



CITY OF COALINGA
The Sunny Side of the Valley

CITY OF COALINGA

**PUBLIC NOTICE OF INTENT TO ADOPT
A NEGATIVE DECLARATION**

PROJECT NAME: Juniper Ridge South Business Park Rezone, Master Conditional Use Permit, and Master Site Plan

LEAD AGENCY: City of Coalinga
Community Development Department
155 West Durian Avenue
Coalinga, CA 93210

CONTACT PERSON: Sean Brewer
Community Development Director
City of Coalinga
(559) 935-1533 Ext. 143

PROJECT LOCATION: Juniper Ridge South Business Park project (project) is located in the southeastern most corner of the City of Coalinga, southeast of the terminus of Juniper Ridge Boulevard at Sandalwood Street, on Assessor's Parcel Number (APN) 083-280-041S, within the existing Juniper Ridge Business Industrial Park.

PROJECT APPLICANT: Polk 100, LLC
525B New Los Angeles Avenue
Moorpark, CA 93021

PROJECT DESCRIPTION: The Juniper Ridge South Business Park (proposed project) requests three project entitlements from the City of Coalinga: (1) approval of a proposed change in zoning classification for APN 083-280-041S from the existing Heavy Manufacturing/Business (MBH) zoning designation to Light Manufacturing/Business (MBL); (2) approval of a Master Conditional Use Permit (CUP) to address potential future permissible uses and conditional uses allowed in the MBL zoning designation; and (3) approval of a Master Site Plan Review to address construction of a 102,000 square-foot business park, consisting of five 20,400-square-foot single-story industrial structures with tenant spaces individually built, to be constructed in phases over five years.

HAZARDOUS WASTE: The project site is not included on any of the lists enumerated under Section 65962.5 Government Code.

INITIAL STUDY:

An Initial Study and proposed Mitigated Negative Declaration was prepared for the project and can be reviewed at the following locations in the City of Coalinga: the City of Coalinga Community Development Department located at 155 West Durian Avenue (open 8:00 AM to 5:00 PM, Monday-Thursday); the Coalinga Library located at 305 North 4th Street (open 10:00 AM to 8:00 PM, Monday-Friday and 10:00 AM to 5:00 PM (Saturday); and the Coalinga Chamber of Commerce located at 265 West Elm Avenue (open 10:00 AM to 5:00 PM, Monday-Friday). An electronic version is also available at: <https://www.coalinga.com> under public hearing notices.

PUBLIC REVIEW:

A 30-day public comment period on this Initial Study/Mitigated Negative Declaration begins on January 23, 2019 and ends on February 22, 2019. Written comments regarding this project, addressing the findings of the proposed Mitigated Negative Declaration and/or accuracy or completeness of the Initial Study, may be submitted to the City of Coalinga Department of Community Development (at the below address) during this comment period. A public hearing before the City of Coalinga Planning Commission will be held for the proposed project on March 12, 2019. A final public hearing before the City of Coalinga City Council will be scheduled for a later date, to be determined and noticed separately. All hearings and meetings will be located in the City Hall Chambers, 155 West Durian Avenue, Coalinga, California 93210.