

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH # _____

Project Title: Heritage at Coalinga Senior Community (CDA 20-01)

Lead Agency: City of Coalinga

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Project Location: Coalinga Fresno
City *County*

Project Description (Proposed actions, location, and/or consequences).

The proposed project, located northwest corner of Phelps Avenue & Gregory Way in Coalinga, consists of the following applications: general plan amendment (Public Facilities to Residential Multi-Family), zoning amendment (PF - Public Facilities to RMD - Residential Medium Density), a tentative subdivision map, a conditional use permit, and site review approval. The proposed project is broken into five phases: Phases 1-3 include the following: two (2) assisted care buildings totaling 40 beds and 24,334 square feet; and one (1) Alzheimer care building totaling 20 beds and 10,279 square feet. Phases 4-5 include the following: 27 individual independent, single-story living units; and a two-story senior apartment building with 57 individual units.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Aesthetics

AES-1 Prior to approval of final map and improvement plans for Phases 1 through 3, the applicant shall demonstrate to the satisfaction of the City Planning Department adequate compliance with the design standards for "Multi-Family Residential" pursuant to the 2015 City-Wide Design Guidelines.

AES-2 Prior to approval of the tentative subdivision map for Phase 4 and 5, the applicant shall demonstrate to the satisfaction of the City Planning Department adequate compliance with the design standards for "Single-Family Residential" (Phase 4) and "Multi-Family Residential" (Phase 5) pursuant to the 2015 City-Wide Design Guidelines.

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

Biological Resources

BIO-1 Prior to ground disturbing activities and issuance of a grading permit, a qualified biologist shall

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

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

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

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

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

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

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

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

If a natal/pupping den is discovered within the project area or within 200 feet of the project boundary, the applicant shall consult with the California Department of Fish and Wildlife and U.S. Fish and Wildlife Service to establish an appropriate avoidance buffer. The avoidance buffer shall be maintained until such

time as the burrow is no longer active and/or an incidental take permit is determined to be required and is obtained.

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

The following measures shall be observed:

- a. Project-related vehicles shall observe a 20-mph speed limit in all project areas; this is particularly important at night when kit foxes and kangaroo rats are most active. To the extent possible, night-time construction shall be minimized. Off-road traffic outside of designated project area shall be prohibited.
- b. To prevent inadvertent entrapment of kit foxes or other animals during the construction phase of the project, all excavated, steep-walled holes or trenches more than two feet deep shall be covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks. Before such holes or trenches are filled, they shall be thoroughly inspected for trapped animals. If at any time a trapped or injured kit fox is discovered, the procedures under number 11 of the Construction and Operational Requirements in the Standardized Recommendations must be followed.
- c. Kit foxes are attracted to den-like structures such as pipes and may enter stored pipe becoming trapped or injured. All construction pipes, culverts, or similar structures with a diameter of four inches or greater that are stored at a construction site for one or more overnight periods shall be thoroughly inspected for kit foxes or kangaroo rats before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If a kit fox or kangaroo rat is discovered inside a pipe, that section of pipe shall not be moved until the U.S. Fish and Wildlife Service has been consulted. If necessary, and under the direct supervision of the biologist, the pipe may be moved once to remove it from the path of construction activity, until the fox or kangaroo rat has escaped.
- d. All food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in closed containers and removed at least once a week from a construction or project site.
- e. No firearms shall be allowed on the project site during construction activities.
- f. To prevent harassment, mortality of kit foxes or kangaroo rats or destruction of dens by dogs or cats, no pets shall be permitted on site during construction activities.
- g. Use of rodenticides and herbicides on the project site during construction shall be restricted. This is necessary to prevent primary or secondary poisoning of kit foxes or kangaroo rats and the depletion of prey populations on which they depend. All uses of such compounds shall observe label and other restrictions mandated by the U.S. Environmental Protection Agency, California Department of Food and Agriculture, and other State and Federal legislation, as well as additional project-related restrictions deemed necessary by the U.S. Fish and Wildlife Service. If rodent control must be conducted, zinc phosphide shall be used because of proven lower risk to kit fox.
- h. In the case of trapped animals, escape ramps or structures shall be installed immediately to allow the animal(s) to escape.
- i. Any contractor, employee, or agency personnel who inadvertently kills or injures a San Joaquin kit fox or kangaroo rat shall immediately report the incident to the City of Coalinga, who shall contact the CDFW and USFWS as needed.
- j. The developer shall submit monthly reports on construction monitoring activities to the City Planning Department. An occupancy permit shall not be issued without receipt of the weekly reports.

BIO-5 Within 14 days prior to commencement of construction activities, a qualified biologist shall conduct

preconstruction surveys for small mammal burrowing activity at the project site. During preconstruction surveys, the status of the previous protocol surveys (October 2020) shall be reviewed. If the survey results are negative (i.e., no burrowing activity observed), a letter report confirming absence shall be prepared and submitted to the City Planning Department and no further mitigation is required.

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

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

BIO-6 Prior to issuance of a grading permit, and to avoid/minimize impacts to burrowing owls potentially occurring within the project site, the applicant shall retain a biologist qualified in ornithology to conduct surveys for burrowing owl. The qualified biologist shall conduct a two-visit (i.e. morning and evening) presence/absence survey at areas of suitable habitat on and adjacent to the project site boundary no less than 14 days prior to the start of construction or ground disturbance activities. Surveys shall be conducted according to the methods for take avoidance described in the *Burrowing Owl Survey Protocol and Mitigation Guidelines* (California Burrowing Owl Consortium 1993) and the *Staff Report on Burrowing Owl Mitigation* (CDFW 2012). If no burrowing owls are found, a letter report confirming absence shall be prepared and submitted to the City Planning Department and no further mitigation is required.

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

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

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

If surveys locate occupied burrows in or near construction areas, consultation with the CDFW shall occur to interpret survey results and develop a project-specific avoidance and minimization approach. Once the

absence of burrowing owl has been confirmed, a letter report shall be prepared and submitted to the City Planning Department.

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

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

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

Cultural Resources

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

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

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

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

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

identified fails to make a recommendation; or c) the landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.”

Hazards and Hazardous Materials

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

Noise

N-1. Prior to approval of a grading permit, and subject to the review and approval of the City Engineer, construction plans shall require a notation limiting construction activities to the following:

- a. Construction activities shall be restricted to the hours between 7:00 AM and 9:00 PM Monday through Friday, and between 8:00 AM and 5:00 PM on Saturday and Sunday.
- b. All noise-producing project equipment and vehicles using internal-combustion engines shall be equipped with manufacturers-recommended mufflers and be maintained in good working condition.
- c. All mobile or fixed noise-producing equipment used on the project site that are regulated for noise output by a federal, state, or local agency shall comply with such regulations while in the course of project activity and must be located as far as is feasible from sensitive receptors;
- d. Sound attenuation devices shall be required on construction vehicles and equipment.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None

Provide a list of the responsible or trustee agencies for the project.

None

