

OCT 22 2008

STAFF REPORT – CITY COUNCIL/REDEVELOPMENT AGENCY	
Subject:	2007 Annual General Plan Progress Report
Meeting Date:	October 16, 2008
From:	Bill Skinner, Interim City Manager
Prepared by:	Sean Brewer, Associate Planner 

I. RECOMMENDATION:

That the City Council by motion, accept the attached General Plan Annual Progress Report and direct staff to submit the report to the Governor's Office of Planning and Research and the Housing Community Development Department in accordance with Government Code Section 65400(b)(1).

II. BACKGROUND:

Government Code Section 65400(b)(1) mandates that all cities and counties submit to their legislative bodies an annual report on the status of the general plan and progress in its implementation (the "Progress Report"). A copy of this Progress Report must also be sent to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

The intent of this statute is to ensure that the general plan directs all land use decisions and remains an effective guide for future development. Because the role of the general plan is to act as a "constitution" for the long-term physical development of a community and because it is required to be updated periodically to reflect current circumstances, it is critical that local planning agencies periodically review the general plan and its implementation. The Progress Report is a tool for monitoring this.

The Progress Report is useful to OPR in a number of ways. The report provides information that allows OPR to monitor local planning activities and to identify trends in land use planning and decision making throughout the State of California. This information is critical to OPR to serve in its capacity as the statewide planning agency.

III. DISCUSSION:

The attached General Plan Annual Progress Report has been prepared in accordance with the suggested Guidelines issued by the Office of Planning and Research.

IV. ALTERNATIVES:

- o None. The 2007 General Plan Progress Report is required

V. FISCAL IMPACT:

Failure to submit the General Plan Annual Progress Report to the Office of Planning and Research could limit the City's ability to apply for and be issued grants and/or funding for project administered by the State Housing and Community Development Department including but not limited to the Community Development Block Grant program.

**CITY OF COALINGA
FRESNO COUNTY
GENERAL PLAN ANNUAL PROGRESS REPORT**
Government Code Section 65400 (b) (1)

This report is intended to comply with the requirements of Government Code Section 65400 (b) (1) for the completion of an annual General Plan Progress Report.

This report represents the Community Development activity for the period commencing on September 1, 2007 through September 1, 2008.

The City of Coalinga City Council took action to adopt this report on October 16, 2008 at a regularly scheduled meeting.

Following the presentation of the report, the City Council accepted the report and authorized the Community Development Director to forward the report and minutes indicating acceptance to the Office of Planning and Research.

General Plan Update

The City is currently under the process of a full update of the existing 1992 General Plan. The 45 day review period shall begin approximately November 2008 and the projected timeline for the adoption of the General Plan Update is anticipated to be considered by the City Council in April 2009.

Housing Element Update

The Housing Element 2008-2013 is currently being drafted and will be submitted to the (HCD) Department of Housing and Community Development and anticipate certification in December 2008 in accordance with Government Code Section 65580-65589.

The provisions of the Housing Element Regional Housing Needs Allocation are detailed in the following table:

Income Level	Number of Units Allocated
Very Low	35
Low	23
Moderate	30
Above Moderate	27
Total	115

According to the findings accepted by HCD in the Housing Element Update, the amount of land required to achieve the housing allocation of 115 units is 29 acres. Within the City Limits, there is a total of 95.69 acres that is vacant and available for development applications to be filed. Furthermore in addition to the vacant land within the City Limits, there is approximately 3,698 acres of planned residential vacant land within the Sphere of Influence, which is in excess to amount needed to accomplish the Housing Element target goal of 115 units by 2013.

Utility Plans

As part of the Comprehensive General Plan Update, the City has approved the following utility master plans in order to guide and ensure the capacity to serve new growth area identified by the General Plan Update:

1. Wastewater Master Plan
2. Water Master Plan
3. Storm Water Master Plan
4. Natural Gas Master Plan

Public Facilities

The City adopted the Final Environmental Impact Report for the relocation and expansion of the Wastewater Treatment Plant. The new (expanded) wastewater treatment plant will be located approximately 4 miles from the urban core of the City. The new wastewater treatment plant is being designed to accommodate full urban level build-out of the existing land within the City limits and to provide for additional capacity for the proposed new growth areas identified in the Draft General Plan Update.

The completion of the new wastewater treatment plant is anticipated to be ready for operation in 3 to 5 years.

Development

During the past twelve months (September 1, 2007 to September 1, 2008), the City has experience a downturn in growth.

Section 15063 of the California Environmental Quality Act (CEQA) provides that if a development project is consistent with the General Plan for which an environmental impact report has been prepared and certified, the environmental review shall be limited to the effects which are specific to the project.

The Coalinga General Plan Land Use Map represents the culmination of the land use planning process completed as part of the Coalinga General Plan. The map provides a comprehensive, graphic representation of many of the goals and policies of that Plan, establishing general locations and relationships between land uses and the circulation system. The development projects within the General Plan Planning Area are considered to represent an ongoing process toward implementation of the General Plan Land Use Map.

As such, all of the development projects that were approved by either the Planning Commission or the City Council were found to be in compliance with the goals, policies and objectives of the General Plan.

The types of growth approved by the City are detailed below in, and are further segregated into residential and commercial.

Residential

Residential Projects Under Construction:

Single Family

Project Name	Number of Units	Status
Promontory Point II & III (Posa Chanet Blvd. and El Rancho Blvd.)	75	Under Construction
Dorothy Allen Estates (Posa Chanet Blvd. and El Rancho Blvd.)	48	Under Construction
Stallion Springs (Pacific and Forest Streets)	95	Under Construction
Lost Hills Ranch (Juniper Ridge Blvd. and Lucille Ave)	91	Pending Annexation
AMG Tract #5883	107	Pending Annexation
TOTAL	416	

Multiple Family

Project Name	Number of Units	Status
Echo Canyon (Echo Canyon and Juniper Ridge Blvd.)	84	Complete
Juniper Ridge (Juniper Ridge and Echo Canyon)	133	Complete
TOTAL	217	

Residential Development with Final Map

Project Name	Number of Units	Status
Warthan Creek Estates (Merced and Polk)	351	Final Map approved 8-3-06
TOTAL	351	

Residential Projects Tentative Approval Received

Project Name	Number of Units	Status
Polk In-Fill TSM	6	In-Fill 6 unit SFR
Summer Glenn Estate 160 acres Polk and Merced	422 SFR estimate 9 acres MFR 11 acres Commercial 15 acre School Site 3 acre Park Site	Master Plan with single family, multiple family, school site(s), general commercial and parks

Village Park	94 Senior Housing units and assisting living facility	Pending submission of a Final Map
Tract #5683 – Lakes at Coalinga	955 Planned Unit Development	Tentative Map approved
TOTAL	1,501	

Commercial Projects Approved

Project Name	Number of Units	Type of Development
21 st Century Mortgage Commercial Building	2 story commercial building between 4 th and 5 th Streets	RDA in-fill commercial development
Savemart (Forest and Polk)	Commercial Retail	Completed
Juniper Ridge (Juniper Ridge and Polk)	Highway Commercial	Master Plan approved, pending Final Map
Elm Street (between 5 th and 6 th Streets)	Pleasant Valley Hotel	Pending Planning Commission Approval
Walgreens	Commercial Retail	Under Construction
Juniper Ridge South (Lucille Ave. and Juniper Ridge Blvd.)	Commercial/Retail- (3) warehouses, (1) restaurant and (1) convenience store	Awaiting Building Plan Approval

Commercial Projects – Under Conceptual Review

Name of Project	Type	Status
Regional Shopping Center 100 acres north of Polk and Merced.	Commercial/Retail – current planning is for two big box pads, retail commercial, food service and auto dealerships	Pending Annexation

Recreational

The City is currently utilizing the Proposition 40 Parks and Recreation Grant funds to complete with the first phase of the five (5) acre neighborhood park that has been designated since the adoption of the current General Plan in 1992. The first phase of the neighborhood park includes a play area, park benches and a memorial grove commemorating the City of Coalinga centennial. The second phase shall consist of a parking lot (with transit stop and shelter), two play area (big kids and tot lot), covered picnic shelters, restroom facilities, basketball courts and open space pick up game turf area. We anticipate starting phase 2 sometime in 2009. Also in July of 2008 the City Council Adopted a City hike-bike trail system in partnership with the Coalinga Huron Parks and Recreation District.



CITY COUNCIL/REDEVELOPMENT AGENCY/PUBLIC FINANCE AUTHORITY MEETING AGENDA

**October 16, 2008
City Council Chambers
7:00 P.M.**

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

Notice is hereby given that the City Council will hold a Regular Meeting, on October 16, 2008, in the City Council Chambers, 155 West Durian Street, Coalinga, CA. Persons with disabilities who may need assistance should contact the Deputy City Clerk at least 24 hours prior to this meeting at 935-1533. The Regular Meeting will begin at 7:00 p.m. and the agenda will be as follows:

1. CALL TO ORDER

- 1.1 Salute to the Flag.
- 1.2 Changes to the Agenda.

2. AWARDS, PRESENTATIONS, APPOINTMENTS & PROCLAMATIONS

- 2.1 Business Certificate – Xitali Boutique. **[TAB A]**
- 2.2 Pam Ahlin, Executive Director of Coalinga State Hospital.
(Annual Report)

- 2.3 Promotion of Roger Sosa to Sergeant.
- 2.4 Promotion of Gabe Torres to Lieutenant.
- 2.5 Housing Rehabilitation Program Guidelines – Susan Atkins of Self-Help Enterprises.

3. CITIZEN COMMENTS

This section of the agenda allows members of the public to address the City Council on any item not otherwise on the agenda. Members of the public, when recognized by the Mayor, should come forward to the lectern, identify themselves and use the microphone. Comments are normally limited to three (3) minutes. In accordance with State Open Meeting Laws, no action will be taken by the City Council this evening and all items will be referred to staff for follow up and a report.

4. PUBLIC HEARINGS

5. CONSENT CALENDAR

There will be no separate discussion of Consent Calendar items as they are considered to be routine by the City Council and will be adopted by one motion. If a member of the City Council, staff, or public, requests discussion on a particular item, that item will be removed from the Consent Calendar and considered separately.

- 5.1 Minutes – September 29, 2008 (Special Meeting). **[TAB B]**
- 5.2 Minutes – October 2, 2008 (Regular Meeting). **[TAB C]**
- 5.3 Check Register – 09/01/08 through 09/30/08. **[TAB D]**
- 5.4 Check Register – 09/01/08 through 09/30/08 (Zollie Knight). **[TAB E]**
- 5.5 Waive Second Reading and Adopt Ordinance No. 741
Registration and Maintenance of Abandoned Residential
Properties. **[TAB F]**
- 5.6 Amendment #2 for Two Existing Agreements for Services
Between Self-Help Enterprises and the Coalinga Redevelopment
Agency for the Agency’s Down Payment Assistance Program
And the Housing Rehabilitation Program. **[TAB G]**
- 5.7 Agreement Between the Coalinga Redevelopment Agency
And Valley Small Business Development Corporation
To Retain Their Professional Services to Assist With The
City’s Revolving Loan Fund. **[TAB H]**
- 5.8 Adopt Resolution No. 3297 Certifying the Revolving
Loan Fund for the Fiscal Year ended June 30, 2008. **[TAB I]**
- 5.9 Approval of Master Services Agreement with CDM,
(Camp, Dresser, & McKee, Inc.) for Engineering Services. **[TAB J]**

5.10 Consideration of Agreement Between the Coalinga Redevelopment Agency and the Economic Development Corporation Serving Fresno County for Marketing And Business Attraction Services. [TAB K]

5.11 2007 Annual General Plan Progress Report. [TAB L]

6. ORDINANCE PRESENTATION, DISCUSSION AND POTENTIAL ACTION ITEMS

6.1 Adopt Resolution No. 3300 To Approve MOU For Household Hazardous Waste Program. [TAB M]
(Ivette Rodriguez, Mid Valley Disposal)

6.2 Adopt Resolution No. 3299, Waiver of Building Permit And Development Impact Fees for the R.C. Baker Foundation Auto Museum. [TAB N]
(Bill Skinner)

6.3 Consideration of an Agreement Between Pearson Realty/Grubb & Ellis and the City of Coalinga Redevelopment Agency for Realty Services for Commercial and Industrial Properties. [TAB O]
(Dennis Watt)

7. ANNOUNCEMENTS

7.1 Mayor's Announcements.

7.2 Councilmembers' Announcements/Reports.

7.3 City Manager's Announcements/Reports.

8. FUTURE AGENDA ITEMS

9. CLOSED SESSION

Closed Session: A "Closed" or "Executive" Session of the City Council, Redevelopment Agency, or Public Finance Authority may be held as required for items as follows: personnel matters; labor negotiations; security matters; providing instructions to real property negotiators; legal counsel regarding pending litigation; and protection of records exempt from public disclosure. Closed Session will be held in the Administration Building at 155 W. Durian Street and any announcements or discussion will be held at the same location following Closed Session.

None.

10. ADJOURNMENT