

STAFF REPORT – CITY COUNCIL/REDEVELOPMENT AGENCY	
Subject:	2011 General Plan Progress Report
Meeting Date:	April 5, 2012
From:	Darrel Pyle, City Manager
Prepared by:	Sean Brewer, Assistant Community Development Director

Housing Policy Department
Received on:

APR 12 2012

I. RECOMMENDATION:

That the City Council by motion, accept the attached General Plan and Housing 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 and Housing Annual Progress Reports have been prepared in accordance with the suggested Guidelines issued by the Office of Planning and Research.

IV. ALTERNATIVES:

- None. The 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.

ANNUAL PROGRESS REPORT

Coalinga General Plan and Housing Element



CITY OF COALINGA
The Sunny Side of the Valley

REPORTING PERIOD: Calendar Year 2011
(In Accordance with Government Code Section 65400)

INTRODUCTION

This report is intended to comply with the requirements of Government Code Section 65400 for the completion of an annual General Plan Progress Report. This report identifies the status of the City's General Plan and its progress in its implementation. This report represents the Community Development activity for planning year 2011.

The City of Coalinga City Council took action to adopt this report on April 5, 2012 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 and the California Department of Housing and Community Development.

COMPREHENSIVE GENERAL PLAN UPDATE 2025

The City adopted its Comprehensive Update to its General Plan in July of 2009. The update included a full update to the Land Use, Open Space, Safety/Noise, Circulation, and Public Facilities Elements. The City is currently under contract to update its zoning ordinance in order to be in conformity with the recently adopted General Plan. In order to secure future funding to complete the Zoning Code Update, the City has applied for a Sustainable Communities Prop 84 Grant.

The City of Coalinga continues to actively implement the policies of the General Plan including the goals, policies and programs of the Housing Element. The following represents the progress the City has made towards implementing the General Plan and Housing Element during the Calendar Year 2011 reporting period. The information to follow is organized to correspond with the elements of the Coalinga General Plan.

LAND USE ELEMENT

AMENDMENTS

There were no amendments to the Land Use Element during Calendar Year 2011.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING PRINCIPALS OF THE LAND USE ELEMENT

Residential Land Use

During the calendar year 2011, the following residential projects were under review, approved and/or under construction in furtherance of the guiding principals of the Land Use Element for residential land use:

- **Warthan Place Apartments:** The Warthan Place Apartments project is an affordable housing multiple family development plan consisting of 2 phases of 81 multiple family units. It is situated on approximately 11 acres on undeveloped land north of Warthan Creek near E. Sacramento Street and Warthan Street. This project was approved by the City Council in 2008 and the developer is seeking a revision to the parcel map which will include 3 phases instead of the original 2.
- **The Villages of Los Gatos Creek:** Staff has been working with Pembroke Development on a revised land plan on approximately 308 acres which would comprise of 826 single family lots varying in lot size with an overall density of 4.49 development units to the acre. Between the two phases there will be approximately 125 acres of open space, park space and greenbelts.

The project is located south of Phelps adjacent to the City limits and would require approvals from the City prior to submitting an application requesting annexation under LAFCo policy. This project will require the completion of an Environmental Impact Report, Pre Zoning, and various water and sewer studies that address capacity and extensions.

Commercial/Industrial Land Use

- **West Hills Oil Tank Replacement**
On November 16, 2011 the Planning Commission Approved a Site Plan Review application to replace two vertical fuel tanks (87 unleaded and 92 unleaded) and replace them with 2 horizontal, seismically sound tanks. The new tanks were situated appropriately to reduce the safety concerns of the existing 18 foot vertical tanks.

The new tanks are doubled walled units acting as secondary containment. A masonry wall will be constructed around the two new tanks acting as a third measure of containment and will be sized to contain 20,000 gallons of fuel. Beyond the immediate containment area, the entire subject property is surrounded by a 12 inch height wall which acts as additional containment for their entire operation.

- **California Water Services Expansion**
Staff is working with California Water Services on a Site Plan Review Application for a new commercial building which will serve as an expansion for their current operation. The project consists of a 2,974 square foot metal building on an industrial

zoned infill lot. The property is zoned appropriately and meets the goals and objective of the general plane to encourage economic development and expansion of commercial/industrial enterprise.

- **Granite Construction Solar Facility**

The project calls for the construction of a photovoltaic solar (PV) system that would generate roughly 1 megawatt of electricity. The project is located to the south west of the intersection of Highway 33 and use the existing access road for access to our existing facility. The PV system consists of ground mounted, fixed tilt PV solar arrays and associated power conditioning equipment. The system is interconnected with, and operated in parallel with, the PG&E electrical grid. The interconnect system will tie into existing electrical infrastructure of Granites mining operations.

The project has been carefully designed to comply with City of Coalinga zoning standards and building codes. The project was sited with input from the City of Coalinga to minimize potential impacts to surrounding properties and future development. The 6.8 acre project footprint has been arranged to fit within Granite's future mining setbacks, avoid the adjacent commercially zoned lands, and will utilize lands that would otherwise be undevelopable.

This project was processed under Section 65850.5(c) of the government code that allows governmental agencies the ability to administratively approve renewable energy projects as long as they do not have an adverse effect to the public health and safety. Staff in conjunction with the City Attorney decided that this project was consistent with the regulations and approved this project ministerially.

Section 65850.5(b) states: "A city or county shall administratively approve applications to install solar energy systems through the issuance of a building permit or similar nondiscretionary permit. Review of the application to install a solar energy system shall be limited to the building official's review of whether it meets all health and safety requirements of local, state, and federal law. The requirements of local law shall be limited to those standards and regulations necessary to ensure that the solar energy system will not have a specific, adverse impact upon the public health or safety. However, if the building official of the city or county has a good faith belief that the solar energy system could have a specific, adverse impact upon the public health and safety, the city or county may require the applicant to apply for a use permit."

- **Truck Servicing (Classification of Permitted Use)**

On December 13, 2011 the Planning Commission amended the zoning regulations to include "Truck Servicing (within an enclosed building)" as a permitting use subject to Conditional Use Permit in the C-5 Zoning Designation. This use consists of routine servicing of larger commercial grade trucks classified by 6-10 wheels ranging from 10,000 – 18,000 lbs and diesel trucks ranging from 20,000 – 80,000 lbs. This type of use was found to be consistent with existing uses and the general plan goals and objectives for commercial uses.

OPEN SPACE AND CONSERVATION ELEMENT

AMENDMENTS

There were no amendments to the Open Space and Conservation Element during 2011.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING PRINCIPALS OF THE OPEN SPACE AND CONSERVATION ELEMENT

- **Coalinga Sports Complex Phase 1A:**
The contract for the Coalinga Sports Complex Phase 1A was approved in September of 2010 and completed in March of 2011. It consisted of two collegiate size soccer fields, an amphitheatre, the first phase of a dog park, parking and a regional storm drain basin for the current and future phases.
- **Centennial Park Phase 2:**
In 2009 the City began the completion of Centennial Park Phase 2 which included a basketball court, tennis court, turf, trash receptacles, drinking fountain, and centennial monument. Construction was completed in 2011.

CIRCULATION ELEMENT

AMENDMENTS

There were no amendments to the Circulation Element during Calendar year 2011.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING PRINCIPALS OF THE CIRCULATION ELEMENT

- **Polk Street Bike Lanes**
In 2011 the City completed a bike lane project which consisted of striping and shared bike lane signage.
- **Cherry/Elm Realignment**
The City installed a new four-way signal at Elm and Cherry Lane which included turn lanes and the realignment of Cherry Lane. Construction was completed in 2011.
- **Elm Street Sidewalk Beautification Phase 2**
The City plans to implement Phase 2 of its beautification efforts on Elm Ave from Cherry to 3rd Street which consists of new curb, gutter, sidewalk, street trees, lighting, street furniture and ADA compliance. Preliminary engineering began in 2011. Construction is expected to occur in FY 2012/2013.
- **Elm/El Rancho Blvd Improvements**
The City was awarded a Highway Safety Improvement Grant in 2011 from the Department of Transportation Local Assistance. The City plans to improve the safety (lighting and cross turning movements) issues located at Elm Ave and El Rancho Blvd. Preliminary Engineering commenced in 2011 and construction is expected to occur in 2012.
- **Polk/Forest Reconstruction and Signalization**

The city plans to complete the signalization and reconstruction of Polk and Forest. Preliminary engineering was started in 2009 and is expected to be completed in 2012. Construction is expected to commence in 2012/2013 fiscal year.

- **Elm Beautification Phase 3**

The City plans to implement Phase 3 of its beautification efforts on Elm Ave from Polk Street to 7th Street which consists of new curb, gutter, sidewalk, street trees, lighting, street furniture and ADA compliance. Preliminary engineering will began in 2012. Construction is expected to occur in 2012/2013.

- **Cambridge Ave Signalization**

The city plans to signalize Cambridge Ave and Elm Ave. Preliminary Engineering is expected to start in 2012 as well as conversations with Caltrans. Complete design of the project is expected to begin in 2012 and construction in 2013.

- **Sidewalk Improvements (Phelps and Elm Ave)**

As part of a safe routes to school grant, the city plans to do sidewalk and pedestrian improvements near Phelps Ave and Elm Ave. Preliminary design is expected to begin on 2012 should the project be awarded. Construction will be programmed in FY 2013/2014.

- **Sidewalk Improvements on Cambridge Ave**

In partnership with West Hills College the City will be installing new sidewalks and lighting along Cambridge Ave. West Hills College has completed engineering and construction is expected to be completed in 2012.

- **Plaza Reconstruction**

The City plans to reconstruct the Plaza from Cedar to 5th Street which will improve pedestrian mobility and parking configurations. Another component of this project is to add landscaping and pedestrian furniture. Preliminary engineering started in 2011 and is expected to continue through 2012 and construction to begin FY 2012/2013.

SAFETY, AIR QUALITY AND NOISE ELEMENT

AMENDMENTS

There were no amendments to the Safety, Air Quality and Noise Element during Calendar year 2011.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING PRINCIPALS OF THE SAFETY, AIR QUALITY, AND NOISE ELEMENT

Noise

- Due to the nature of the guiding and implementing policies of the Noise Element, efforts to implement this Element of the General Plan are on-going in nature. Projects are reviewed on a case-by-case basis for adverse noise impacts to the environment and sensitive receptors.

Safety

- All new construction and certain building renovations are reviewed for compliance with the Uniform Building Code for seismic safety.
- All new development projects are required to submit a Geotechnical Analysis to assess site conditions.
- The City continues to participate in the Federal Emergency Management Agency's (FEMA) flood insurance program.

PUBLIC FACILITIES AND SERVICES ELEMENT

AMENDMENTS

There were no amendments to the Public Facilities and Services Element during Calendar year 2011.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING PRINCIPALS OF THE PUBLIC FACILITIES AND SERVICES ELEMENT

Schools

- In 2011, the City continued to work with developers and property owners to ensure that adequate sites are reserved to meet the Coalinga Huron Unified School District's projected demand for future school uses.
- In 2011, the City continued to collect school fees upon issuance of building permits for development projects in accordance with State law.

Utilities

- In 2011, the City continued to work closely with project applicants and service utilities to ensure that there is adequate capacity to serve all new and existing areas of Coalinga.
- 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:
 - a. Wastewater Master Plan, Water Master Plan, Storm Water Master Plan, Natural Gas Master Plan
- **Palmer Reservoir Replacement Project**
The City of Coalinga on 2011 completed design of a new 2 million gallon water reservoir due to the deterioration of the existing tank which will be taken off line, examined and rehabilitated once the new tank is up and running. Construction is expected to commence in 2012.
- **Derek Reservoir Rehabilitation**
As part of the water systems upgrades the City will be rehabbing the Derek Reservoir as it has been in disrepair for several years and in need to repair. Design and Construction for this rehab is expected to begin in 2012.

- **Wastewater Treatment Plant Relocation/Expansion**
In 2010 the City of Coalinga began the procurement process for the relocation of the existing wastewater treatment plant and associated truck line. The City is taking a design build approach for the delivery of this project. This project is currently on hold and the City is expecting to re-commence efforts of procurement in 2012.
- **Van Ness Storm Drain Project**
The City plans to install a new storm drain line in Van Ness Ave between Elm Ave and Truman Ave. Design was completed in 2011 and the project is expected to be completed by July 2012.

HOUSING ELEMENT

AMENDMENTS

There were no amendments to the Housing Element during Calendar Year 2011.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING PRINCIPALS OF THE HOUSING ELEMENT

- In 2011, the City of Coalinga adopted its Housing Element and is currently HCD Compliant. Pursuant to Government Code Section 65400, the City Council is required to prepare an annual report on the status and progress in implementing the City's housing element using forms and definitions adopted by the Department of Housing and Community Development. These forms and definitions were adopted on April 5, 2012 and are required to be used for the Calendar Year 2011 Annual Progress Report. The completed forms for Calendar Year 2011 are attached as Attachment "A" to this report.

ATTACHMENT "A"
Housing Element Annual Progress Report (2011)

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction City of Coalinga
Reporting Period 12/31/2010 - 12/31/2011

**Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant
to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	1	2	3	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	1	2	3	

* Note: This field is voluntary

**Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	0	0	0	0	0	0	0

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Coalinga
 Reporting Period 12/31/2010 - 12/31/2011

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
Zoning Code Update	Update Zoning Ordinance	1 Year	Funding Suspended / Applied for Prop 84 Grant Funding in 2012
Very-Low Income Incentive Program	List Incentives	Annually	Starting in 2012
Developer Incentives	List Incentives	1 Year	In Progress
Special Needs Funding	Secure Funding for Special Needs Housing	Ongoing	Currently seeking funding opportunities
Housing Rehabilitation	Secure Annual Funding	Annually	Seeking Funding through HOME
Zoning Marketing	Create and Maintain Public Awareness of Zoning Requirements, Fees and Timing	1 Year	Completed in 2011
Promotion of New Housing Construction	Density Bonus Ordinance	1 Year	Will be completed as part of the current Zoning Code Update
Large Multi-Family Development Incentives	Zoning Ordinance Update	1 Year	Will be completed as part of the current Zoning Code Update
Promote SRO & FRO Housing	Create List	1 Year	Anticipate Completion by end of year
Seasonal Housing	Establish List	Annually	Identifying Funding Source to accomplish task
Farm worker Housing	Establish Needs Reporting	Within Current Planning Period	Not yet started
Student Housing	Establish Needs Reporting	Within Current Planning Period	Not yet started
Multi-Family and Low-income Housing Incentive	List Funding Incentives	Annually	List Underway
Land Availability Reporting	Create Report	Every 5 Years	Completed in 2011 as part of the Housing Element Update
Electronic Availability	GIS Mapping	1 Year	Planned based on Funding Availability - no funding source as of 2012

ANNUAL ELEMENT PROGRESS REPORT *Housing Element Implementation* (CCR Title 25 §6202)

Jurisdiction City of Coalinga
Reporting Period 12/31/2010 - 12/31/2011

Reporting Period	Infrastructure Needs Assessment	List of Infill Sites and their relation to infrastructure needs	Annually	CIP Underway for 2012-2017
Fee Reductions		Reduce Fees for Low, Very Low & Extremely Low Income Housing	1 Year	Council to Consider in April 2012
Transparent Processing Schedules		Create Schedule for Entitlement Projects	Annually	Currently Underway
Development Standards Update		Update the Current Development standards	Ongoing	Part of the Zoning Code Update