the Society of Vertebrate Paleontology. Impacts to buried paleontological resources will be less than significant with the mitigation incorporated.

**C-3** Cease Ground-Disturbing Activities and Implement Treatment Plan if Paleontological Resources Are Encountered. In the event that paleontological resources and or unique geological features are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 25 feet shall be established around the find where construction activities shall not be allowed to continue until appropriate paleontological treatment plan has been approved by the Applicant and the City. Work shall be allowed to continue outside of the buffer area. The Applicant and City shall coordinate with a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology, to develop an appropriate treatment plan for the resources. Treatment may include implementation of paleontological salvage excavations to remove the resource along with subsequent laboratory processing and analysis or preservation in place. At the paleontologist's discretion and to reduce construction delay, the grading and excavation contractor shall assist in removing rock samples for initial processing.

D) **Less than Significant Impact.** Future development of the proposed Opportunity Sites that require site preparation and earthmoving activities have the unlikely potential to uncover buried or surficial human remains outside of a recognized cemetery or other burial location. Construction activities that result in the effect of disturbing or destroying human remains could result in impacts to our knowledge of the burial practices of the people who were buried, the people who buried the remains, and the pre-historic or historic context and circumstances under which the buried became deceased. Should human remains be discovered, the contractor is required to comply with State Health and Safety Code §7050.5. This requires halting work in the immediate area of the find and notifying the County Coroner, who must then determine whether the remains are of forensic interest. If the Coroner, with the aid of a supervising archaeologist, determines that the remains are or appear to be of a Native American, the Coroner is required to contact the Native American Heritage Commission for further investigations and proper recovery of such remains, if necessary. Implementation of existing regulations will ensure that any discovered remains are appropriately collected and examined for which any significant information can be elicited. Potential impacts due to effects on human remains will be less than significant with implementation of existing regulations.

## 6. GEOLOGY AND SOILS

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B) Result in substantial soil erosion or the loss of topsoil?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A, C-D) **Less than Significant Impact.** According to the City of Coalinga General Plan EIR, potentially hazardous geological and soil conditions occur in the City of Coalinga including severe seismic activity, strong ground shaking, settlement, and expansive soils. Development sites subject to one or more of these conditions can have the effect of disturbing or destabilizing geologic units or soils such that hazards or hazardous conditions are initiated, thereby resulting in potential impacts to properties in vicinity of the project. Potential impacts to properties within the vicinity and inclusive of the development include property destruction, injury, and loss of life depending on the severity of the impact. Geological and soils hazards of concern are summarized below as described in the Fresno County General Plan EIR, supplemented by additional data.<sup>24</sup>

<sup>24</sup> Fresno County. General Plan Update Draft Environmental Impact Report. February 2000

- ^ **Fault Rupture:** There are active and potentially active faults within and adjacent to Fresno County. Faults within Fresno County and major active and potentially active faults in the region are described in Section 14.3 of the County's General Plan EIR. The Nunez and Ortigalita faults are located near Coalinga and Panoche in the West Valley and have been designated Alquist-Priolo Earthquake Fault Zones (EFZ). An active fault may pose a risk of surface fault rupture. Surface rupture occurs when movement on a fault deep within the earth breaks through to the surface. Fault rupture typically follows preexisting faults and the rupture may occur suddenly during an earthquake or slowly in the form of a fault creep. According to the Department of Conservation, the City of Coalinga is not located within a zone of required investigation for earthquake faults.<sup>25</sup>
- ^ **Seismic Groundshaking:** Most of Fresno County east of Interstate 5 (I-5) is located in Seismic Zone 3 pursuant to the California Building Code. Areas in the Coast Range and foothills and an area along the Fresno County-Inyo County boundary are located in Seismic Zone 4. Groundshaking is the primary seismic hazard in Fresno County, because of the seismic setting and record of historical activity. Urbanized locations in the East Valley, West Valley, and Sierra Nevada Foothills are subject to less intense seismic effects than locations in the Coast Range Foothills and Sierra Nevada Mountains.
- ^ **Liquefaction:** Liquefaction is a process whereby soil is temporarily transformed to a fluid form during intense and prolonged groundshaking. Areas most prone to liquefaction are those where the water table is less than 30 feet below the surface and consist of relatively uniform sands that are loose to medium density. No specific County-wide assessments to identify liquefaction hazards have been performed. Areas where groundwater is less than 30 feet below the surface occur primarily in the Valley region; however, soil types in the area are not conducive to liquefaction because they are either too coarse or too high in clay content. Areas subject to 0.3 g-force (g) acceleration or greater are located in a portion of the Sierra Nevada along the Fresno-Inyo County boundary and along the Coast Range foothills in western Fresno County. Conversely, the depth to groundwater in these areas is greater than in the Valley, minimizing liquefaction potential. Lateral spreading, as the name suggests, is typically a liquefaction-related condition where the ground slides down a gentle slope or toward the banks of a linear water feature located on a buried liquefied layer.<sup>26</sup> The groundwater levels below the City of Coalinga range from 300 to 400 feet, thus reducing the potential for liquefaction.<sup>27</sup> According to the Department of Conservation, the City of Coalinga is not located within a zone of required investigation for liquefaction.<sup>28</sup>
- ^ **Landslide:** Areas in Fresno County prone to landslides that are populated are located in the foothill and mountain areas where fractured and steep slopes are present such as in the Sierra Nevada, where less consolidated or weathered soils overlie bedrock as in the Coast Range, or where inadequate ground cover accelerates erosion.<sup>29</sup> There is no risk of large landslides in the Valley area of the County due to its relatively flat topography; however, the potential for small slides and slumping along the steeper banks of river or creeks in the Valley. According to the Department of Conservation, the City of Coalinga is not located within a zone of required investigation for landslides.<sup>30</sup>
- ^ **Subsidence:** Subsidence occurs when a large portion of land is displaced vertically, usually due to the withdrawal of groundwater, oil, or natural gas. Soils that are particularly subject to subsidence include those with high silt or clay content. Subsidence caused by groundwater withdrawal generally presents a more serious problem because of the resulting effects tend to encompass regional or community-level areas. Oil and gas withdrawal, conversely, tend to affect localized areas. Areas of the Central Valley have subsided more than 20 feet during the past 50 years.

<sup>25</sup> California Department of Conservation. Regulatory Maps.

<http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps> [Accessed on 12/11/15]

<sup>26</sup> United States Geological Survey. *San Francisco Bay Region Geology and Geologic Hazards. About Liquefaction.* [www.geomaps.wr.usgs.gov/sfgeo/liquefaction/aboutliq](http://www.geomaps.wr.usgs.gov/sfgeo/liquefaction/aboutliq) [March 1, 2010]

<sup>27</sup> City of Coalinga. General Plan EIR. Geology. May 2009

<sup>28</sup> California Department of Conservation. Regulatory Maps.

<http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps> [Accessed on 12/11/15]

<sup>29</sup> United States Geological Survey. *San Francisco Bay Region Geology and Geologic Hazards. About Liquefaction.* [www.geomaps.wr.usgs.gov/sfgeo/liquefaction/aboutliq](http://www.geomaps.wr.usgs.gov/sfgeo/liquefaction/aboutliq) [March 1, 2010]

<sup>30</sup> California Department of Conservation. Regulatory Maps.

<http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps> [Accessed on 12/11/15]

Groundwater pumping has also caused subsidence in areas of western Fresno County. Subsidence is an identified concern in the Westlands Water District and the Pleasant Valley Water District.

- ^ **Settlement /Collapse:** Settlement can occur in poorly consolidated soils during groundshaking. During settlement, the soil materials are physically rearranged by groundshaking resulting in a less stable alignment of individual minerals. Settlement of sufficient magnitude to result in structural damage is normally associated with rapidly deposited alluvial soils or improperly founded or poorly compacted fill. These areas are known to undergo extensive settling with the addition of irrigation water. According to the Fresno County General Plan EIR, the City of Coalinga is susceptible to settlement.
- ^ **Expansive Soils:** Expansive soils are those that greatly increase in volume when they absorb water and shrink when they dry out. Expansion is measured by shrink-swell potential defined by the relative volume change in soil while gaining in moisture. If the shrink-swell potential is rated moderate to high, damage to buildings, roads, and other structures can occur. Soils exhibiting a high to moderately high shrink-swell potential generally occur in a linear, northwest-trending area generally parallel to the Friant-Kern Canal foothills in Kings Canyon National Park of the Sierra Nevada and along Fresno Slough from Madera County to Kings County. Investigations conducted under the auspices of the Natural Resource Conservation Service (NRCS) for the Westlands Water District have identified areas of expansive soils generally parallel the San Luis Drain. According to the City of Coalinga General Plan EIR, potentially expansive soils exist in the vicinity of the City.

Future housing developed pursuant to the policies of the proposed Housing Element will be subject to the requirements of the California Building Code (CBC) as adopted by the City of Coalinga, including preparation of a soils report. The CBC requires analysis of soils and application of engineering standards to ensure project sites are made suitable for building construction, particularly in regards to foundation design. Typical foundation design requirements to prevent failure due to the effects of geological hazards include post-tensioning due to lateral spreading/collapse, installation of piles due to liquefaction, dewatering or pre-saturation due to expansive soils, and installation of geomats due to landslides. Foundation and structural design for proposed development of the Opportunity Sites will be subject to analysis and design recommendations by a licensed geotechnical engineer for review and approval by the City. In addition, the General Plan EIR found impacts to be less than significant with incorporation of the following General Plan policies:

- S1-1 The City shall maintain its emergency preparedness, including evacuation procedures, to address potential manmade and natural disasters in order to guarantee the safety of, and accessibility to, all its residents. Procedures shall be developed in coordination with local, State, and Federal emergency operations and Plans. Associated Implementation Measures include: S1-1.1 through S1-1.7.
- S2-1 The City shall ensure that developments, structures, and public facilities are sited with consideration to safety. Associated Implementation Measures include: S2-1.1 through S2-1.3.
- S2-2 The City shall ensure that developments, structures, and public facilities adequately address geologic and seismic hazards. Associated Implementation Measures include: S2-2.1 through S2-2.5.

Impacts due to geological and soils hazards will be less than significant with implementation of existing regulations and General Plan policies.

**B) Less than Significant Impact.** Natural forces, both chemical and physical, are continually at work breaking down and moving rocks, minerals, and soils. Erosion poses environmental hazards through the effect of removing soils that can undermine roads and buildings and destabilize slopes. Erosion can also result in environmental damage as a result of the effects depositing soils in reservoirs, lakes, and drainage structures that can result in impacts to wildlife and human health by changing the ecological properties or the physical boundaries of the water body or drainage control device. In the eastern Fresno County area, soils exhibiting moderately high to high erosion potential are located in the Sierra Nevada and its foothills, generally coinciding with slopes that exceed 30 percent, although most areas are not substantially populated. Within the Valley, erosion is generally not problematic except for areas containing *Rossi* soils east of the Fresno Slough. Severe erosion potential has also been identified along the San Joaquin River Bluff widely spaced gullies have eroded soils where

subsiding floodwaters drain into the main flood control channel. In western Fresno County, most soils associated with the *Kettleman* series generally located west of I-5 in the Coast Range foothills could be subject to moderate to severe sheet and gully erosion potential. *Panoche* and *Panhill* soils are classified as exhibiting no erosion under natural conditions but because their physical properties are particularly susceptible to erosion as a result of human activity. These soils are located extensively throughout western Fresno County and are especially prevalent in areas on young alluvial fans. Impacts to Opportunity Sites will be less than significant after compliance with Federal and State regulations limiting erosion pursuant to National Pollution Discharge Elimination System (NPDES) requirements, SJVSJVAPCD rules, and local implementation requirements.

E) **No Impact.** The City owns and operates the existing wastewater treatment plant (WWTP) under California Regional Water Quality Control Board (CRWQCB) Waste Discharge Requirements (WDR) Order No. 94-184. The purpose of the Plant is to collect and treat municipal sewage to such a degree that its discharge will not endanger public health nor degrade groundwater quality.<sup>31</sup> Thus, septic systems will not be utilized at the Opportunity Sites. No impacts related to septic systems will occur.

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<sup>31</sup> City of Coalinga. Department of Public Works. Wastewater Treatment. <http://www.coalinga.com/?pg=71&spg=115> [Accessed on 12/11/15]

7. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation 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?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A-B) **Less than Significant Impact.** Climate change is the distinct change in measures of climate for a long time period. Climate change is the result of numerous, cumulative sources of greenhouse gas emissions all over the world. Natural changes in climate can be caused by indirect processes such as changes in the Earth's orbit around the Sun or direct changes within the climate system itself (i.e. changes in ocean circulation). Human activities can affect the atmosphere through emissions of greenhouse gases (GHG) and changes to the planet's surface. Human activities that produce GHGs are the burning of fossil fuels (coal, oil and natural gas for heating and electricity, gasoline and diesel for transportation); methane from landfill wastes and raising livestock, deforestation activities; and some agricultural practices.<sup>32</sup>

Greenhouse gases differ from other emissions in that they contribute to the "greenhouse effect." The greenhouse effect is a natural occurrence that helps regulate the temperature of the planet. The majority of radiation from the sun hits the Earth's surface and warms it. The surface in turn radiates heat back towards the atmosphere, known as infrared radiation. Gases and clouds in the atmosphere trap and prevent some of this heat from escaping back into space and re-radiate it in all directions. This process is essential to supporting life on Earth because it warms the planet by approximately 60° Fahrenheit. Emissions from human activities since the beginning of the industrial revolution (approximately 250 years ago) are adding to the natural greenhouse effect by increasing the gases in the atmosphere that trap heat, thereby contributing to an average increase in the Earth's temperature. Greenhouse gases occur naturally and from human activities. Greenhouse gases produced by human activities include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF<sub>6</sub>). Since 1750, it is estimated that the concentrations of carbon dioxide, methane, and nitrous oxide in the atmosphere have increased over 36 percent, 148 percent, and 18 percent, respectively, primarily due to human activity. Emissions of greenhouse gases affect the atmosphere directly by changing its chemical composition while changes to the land surface indirectly affect the atmosphere by changing the way the Earth absorbs gases from the atmosphere.

In August 2008, the SJVAPCD adopted the Climate Change Action Plan (CCAP). The CCAP required the development of guidance to assist Lead Agencies, project proponents, permit applicants, and interested parties in assessing and reducing project-specific contributions of greenhouse gas emissions and resulting cumulative impacts due global climate change.<sup>33</sup> On December 17, 2009, the SJVAPCD adopted the *Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA*. The guidance relies on the use of performance based standards, otherwise known as Best Performance Standards (BPS), to normalize the effects resulting from project-specific greenhouse gas emissions that contribute to global climate change during the environmental review process, as required by CEQA.

<sup>32</sup> United States Environmental Protection Agency. *Frequently Asked Questions About Global Warming and Climate Change. Back to Basics.* April 2009.

<sup>33</sup> San Joaquin Valley Air Pollution Control District. Climate Change Action Plan. [http://www.valleyair.org/Programs/CCAP/CCAP\\_menu.htm](http://www.valleyair.org/Programs/CCAP/CCAP_menu.htm) [November 17, 2015]

Use of the BPS method is designed to streamline the CEQA process for determining significance and is not a mandated emissions reduction program as promulgated by the SJVAPCD. Projects for which the BPS method has been used can be determined to have less than cumulatively significant impacts related to climate change as supported by evidence documented by the SJVAPCD. Otherwise, demonstration of a 29 percent reduction in GHG emissions as compared to future conditions under which the project is operated without GHG reduction methods (known as the Business-as-Usual, or BAU, baseline) is required to find that a project would contribute inconsiderably to cumulative global climate change conditions and the resulting impacts to the environment. The guidance does not limit a lead agency's authority to establish its own process for determining the significance of impacts resulting from global climate change or the projects contribution to those impacts.

## **CONSTRUCTION EMISSIONS**

Future development of proposed Opportunity Sites will result in short-term greenhouse gas emissions from construction activities. Greenhouse gas emissions will be released by equipment used for demolition, grading, paving, and other building construction activities. GHG emissions will also result from worker and vendor trips to and from project sites and from demolition and soil hauling trips. Construction activities are short term and cease to emit greenhouse gases upon completion, unlike operational emissions that are continuous year after year until operation of the use ceases. In recognition of the temporary character of GHG emissions from construction activities, the SJVAPCD Guidance does not require construction-related GHG emissions to be included in analysis of project-specific climate change impacts.

## **LONG-TERM EMISSIONS**

Future development projects will result in continuous GHG emissions from mobile, area, and other operational sources. Mobile sources, including vehicle trips to and from development projects, will result primarily in emissions of CO<sub>2</sub>, with minor emissions of CH<sub>4</sub> and N<sub>2</sub>O. The most significant GHG emission from natural gas usage will be methane. Electricity usage by future development and indirect usage of electricity for water and wastewater conveyance will result primarily in emissions of carbon dioxide. Disposal of solid waste will result in emissions of methane from the decomposition of waste at landfills coupled with CO<sub>2</sub> emission from the handling and transport of solid waste. These sources combine to define the long-term greenhouse gas inventory for typical development projects.

Future housing will be constructed on undeveloped and currently developed, underutilized properties. GHG emissions will be evaluated during the City's standard environmental review process as required by CEQA using the BPS method promulgated by the SJVAPCD. Applicable measures will be incorporated into future projects, ensuring GHG emissions are reduced to levels that will not be considered cumulatively considerable in context of global climate change and resulting impacts. Some projects may be required to identify a GHG emissions inventory using regulatory and industry standard methodologies and measures to reduce emissions by 29 percent from BAU levels. GHG reduction measures identified in the Guidance documentation are categorized bicycle/pedestrian/transit, parking, site design, mixed-use, building component, transportation demand, and miscellaneous, each addressing the various operational sources of GHG emissions that are generated by development. Incorporation of BPS will ensure compliance with the regional CCAP and by extension the targets identified in the state Scoping Plan for reduction of GHG emissions. Impacts will be less than significant.

**8. HAZARDS AND HAZARDOUS MATERIALS**

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
H) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A-D) **Less than Significant Impact.** Residential and mixed-use housing development do not cause or contribute substantially to potential hazards to the public or the environment because these uses do not involve the use, transport, or disposal of appreciable amounts of hazardous materials or wastes. For purposes of the following analysis, a “significant hazard to the public or the environment” is characterized by the effects of exposure to hazardous materials and/or wastes from a facility or facilities that are subject to operations-specific federal, state, regional, or local regulations and implementation processes (including permitting, accident contingency, and clean-up requirements) based on the amount of material or waste

undergoing use, transport, or disposal and the resulting impacts to human health or ecosystem functions. Residential uses are characterized by the use of common, widely available hazardous materials including paints and other solvents, cleaners, and pesticides. The remnants of these and other products are disposed of as household hazardous waste (HHW) that includes batteries, electronic wastes, and other wastes that are prohibited or discouraged from being disposed of at local landfills. Use of common household hazardous materials are not subject to federal or state permitting at the consumer level and it is reasonably foreseeable that upset and accident conditions cannot be met by the use, transport, and disposal of such materials and wastes from future residences. Considering that consumer-level household hazardous materials and wastes are not subject to federal or state permitting by the consumer and that their use is at such levels as to not have the potential to result in risk of upset or accident that could harm a substantial number of people, including children attending schools in the area, or have a substantial effect on the functions of the local or regional ecosystem.

**Hazardous Sites:** Opportunity Site 17 is located in proximity to the 107-acre City of Coalinga asbestos site (10330041) located southeast of Lucille Avenue and Highway 198. The property is a federal Superfund Site with a cleanup status of "Certified/Operation and Maintenance as of 6/25/1991". The site has been delisted from the National Priorities List and is currently being overseen by the Department of Toxic Substances Control (DTSC) Site Cleanup Program. The property was formerly used for the warehousing and transfer of hazardous material. Potential contaminants of concern include nickel and naturally occurring asbestos. The site has land use restrictions (covenant) including the prohibition of activities which would disturb the ongoing remedy and monitoring system. In addition, hospitals, day cares, schools, and residences are prohibited from being located on the property. No excavation of contaminated soils or extraction of groundwater is allowed at the site without agency approval. The potential media affected is soil.<sup>34</sup>

Opportunity Sites 46, 47, and 48 are located in close proximity to a former manufactured gas plant site (10490098) located near S. Louisiana, E. Houston, and E. Sacramento with a cleanup status of "Inactive – Needs Evaluation as of 8/24/1995". The potential contaminants of concern at this site are polynuclear aromatic hydrocarbons (PAHs) and the potential affected media is not specified.<sup>35</sup> Opportunity Sites 19-23, 24, and 25 are in close proximity to the proposed high school annex site (60000515) located at 10 Washington Avenue with a cleanup status of "Inactive – Action Required as of 2/3/2011". The site is the former Coalinga District Hospital that was in operation from 1938 until 1991. The potential contaminants of concern at the site include benzene, metals, naturally occurring asbestos, organochlorine pesticides, petroleum, and polychlorinated biphenyls.<sup>36</sup> Opportunity Site 7 is located in proximity to the Coalinga Oil Field, Chamber and Mouran Lease (T1000008035) located southeast of the intersection of Cambridge Avenue and N. Monterey Street. The site is classified as a Land Disposal Site and has a cleanup status of "Open – Site Assessment as of 11/30/15". Potential contaminants of concern and potential media affected are not specified.<sup>37</sup>

As mentioned herein, these sites are not located directly on or within the proposed Opportunity Sites. Any future housing development on the Opportunity Sites will be subject to environmental review pursuant to CEQA that will result in the preparation of a Phase 1 Environmental Site Assessment (ESA) to determine the potential presence of contamination. The Phase I ESA would identify the need for any further investigation at the site such as a Phase II ESA which would inform any potential remediation. In addition the City of Coalinga General Plan includes the following policy related to hazardous materials:

Policy S2-4	The City shall seek to reduce the potential for exposure of hazardous substances to humans and the environment.
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<sup>34</sup> Department of Toxic Substances Control. EnviroStor. City of Coalinga Asbestos Site (10330041). [http://www.envirostor.dtsc.ca.gov/public/profile\\_report.asp?global\\_id=10330041](http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=10330041) [Accessed on 12/11/15]

<sup>35</sup> Department of Toxic Substances Control. EnviroStor. Manufactured Gas Plant (10490098). [http://www.envirostor.dtsc.ca.gov/public/profile\\_report.asp?global\\_id=10490098](http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=10490098) [Accessed on 12/11/15]

<sup>36</sup> Department of Toxic Substances Control. EnviroStor. Proposed High School Annex Site (60000515). [http://www.envirostor.dtsc.ca.gov/public/profile\\_report.asp?global\\_id=60000515](http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60000515) [Accessed on 12/11/15]

<sup>37</sup> State Water Resources Control Board. GeoTracker. [https://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T1000008035](https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T1000008035) [Accessed on 12/11/15]

**Materials and Wastes Transport:** Hazardous materials pass through the City of Coalinga in route to other destinations via the highway and surface street system. The major transportation routes through the City include Highways 198 and 33. The City of Coalinga has no direct authority to regulate the transport of hazardous materials on local and regional roadways; however, under upset and accident conditions, it is reasonably foreseeable that the most of the spill will be contained within the right-of-way of a roadway with minimal chance of materials or wastes reaching adjacent homes. Transportation of hazardous materials and wastes by truck is regulated by the U.S. Department of Transportation (DOT). DOT regulations establish criteria for safe handling procedures. Federal safety standards are also included in the California Administrative Code. The California Health Services Department also regulates the haulers of hazardous waste, but does not regulate all hazardous materials. Although there is some reasonably foreseeable potential for exposure of future residents to hazardous materials and wastes under upset and accident conditions, federal and state regulations are in place with a focus on prevention of accidental releases and measures for appropriate containment and cleanup when accidents occur.

**Facilities:** According to the EPA, approximately nine small quantity generators (SQG) and three large quantity generators (LQG) of hazardous wastes operate within and adjacent to the City of Coalinga. SQG generate more than 100 kilogram of hazardous waste and less than 1,000. LQGs generate more than 1,000 kilograms of hazardous waste per month or more than one kilogram per month of acutely hazardous waste. Both the federal government and the State of California require all businesses that handle hazardous materials or extremely hazardous materials to submit a business risk management plan to its local Certified Unified Program Agency (CUPA). The CUPA with responsibility for the City of Coalinga is the Fresno County Department of Public Health. The business risk management plan must include an inventory of the hazardous materials and emergency response plans and procedures to be used in the event of a significant release of a hazardous material. Implementation of federal and state requirements for the operation of these types of facilities will ensure that exposure to residential uses will be minimized or avoided.

Considering the preceding analysis, the proposed Housing Element will not result in effects from the use, transport, or disposal of hazardous or acutely hazardous materials or wastes, under normal or upset and accident conditions, which could impact human health or the environment with implementation of existing regulations, standards, and previously adopted mitigation measures. Impacts will be less than significant.

**E-F) Less than Significant Impact.** There are nine public and private airports within Fresno County.<sup>38</sup> The public airports are Fresno-Yosemite International Airport, Fresno Chandler Downtown Airport, Coalinga Airport, Firebaugh Municipal Airport, Mendota Municipal Airport, and Reedley Municipal Airport. The private airports are Harris Ranch Airport, Selma Aerodrome, and Sierra Sky Park Airport. Specific land use policy plans have been developed for Fresno-Yosemite International, Fresno Chandler Downtown, Coalinga, Harris Ranch, and Sierra Sky Park Airports. A single land use policy plan has been prepared for Firebaugh, Mendota, Reedley, and Selma Aerodrome.

Airport safety issues and their connection with land use planning are generally associated with hazards posed by departing and landing aircraft crashes and the effects those crashes could have on uses and people on the ground. Development within the approach and departure zones of an airport or airstrip are subject to the effects of potentially widespread, although rare, aircraft crashes; therefore, the denser the development and population within these zones, the greater risk of impacts to human health. Aircraft crashes can result in the substantial loss of property and life depending on the size of the aircraft, its velocity and pitch, yaw, and roll at the moment of impact, and the type of cargo it is carrying. Development within the vicinity of an airport can result in increased potential for impact due to height, glare, and electronic interference that can disrupt the flight patterns and pilots operating out of the airport.

The Airport Land Use Commission (ALUC) is responsible for ensuring that development within the vicinity of an airport does not cause undue risk to airport operations or the safety of persons on the ground. The commissioners represent the county, its cities, and the public. Legislation passed in 1982 established a direct link between airport land use plans and the land use plans and regulations adopted by cities and counties, as established in California Public Utilities Code Section 21676. In

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<sup>38</sup> Fresno County. General Plan Update Draft Environmental Impact Report. February 2000

accordance with this legislation, the ALUC must review the general and specific plans of local jurisdictions for consistency with the county's airport comprehensive land use plan (CLUP). Primary and Secondary Review Areas must be identified for each facility. Projects proposed within the geographic boundaries of the Primary Review Area are referred to the ALUC for review and evaluation. Within the Secondary Review Area, only those projects involving a structure or other object with a height that will exceed that permitted under adopted land use zoning will be referred to the ALUC for review.

The proposed Housing Element does not include any changes to the General Plan or Zoning Code that could result in increased height of future buildings or an increase in development density and associated population densities within the influence area of the airport. Future housing development will be subject to consideration and potential review by the ALUC to ensure consistency with the CLUP. The City of Coalinga Municipal Airport is located approximately four miles northeast from the center of the city. The closest Opportunity Site is located approximately three miles from the airport. None of the opportunity sites are located within the airport planning area or safety zones. Considering the proposed Housing Element will not subject future development or persons to undue harm from airport operations in consistency with the CLUP, impacts will be less than significant.

**G) No Impact.** According to the General Plan, the City of Coalinga Emergency Management Plan provides the basis for disaster response planning in Coalinga. The Plan is continually updated to address the jurisdiction's planned response to extraordinary emergency situations associated with natural disasters, technological incidents, and nuclear defense operations. Operational data including a listing of resources, key personnel, essential facilities, contacts, and other data needed for conducting emergency operations are also provided.<sup>39</sup> The proposed Housing Element does not include any land use, circulation, or safety changes that could conflict with implementation of the MHMP or other emergency response programs. No impact will occur.

**H) Less than Significant Impact.** Fresno County is most prominently subject to wildland fires west of Interstate 5 and east of Clovis and Sanger in approach to the Sierra Nevada.<sup>40</sup> According to the California Department of Forestry and Fire Protection Fire Hazard Severity Zones in Local Responsibility Area Map, several Opportunity Sites are within or adjacent to high or moderate fire hazard severity zones.<sup>41</sup> Wildland fires can result in loss of property and life when coming contact with developed areas. Wildland fires also result in dramatic effects to the wildlands from whence it came to the urban areas that are trying to be protected. Future development within Very High Fire Hazard Severity Zones (VHFHSZ) are required to be constructed pursuant to California Building Code (CBC) Chapter 7A (Materials and Construction Methods for Exterior Wildfire Exposure). Development within the local agency VHFHSZ is considered to be located in the wildlands-urban interface (WUI) and requires special construction in order protect life and property by increasing the ability of a building to resist intrusion of flames, burning embers projected by a vegetation fire, and conflagration losses. The CBC focuses on the construction and materials used in roofs, attic ventilation, exterior walls, decking, floor and underfloors, ancillary buildings, structures, and appendages. Implementation of these requirements will ensure that future housing with the WUI is constructed to withstand wildland fires, thereby minimizing any associated impacts. Impacts will be less than significant with implementation of existing regulations.

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<sup>39</sup> City of Coalinga General Plan. Chapter 1. June 2009

<sup>40</sup> California Department of Forestry and Fire. Fire Hazard Severity Zone Map. 2007/2008

<sup>41</sup> California Department of Forestry and Fire Protection. Fresno County Fire Hazard Severity Zone Map. September 2007

9. **HYDROLOGY AND WATER QUALITY**

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
H) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
J) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A) **Less than Significant Impact.** Some jurisdictions may be co-permittees with the County of Fresno while others may have individual MS4 permits. 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 storm water and non-storm water 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.

Housing is a common type of urban development and is addressed in the City waste discharge requirements for construction and operational sources of pollutants that can affect downstream surface water bodies by discharge into the local storm drain system. Discharge of pollutants into water bodies can result in effects on the beneficial uses of the water body. Beneficial uses include water for agricultural uses, special areas for biological resources, cold freshwater habitat, commercial and sport fishing, multitudes of habitats, freshwater replenishment sources, areas of artificial or natural groundwater recharge, water for industrial supply and process, water for domestic uses, waters used for navigation, areas where rare or endangered species could occur, fish spawning grounds, migration, shellfish harvesting, and recreational activities.<sup>42</sup> The resulting impacts due to effects on water quality and associated beneficial uses include disruption of the ecosystem due to the loss of habitat, potential harm or death to sensitive species, and a narrowing of migratory options and species' gene pools. Impacts to human range from quality of life issues such as the loss of recreational waters to potential health impacts due to contamination of drinking water supplies and contamination of fish and other marine life farmed and sold for food. The proposed Housing Element does not include any policies or programs that will conflict with implementation of the NPDES program such that future residential development could result in exceedance of the MS4 permit waste discharge requirements and thus will not substantially impact downstream water quality. Furthermore, future housing development will be subject to environmental inquiry and potential review pursuant to CEQA. Impacts related to violation of water quality standards and ate discharge requirements will be less than significant with implementation of existing permit regulations.

**B) Less than Significant Impact.** The proposed Housing Element can accommodate projected housing demand over the next eight years of which will require potable water for drinking, food preparation, cleaning, and bathing as well as water for landscape irrigation. Future housing will generate demand for water in addition to the demand of existing uses and the incremental increase in demand as growth occurs in the area; therefore, the future housing will contribute to cumulative, long-term increases in demand for groundwater and other water resources. The City of Coalinga is situated above the Central Valley Groundwater Basin where much of the groundwater supply is generated through recharge of the Basin via the San Joaquin River. No imported water source is available and water supplies are limited to those within the watershed. The dependence on groundwater and the growth in water demand by urban and agricultural users has depleted groundwater resources in the Central Valley. Despite efforts to balance supply and demand, increased pumping during the irrigation season has resulted in seasonal and long-term declines in groundwater levels in some parts of the County. Beyond the potential loss of water for potable and non-potable uses, declines in groundwater can result in effects on the operation of water wells. Water wells are columns in the soil that can be dug by hand, created by driving a pipe through the soil, or drilled to the appropriate depth to extract groundwater where a pump is installed to force water closer to the surface. Declining groundwater levels can cause the water table to descend below a water well's pump intake, rendering the well incapable of drawing water. This problem is exacerbated where multiple wells are in proximity to each other, resulting in a cumulative drawdown of the water table that can result in multiple wells running dry. This can result in temporary water shortages and require the creation of new water wells and abandonment of the existing well, both of which require construction activities that can result in nominal impacts to the environment due to use of construction equipment, penetration of soils, concrete pouring, and worker vehicle trips. Water is essential to the proper function of an ecosystem and human life and activities, thus, water shortages can impact the health and well being of humans and the quality of the environment.

The General Plan EIR references the following General Plan policies to minimize the impact related to water supply to the extent feasible; however, the potential impacts associated with declines in water supply will remain significant and unavoidable.

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<sup>42</sup> Central Valley Regional Water Quality Control District. Water Quality Control Plan for the Sacramento and San Joaquin River Basins. 4<sup>th</sup> ed. September 1998

- PFS8-1 The city shall provide adequate and efficient utility service to the residents of Coalinga. Associated Implementation Measures include: PFS8-1.1 through PFS8-1.7
- PFS8-2 The city shall permit new development only when accompanied by adequate and efficient utility infrastructure and services and only when the effectiveness of existing infrastructure and services is not reduced. Associated Implementation Measures include PFS8-2.1 through PFS8-2.6.
- PFS8-3 The city shall reduce per capita per day water consumption from 271 gpcd to 200 gpcd by the year 2015. Associated Implementation Measures include PFS8-3.1 through PFS8-3.4.

The proposed Housing Element update does not include any changes to the land use designations of the Opportunity Sites; thus, impacts associated with potential development of the Opportunity Sites will remain within the scope of analysis in the General Plan EIR. Future development of the Opportunity Sites will be subject to environmental inquiry and potentially project-specific environmental review pursuant to CEQA. Considering the proposed Housing Element is consistent with the analysis documented in the General Plan EIR and will not increase groundwater demand beyond that assessed in the General Plan EIR, the Housing Element will result in equivalent or less than significant impacts related to the decline in groundwater levels when compared to the significant and unavoidable impact determination documented in the General Plan EIR.

C-E) **Less than Significant Impact.** Future development of housing will occur on currently or previously developed sites and undeveloped sites. Development on currently or previously developed sites is unlikely to substantially change the hydrological conditions of the site that was undoubtedly graded and engineered to convey on site flows to local storm drains or water quality basins in accordance with the City of Coalinga standard requirements for drainage and flood control, as specified in the City of Coalinga Municipal Code Chapter 8 (Floodplain Management). Development on previously undeveloped sites may result in more substantial changes to the site topography and drainage conditions as cut and fill activity occurs to balance the site for building construction. The concern with changes in on-site drainage is the potential to result in the effects of flooding, erosion, siltation, pollutant loading, and exceedance of storm drain capacity due to the lack of or improperly designed conveyance of runoff. The effects of changes in drainage patterns can result in impacts to human health and quality of life and the environment through damage or destruction of structures, sedimentation of downstream water bodies and the resulting impact to aquatic biological resources, decreased water quality with similar impacts to aquatic biological resources, and storm water backup that can result in similar types of flooding impacts.

According to the City of Coalinga General Plan EIR, implementation of the following General Plan policy will reduce potential impacts related to additional runoff such as erosion and flooding to less-than-significant levels.

- S3-1 Prevent unnecessarily intensive drainage, erosion, and sedimentation. Associated Implementation Measures include: S3-1.1 through S3-1.4.

Impacts due to the effects of changes in drainage patterns will be less than significant with implementation of existing regulations and previously adopted mitigation.

F) **No Impact.** No other potential impacts related to hydrology and water quality were identified in this analysis. No impact will occur.

G-H) **Less than Significant Impact.** Opportunity Site 55 is located within the one percent annual chance flood hazard zone.<sup>43</sup> According to the Coalinga General Plan EIR, implementation of the following General Plan policies will reduce impacts related to flooding to less than significant levels.

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<sup>43</sup> Federal Emergency Management Agency. Map Panel No. 06019C3213H <https://msc.fema.gov/portal/search> [Accessed on 12/12/15]

- S2-1 The City shall ensure that developments, structures, and public facilities are sited with consideration to safety. Associated Implementation Measures include: S2-1.1 through S2-1.3.
- S2-3 The City shall ensure that developments, structures, and public facilities adequately address flooding hazards. Associated Implementation Measures include: S2-3.1 through S2-3.4.

I) **No Impact.** According to the Fresno County General Plan EIR, the City of Coalinga is not located within a dam inundation area.<sup>44</sup> No impacts will occur.

J) **Less than Significant Impact.** *Seiche* is the process by which water sloshes outside its containing boundaries, generally due to an earthquake. Seiche can result in localized flooding that can result in property damage or personal injury. This could occur within an open reservoir, lake, or other large waterbody. The Planning Area does not contain any open reservoirs, lakes, or other large bodies of water; therefore, significant impacts resulting from the effects of seiche will not occur.

A *tsunami* is a large wave that generates in the ocean, generally from an earthquake, and builds intense strength and height before impacting a coast. Tsunami can result in significant property damage and loss of life due to the intense, destructive nature of the wave and the often-sudden occurrence with little chance for warning. The Planning Area is not subject to impacts from the effects of a tsunami because it is located over 70 miles inland of the Pacific Ocean.

A *mudflow* (or debris flow) is a rapidly moving slurry of water, mud, rock, vegetation and debris. Larger debris flows are capable of moving trees, large boulders, and even cars.<sup>46</sup> This type of failure is especially dangerous, as it can move at speeds in excess of 10 miles per hour, is capable of crushing buildings, and can strike with very little warning. As with soil slips, the development of debris flows is strongly tied to exceptional storm periods of prolonged rainfall. Ground failure occurs during an intense rainfall event, following saturation of the soil by previous rains. Relatively small amounts of debris can cause damage from inundation and/or impact. The majority of the City of Coalinga is flat and therefore, not susceptible to debris flows. Future development will be evaluated for landslide and debris flow potential during the environmental review process or issuance of building permits pursuant to the requirements of the California Building Code (CBC) as adopted and amended by the City of Coalinga. The geotechnical analysis will evaluate on- and of-site slopes and identify engineering solutions for stabilizing hillsides to eliminate or minimize the potential for slope failure. Impacts will be less than significant with implementation of existing regulations.

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<sup>44</sup> County of Fresno General Plan Background Report. Figure 9-8 Dam Failure Flood Inundation Areas. October 2000

<sup>46</sup> California Geological Survey, CGS Note 33. Hazards from Mudslides.

[http://www.conservation.ca.gov/cgs/information/publications/cgs\\_notes/note\\_33/Pages/index.aspx](http://www.conservation.ca.gov/cgs/information/publications/cgs_notes/note_33/Pages/index.aspx) [December 3, 2015]

**10. LAND USE AND PLANNING**

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

A) **No Impact.** The proposed Housing Element and Opportunity Sites will not physically divide an established community. Considering that the proposed Housing Element does not include any land use changes or other General Plan amendments that change the General Plan in such a way to invalidate the previously certified EIR and that the environmental setting under which the community was analyzed in the General Plan EIR, no impacts will occur.

B) **No Impact.** The Housing Element update sets forth policies to encourage housing development consistent with adopted land use policies established in the General Plan. No changes in land use or development intensities are proposed. The Housing Element does not include any goals, policies, or programs that would conflict with adopted General Plan goals and policies to mitigate impacts due to effects generated by development within the Planning Area, as specified in the certified General plan EIR. No impact will occur.

C) **No Impact.** Please see Section 4.F for a discussion of biological resources planning efforts and analysis of potential impacts related o the proposed Housing Element.

## 11. MINERAL RESOURCES

Would the project:

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

A-B) **Less than Significant Impact.** There are two active surface mines adjacent to the City of Coalinga. Granite Construction currently operates the mines. They are bounded (approximately) on the north by Gale Avenue, on the east by Highway 198, on the west by Monterey Street, and the south by the former airport property and the city limits. The operation includes both extraction and processing of the materials into construction aggregates, concrete, and asphalt. It is expected that the reserves at this site will supply the area with construction aggregate for the next forty to sixty years.<sup>48</sup> The Fresno County General Plan Background report illustrates the general distribution of minerals throughout the County in Figure 7-7 (Mineral Resource Locations). The California Division of Mines and Geology (CDMG) has not performed a comprehensive survey of all potential mineral resource locations or classified other locations within Fresno County into Mineral Resource Zones (MRZ). Regardless of the status of mineral resources under an Opportunity Site, a potentially significant impact will only occur if known mineral resources are present and they can be extracted through standard mining practices without intrusion by incompatible uses. Impacts will be less than significant because although known mineral resources have the potential to be present, they are not available for mining due to existing, incompatible development in the vicinity.

<sup>48</sup> City of Coalinga. General Plan EIR. May 2009

## 12. NOISE

Would the project result in:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

A) **Less than Significant Impact.** To ensure that noise producers do not adversely affect sensitive receptors, the City of Coalinga identifies land use compatibility standards within the General Plan to use when planning and making development decisions. According to the City of Coalinga General Plan, Table 7 (Noise/Land Use Compatibility Matrix) specifies noise levels acceptable within each land use. The General Plan Noise Element includes policies, standards, criteria, programs, diagrams, action items, and maps related to protecting public health and welfare from excessive noise exposure. These standards and criteria are incorporated into the land use planning process to reduce noise and land use incompatibilities.

Table 7  
Noise/Land Use Compatibility Matrix

Land Use	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 Arenas, 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 design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning, will normally suffice.						
Normally Acceptable		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 design.						
Clearly Acceptable		New construction or development should generally not be undertaken.						
Nature of the noise environment where the CNEL or Ldn level is:	Below 55 db: Relatively quiet suburban or urban areas, no arterial streets within one block, no freeways within one-quarter mile.							
	55-65 db: Mostly somewhat noisy urban areas, near but not directly adjacent to high volumes of traffic.							
	65-75 db: Very noisy urban areas near arterials, freeways, or airports.							
	75+ db: Extremely noisy urban areas adjacent to freeways or under airport traffic patterns. Hearing damage with constant exposure outdoors.							

Source: Cotton/Beland/Associates, adapted from City of Los Angeles EIR Manual for Private Projects, U.S. Department of Housing and Urban Development and State of California Guidelines and U.S. EPA, Report on Levels of Environmental Noise Requisite to Protect the Public Health and Welfare with an Adequate Margin of Safety, 1974.

### CONSTRUCTION NOISE

According to the General Plan EIR, General Plan policies N1-1 and N1-2 have been incorporated to reduce construction noise impacts to less-than-significant levels. Section 9-4.405 (Noise) of the Coalinga Municipal Code includes requirements for noise studies and noise attenuation measures.

- N1-1 The City shall ensure noise mitigation measures and techniques are incorporated into site planning, architecture, design, and construction projects. Associated Implementation Measures include: 1-1.1 through 1-1.7.
- N1-2 The City shall ensure acceptable noise levels near sensitive noise receptors including schools, hospitals, convalescent homes and other noise-sensitive areas. Associated Implementation Measures include: 1-2.1 through 1-2.5.

**OPERATIONAL NOISE**

The primary contributor to ambient noise in the planning area is traffic, particularly from major roadways such as Highway 33 and Highway 198. The applicable City of Coalinga standards for evaluating noise impacts from transportation noise is generally 60 dBA (Ldn) for outdoor activity areas and 45 dBA (Ldn) for interior spaces where residential land uses are proposed. As mentioned above, Section 9-4.405 (Noise) of the Coalinga Municipal Code includes requirements for noise studies and noise attenuation measures.

The proposed Housing Element update does not include any changes to the land use designations of the Opportunity Sites; thus, impacts associated with potential development of the Opportunity Sites would remain within the scope of analysis in the General Plan EIR. Future Housing Development will be subject to preliminary environmental review pursuant to CEQA and if found not to be exempt, subject to full environmental analysis at which time all environmental issues will be vetted and appropriate mitigation incorporated, if needed, should noise impacts be identified. Potential impacts will be less than significant with implementation of existing standards and regulations.

**B) Less than Significant Impact.** Vibration is sound radiated through the ground. The rumbling sound caused by the vibration of room surfaces is called groundborne noise. The ground motion caused by vibration is measured as particle velocity in inches per second, and in the U.S. is referenced as vibration decibels (VdB).

The background vibration velocity level in residential and educational areas is usually around 50 VdB. The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity level of 75 VdB is the approximately dividing line between barely perceptible and distinctly perceptible levels for many people. Sources within buildings such as operation of mechanical equipment, movement of people, or the slamming of doors causes most perceptible indoor vibration. Typical outdoor sources of perceptible groundborne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. If a roadway is smooth, the groundborne vibration from traffic is rarely perceptible. The range of interest is from approximately 50 VdB, which is the typical background vibration velocity level, and 100 VdB, which is the general threshold where minor damage can occur in fragile buildings.

The general human response to different levels of groundborne vibration velocity levels is described in Table 10 (Human Reaction to Vibration).

**Table 8  
Human Reaction to Vibration**

Vibration Velocity Level	Human Reaction
65 VdB	Approximate threshold of perception for many people.
75 VdB	Approximate dividing line between barely perceptible and distinctly perceptible. Many people find that transportation-related vibration at this level is unacceptable.
85 VdB	Vibration acceptable only if there are an infrequent number of events per day.

*Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment, May 2006*

Groundborne vibration can result in impacts from minor annoyances to people to major shaking that damages buildings. The primary source of groundborne vibration within the City would be railroad and heavy construction activities. According to the Caltrans *Transportation- and Construction-Induced Vibration Guidance Manual*, transportation sources are not a significant source of vibration and therefore are not discussed below.

Groundborne vibration generated by construction projects is usually highest during pile driving, rock blasting, soil compacting, jack-hammering, and demolition-related activities. Next to pile driving, grading activity has the greatest potential for vibration impacts if large bulldozers or large trucks are used. The construction of future potential housing developments could utilize machinery that would generate substantial amounts of ground vibration because multiple-lot housing developments generally require mass grading. Construction of future development is not likely to require rock blasting considering the built-out character of the area. Table 11 (Common Construction Vibration) summarizes vibration levels from common construction equipment. Impacts to structures can occur from 0.08 PPV to 2.00 PPV depending on the duration of the vibration and the age of the structure. Similarly, human annoyance to vibration can occur from 0.01 PPV to 2.00 PPV depending on the duration.

**Table 9**  
**Common Construction Vibration**

Equipment	PPV (in/sec at 25 ft.)
Crack-and-Seat Operations	2.400
Vibratory Roller	0.210
Large Bulldozer	0.089
Caisson Drilling	0.089
Loaded Trucks	0.076
Jackhammer	0.035
Small Bulldozer	0.003

*Source: California Department of Transportation 2004*

Vibration impacts are temporary and rare except in cases where large equipment is used near existing, occupied development. Construction noise and associated vibration would be controlled through restrictions currently established in the City's Municipal Code Section 9-4.406. These restrictions would minimize potential annoyance from vibration impacts to nearby residential development.

Vibration is difficult to control, and the best methods for mitigation are avoidance. Typical vibration mitigation includes routing and placement of equipment to maximize distance to receptors and use of alternative equipment, such as use of drilled pile drivers as opposed to impact drivers. Subsurface dampeners can also be utilized to reduce groundborne vibration. Impacts related to exposure to groundborne vibration would be less than significant with implementation of local environmental review procedures. No impacts would be associated with vibration as no policy changes, developments, or infrastructure improvements are proposed as part of the Housing Element update.

**C) Less than Significant Impact.** Residential land uses typically do not produce excessive noise either individually or cumulatively that could substantially increase existing, ambient noise levels. The future development of the Opportunity Sites could increase ambient noise levels due to increased traffic generation in the project vicinity. Thus, development of the Opportunity Sites would partially contribute to the noise volumes identified in the General Plan EIR. The General Plan EIR incorporated General Policies N1-1 and N1-2 to reduce potential noise impacts. The proposed Housing Element does not include changes to land uses and intensities designated in the current General Plan and analyzed in the EIR. The Housing Element does not propose any specific development or any land use changes that would invalidate this prior finding or further increase traffic levels beyond those analyzed in the General Plan EIR. Project-specific increases in ambient noise levels due to future development on each Opportunity Site would be evaluated as development is proposed over the long term pursuant to existing policies and procedures. With these existing policies and procedures in place, impacts related to increases in ambient noise levels would be less than significant.

**D) Less than Significant Impact.** The proposed Housing Element update does not authorize the development or redevelopment of any particular site but does include policies that could facilitate development of future housing. Temporary increases in local noise levels would be associated with construction activities. Construction noise would be controlled through the time restrictions established in the Municipal Code. The updated Housing Element would not result in any new or more severe temporary noise impacts associated with residential construction, as the Housing Element does not propose land uses

or intensities not already designated in the General Plan and analyzed in the EIR. Continued enforcement of the City's noise restrictions would reduce temporary noise impacts to less-than-significant levels.

**E-F) Less than Significant Impact.** The Coalinga Municipal Airport is located within the east portion of the City. According to the General Plan EIR, airport noise was assessed in the City of Coalinga Airport Master Plan. According to the Airport Master Plan, the 50 dBA through 65 dBA CNEL noise contours do not extend beyond the airport boundaries into the City of Coalinga Sphere of Influence (SOI). Therefore, airport noise was determined not be significant for the City of Coalinga SOI. In addition, no private airstrips are located within the City. No specific new development is associated with the proposed Housing Element update, and no changes to safety policies related to air traffic are proposed.

The proposed Housing Element update does not include any changes to the land use designations of the Opportunity Sites; thus, impacts associated with potential development of the Opportunity Sites would remain within the scope of analysis in the General Plan EIR. Future development of the Opportunity Sites would be subject project-specific environmental review pursuant to CEQA. Considering that potential impacts were analyzed in the General Plan EIR and found to be less than significant and development of Opportunity Sites would be subject to analysis of project-specific impacts (with incorporation of mitigation as necessary), impacts would be less than significant.

### 13. POPULATION AND HOUSING

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A) **No Impact.** Adoption and implementation of the Housing Element will not, in and of itself, directly result in population growth. Population growth is a complex interaction of immigration, emigration, birth, deaths, land use, and economic factors of which the General Plan and Housing Element are only a part. Regional models of population growth and change, accounting for these complexities, are developed by the California Department of Housing and Community Development (HCD) and Fresno Council of Governments (COGs). The proposed Housing Element update is designed to guide and accommodate the City or unincorporated County's share of the projected regional population growth and associated housing over the next eight years. Pursuant to Government Code 65584, the California Department of Housing and Community Development (HCD) is required to determine the Regional Housing Needs Allocation (RHNA), by income category, for Council of Governments (COGs) throughout the State. The RHNA is based on the California Department of Finance population projections and regional population forecasts used in preparing regional transportation plans. COGs are required to allocate to each locality a share of housing need totaling the RHNA for each income category. The population growth in the County is projected to increase by 443,229 residents between 2010 and 2040. Based on a RHNA allocation of 589, the Housing Element update will result in an increase of approximately 1,729 new residents (residents (based on Coalinga's average household size of 2.93 for renter-occupied units).<sup>49</sup> The proposed Housing Element is the direct implementation of State requirements to account for population growth and housing needs. The proposed Housing Element and Opportunity Sites are projected to meet the City's housing demand as identified in the RHNA (589 units). Considering the Housing Element identifies adequate land and planning mechanisms to accommodate the future housing needs of the growing population, derived directly from the population growth estimates for the region, the proposed housing Element could not induce population growth. No impact will occur

B-C) **No Impact.** The proposed Housing Element update is intended encourage and facilitate housing development and preserve and enhance existing housing stock. The natural recycling of land will not result in the loss of housing units because such redevelopment will result in the development of new housing units. Thus, the availability of residential units in response to increases in population is supported by the Housing Element. Considering residential units will increase naturally as guided by the goals and policies of the proposed Housing Element, no impacts related to the displacement of housing or people could occur.

<sup>49</sup> United States Census. American FactFinder. Profile of General Population and Housing Characteristics: 2010 –Coalinga, California. [http://factfinder.census.gov/faces/nav/jsf/pages/community\\_facts.xhtml](http://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml) [December 13, 2015]

<sup>51</sup> Institute of Transportation Engineers. Trip General Manual. 9<sup>th</sup> Ed. 2012

**14. PUBLIC SERVICES**

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A) **Less than Significant Impact.** The City of Coalinga Fire Department provides fire protection emergency services to the City of Coalinga. According to the General Plan EIR, in order to maintain a similar firefighter to resident ratio as currently exists, the City of Coalinga Fire Department will be required to hire an additional 32 firefighters. The City of Coalinga General Plan EIR incorporated the following General Plan policies to reduce impacts related to fire protection to less than significant levels:

PFS1-1            The City shall plan for adequate facilities, equipment, and personnel to meet fire fighting demands. Associated Implementation Measures include PFS1-1.1 through PFS1-1.7.

S2-5                The City shall ensure new development in high fire risk areas is carefully sited and configured. Associated Implementation Measures include S2-5.1 to S2-5.6.

The effects of constructing and operating a new fire station are typical of any development project, such as pollutant emissions from use of construction equipment and staff vehicle trips, changes in the visual character of the station site in context of the neighborhood, and increased vehicle trips on local roadways. Fire stations also result in the specific effect of generating periodic increases in noise from use of fire engine and emergency vehicle sirens. Construction and operation of a new fire station will be subject to preliminary environmental review pursuant to CEQA and if found not to be exempt, subject to full environmental analysis at which time all environmental issues will be vetted and appropriate mitigation incorporated, if needed. Potential impacts resulting from the effects of constructing and operating future fire facilities will be less than significant with implementation of existing regulations.

B) **Less than Significant Impact.** The Coalinga Police Department provides police protection services to the City of Coalinga. Increased population resulting from implementation of the proposed General Plan would increase the demand for police protection services. If buildout is reached by the year 2025 as anticipated in the proposed General Plan, 64 additional officers will need to be hired to maintain the current officer to resident ratio of 2:1000. The City of Coalinga General Plan EIR incorporated the following General Plan policies to reduce impacts to police service to less than significant levels:

PFS2-1            The City shall ensure Coalinga continues to receive adequate police protection. Associated Implementation Measures include PFS2-1.1 to PFS2- 1.4.

PFS2-2 The City shall enhance public awareness and participation in crime prevention. Associated Implementation Measures include PFS2-2.1 and PFS2-2.2.

The effects of constructing and operating a new police station are typical of any development project, such as pollutant emissions from use of construction equipment and staff vehicle trips, changes in the visual character of the station site in context of the neighborhood, and increased vehicle trips on local roadways. Police stations also result in the specific effect of generating periodic increases in noise from use of sirens, although typically sirens will be initiated while on patrol as opposed to directly initiating from the substation. Construction and operation of a new substation will be subject to preliminary environmental review pursuant to CEQA and if found not to be exempt, subject to full environmental analysis at which time all environmental issues will be vetted and appropriate mitigation incorporated, if needed. Potential impacts resulting from the effects of constructing and operating future police facilities will be less than significant with implementation of existing regulations.

**C) Less than Significant Impact.** The City is within the Coalinga-Huron Unified School District (CHUSD); the school district is also responsible for schools within the City of Huron Sphere of Influence and Fresno County rural areas. The CHUSD includes five elementary schools, two middle schools, two continuation high schools, a community day school and one senior high school. All of the CHUSD facilities are located in Coalinga except for one elementary school, a middle school and a continuation high school, which are located in Huron. According to the City of Coalinga General Plan EIR, the following General Plan policies were incorporated to reduce impacts to schools to less than significant levels:

PFS3-1 The City shall provide high quality educational facilities and services that are physically and functionally integrated with their surrounding neighborhoods and the community at large. Associated Implementation Measures include PFS3-1.1 to PFS3-1.5.

PFS4-1 Plan and provide for schools that are integrated into the community. Associated Implementation Measures include PFS4-1.1 to PFS4-1.7.

PFS5-1 Provide adequate land for school sites and school facilities to meet the changing needs of the population. Associated Implementation Measures include PFS5-1.1 to PFS5-1.8.

The effects of schools that can result in environmental impacts are specific and include peak traffic levels occurring in the morning and early afternoon, playground noise, and field lighting. Furthermore, analyses of school impacts are unique in that any impacts resulting from the effects of schools are considered fully mitigated through the payment of development impact fees pursuant to the Leroy F. Green School Facilities Act; therefore, pursuant to State law and the payment of development impact fees, impacts will be less than significant.

**D) Less than Significant Impact.** According to the General Plan EIR, in order to meet the standard proposed in the General Plan of 2.5 acres of park space for every 1,000 residents, the City and/or new development will have to dedicate an additional 81 acres of park space. According to the City of Coalinga General Plan EIR, the following General Plan policies were incorporated to reduce impacts to parks to less than significant levels:

PFS6-1 Provide and maintain neighborhood and community park facilities, including the sports complex, at a ratio of 2.5 acres to 1,000 residents. Associated Implementation Measures include PFS6-1.1.

PFS6-2 Develop new neighborhood and community parks in new residential neighborhoods as growth occurs. Associated Implementation Measures include PFS6-2.1.

PFS6-3 Provide sufficient playfields to accommodate practice and competitive demands for both organized and informal activity. Associated Implementation Measures include PFS6-3.1 and PFS6-3.2.

PFS6-4 Promote recreation programs and facilities that meet the special needs of children, the elderly, and the disabled population. Associated Implementation Measures include PFS6-4.1 through PFS6-4.3.

The proposed Housing Element will generate new or relocated residents that will require park and recreation facilities and associated programs, either through expansion of existing facilities or construction of new facilities. Construction or expansion of parks can result in nominal effects such as pollutant emissions from construction activities and operational trip generation potentially resulting in similarly nominal impacts to the environment. The City of Coalinga will continue to collect in-lieu fees or require construction of new or expanded parks from proponents of new housing to compensate for incremental increases in parks and recreation service demand, thus providing adequate, per-capita facilities for future residents. Construction and operation of new or expanded parks and recreation facilities will be subject to preliminary environmental review pursuant to CEQA and if found not to be exempt, subject to full environmental analysis at which time all environmental issues will be vetted and appropriate mitigation incorporated, if needed. Potential impacts resulting from the effects of constructing and operating future parks and recreation facilities will be less than significant with implementation of existing regulations.

**E) Less than Significant Impact.** New or relocated residents generated by the provision of new housing guided by the goals and policies of the proposed Housing Element will generate the incremental need for a variety of public and quasi-public services including libraries, medical clinics, urgent care facilities, hospitals, social service centers, senior centers, and other facilities. Construction and operation of new or expanded public service facilities will be subject to preliminary environmental review pursuant to CEQA and if found not to be exempt, subject to full environmental analysis at which time all environmental issues will be vetted and appropriate mitigation incorporated, if needed. Potential impacts resulting from the effects of constructing and operating future public service facilities will be less than significant with implementation of existing regulations.

15. RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation 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?	<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 that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A-B) **Less than Significant Impact.** According to the General Plan EIR, in order to meet the standard proposed in the General Plan of 2.5 acres of park space for every 1,000 residents, the City and/or new development will have to dedicate an additional 81 acres of park space. According to the City of Coalinga General Plan EIR, the following General Plan policies were incorporated to reduce impacts to parks to less than significant levels:

- PFS6-1 Provide and maintain neighborhood and community park facilities, including the sports complex, at a ratio of 2.5 acres to 1,000 residents. Associated Implementation Measures include PFS6-1.1.
- PFS6-2 Develop new neighborhood and community parks in new residential neighborhoods as growth occurs. Associated Implementation Measures include PFS6-2.1.
- PFS6-3 Provide sufficient playfields to accommodate practice and competitive demands for both organized and informal activity. Associated Implementation Measures include PFS6-3.1 and PFS6-3.2.
- PFS6-4 Promote recreation programs and facilities that meet the special needs of children, the elderly, and the disabled population. Associated Implementation Measures include PFS6-4.1 through PFS6-4.3.

The proposed Housing Element will generate new or relocated residents that will require park and recreation facilities and associated programs, either through expansion of existing facilities or construction of new facilities. Construction or expansion of parks can result in nominal effects such as pollutant emissions from construction activities and operational trip generation potentially resulting in similarly nominal impacts to the environment. The City will continue to collect in-lieu fees or require construction of new or expanded parks from proponents of new housing to compensate for incremental increases in parks and recreation service demand, thus providing adequate, per-capita facilities for future residents. Construction and operation of new or expanded parks and recreation facilities will be subject to preliminary environmental review pursuant to CEQA and if found not to be exempt, subject to full environmental analysis at which time all environmental issues will be vetted and appropriate mitigation incorporated, if needed. Potential impacts resulting from the effects of constructing and operating future parks and recreation facilities will be less than significant with implementation of existing regulations.

**16. TRANSPORTATION AND TRAFFIC**

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**A-B) Less than Significant Impact.** The community of Coalinga is served by a circulation system comprised of highways, arterial streets, collector streets and local streets. Highways are defined as roadways under the management of the State of California Department of Transportation (Caltrans) or the Federal Highways Administration (FHWA, usually administered through Caltrans). Arterials and collectors are managed locally at the city or county level, and defined by the number of lanes, the control and the daily traffic volumes.

Three highways traverse the City of Coalinga. State Route 33 (Jayne Avenue, 5th Avenue and Polk Street) connects Interstate 5 to the east and State Route 41 to the south. State Route 198 connects to U.S. Highway 101 to the west and State Route 33/198 to the north. State Route 145 connects State Route 33 with Five Points and further north to Rolinda. Major existing East-West streets, within the City of Coalinga include Phelps Avenue, Jayne Avenue (also SR 33), Cambridge Avenue, Van Ness Avenue, 5th Street, and Pacific Street. Major existing North-South streets within the City of Coalinga include Monterey Avenue, California Street, Hayes Avenue, Garfield Avenue, Juniper Ridge, and Calaveras Avenue.

Future housing development will primarily generate passenger vehicle trips that will disperse during the morning as residents drive to commercial, industrial, and institutional facilities for a variety of reasons but primarily for work and school. Some trips may be to transit centers, such that a portion of a resident's trip may include alternative transportation modes, while others may simply walk to their destination or to other transit options. The return leg of a trip is generally anticipated to be the reverse of the initial leg of the trip during the afternoon, albeit with higher likelihood of a portion of the trip being dedicated to accessing shopping, entertainment, or other uses. According to the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, single-family homes generate 9.52 daily trips per dwelling unit, with 7.6 percent of those trips occurring during morning peak hours and 10.5 percent occurring during afternoon peak hours.<sup>51</sup> Apartments generate 6.65 daily trips per dwelling unit with 7.7 percent occurring during morning peak hours and 9.3 percent occurring during the afternoon peak hour. The concern regarding transportation facilities and their counterpart modes of travel is excessive use throughout the day or during morning and/or afternoon peak hours and the resulting effects on the performance of the facilities ability to move people and goods. The direct effects of reduced circulation system performance are annoyance and stress, thereby decreasing the quality of life for the user. Direct failure or accelerated deterioration of circulation system facilities can also occur if the facility was not designed to function under increased loading. A variety of indirect impacts to human health and the environment are attributed specifically to excessive use of vehicles on local and regional roadways including effects related to air pollution and ambient noise.

Three planning efforts guide the long-term improvement of the circulation system at the regional and local levels. The Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS) is administered by the Fresno Council of Governments (COG) as a comprehensive assessment of all travel modes in Fresno County and the needs of travel and goods movement through the year 2040.<sup>52</sup> The Congestion Management Process (CMP) is also administered by Fresno COG in lieu of a congestion management program that was opted out of in 1997.<sup>53</sup> The CMP addresses congestion management through a process developed cooperatively throughout the metropolitan region that provides for safe and effective management and operation of existing and future transportation facilities through demand reduction and operations strategies. While the RTP/SCS address the broader goals of the transportation network, the CMP focuses on specific, regional facilities requiring funding for maintenance and improvements in order to meet the goals of the RTP/SCS. The CMP relies on local jurisdiction standards in determining the performance of the CMP network and notes that the Cities of Fresno and Clovis have adopted the Level of Service (LOS) D standard and the County and other Cities have adopted the LOS C standard. *Level of Service* is a qualitative expression of the performance of a transportation facility, at an intersection or roadway segment, determined by the ratio of vehicles to the facility capacity or the length of delay a driver must wait to pass through a facility. In terms of the CMP, the volume-to-capacity (V/C) ratio at roadway and highway intersections is used. The COG is currently in the process of updating the CMP. The final effort is the City's General Plan Circulation Element that identifies long-term transportation improvements for local facilities. According to the General Plan EIR, the City of Coalinga General Plan indicates that LOS "D" is the applicable minimum design standard. Currently, all streets and roads within the City of Coalinga operate at LOS C or better. 5th Avenue to Hayes Street and Hayes Street to Garfield Street operates as LOS C. All other streets operate at LOS A or B.

Local and regional planning efforts are designed to reduce the direct and indirect effects of travel so as to minimize or avoid resulting impacts on human health and the environment. The proposed Housing Element is consistent with the growth assumptions used in the development of the RTP/SCS and CMP and the does not include any land use changes to the General Plan; therefore, the Housing Element would not conflict with the goals of transportation planning efforts of the City or the COG. The City of Coalinga General Plan EIR incorporated the following General Plan policies in order to reduce impacts to less than significant levels:

- C1-1                    The City shall require that new development provide the necessary infrastructure to serve itself consistent with the city-wide circulation system

<sup>52</sup> Fresno Council of Governments. Regional Transportation Plan and Sustainable Communities Strategy. June 2014

<sup>53</sup> Fresno Council of Governments. Fresno County Congestion Management Process. October 2009

- C1-2 New development projects shall be required to mitigate their impacts and to pay their fair share of countywide traffic improvements they contribute to the need for.
- C1-3 The City recognizes that Level of Service D may not always be achieved on some roadway segments, and may also not be achieved at some intersections. Roadways on which LOS D is projected to be exceeded are shown in the General Plan or the General Plan EIR, based on the study conducted by KD Anderson (August, 2008). On these roadways, the City shall ensure that improvements to construct the ultimate roadway system as shown in this Circulation Element are completed, with the recognition that maintenance of the desired level of service may not be achievable
- Policy C1-4 Maintain and improve existing circulation and transportation facilities
- Policy C1-5 The City shall identify necessary improvements for all roads and streets in its planning area and implement measures and development plans to implement those improvements

Based on this preceding analysis, future Housing Development will not impede local or regional efforts to ensure an efficient circulation system. Future Housing Development will be subject to preliminary environmental review pursuant to CEQA and if found not to be exempt, subject to full environmental analysis at which time all environmental issues will be vetted and appropriate mitigation incorporated, if needed, should transportation impacts be identified that are not covered under existing or future development impact fees. Potential impacts resulting from conflicts with local and regional transportation plans and performance requirements will be less than significant with implementation of existing standards and regulations.

C) **No Impact.** The updated Housing Element is focused on achieving local housing objectives and does not authorize any construction or permit increases in residential heights that would result in the need to redirect or otherwise alter air traffic patterns. No impacts will occur.

D) **No Impact.** The Housing Element update does not authorize the construction of any roadway and will result in no effects on the design of existing or future streets. No impacts will occur.

E) **Less than Significant Impact.** The project does not involve any road construction or any development activity and thus would not obstruct or restrict emergency access to or through the City. Future housing development facilitated by implementation of Housing Element policies will be subject to site plan review and approval during entitlement review and/or application for building permits. The Fire Department reviews all plans to ensure compliance with all applicable emergency access and safety requirements. Impacts involving emergency access will be less than significant with continued implementation of development review procedures.

F) **No Impact.** The project includes programs and policies in support of the development of new housing units to meet the City's regional fair share of housing, as required by State law. The Housing Element is consistent with regional and local transportation plans the promote a holistic transportation system that embodies all modes of travel; therefore, the Housing Element will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. No impacts will occur.

**17. UTILITIES AND SERVICE SYSTEMS**

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A) **No Impact.** Future housing will generate wastewater from bathroom and kitchen activities that will be conveyed via the sewer. The City of Coalinga owns and operates a waste water treatment plant (WWTP) under California Regional Water Quality Control Board (RWQCB) Waste Discharge Requirements Order No. 94-184. There are no significant industrial users currently discharging into the WWTP. The WWTP is located at the confluence of Los Gatos Creek and Warthan Creek approximately one mile east of the City. The Housing Element and future housing development will not affect compliance with RWQCB treatment requirements. No impact will occur.

B, D-E) **No Impact.** The City of Coalinga owns and operates a waste water treatment plant (WWTP) under California Regional Water Quality Control Board (RWQCB) Waste Discharge Requirements Order No. 94-184. There are no significant industrial users currently discharging into the WWTP. The WWTP is located at the confluence of Los Gatos Creek and Warthan Creek approximately one mile east of the City.

The WWTP has undergone two major improvements in the last twenty years. In 1982, the primary clarifier and anaerobic digester were abandoned in favor of additional aerated lagoons, increasing the permitted treatment capacity to 0.93 MGD. In 1991, modifications to the plant included rehabilitation of the previously abandoned primary clarifier and conversion of the previously decommissioned anaerobic digester to an aerobic digester, increasing the plant capacity to 1.34 MGD. The current

(2002) average daily flow is 0.93 MGD, which represents approximately 70 percent of the current average daily permitted flow. However, biochemical oxygen demand (BOD) of the wastewater flowing into the plant is greater than assumed for the design of the treatment facilities and the plant is operating at approximately 90 percent of the plant's BOD reduction capability. State law requires the City to begin planning for the next plant expansion once the treatment plant reaches 80 percent of its design capacity. The Sewer System Master Plan prepared for the City by Boyle Engineering in 2005 evaluated alternatives for the expansion of wastewater treatment and disposal facilities.<sup>54</sup> The City of Coalinga General Plan EIR incorporated the following General Plan policies to reduce impacts to less than significant levels:

PFS8-1 The City shall provide adequate and efficient utility service to the residents of Coalinga. Associated Implementation measures include PFS8-1.3, PFS8-1.4, PFS8-1.6, and PFS8-1.7.

PFS8-2 The City shall permit new development only when accompanied by adequate and efficient utility infrastructure and services and only when the effectiveness of existing infrastructure and services is not reduced. PFS8-2.4 through PFS8-2.6.

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

The supply of potable water is capped at 10,000 acre-feet for the City, and there is no guarantee that water will be available for the amount of development outlined in the proposed General Plan. Without the acquisition of a new source, the City's potential build out population is approximately 21,275 persons, based on the current per capita water use rate of .47af/year. While this is in line with the Department of Finance growth projections, it is well under what the General Plan outlines. Although the General Plan EIR found impacts to water supply to be significant and unavoidable, the proposed Housing Element does not include any land use changes and is consistent with regional growth assumptions. Impacts will be less than significant.

C) **No Impact.** Current National Pollution Discharge Elimination System (NPDES) regulations focus on low impact development standards in addition to the standard "no net increase in runoff into the storm drain system". Any incremental increases in urban runoff generated from future housing development will be required to be retained or otherwise stored on site; therefore, no increase in stormwater flows will occur that will require the need to expand or construct any storm drain or flood control facility. No impacts will occur.

F) **Less than Significant Impact.** The City of Coalinga subcontracts out its solid waste collection and disposal services within the City limits. Rural residents outside the City limits in the SOI and AOI are responsible for their own solid waste services. Currently, the City generates approximately 20 tons per day, excluding solid waste generated by the Pleasant Valley State Prison. The prison averages five tons per day. The Coalinga Disposal Site, operated by the County of Fresno, is located one mile south of the City of Coalinga adjacent to Highway 118. This landfill serves the cities of Coalinga and Huron as well as the rural areas of southwestern Fresno County. Currently, the Coalinga Disposal Site averages 50 tons per day with a maximum daily permitted capacity of 100 tons per day (New Mental Health Treatment Facility DEIR). The landfill is expected to serve the Coalinga region for the next 35 to 40 years. Once the landfill has reached capacity, local solid waste will be taken to the regional County landfill on American Avenue, approximately 45 miles east of the City. This landfill is presently expanding to 440 acres in order to accommodate regional growth.<sup>55</sup>

According to the *Remaining Lifetime Landfill Capacity Data Sheet* prepared by the California Department of Resources Recycling and Recovery (CalRecycle) for Fresno County, landfill capacity in the year 2025 is projected at 11,822,751 tons to

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<sup>54</sup> City of Coalinga General Plan. Chapter 6 Public Facilities. June 2009

<sup>55</sup> City of Coalinga General Plan. Chapter 6 Public Facilities. June 2009

accommodate an estimated 583,039 tons of solid waste; therefore, there is sufficient landfill capacity to serve the County and any future housing development over the life of the Housing Element. Impacts will be less than significant.

G) **No Impact.** All new development will be required to comply with State mandates and City regulations regarding reduction/recycling of household waste. None of the proposed housing strategies in the proposed Housing Element update will have any effect upon or result in any conflicts with solid waste disposal regulations, as the scope of these revisions does not increase development capacity. No impact will occur.

**18. MANDATORY FINDINGS OF SIGNIFICANCE**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**A) Less than Significant with Mitigation Incorporated.** The results of the preceding analysis indicate that the proposed project will have less-than-significant impacts with respect to sensitive biological and historical resources. The proposed project will have less-than-significant impacts with respect to archaeological and paleontological resources with implementation of Mitigation Measures C-1 through C-3. Impacts to scenic vistas and visual character and resources will be less than significant. Considering the project will not authorize any development plan, redevelopment of any existing sites, or construction of new infrastructure, and will not change existing City of Coalinga land use policy regarding locations or intensities of development, it will not result in any effects that will degrade the quality of the environment. The City of Coalinga finds that impacts related to degradation of the environment will be less than significant with mitigation incorporated.

**B) Less than Significant Impact.** Cumulative effects resulting from full implementation of City of Coalinga land use policies were evaluated in the General Plan EIR. The proposed Housing Element update will not change any of these policies and does not propose any specific development or redevelopment project that could contribute to short-term or long-term cumulative impacts that were not addressed sufficiently in the General Plan EIR. The proposed project does not include any changes to land use designations and thus is consistent with the project analyzed in the General Plan EIR. The City of Coalinga hereby finds that the proposed Housing Elements individual contribution to potentially significant cumulative impacts is not considerable.

**C) Less than Significant Impact.** As supported by the preceding environmental evaluation, the project will not result in substantial adverse effects on human beings. It has been determined through quantitative and qualitative analysis supported by substantial evidence that the proposed Housing Element has been determined to have little or no adverse impacts on people or the environment as evaluated in the 17 preceding environmental topics. The City of Coalinga hereby finds that direct and indirect impacts on human beings will be less than significant.

## 5 LIST OF PREPARERS

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