

## Community Based Transportation Planning Grants

### School Farm Reuse Master Plan

**Grant Recipient:** City of Coalinga, West Hills Community College District, and Coalinga-Huron Unified School District  
**County:** Fresno

**Project Area** - A nearly 300-acre parcel of land that contains the City of Coalinga (City) Sewer Treatment Plant, the West Hills Community College Farm, and the Coalinga-Huron Unified School District Industrial Arts Program (the Site).

**Project Focus** - Compatibility issues are being raised due to encroachment on three sides of the Site by residential uses. The pending relocation of the West Hills Community College Farm outside the city limits and the likely relocation of the School District to a similar site, underscore the need for this area to be redesigned. Additionally, with the September 2004 opening of the Coalinga State Mental Health Hospital, City Planners are anticipating growth similar to that when Pleasant Valley State Prison opened and 500 staff members needed housing.

**Project Goals** - To take a proactive approach to dealing with future growth and development in Coalinga. With the long-term usefulness of the site being called into question, redesigning this parcel into a mixed-use development area (incorporating residential, commercial, education and recreation) will benefit those seeking a residential neighborhood that is easily accessed and aesthetically pleasing.

**Community Outreach** – A public workshop was conducted on December 9, 2003, and the public was invited to provide its insight on the City's General Plan (Plan) Update process, as well as the development of the Plan. The meeting was well advertised throughout the community, and residents, property owners, businesses, and other interested parties were encouraged to participate. A Preference Survey was developed to solicit community input on future improvements of the Site.

**Project Outcome** - The School Farm Master Plan (Master Plan) is designed around a smart growth concept, which calls for pedestrian-friendly and environmentally sensitive neighborhood design. The Master Plan is consistent with the smart growth objectives integrated into the City's draft 2025 Plan. The specific elements addressed in the Plan encourage many sustainable development policies. The following elements include: Land-use; Circulation; Open Space and Conservation; Flood Hazards and Drainage; Public Facilities and Service; and Neighborhood Design.

#### **Planning Goals Realized** -

- Reduce dependence on single occupant vehicle trips;
- Foster neighborhoods and project designs that enable more walking and biking;
- Minimize impacts on valuable habitat and productive farmland;
- Reduce traffic congestion and improve air quality.