

# LAFCO PROCEDURE CHECKLIST

RO-01-11  
 File Number

Reorganization 01-1  
 Application Name

9/25/01  
 Date Received

Annexation to the City of Huron; detachment from Westlands Water and Westside Resource  
 Subject Agency(s)

Conservation District

Inhabited ☐ Uninhabited ☒ Public Hearing ☐ 100% Consent ☒ Land Conservation ☐

Sphere of Influence Consistency ☐ Sphere Revision Needed ☐ SOI File Number \_\_\_\_\_

☐ Request Info. from Proponent

Date Requested \_\_\_\_\_ Date Completed \_\_\_\_\_

☐ Property Tax Resolution Needed:

Date Requested \_\_\_\_\_ Date Completed \_\_\_\_\_

☐ Environmental Assessment Needed

Date Sent \_\_\_\_\_ Date Completed \_\_\_\_\_ EIR ☐ Neg. Dec. ☒ Exempt ☐ (6/20/01)  
 Environmental Determination/Date

☐ Petition Verified

Date Sent \_\_\_\_\_ Date Completed \_\_\_\_\_

1. Application File Complete

Date

2. Request for Information from Other Agencies:

Date

Returned

☒ Assessor (aff. area only ☐) Landowner ☐ LCC ☐ AV ☐

9/25/01

☒ Planning

☒ Environmental Health

☒ State Office of Drinking Water

☒ California Regional Water Quality Control Board

☒ Elections

☒ Affected Districts

☒ U.S. Soil Conservation District

☐ Director of Conservation

☐ Other \_\_\_\_\_

3. Map and Description Approval

4. Certificate of Filing

5. Hearing Date Set

6. Notices Published

10/12/01

10/17/01

7. Notices Mailed and Posted (Request for Notice ☐)

8. Executive Officer's Report Mailed (Req. for Report ☐)

9. Commission Action

Approve w/ Conditions

☐ Rev. M/L needed - CA Cont. \_\_\_\_\_ 30 Day Follow Up \_\_\_\_\_ App. Rev. M & L \_\_\_\_\_

10. 60 Day Follow-up

11. Proposal Log

12. LAFCO Resolution Mailed

10/26/01

☐ Condition Compliance Needed ☐ Notice of Determination Filed (if app)

13. Cert. Comp./Bound. Change Mailed

14. County Recorder - Time, Date, and Document

15. Effective Date

16. Conducting Authority Contacted

17. Effective Notices Mailed

18. Proposal Log

10/15/2002, 20020181975

2:58 p.m.

10/15/02

10/15/02

10/15/02

10/15/02

Notes: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Phone: \_\_\_\_\_



STATE OF CALIFORNIA

STATE BOARD OF EQUALIZATION  
PROPERTY AND SPECIAL TAXES DEPARTMENT  
450 N STREET, MIC: 59, SACRAMENTO, CALIFORNIA  
PO BOX 942879, SACRAMENTO, CALIFORNIA 94279-0059  
TELEPHONE (916) 322-7185  
FAX (916) 327-4251  
www.boe.ca.gov

JOHAN KLEHS  
First District, Hayward

DEAN ANDAL  
Second District, Stockton

CLAUDE PARRISH  
Third District, Torrance

JOHN CHIANG  
Fourth District, Los Angeles

KATHLEEN CONNELL  
Controller, Sacramento

JAMES E. SPEED  
Executive Director



Mr. Mike R. Waiczis, AICP, Executive Officer  
Fresno County LAFCo  
2100 Tulare Street, Suite 502  
Fresno, CA 93721

This is to acknowledge receipt of the statements(s) required by Section 54900, et seq., of the Government Code for the action described below. Copies of your documents will be forwarded by us to other agencies. You are required by Section 54902 of the Government Code to file a complete set of documents, except for the processing fee, with the County Assessor and Auditor affected by this action.

Tax rate area boundaries and property tax allocations will become effective for the assessment roll indicated below.

Assessment Roll: **2003/04**  
County: **10 Fresno**

BOE File No.: **03-022**  
Received at BOE: **10/21/2002**  
Date of acknowledgment: **10/23/2002**  
Distribution: **14**

District: **HURON**  
Conducting Authority: **WAIVED**

Short Title: **REORG. 01-1 ANX. TO CITY OF HURON**  
Type of Action: **02 Annexation to City**

Resolution/Ord. No.:  
LAFCo No.: **RO 01-11**  
Effective Date: **10/15/2002**  
Fee: **\$1500**  
Acreage: **55.06**

David J. Martin, Research Manager  
Tax Area Services Section

cc: County Assessor, County Auditor



William C. Greenwood  
Assessor - Recorder  
11/7/2002

Local Agency Formation Commission  
Rowell Building, Suite 502  
Fresno, CA 93721



Re: 2003 Assessment Roll

Dear Mr. Waiczis:

This will acknowledge that the below change has been filed with this office pursuant to Section 54,900 et. seq. of the Government Code.

Date Filed: November 1, 2002  
City/ District: City of Huron

Ord./Resolution #: NA

Subject: "01-1 Annexation"

Yours Truly,  
William C. Greenwood  
Fresno County Assessor

*Brian S. Connery*

Brian Connery  
Cadastral Technician III

# Local Agency Formation Commission of Fresno County

Rowell Building • 2100 Tulare Street, Suite 502 • Fresno, CA 93721 ☎ (559) 495-0604 Fax (559) 495-0655

## COMMISSION MEMBERS

Larry Fortune, Chairman

*Public*

Victor Lopez, Chairman Pro Tem

*City of Orange Cove*

Susan Anderson

*Board of Supervisors*

Juan Arambula

*Board of Supervisors*

Trinidad Rodriguez

*City of Kerman*

## ALTERNATES

Joe J. Chaldez, CPA

*Public*

Bob Waterston

*Board of Supervisors*

Sandra Neri

*City of Sanger*

TO: David J. Martin, State Board of Equalization  
W. C. Greenwood, County Assessor  
Gary Peterson, County Auditor

SUBJECT: "Reorganization 01-1"

In accordance with the requirements of the California State Government Code (Section 54900 et seq.), and in accordance with Section 99(b) of the State Revenue and Taxation Code, the attached Statement of Boundary Change is forwarded to you for filing.

## EXECUTIVE OFFICER

Michael R. Waiczis, AICP

A certificate of completion was executed by the Executive Officer on October 15, 2002.

The change was effective on October 15, 2002.

Property tax negotiations have been completed. The property tax revenue exchange shall be in accordance with the provisions of the master property tax exchange agreement on file with the Commission.



Michael R. Waiczis, AICP  
Executive Officer

Date: October 15, 2002


Please acknowledge the filing of this statement by sending a receipt to our office. Thank you.

# Local Agency Formation Commission of Fresno County

Rowell Building • 2100 Tulare Street, Suite 502 • Fresno, CA 93721 ☎ (559) 495-0604 Fax (559) 495-0655

DATE: October 15, 2002

TO: City of Huron  
Westlands Water District  
Westside Resource Conservation District  
County Elections, Precinct Activities - STOP 43  
Stephanie Kahl, Environmental Health - STOP 51  
Leona James, Public Works and Planning Department - STOP 53  
Development Engineering - STOP 53  
Henry Griffin, Road Maintenance - STOP 53  
Lynn Gorman, Planning & Resource Management - STOP 54  
Parks and Recreation - STOP 10  
Greg Mariano, EMIS - STOP 54  
911 Coordinator - STOP 911  
Stan Ediger, Development Services - STOP 54  
Bob Palacios, Public Works - STOP 54 (legal attached)  
Diana Sellai, California Highway Patrol  
U. S. Department of Commerce  
J. M. Leonardo, Caltrans  
State of California, Alcoholic Beverage Control  
Housing Authority of City and County  
Coalinga-Huron Jt. Unified School District  
West Hills Community College District

FROM: Michael R. Waiczis, AICP, Executive Officer 

SUBJECT: "Reorganization 01-1"

## COMMISSION MEMBERS

Larry Fortune, Chairman  
*Public*  
Victor Lopez, Chairman Pro Tem  
*City of Orange Cove*  
Susan Anderson  
*Board of Supervisors*  
Juan Arambula  
*Board of Supervisors*  
Trinidad Rodriguez  
*City of Kerman*

## ALTERNATES

Joe J. Chaldez, CPA  
*Public*  
Bob Waterston  
*Board of Supervisors*  
Sandra Neri  
*City of Sanger*

EXECUTIVE OFFICER  
Michael R. Waiczis, AICP

Please be advised that all required filings for the subject change have been made. The change was effective on October 15, 2002.

A map of the change is attached for your reference.

MRW:cf

Attachment

# ocal Agency Formation Commission of Fresno County

owell Building • 2100 Tulare Street, Suite 502 • Fresno, CA 93721 ☎ (559) 495-0604 Fax (559) 495-0655

## COMMISSION MEMBERS

Larry Fortune, Chairman  
*Public*  
Victor Lopez, Chairman Pro Tem  
*City of Orange Cove*  
Susan Anderson  
*Board of Supervisors*  
Juan Arambula  
*Board of Supervisors*  
Trinidad Rodriguez  
*City of Kerman*

## ALTERNATES

Joe J. Chaidez, CPA  
*Public*  
Bob Waterston  
*Board of Supervisors*  
Sandra Neri  
*City of Sanger*

EXECUTIVE OFFICER  
Michael R. Waiczis, AICP

DATE: October 15, 2002  
TO: Fresno County Recorder - Stop 18  
FROM: Michael R. Waiczis, AICP, Executive Officer  
SUBJECT: "Reorganization 01-1"

To complete the filing of the reorganization cited above, we are sending a counterpart original of the Certificate of Completion for recordation.

To facilitate the completion of this filing by making the required filing of the boundary description with the County Assessor's Office.

cc: Dan Sparks, Assessor's Office

Please complete the lower portion of this document for verification purposes. Thank you for your assistance.

Recorded at 2:58 on 10/15/2002

Document Number 20020181975

Signed Jack Griffith

Area to be Annexed to the City of Huron and Detached from the  
Westlands Water District and Westside Resource Conservation District

Lying in the East 1/2 of the NE 1/4 of Section 10, Township 20 South,  
Range 17 East, M.D.B. & M., County of Fresno, State of California.

August 2001 Rev. 10-17-01

Line Table:

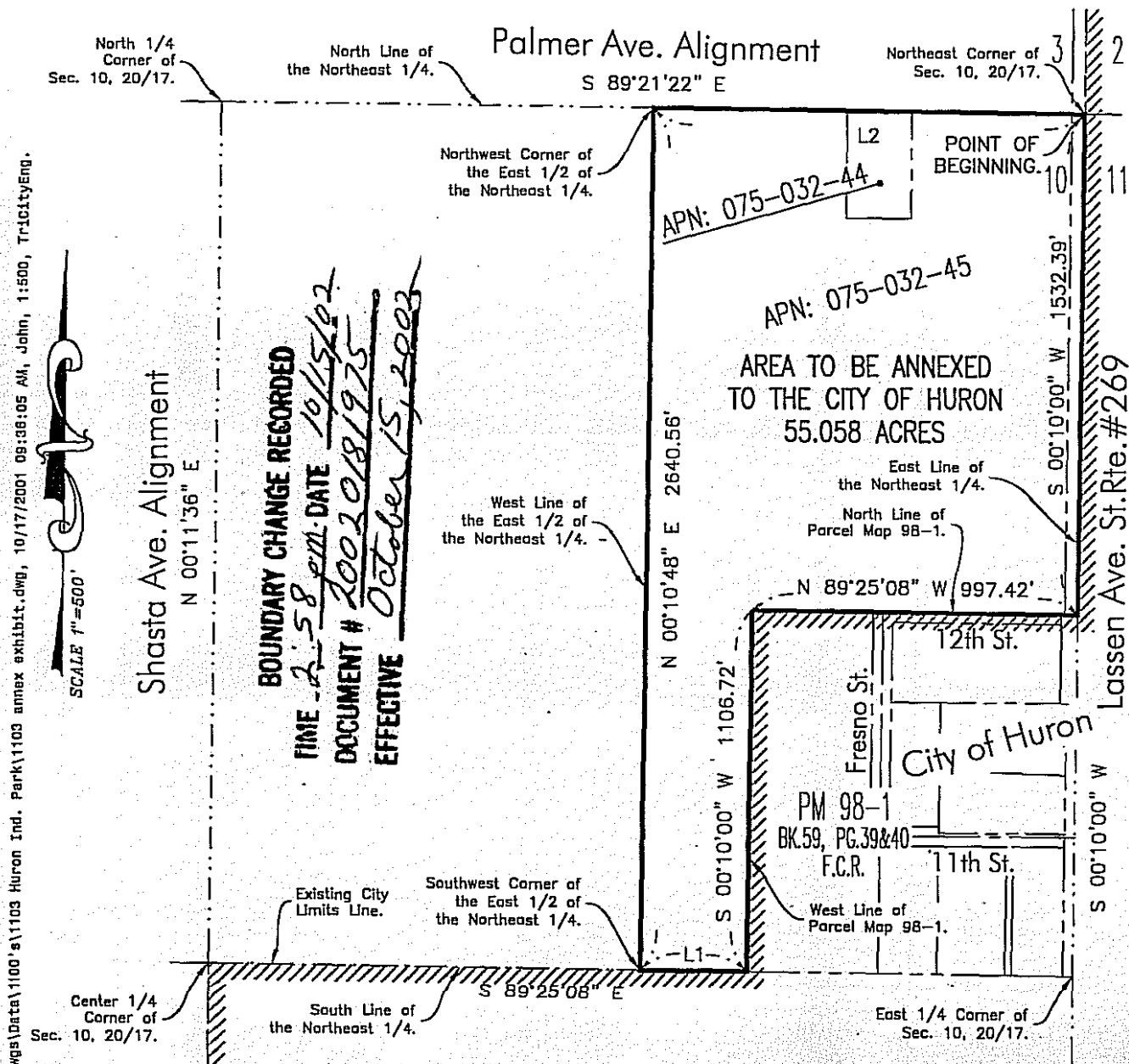
<u>LINE</u>	<u>BEARING</u>	<u>DISTANCE</u>
L1	N89°25'08"W	329.58'
L2	S89°21'22"E	1326.40'

Prepared by: \_\_\_\_\_



**TRI-CITY ENGINEERING**  
ENGINEERS SURVEYORS

4630 W. Jennifer Ave. #101  
Fresno, CA 93722-6415  
PH: 559-447-9075  
FAX 559-447-9074  
email: tricity@qnia.net



LAFCO RES. # RO-01-11  
October 17, 2001  
 DATE

## Exhibit "A" - Proposed Attachment to Huron City Limits

Area to be Annexed to the City of Huron and Detached from the Westlands Water District and Westside Resource Conservation District

### Legal Description

August 2001 Rev. 10-17-01

That portion of land lying in the East Half of the Northeast Quarter of Section 10, Township 20 South, Range 17 East, Mount Diablo Base and Meridian, County of Fresno, State of California, more particularly described as follows:

Beginning at a point on the existing Huron City Limits Line, the Northeast corner of Section 10, Township 20 South, Range 17 East, Mount Diablo Base and Meridian; thence along said City Limits Line, South 00°10'00" West along the East line of the Northeast quarter of said Section 10, a distance of 1532.39 feet to the North line of Parcel Map No. 98-1, recorded in Book 59 of Parcel Maps at Pages 39 & 40, of Fresno County Records; thence North 89°25'08" West along said North line of Parcel Map No. 98-1, a distance of 997.42 feet to the West line of said Parcel Map No. 98-1; thence South 00°10'00" West along said West line of Parcel Map No. 98-1, a distance of 1106.72 feet to the South line of said Northeast quarter of Section 10; thence North 89°25'08" West, along said South line of the Northeast quarter of Section 10, a distance of 329.58 feet to the Southwest Corner of the East half of said Northeast quarter of Section 10; thence leaving said City Limits Line, North 00°10'48" East along the West line of said East half, a distance of 2640.56 feet to the Northwest Corner of said East half; thence South 89°21'22" East along the North line of said Northeast quarter of Section 10, a distance of 1326.40 feet to said Northeast corner of Section 10 and the POINT OF BEGINNING.

Said Parcel contains 55.058 Acres, more or less.

A.P.N.'s : 075-032-44  
075-032-45

APPROVED  
W.F. CO. RES. # RO-01-1  
October 17, 2001  
DATE

BOUNDARY CHANGE RECORDED  
TIME 2:58pm DATE 10/15/02  
DOCUMENT # 20020181975  
EFFECTIVE October 15, 2002



# Statement of Boundary Change

State Board of Equalization  
Tax Area Services Section  
450 N Street, MIC: 59  
P. O. Box 942879  
Sacramento, California 94279-0059

B.O.E File No: \_\_\_\_\_

County: Fresno	County #: 10	Acreage: 55.06	Fee: \$ 1,500	Resolution/Ord. No.: N/A
Conducting Authority: WAIVED				LAFCo. Res. No.: R001-11
Short Title: "REORGANIZATION 01-1"				Effective Date: 10/15/02

Type of Action:  
(check one only)

<input type="checkbox"/>	01 Annexation to District	<input type="checkbox"/>	06 Consolidation of TRA's	<input type="checkbox"/>	10 Formation Redevelopment
<input type="checkbox"/>	02 Annexation to City	<input type="checkbox"/>	07 Detachment from District	<input type="checkbox"/>	11 Name Change
<input type="checkbox"/>	04 City Incorporation	<input type="checkbox"/>	08 Dissolution of District	<input checked="" type="checkbox"/>	12 Reorganization
<input type="checkbox"/>	05 Consolidation of District	<input type="checkbox"/>	09 Formation-District	<input type="checkbox"/>	13 School District Change

BOE

Code #

District

Type of Change

City/District(s)  
Affected by Action:

02	CITY OF HURON	ANNEXATION
07	WESTLANDS WATER DISTRICT	DETACHMENT
07	WESTSIDE RESOURCE CONSERVATION DISTRICT	DETACHMENT

Affected Territory  
is legally:

<input type="checkbox"/>	Inhabited	<input type="checkbox"/>	Developed
<input checked="" type="checkbox"/>	Uninhabited	<input checked="" type="checkbox"/>	Undeveloped

Number of Areas: 1

The affected  
territory:  
:

<input checked="" type="checkbox"/>	will be taxed for existing bonded indebtedness or contractual obligations as set forth by the terms and conditions as stated in the resolution.
<input type="checkbox"/>	will not be taxed for existing bonded indebtedness or contractual obligations.

Enclosed are the  
following items  
required at the time  
of filing:

<input checked="" type="checkbox"/>	Fees	<input checked="" type="checkbox"/>	Map(s) and Supporting Documents
<input checked="" type="checkbox"/>	Legal Description	<input checked="" type="checkbox"/>	Assessor parcel number(s) of affected territory
<input checked="" type="checkbox"/>	Resolution of Conducting Authority	<input type="checkbox"/>	County Auditor's Letter of TRA Assignment
<input checked="" type="checkbox"/>	Certificate of Completion	<input type="checkbox"/>	(consolidated counties)

City Boundary  
Changes Only:

<input checked="" type="checkbox"/>	Map of limiting addresses (2 copies)	<input checked="" type="checkbox"/>	Vicinity Maps (2 copies)
<input checked="" type="checkbox"/>	Alphabetical list of all streets within the affected area to include beginning and ending street numbers		
<input checked="" type="checkbox"/>	Estimated population is: 0		

Board of Equalization will acknowledge receipt of filing to:

Name: Mike Waiczis, AICP  
Title: Executive Officer  
Agency: Fresno LAFCo  
Street: 2100 Tulare Street, Suite 502  
City and Zip Code: Fresno, 93721  
Telephone: (559) 495-0604

B.O.E. use only

chk #:

amt:

ltr #:

Michael R. Waiczis 10/15/02  
(Signature of agency officer) Date

**CERTIFICATE OF COMPLETION  
FRESNO COUNTY LOCAL AGENCY FORMATION COMMISSION**

The conducting authority proceedings have been waived by the Commission.

The names of agencies whose territory is changed and the type of change for each are:

Annexation to the City of Huron and detachment from the Westlands Water District  
and the Westside Resource Conservation District

The county in which the entire agency is located is Fresno County.

The short title of the reorganization proceeding is "Reorganization 01-1".

The territory is uninhabited.

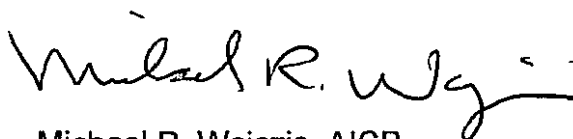
The change of organization was ordered without an election. The resolution ordering the change of organization was adopted by the Local Agency Formation Commission on October 17, 2001, Resolution No. RO-01-11.

A description of the territory affected by the change is set forth in the attached Exhibit "A".

The terms and conditions have been complied with as follows:

- A. The City of Huron provided satisfactory evidence to the Executive Officer that the development will occur upon annexation.
- B. All property in the proposed annexation has been pre-zoned pursuant to state law.
- C. Payment of a detachment fee in the amount of \$3,644.00 has been made to the Westlands Water District.

I, Michael R. Waiczis, Executive Officer of the Fresno County Local Agency Formation Commission, hereby certify that the attached legal description, map, and terms and conditions of the change of organization do comply with the Commission's resolution of approval.



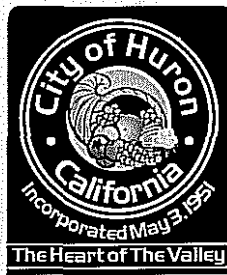
Michael R. Waiczis, AICP  
Executive Officer

Dated: October 15, 2002

**"ANNEXATION 01-1"**  
**ASSESSOR PARCEL NUMBER**

**075-032-44**

**075-032-45**



36311 Lassen Avenue • P.O. Box 339 • Huron, California 93234 • (559) 945-2241 • FAX (559) 945-2609

October 7, 2002

Michael Waiczis, Executive Officer  
Local Agency Formation Commission of Fresno County  
2100 Tulare Street, Suite 502  
Fresno, CA 93721

Subject: Reorganization 01-1

Dear Mr. Waiczis:

Attached to this letter please find documents that should be submitted by the City of Huron to complete the proceedings for "Reorganization 01-1". They are as follows:

1. EVIDENCE OF COMPLIANCE WITH LAFCO CONDITIONS form with respect to the following:
  - Proof of pre-zoning.
  - Tentative tract map approved by the Huron City Council.
  - Evidence of payment to Westlands Water District for detachment in the amount of \$ 3,644.00.
4. Check made payable to State Board of Equalization in the amount of \$1,500.
3. Information required by the State Board of Equalization as follows:
  - Alphabetical listing of all existing streets within the affected area to include beginning and ending street numbers. **There are no existing streets within the affected area.**
  - Two copies of maps of the city boundary change showing existing streets and limiting streets address ranges. **Maps are attached.**
  - Two copies of vicinity or location maps showing the city boundary in relation to annexation area. **Maps are attached.**
  - Estimated current population of the city boundary change area. **The subject territory is uninhabited.**
  - A Master Street Address Guide Change Request form if street names or addresses will change. **No Street name or address will change.**

***"Together We Can"***

Michael Waiczis, Executive Officer

October 7, 2002

Page Two

Submittal of the documents mentioned above completes the annexation proceedings known as "Reorganization 01-1". If you have any questions please give me a call.

Sincerely,

CITY OF HURON

A handwritten signature in dark ink, appearing to read "Mohammad Khorsand". The signature is fluid and cursive, written over the printed name.

Mohammad Khorsand

Planning and Community Development Director

Enclosures

cc: Al Puente, City Manager  
Oscar Ramirez, City Engineer



4630 West Jennifer Ave. Suite 101  
Fresno, CA 93722-6415  
(559) 447-9075  
Fax: (559) 447-9074  
Info@TriCityEngineering.com

October 4, 2002

<u>Existing Street Name</u>	<u>Beginning Street No.</u>	<u>End Street No.</u>	<u>Odd/Even</u>
S. Lassen Ave. (State Route #269)	36001	36269	Odd
W. Palmer Ave. Alignment	17001	17299	Odd
Twelfth Street	17000	17100	Even

# Local Agency Formation Commission of Fresno County

Rowell Building • 2100 Tulare Street, Suite 502 • Fresno, CA 93721 ☎ (559) 495-0604 Fax (559) 495-0655

## COMMISSION MEMBERS

Juan Arambula, Chairman  
*Board of Supervisors*  
Victor Lopez, Chairman Pro Tem  
*City of Orange Cove*  
Larry Fortune  
*Public*  
Stan Oken  
*Board of Supervisors*  
Trinidad Rodriguez

## ALTERNATES

Cynthia Downing  
*Public*  
Sharon Levy  
*Board of Supervisors*  
Sandra Neri  
*City of Sanger*

EXECUTIVE OFFICER  
Michael R. Wajczls, AICP

DATE: October 22, 2001  
TO: Matt Wing, Assessor's Office  
FROM: Candie Fleming, LAFCo  
SUBJECT: "Reorganization 01-1" (RO-01-11)

Please review the attached revised map and/or legal description, and approve or notify us as to how it is insufficient. We would appreciate your comments as soon as possible.

Thank you.

cf

Attachment: Map/Legal Description

RECEIVED

OCT 23 2001

ASSESSOR  
FRESNO COUNTY

Candie,  
This 10/17/01 Revision looks good  
"APPROVED" Map & Legal attached

MW OCT 24 2001

# Exhibit "A" - Proposed Attachment to Huron City Limits

Area to be Annexed to the City of Huron and Detached from the  
Westlands Water District and Westside Resource Conservation District

Lying in the East 1/2 of the NE 1/4 of Section 10, Township 20 South,  
Range 17 East, M.D.B. & M., County of Fresno, State of California.

August 2001 Rev. 10-17-01

**RECEIVED**

OCT 23 2001

**ASSESSOR  
FRESNO COUNTY**

## Line Table:

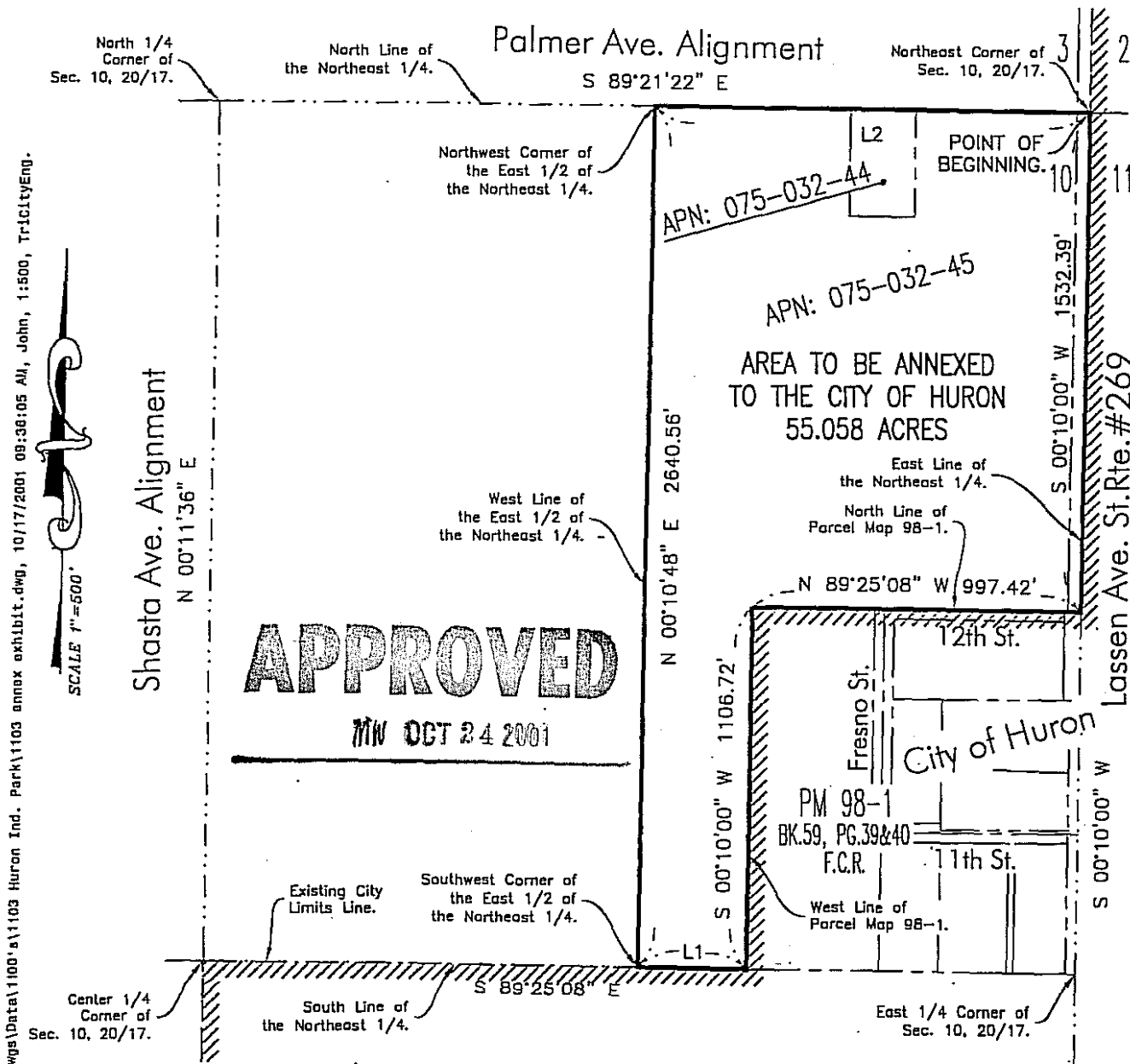
LINE	BEARING	DISTANCE
L1	N89°25'08"W	329.58'
L2	S89°21'22"E	1326.40'

## Prepared by:



**TRI-CITY ENGINEERING**  
ENGINEERS SURVEYORS

4630 W. Jennifer Ave. #101  
Fresno, CA 93722-6415  
PH: 559-447-9075  
FAX 559-447-9074  
email: tricity@qnl.net





## Exhibit "A" - Proposed Attachment to Huron City Limits

Area to be Annexed to the City of Huron and Detached from the Westlands Water District and Westside Resource Conservation District

### Legal Description August 2001 Rev. 10-17-01

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Said Parcel contains 55.058 Acres, more or less.

A.P.N.'s : 075-032-44  
075-032-45

**RECEIVED**

OCT 23 2001

**ASSESSOR  
FRESNO COUNTY**

**APPROVED**

**MW OCT 24 2001**

CITY OF HURON

005950

INDUSTRIAL PARK ANNEXATION FEES

3,644.00

3,644.00

**MANUAL CHECK**

AN ARTIFICIAL WATERMARK IS PRESENT ON THE REVERSE SIDE

CITY OF HURON  
P.O. BOX 339  
HURON, CA 93234

WEST AMERICA BANK  
HURON OFFICE  
HURON, CA 93234

90-1021-1211

005950  
CHECK NO.

PAY THE EXACT AMOUNT OF  
\*\*\*\* THREE THOUSAND SIX HUNDRED FORTY FOUR DOLLARS  
AND 00 CENTS \*\*\*\*

DATE 06/26/02 AMOUNT 3,644.00  
\*\*\*\*\*

TO THE ORDER OF WESTLANDS WATER  
P.O. BOX 6056  
FRESNO, CA 93703-6056

**NON-NEGOTIABLE**

DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

CITY OF HURON

# Local Agency Formation Commission of Fresno County

Rowell Building • 2100 Tulare Street, Suite 502 • Fresno, CA 93721 ☎ (559) 495-0604 Fax (559) 495-0655

September 23, 2002

Mr. Bruce O'Neal  
Contract Planner  
4747 N. First Street, Suite 140  
Fresno, CA 93726

Dear Mr. O'Neal:

Subject: "Reorganization 01-1"

The LAFCo Resolution approving your proposal will expire on October 17, 2002 unless the Commission grants an extension of time within which to complete the proceedings. You may request a one-year extension of time by addressing your request to our office, accompanied by a fee of \$500.00.

Please include the following information with your request:

1. Progress that has been made toward compliance during the past year.
2. Any circumstances that have changed in the vicinity of the project since the proposal was approved that could affect its suitability for annexation.
3. Actions taken by the proponent to ensure that the conducting authority proceedings can be completed within the requested extension period.
4. If a condition of approval required acceptance of a final tract map, include the tentative tract map number and date it will expire.

The Commission's policies state that extensions of time shall only be granted when it can be shown that the imminent need for the proposal still exists, the project is still viable, and progress is being made toward completion.

We must receive your request by October 11, 2002, in order for the Commission to consider it prior to the expiration date.

If you need assistance, please contact our office.

Sincerely,



Michael R. Waiczis, AICP  
Executive Officer

MRW:cf

Cc: Al Puente, City Manager  
Oscar Lopez, City Engineer

## COMMISSION MEMBERS

Larry Fortune Chairman

Public

Victor Lopez, Chairman Pro Tem

City of Orange Cove

Juan Arambula

Board of Supervisors

Susan Anderson

Board of Supervisors

Trinidad Rodriguez

## ALTERNATES

Joe Chaldez

Public

Bob Waterston

Board of Supervisors

Sandra Neri

City of Sanger

## EXECUTIVE OFFICER

Michael R. Waiczis, AICP

RESOLUTION NO. RO-01-11

MAKING DETERMINATION AND APPROVING  
PROPOSED "REORGANIZATION 01-1"

RESOLUTION OF THE  
FRESNO LOCAL AGENCY  
FORMATION COMMISSION

---

WHEREAS, the City of Huron initiated preliminary proceedings for this proposed reorganization with approval of Resolution No. 1318, on June 20, 2001.

WHEREAS, the proposed reorganization consists of the annexation of territory located at the southwest corner of the Palmer Avenue alignment and Lassen Avenue to the City of Huron and detachment from the Westlands Water District and the Westside Resource Conservation District in the County of Fresno; and

WHEREAS, on October 12, 2001, an application for said proposal was accepted for filing by this Commission; and said application was set for hearing on the 17<sup>th</sup> day of October 2001, at the hour of 1:30 p.m.; and

WHEREAS, all owners of the land within the territory proposed to be reorganized have given their written consent to such proposal; and

WHEREAS, written notice was given to those agencies whose boundaries would be affected by the proposal, as required by law, and no demand for public hearing was made by any such agency; and

WHEREAS, a master property tax transfer agreement has been adopted by the responsible local agencies for the exchange of property tax revenue for this jurisdictional change; and

WHEREAS, the LAFCo Executive Officer reviewed said application and prepared a report, including a recommendation, said report having been mailed to and considered by this Commission; and

WHEREAS, this Commission finds the affected territory to be uninhabited and that all affected agencies gaining or losing territory as a result of the reorganization have consented in writing to waive protest proceedings; and

WHEREAS, this Commission has reviewed and considered the Initial Study and Mitigated Negative Declaration prepared and adopted by the City of Huron, which was included in the Executive Officer's Report; and

WHEREAS, this Commission considered all relevant factors and heard all interested parties wishing to speak in favor of or in opposition to said proposed reorganization.

NOW, THEREFORE, BE IT RESOLVED that the Local Agency Formation Commission of the County of Fresno does HEREBY STATE, FIND, RESOLVE, DETERMINE, AND ORDER as follows:

Section #1. Acting as Responsible Agency under the California Environmental Quality Act, (CEQA) this Commission reviewed and considered the environmental information in the Initial Study and Final Mitigated Negative Declaration adopted by the Lead Agency, the City of Huron, for this project prior to making a decision on this proposal. After reviewing the entire public record, and using independent judgement, this Commission finds these environmental documents to be in compliance with CEQA Guidelines and legally adequate.

Section #2. Said proposal is approved as shown on Exhibit "A", subject to all of the conditions of approval listed below:

- A. The City of Huron shall provide satisfactory evidence to the Executive Officer that the development will occur upon annexation. Satisfactory evidence includes, but is not limited to, proof of pre-zoning, an approved site plan, and/or approved tentative tract map.
- B. The City of Huron shall provide documentation that all property in the proposed annexation has been pre-zoned pursuant to state law.
- C. The City of Huron shall provide satisfactory evidence to the Executive Officer that payment of a detachment fee in the amount of \$3,644.00 has been made to the Westlands Water District.

Section #3. This Commission waives further Conducting Authority proceedings and orders the annexation and detachment subject to the requirements of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 and compliance with the above conditions.

Section #4. This Commission assigns the proposed reorganization the distinctive short form designation: "City of Huron Reorganization 01-1"

Section #5. This Commission order that the property tax revenue exchange agreed to by the responsible local agencies shall be in accordance with the provisions of the master property tax exchange agreement on file with the Commission.

Section #6. This Commission's actions approving this proposal shall expire one year from the date of this resolution unless all proceedings are complete, including compliance with all conditions of approval, and a Certificate of Completion issued by the Commission office.

Adopted this 17th day of October 2001, by the following vote:

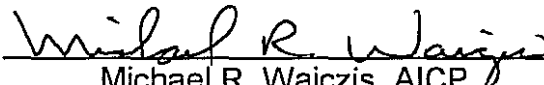
AYES: Commissioners Koligian, Lopez, Fortune, Arambula

NOES: None

ABSENT: Commissioner Rodriguez

COUNTY OF FRESNO,  
STATE OF CALIFORNIA

I, Michael R. Waiczis, Executive Officer of the Local Agency Formation Commission certify that the foregoing resolution was adopted by the Local Agency Formation Commission of Fresno County, State of California, at a regular meeting held on the 17<sup>th</sup> day of October, 2001.

  
Michael R. Waiczis, AICP  
Executive Officer

# Exhibit "A" - Proposed Attachment to Huron City Limits

Area to be Annexed to the City of Huron and Detached from the  
Westlands Water District and Westside Resource Conservation District

Lying in the East 1/2 of the NE 1/4 of Section 10, Township 20 South,  
Range 17 East, M.D.B. & M., County of Fresno, State of California.

August 2001 Rev. 10-17-01

## Line Table:

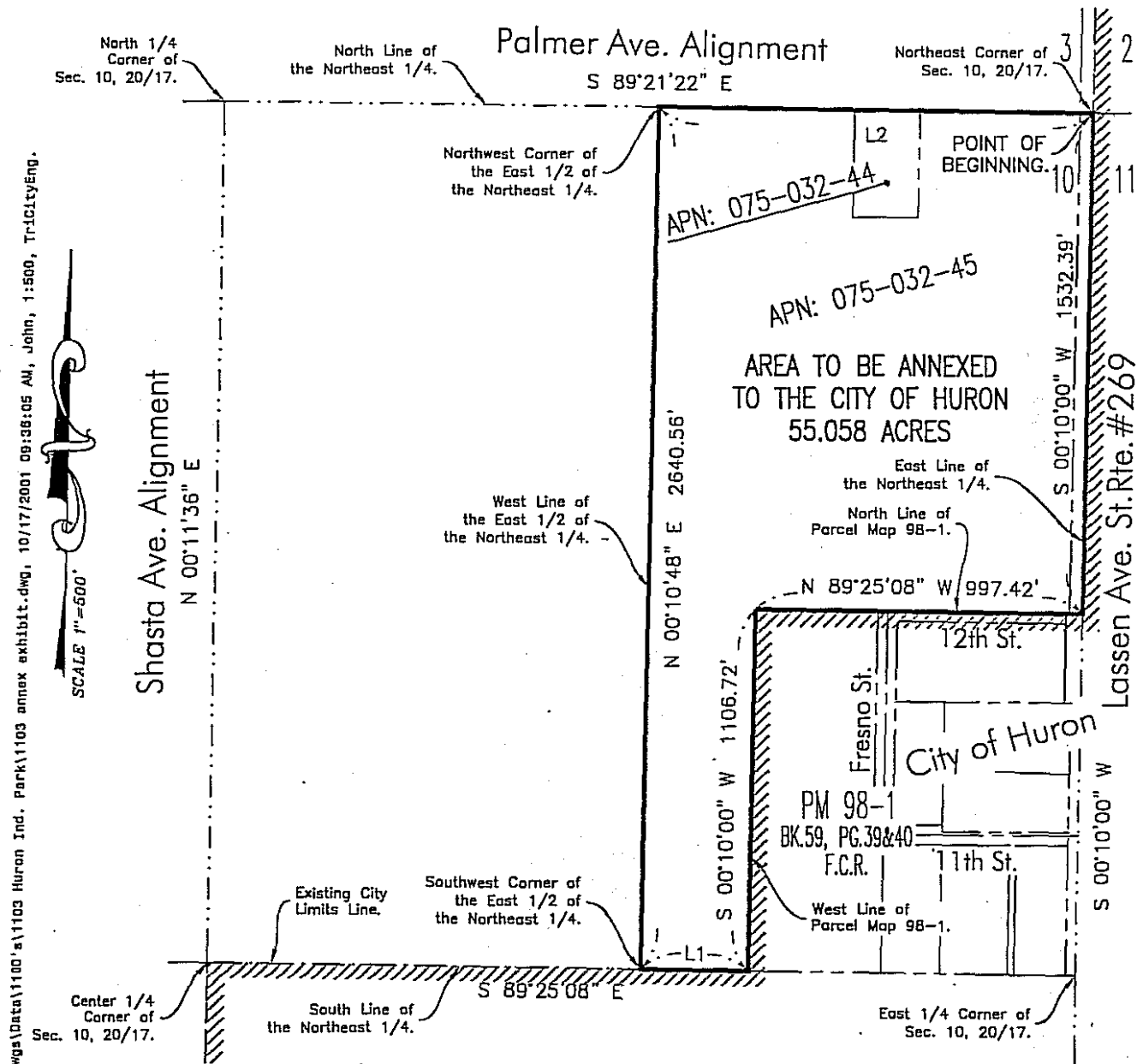
LINE	BEARING	DISTANCE
L1	N89°25'08"W	329.58'
L2	S89°21'22"E	1326.40'

## Prepared by:



## TRI-CITY ENGINEERING ENGINEERS SURVEYORS

4630 W. Jennifer Ave. #101  
Fresno, CA 93722-6415  
PH: 559-447-9075  
FAX: 559-447-9074  
email: tricity@qnia.net



APPROVED

LAFCO RES. # 20-01-14  
October 17, 2001  
DATE

## Exhibit "A" - Proposed Attachment to Huron City Limits

Area to be Annexed to the City of Huron and Detached from the  
Westlands Water District and Westside Resource Conservation District

### Legal Description

August 2001 Rev. 10-17-01

That portion of land lying in the East Half of the Northeast Quarter of Section 10, Township 20 South, Range 17 East, Mount Diablo Base and Meridian, County of Fresno, State of California, more particularly described as follows:

Beginning at a point on the existing Huron City Limits Line, the Northeast corner of Section 10, Township 20 South, Range 17 East, Mount Diablo Base and Meridian; thence along said City Limits Line, South 00°10'00" West along the East line of the Northeast quarter of said Section 10, a distance of 1532.39 feet to the North line of Parcel Map No. 98-1, recorded in Book 59 of Parcel Maps at Pages 39 & 40, of Fresno County Records; thence North 89°25'08" West along said North line of Parcel Map No. 98-1, a distance of 997.42 feet to the West line of said Parcel Map No. 98-1; thence South 00°10'00" West along said West line of Parcel Map No. 98-1, a distance of 1106.72 feet to the South line of said Northeast quarter of Section 10; thence North 89°25'08" West, along said South line of the Northeast quarter of Section 10, a distance of 329.58 feet to the Southwest Corner of the East half of said Northeast quarter of Section 10; thence leaving said City Limits Line, North 00°10'48" East along the West line of said East half, a distance of 2640.56 feet to the Northwest Corner of said East half; thence South 89°21'22" East along the North line of said Northeast quarter of Section 10, a distance of 1326.40 feet to said Northeast corner of Section 10 and the POINT OF BEGINNING.

Said Parcel contains 55.058 Acres, more or less.

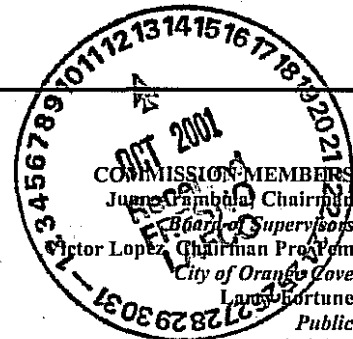
A.P.N.'s : 075-032-44  
075-032-45

APPROVED  
WFOO RES. # RO-01-1  
October 17, 2001  
DATE



## Local Agency Formation Commission of Fresno County

Rowell Building • 2100 Tulare Street, Suite 502 • Fresno, CA 93721 • ☎ (559) 495-0604 FAX (559) 495-0655



DATE: September 25, 2001

TO: Leona James, Manager, Development Services Division  
Planning & Resource Management Department - Stop No. 53

FROM: Mike Waiczis, AICP, LAFCo Executive Officer

SUBJECT: "City of Huron - Reorganization 01-1"

AGENCY NO.: RO-01-11

ALTERNATES  
Cynthia Downing  
Public  
Bob Waterston  
Board of Supervisors  
Sandra Neri  
City of Sanger

EXECUTIVE OFFICER  
Michael R. Waiczis, AICP

The subject application has been received in the office of the Local Agency Formation Commission for processing. In accordance with Section 56386 of the Government Code, your assistance in reviewing this application is requested. Those particular factors on which we request your comments are:

1. County General Plan designation for the area:

The territory proposed for annexation is designated for Agriculture in the Huron Community Plan adopted by the County in 1981.

2. Consistency of the proposal with adopted city or county general and community plans and policies:

The County's 20-year-old Huron Community Plan is in need of updating. County general plan policies generally direct intensive land uses to cities and urban areas where services are available. The City has adopted a specific plan for development of an industrial park in the territory proposed for annexation that includes an infrastructure plan for the provision of necessary urban services. The City's industrial park project supports the County's General Plan Economic Development Element goals related to job creation and economic base diversification.

3. Any pending County plans, projects (i.e. community development, roads, etc.) or development:

None.

4. Other related comments:

Annexation of the subject territory is necessary for the City of Huron to install the infrastructure necessary to allow the industrial park to be developed. The City has secured federal and state funds for this purpose. The proposal has been determined to be consistent with the Standards for Annexation contained in the Memorandum of Understanding between the County and the City because the annexation is needed to facilitate construction of public improvements or public facilities which could not otherwise be constructed.

5. Recommendation:

Approval.

In order to proceed with the processing of this application, your comments need to be returned to this office by **October 8, 2001**. Your assistance is greatly appreciated. Thank you.

Leona Franke James  
Leona Franke James, Development Services Manager

10/4/01  
Date

## AGENDA ITEM NO. 6

**DATE:** OCTOBER 17, 2001  
**TO:** LOCAL AGENCY FORMATION COMMISSION  
**FROM:** MIKE WAICZIS, AICP, EXECUTIVE OFFICER *Mike Waiczis*  
**SUBJECT:** CONSIDER APPROVAL - CITY OF HURON "REORGANIZATION 01-1"  
PROPOSAL - LAFCo FILE NO. RO-01-11

### PROJECT DESCRIPTION AND SUMMARY

The Huron City Council initiated this reorganization by adopting Resolution No. 1318 on June 20, 2001. The Executive Officer certified this request for filing on October 12, 2001. The proposed reorganization consists of the annexation of approximately 55 acres located at the southwest corner of the Palmer Avenue alignment and Lassen Avenue to the City of Huron and detachment from the Westlands Water District and the Westside Resource Conservation District. The affected territory is uninhabited, the proposal is supported by 100% consent, and the proposal is generally consistent with Commission policies and standards. The affected territory is within the City of Huron's adopted sphere of influence and is consistent with city and county general plans. Approval of the proposal would result in planned, well ordered and efficient development patterns and service areas (Exhibit 1, 2 & 2A).

### RECOMMENDED ACTIONS

- A. Find that, as a Responsible Agency under CEQA, the Commission has reviewed and considered the environmental information in the Mitigated Negative Declaration adopted by the City of Huron, and that no potential adverse impacts to the environment were identified with respect to the project before the Commission.
- B. Approve "Reorganization 01-1" subject to all of the conditions of approval listed below:
  - 1. The City of Huron shall provide satisfactory evidence to the Executive Officer that the development will occur upon annexation. Satisfactory evidence includes, but is not limited to, proof of pre-zoning, an approved site plan, and/or approved tentative tract map.
  - 2. The City of Fresno shall provide documentation that all property in the proposed annexation has been pre-zoned pursuant to state law.
  - 3. The City of Huron shall provide satisfactory evidence to the Executive Officer that payment of a detachment fee in the amount of \$3,644.00 had been made to the Westlands Water District.

- C. Find the territory to be uninhabited, that all affected property owners have consented in writing to the annexation, and that all affected agencies gaining or losing territory as a result of the reorganization have consented to waive protest proceedings. Waive further Conducting Authority proceedings and order the annexation and detachment subject to the requirements of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 and compliance with the above conditions.

### **JUSTIFICATION GIVEN BY PROPONENT**

The reorganization is being requested to implement an industrial park in the City of Huron. The industrial park is part of the City's overall economic development plan.

### **DISCUSSION**

#### **Background**

In 1998 LAFCO approved an annexation for a 54-acre portion of the present industrial site for development of a private correctional facility. The SOI was expanded at that time to accommodate the project and annexation was tentatively approved. The correctional facility was not funded and the annexation expired. The SOI expansion, however, remains in place and would accommodate a portion of the Huron Industrial Park.

The Huron Industrial Park Specific Plan was adopted in March 2001 to provide for an industrial park to accommodate economic development in the community. The plan area is generally bounded by Lassen Avenue on the east, Palmer Avenue on the north, the San Joaquin Valley Railroad on the south, and the Huron Sphere of Influence boundary line immediately to the west.

Traditionally land in the industrial park area has been used for agricultural purposes. Land uses surrounding the area includes City Hall and a fire station adjacent to Lassen Avenue. Residential and commercial uses are located adjacent to the fire station, and south of the park. To the east across Lassen Avenue are industrial, service commercial, and residential uses. Agricultural lands surround the plan area on the north and west. A spur track of the Southern Pacific Railroad bounds the area on the south.

The Huron Industrial Park Specific Plan addresses land use, circulation and public facilities planning for approximately 185 acres of land in the northwest area of the community. The affected territory for this proposal is contained in this plan area. The plan was designed to systematically implement the objectives and policies of the Huron General Plan for the industrial park area. The development in the plan area must occur within the City. The plan contains provisions for annexing land and coordinating with Fresno County and the LAFCO. The requested reorganization is necessary to implement the objectives of the specific plan (Exhibit 3).

## **Analysis**

The proposed reorganization consists of the annexation of approximately 55 acres located at the southwest corner of the Palmer Avenue alignment and Lassen Avenue to the City of Huron and detachment from the Westlands Water District and the Westside Resource Conservation District. The City of Huron is interested in expediting the processing of applications for development within the plan area. The City has a program to assist industries locate suitable sites for development within the plan area and to help identify financing for development related activities. City water and sanitary sewer systems will be available to all new development within the plan area (Exhibit 4 & 5).

As noted, the proposed reorganization involves annexation of the first 51 acre phase of development in the industrial park. Development of this territory will be subject to preparation of a site-specific master plan and pre-zoning. Annexation of subsequent phases will be dependent on the pace of development, specific development proposals, and/or the ability of the City to purchase the balance of the industrial park area.

The area of the specific plan was designated on the Huron General Plan for long-term urbanization. To this extent, the proposed reorganization implements and is consistent with the Huron General Plan. Development of the entire project site will require LAFCo approval for expansion of the Sphere of Influence and annexation to the City of Huron (Exhibit 6).

## **Wetland's Water District Condition**

Staff received correspondence from Westlands Water District responding to LAFCo's request for comments (Exhibit 7). The letter was sent in response to the proposed detachment of the 51.33+/- acre affected territory from Westlands Water District. The District requested that the proposed detachment be conditional on the following:

"Payment of a "detachment fee" which consists of the net present value for future payments for which the District has a repayment obligation to the United States in the amount of \$3,644".

With satisfaction of this condition, the District had no objection to the proposed detachment.

## **Conclusions**

The proposal is generally consistent with Commission policies and standards. The affected territory is within the City of Huron's adopted sphere of influence. The proposal is consistent with city and county general plans, and the City's Huron Industrial Park Specific Plan. Urban services and necessary infrastructure are available to service this area. The proposal indicates that industrial development is planned for the area. The reorganization would not create islands, peninsulas, or corridors or other distortion of boundaries. The proposal would result in planned, well ordered, efficient development patterns and service areas, and does not encourage urban sprawl.

The proposal does not show existing substantial development requiring immediate urban services. An approved site plan or other indication of impending development would be necessary to satisfy this policy. The City has, however, provide strong indication that development will occur in the future by preparing and adopting the Huron Industrial Park Specific Plan. Notwithstanding this fact, since there is no existing or approved substantial development in the affected area, a condition requiring assurance from the City that development will occur upon annexation is recommended.

### **ENVIRONMENTAL REVIEW**

The City of Huron prepared an Initial Study to evaluate the potential environmental effects implementing the Huron Industrial Park Specific Plan could potentially generate. The proposed reorganization and eventual urbanization of the affected territory was included in the project evaluated. The City made findings that no potential significant impacts to the environment would result from the project that could not be reduced to less-than-significant levels through the adoption of mitigation measures as implemented through a Reporting and Monitoring Program. The Huron City Council adopted a Mitigated Negative Declaration for the project (attached).

As Responsible Agency, the Commission is required to review and consider the City's environmental documents and Mitigated Negative Declaration prior to taking its action. If the Commission determines that these documents are adequate, pursuant to CEQA, a finding that the Commission has independently reviewed and considered the environmental information in the Initial Study and Mitigated Negative Declaration is sufficient on which to take action on the proposed reorganization.

## APPLICATION INFORMATION

### AFFECTED AREA:

Land Use: Agricultural                      Acreage: 55.058 acres  
Number of Residences: 1                      Population: 2  
Landowners: 3                                  Registered Voters: 4  
County Zoning: AD-20                      City Zoning Upon Annexation: M-1, C-4  
Agricultural Preserves/Contracts: None  
Agricultural Lands: Cotton  
Proposed Development: 185 acre industrial park

### CONSISTENCY WITH SPHERE OF INFLUENCE AND CITY AND COUNTY GENERAL AND SPECIFIC PLANS

Consistency with adopted Sphere of Influence:

Conformity with City and County General Plans, which show the following:

City - Light Industrial, Service Commercial

County - Agriculture

### EXISTING SERVICE AGENCIES AND PROPOSED SERVICE CHANGES

<u>SERVICE</u>	<u>EXISTING</u>	<u>CHANGE</u>
Water:	None	City of Huron
Sewer:	None	City of Huron
Fire Protection and Distance:	Fresno Co. Fire, adjacent	Same

Service Plan on file.

**CITIES AND DISTRICTS INCLUDED WHOLLY OR PARTIALLY WITHIN THE PROPOSAL AREA:**

County of Fresno	Coalinga-Huron Cemetery District
Fresno County Fire Protection Dist.	Westlands Water District
Coalinga Hospital District	Coalinga Library District
Coalinga-Huron Mosquito Abatement District	Coalinga-Huron Park and Recreation District
Coalinga-Huron Joint Unified School District	West Hills Community College District
Westlands Resource Conservation District	West Fresno County Red Scale Protective District

**COSTS AND OTHER CHANGES AFFECTING RESIDENTS/LANDOWNERS**

General bonded indebtedness of affected agencies: None

**PROPERTY TAX EXCHANGE DATA**

Under the property tax agreement the following exchange would occur the first fiscal year following annexation based on current tax data: None

**SUPPORTING DOCUMENTS AND WRITTEN COMMENTS  
OF OTHER AGENCIES AND PUBLIC**

**TERRITORY BOUNDARIES**

Boundaries are definite and certain, and there are no conflicts with lines of assessment ownership.

The proposed annexation is contiguous to present boundaries on two sides.

The map and description are not sufficient for filing with the State Board of Equalization.

**REGISTERED VOTER DATA**

The Elections Office reports that on September 28, 2001, there were four registered voters in the affected territory.

**COMPLIANCE WITH CEQA**

Lead Agency: City of Huron

Finding and date of finding: Mitigated Negative Declaration, June 20, 2001

Document attached.

**AFFECTED AGENCY AND SCHOOL DISTRICT COMMENTS**

Elections Division  
Coalinga-Huron Unified School District  
Human Services System

**NAMES OF LANDOWNERS OR PARTIES OF REAL INTEREST**

(Asterisk indicates consent)

City of Huron                                      Bernardo & Rosario Reyes\*  
Howard & Juanda Mouren\*

**COPIES OF THIS REPORT MAILED TO:**

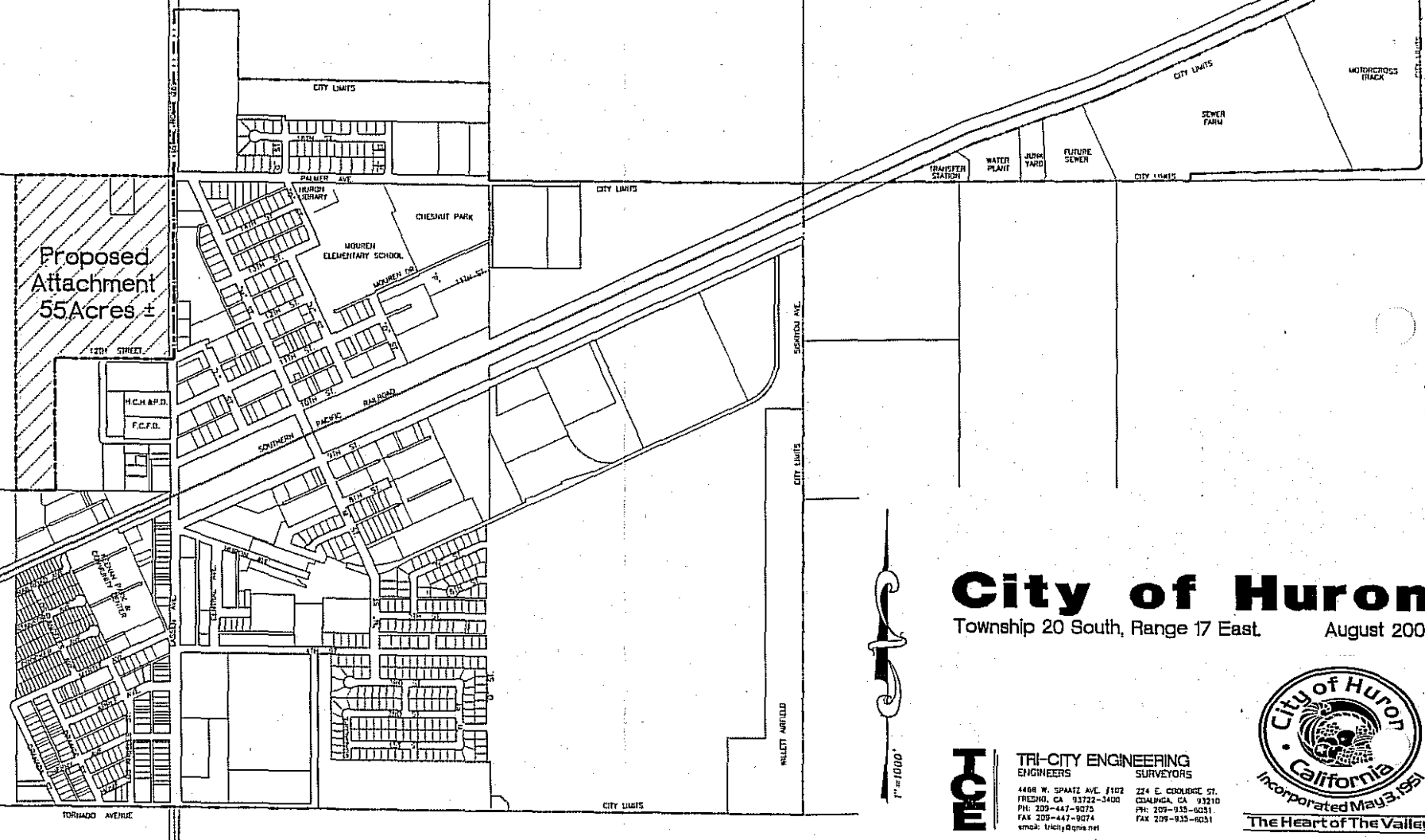
Brian Melikian, LAFCO Counsel  
Carolina Jimenez-Hogg, Director of Planning & Resource Management  
Leona James, Manager, Development Services  
Bruce O'Neal, Planner, City of Huron  
Al Puente, City Manager, City of Huron  
Oscar Lopez, City Engineer, City of Huron  
Westlands Water District  
Westside Resource Conservation District

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# Huron City Limits Map

Proposed  
Attachment  
55 Acres ±



**City of Huron**  
Township 20 South, Range 17 East August 2001



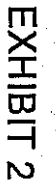
**TRI-CITY ENGINEERING**  
ENGINEERS SURVEYORS  
4408 W. SPANZ AVE. #102  
FRESNO, CA 93722-3400  
PH: 209-447-9075  
FAX: 209-447-9074  
email: tcecity@qnet.net

224 E. COLUMBIE ST.  
COLINGA, CA 93210  
PH: 209-935-6031  
FAX: 209-935-6031



EXHIBIT 1

**HURON INDUSTRIAL PARK**  
185 acres



**FIGURE 4**  
**SPECIFIC PLAN**

Figure 4  
Existing SOI and City Limits - Proposed 1st Phase Annexation

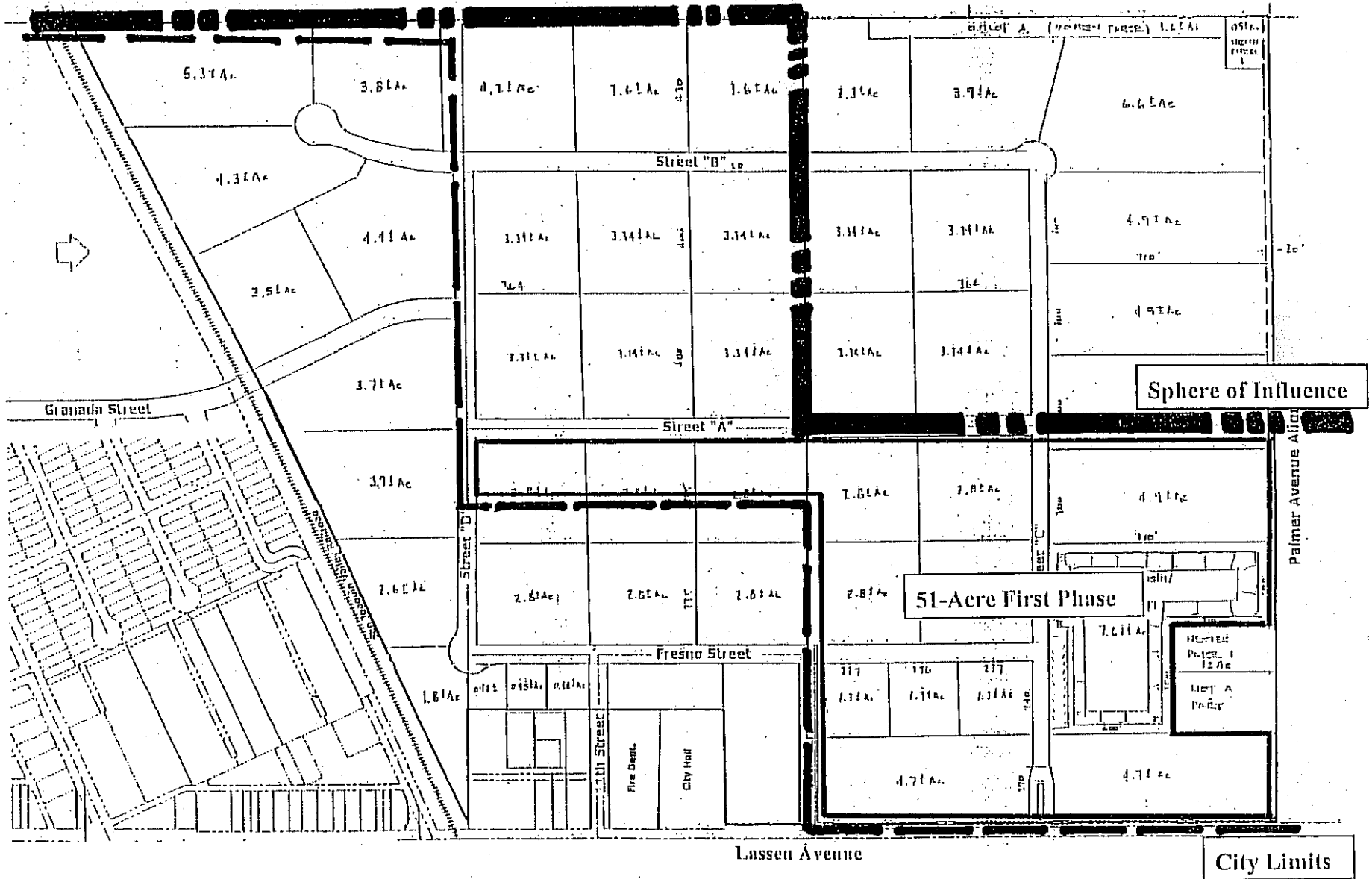
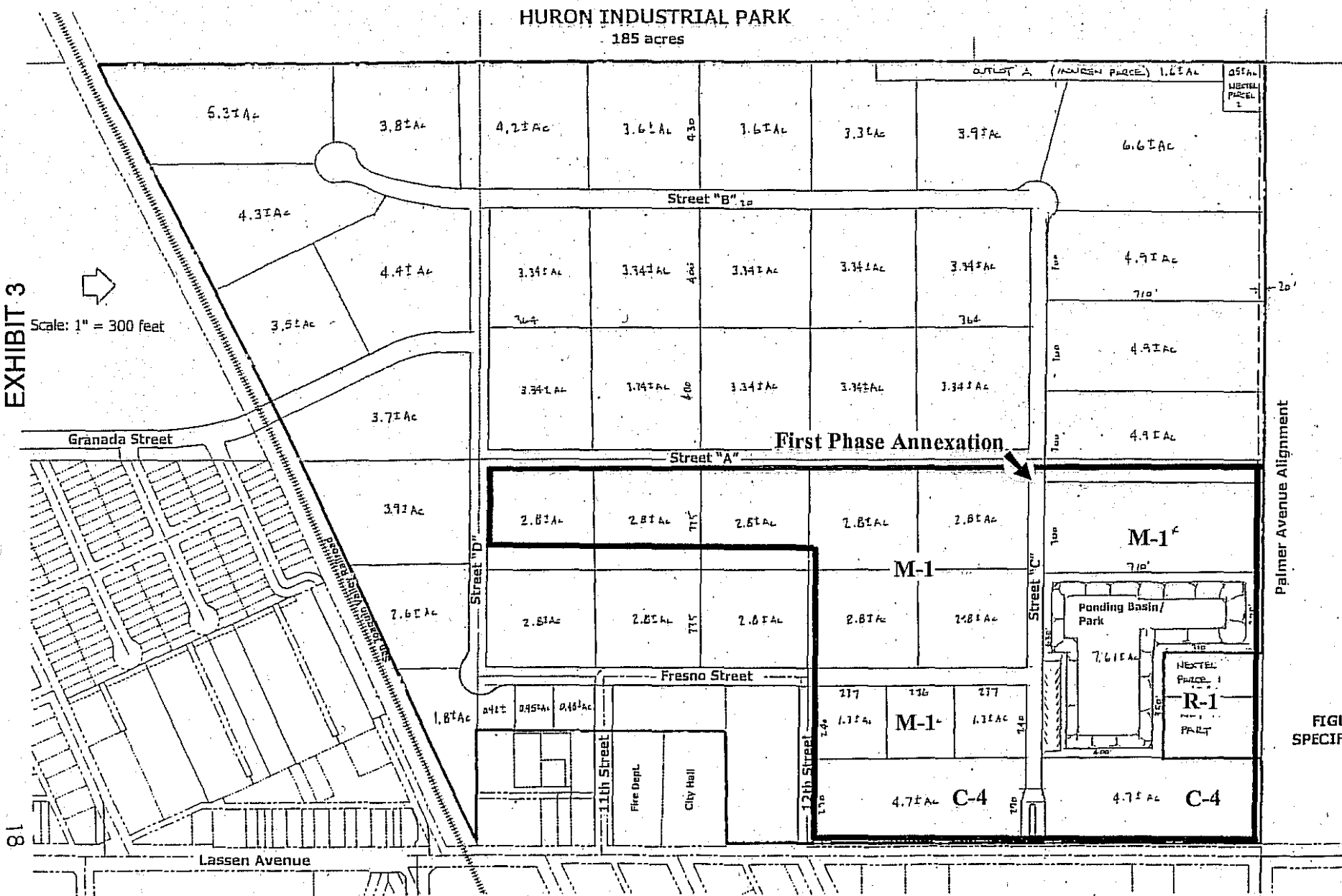


EXHIBIT 2A

**HURON INDUSTRIAL PARK**  
- 185 acres

Scale: 1" = 300 feet



**FIGURE 4  
SPECIFIC PLAN**

# EXHIBIT 4

## Proposed Industrial Park — Sewer Facilities

Palmer Ave. Alignment

10"  $\phi$

+1700 LF



8"  $\phi$

8"  $\phi$

10"  $\phi$

10"  $\phi$

8"  $\phi$

(E) 10"  $\phi$

Lassen Ave. — S.R. 269

8"  $\phi$

8"  $\phi$

(E) 8"  $\phi$

8"  $\phi$

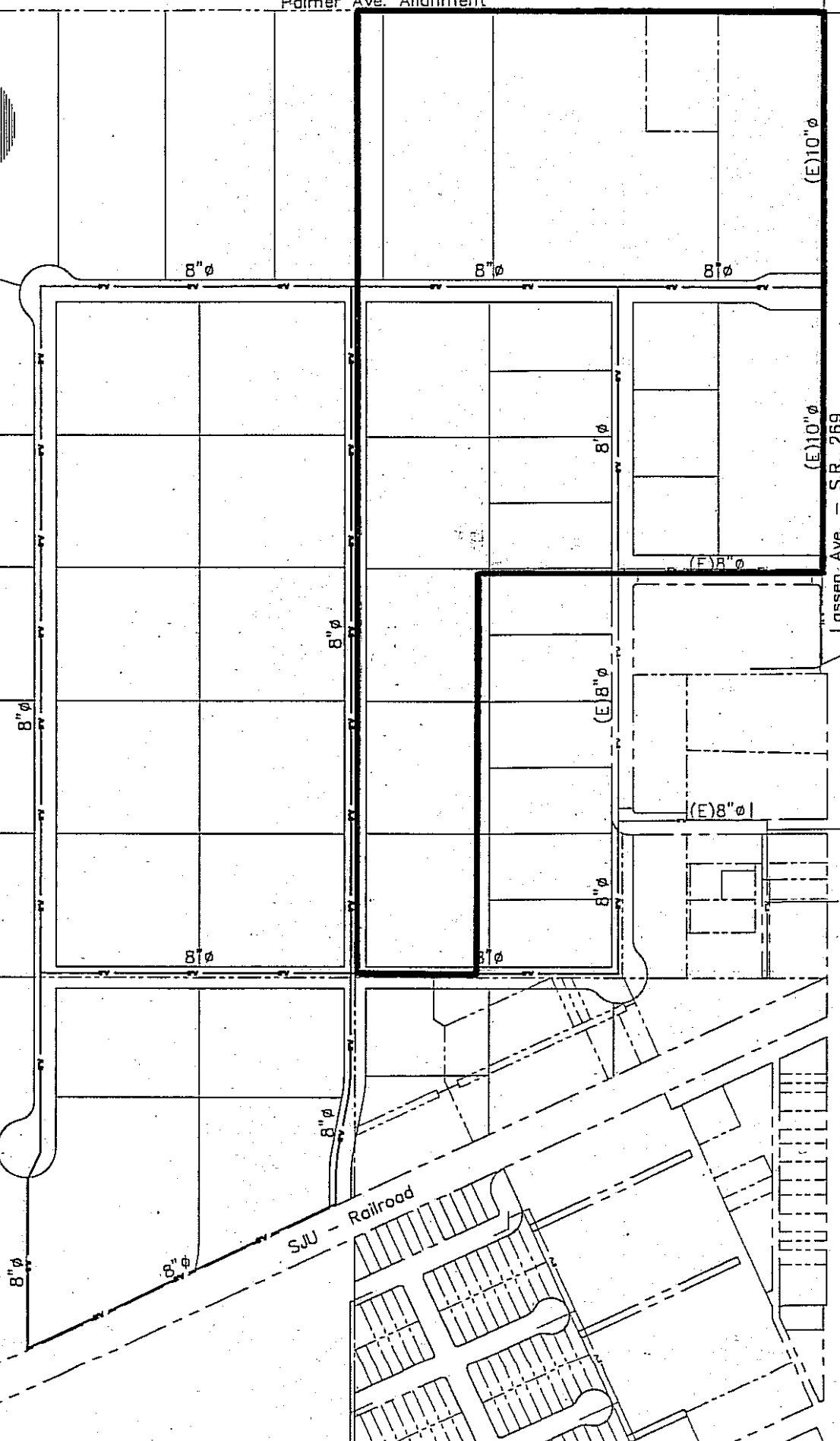
8"  $\phi$

SJW — Railroad

# EXHIBIT 5 — Water Facilities

## Proposed Industrial Park —

Palmer Ave. Alignment

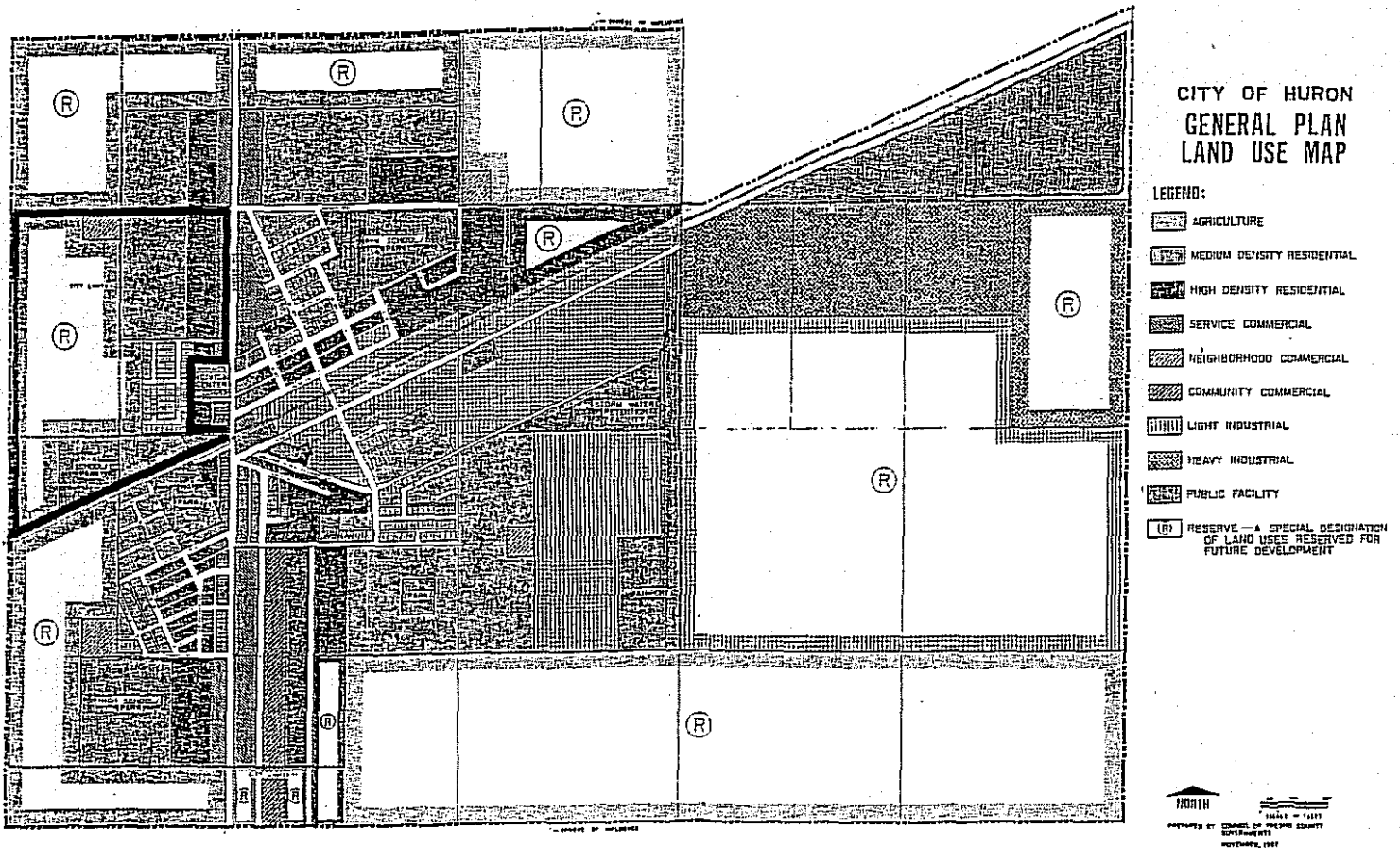


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# EXHIBIT 6

Huron Industrial Park  
Specific Plan

FIGURE 3  
Huron GENERAL PLAN





## Westlands Water District

3130 N. Fresno Street, P.O. Box 6056, Fresno, California 93703-6056, (559) 224-1523, FAX (559) 241-6277

October 3, 2001



Mr. Michael R. Waiczis, AICP  
LAFCo Executive Officer  
Fresno County LAFCO  
2100 Tulare St., Suite 502  
Fresno, CA 93721

Re: City of Huron – Reorganization 01-1

Dear Mr. Waiczis:

This is in response to your letter of September 25, 2001, requesting comments on the proposed "City of Huron – Reorganization 01-1", which involves detachment of approximately 51.33 acres from Westlands Water District.

Westlands requests that the proposed detachment be conditional on the following:

- Payment of a "detachment fee" which consists of the net present value for future payments for which the District has a repayment obligation to the United States in the amount of \$3,644.78 (Please see schedules attached).

The District has no objection to the proposed detachment upon the satisfaction of the foregoing condition. If you have any further questions, please feel free to contact me at (559) 241-6202.

Sincerely,

Dave Ciapponi  
Assistant General Manager



EXHIBIT 8

# Local Agency Formation Commission of Fresno County

Rowell Building • 2100 Tulare Street, Suite 502 • Fresno, CA 93721 • (559) 495-0604 Fax (559) 495-0655

DATE: September 25, 2001

TO: Elections Division, Stop #43

FROM: Michael R. Waiczis, AICP, LAFCo Executive Officer

SUBJECT: "City of Huron - Reorganization 01-1"

AGENCY NO.: RO-01-11

The attached application has been filed for processing with the Local Agency Formation Commission (LAFCo) office. In accordance with Government Code Section 56386, your agency's assistance in reviewing and commenting on this application is requested. At this time we are requesting the following information indicated by an "X":

- A. \_\_\_\_\_ Please furnish a list of all registered voters along with their address as shown upon the most recent assessment roll being prepared by the County within 300 feet of the exterior boundary of the property.
- B.   X   Number of registered voters in the area.   4
- C. \_\_\_\_\_ Number of valid registered voter signatures \_\_\_\_\_
- D. \_\_\_\_\_ What percent of the registered voters in the proposal area does the attached petition represent? \_\_\_\_\_
- E.   X   Will the proposal adversely affect precinct boundaries or the conduct of elections?   No
- F. \_\_\_\_\_ Other comments:

In order to proceed with the processing of this application, your comments need to be returned to this office by October 8, 2001. Your assistance is greatly appreciated. Thank you.

MRW:cf

Attachments: Map, Legal description

Betty Vaughan, Program Technician  
Signature and Title

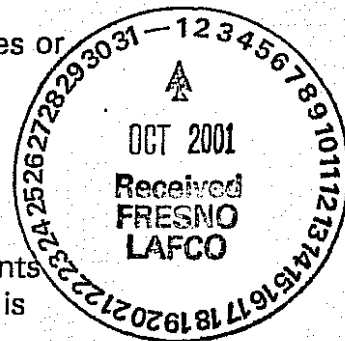
September 28, 2001  
Date

2001 SEP 26 AM 2:52  
RECEIVED  
FRESNO COUNTY CLERK

COMMISSION MEMBERS:  
Juan Arambula, Chairman  
Board of Supervisors  
Victor Lopez, Chairman Pro Tem  
City of Orange Cove  
Larry Fortune  
Public  
Derran Koligian  
Board of Supervisors  
Trinidad Rodriguez  
City of Kerman

ALTERNATES  
Cynthia Downing  
Public  
Bob Waterston  
Board of Supervisors  
Sandra Neri  
City of Sanger

EXECUTIVE OFFICER  
Michael R. Waiczis, AICP





**Human Services System**  
Department of Community Health  
Gary M. Carozza, Director

Adult Services Department  
Children & Family Services Department  
Employment & Temporary Assistance Department

October 10, 2001

Mr. Mike Waiczis  
Local Agency Formation Commission  
2100 Tulare Street, Suite 502  
Fresno, CA 93721



Dear Mr. Waiczis:

PROJECT NO: RO-01-11  
SUBJECT: City of Huron Reorganization 01-1

1. Adequacy and availability of existing and proposed community water and sewer systems:
2. Need for services other than those proposed:
3. Effect of project on air or water quality:
4. Related County plans or projects:
5. Other comments:

Drinking water which meets state quality standards for public water systems is a precious commodity which must be protected. Existing standards for water well construction and destruction are designed to protect groundwater quality, thereby protecting the public health. The expense associated with proper destruction of a well is infinitesimally small in comparison to the expense of cleaning up contaminated groundwater.

The Fresno County Department of Community Health is concerned that abandoned water wells are not being properly destroyed, particularly with respect to new development projects. As city boundaries expand, community services are provided to areas originally served only by individual domestic and

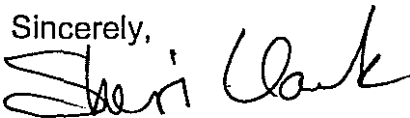
agricultural wells. Improper abandonment of such wells presents a significant risk of contaminating the city's community water supply. For this reason, when development occurs, it is extremely important to ensure the safe and proper destruction of all abandoned water wells.

Prior to destruction of any existing agricultural wells, a sample of the upper most fluid in the well column should be sampled for lubricating oil. The presence of oil staining around the well may indicate the use of lubricating oil to maintain the well pump. Should lubricating oil be found in the well, the oil should be removed from the well prior to placement of fill material for destruction. The "oily water" removed from the well must be handled in accordance with federal, state and local government requirements. Transportation of these materials on public roadways may require special permits and licensure.

The Department of Community Health is available to provide consultation in cooperation with the City of Huron in order to encourage the proper destruction of wells and safeguard our water quality. City staff may contact Ed Yamamoto, Water Surveillance Program, at (559) 445-3357 for more information.

If I can be of more assistance, please contact me at (559) 445-3357.

Sincerely,



Sheri Clark, R.E.H.S.  
Environmental Health Analyst III  
Environmental Health System

SC

c Ed Yamamoto, Environmental Health System

## Fleming, Candace Lynn

---

From: Waiczis, Michael  
Sent: Thursday, October 04, 2001 11:55 AM  
To: Fleming, Candace Lynn  
Subject: FW: City of Huron-Reorganization 01-1

Print-out for file.....

-----Original Message-----

From: Pete\_J\_Marquez@fire.ca.gov [mailto:Pete\_J\_Marquez@fire.ca.gov]  
Sent: Wednesday, October 03, 2001 5:28 PM  
To: mwaiczis@fresno.ca.gov  
Subject: City of Huron-Reorganization 01-1

Mike,

I do not think that this proposed reorganization effects the Fresno County Fire Protection District because the district provides fire protection services to the city of Huron.

Please advise if I am not correct.

Pete Marquez, Battalion Chief  
Fire Protection Planning  
210 S. Academy Ave.  
Sanger CA. 93657  
559.485.7500 ext. 105  
pete\_j\_marquez@fire.ca.gov



## Westlands Water District

3130 N. Fresno Street, P.O. Box 6056, Fresno, California 93703-6056, (559) 224-1523, FAX (559) 241-6277

October 3, 2001



Mr. Michael R. Waiczis, AICP  
LAFCo Executive Officer  
Fresno County LAFCO  
2100 Tulare St., Suite 502  
Fresno, CA 93721

Re: City of Huron – Reorganization 01-1

Dear Mr. Waiczis:

This is in response to your letter of September 25, 2001, requesting comments on the proposed "City of Huron – Reorganization 01-1", which involves detachment of approximately 51.33 acres from Westlands Water District.

Westlands requests that the proposed detachment be conditional on the following:

- Payment of a "detachment fee" which consists of the net present value for future payments for which the District has a repayment obligation to the United States in the amount of \$3,644.78 (Please see schedules attached).

The District has no objection to the proposed detachment upon the satisfaction of the foregoing condition. If you have any further questions, please feel free to contact me at (559) 241-6202.

Sincerely,

Dave Ciapponi  
Assistant General Manager

## **WESTLANDS WATER DISTRICT**

Huron Detachment Repayment Contract Obligations  
Including Water Allocated and Water Delivered Rates  
Parcel 075-032-45  
(51.33 Assessed Acres and 55 Irrigable Acres)

Priority Area 2— Land with System

### **1965 Repayment Contract Obligation:**

Present Value Per Acre:

$$\$43.63 \times 51.33 \text{ Acres} = \$2,239.53$$

### **Water Allocated Rate:**

Present Value Per Acre:

$$\$10.24 \times 55 \text{ Acres} = \$ 563.20$$

### **Water Delivered Rate:**

Present Value Per Acre:

$$\$15.31 \times 55 \text{ Acres} = \underline{\$ 842.05}$$

**Total** **\$3,644.78**

## **WESTLANDS WATER DISTRICT**

### **2001–2018 REPAYMENT CONTRACT BENEFIT ASSESSMENT METHODOLOGY**

#### **PRIORITY AREA 2 LAND WITH THE DISTRIBUTION SYSTEM (Based on a 65 Percent Water Supply)**

Under the anticipated 2001-2018 Benefit Assessment Methodology, the District's Repayment obligation of \$3,982,800 will be broken down into four components: (1) Base Value – 10 percent (\$398,280); (2) Facilities – 40 percent (\$1,593,120); (3) Water Allocated – 20 percent (\$796,560); and (4) Water Delivered – 30 percent (\$1,194,840).

#### **2001–2018 COLLECTIONS**

Base Value: \$0.70

Facilities: 3.18

Water Allocated: .91

Water Delivered: 1.36

**\$6.15 Total Per Acre**

## WESTLANDS WATER DISTRICT

Calculations for the 2001-2018  
Benefit Allocation and Water Delivery Charges

Area 2  
(Based on a 65 Percent Water Supply)

### 2001-2018 Benefit Allocation Charges

$$\$796,560 (\$3,982,800 @ 20\%) \div 747,500 = \$1.07/\text{AF}$$

$$\$1.07/\text{AF} @ .85 \text{ AF/acre Allocation to Area } 1 \text{ in 2001-2018} = \text{\textbf{\$.91/Acre}}$$

### 2001-2018 Water Delivered Charges

$$\$1,194,840 (\$3,982,800 @ 30\%) \div 747,500 = \$1.60/\text{AF}$$

$$\$1.60/\text{AF} @ .85 \text{ AF/acre} = \text{\textbf{\$1.36/Acre}}$$



Westlands Water District  
Present Value of 1965 Repayment Contract Obligation  
Priority Area 2 With Distribution System

Payoff Date: 01-Oct-01

Annual Interest Rate: 6 %

Total Payments 69.78  
PV of Payments 43.63

<u>Payment Number</u>	<u>Payment Amount 1/</u>	<u>Payment Date</u>	<u>Present Value</u>	<u>Cumulative Present Value</u>
1	3.88	15-Nov-01	3.85	3.85
2	3.88	15-Nov-02	3.62	7.47
3	3.88	15-Nov-03	3.41	10.89
4	3.88	15-Nov-04	3.21	14.10
5	3.88	15-Nov-05	3.03	17.13
6	3.88	15-Nov-06	2.85	19.98
7	3.88	15-Nov-07	2.68	22.66
8	3.88	15-Nov-08	2.53	25.19
9	3.88	15-Nov-09	2.38	27.57
10	3.88	15-Nov-10	2.24	29.81
11	3.88	15-Nov-11	2.11	31.92
12	3.88	15-Nov-12	1.99	33.91
13	3.88	15-Nov-13	1.87	35.78
14	3.88	15-Nov-14	1.76	37.55
15	3.88	15-Nov-15	1.66	39.21
16	3.88	15-Nov-16	1.56	40.77
17	3.88	15-Nov-17	1.47	42.24
18	3.88	15-Nov-18	1.39	43.63

Total PV of Payments Per Acre 43.63

1/ Total 1965 Repayment Obligation \$3,982,800

Westlands Water District  
 Present Value of Water Allocated Rate  
 Priority Area 2 With Distribution System

Payoff Date: 01-Oct-01

Annual Interest Rate: 6 %

Total Payments 16.38  
 PV of Payments 10.24

<u>Payment Number</u>	<u>Payment Amount</u>	<u>Payment Date</u>	<u>Present Value</u>	<u>Cumulative Present Value</u>
1	0.91	15-Nov-01	0.90	0.90
2	0.91	15-Nov-02	0.85	1.75
3	0.91	15-Nov-03	0.80	2.56
4	0.91	15-Nov-04	0.75	3.31
5	0.91	15-Nov-05	0.71	4.02
6	0.91	15-Nov-06	0.67	4.69
7	0.91	15-Nov-07	0.63	5.32
8	0.91	15-Nov-08	0.59	5.91
9	0.91	15-Nov-09	0.56	6.47
10	0.91	15-Nov-10	0.53	7.00
11	0.91	15-Nov-11	0.50	7.49
12	0.91	15-Nov-12	0.47	7.96
13	0.91	15-Nov-13	0.44	8.40
14	0.91	15-Nov-14	0.41	8.81
15	0.91	15-Nov-15	0.39	9.20
16	0.91	15-Nov-16	0.37	9.57
17	0.91	15-Nov-17	0.35	9.92
18	0.91	15-Nov-18	0.33	10.24

Total PV of Payments Per Acre 10.24

Westlands Water District  
 Present Value of Water Delivered Rate  
 Priority Area 2 With Distribution System

Payoff Date: 01-Oct-01

Annual Interest Rate: 6 %

Total Payments	24.48
PV of Payments	15.31

<u>Payment Number</u>	<u>Payment Amount</u>	<u>Payment Date</u>	<u>Present Value</u>	<u>Cumulative Present Value</u>
1	1.36	15-Nov-01	1.35	1.35
2	1.36	15-Nov-02	1.27	2.62
3	1.36	15-Nov-03	1.20	3.82
4	1.36	15-Nov-04	1.13	4.95
5	1.36	15-Nov-05	1.06	6.01
6	1.36	15-Nov-06	1.00	7.01
7	1.36	15-Nov-07	0.94	7.95
8	1.36	15-Nov-08	0.89	8.84
9	1.36	15-Nov-09	0.84	9.67
10	1.36	15-Nov-10	0.79	10.46
11	1.36	15-Nov-11	0.74	11.20
12	1.36	15-Nov-12	0.70	11.90
13	1.36	15-Nov-13	0.66	12.55
14	1.36	15-Nov-14	0.62	13.17
15	1.36	15-Nov-15	0.58	13.75
16	1.36	15-Nov-16	0.55	14.30
17	1.36	15-Nov-17	0.52	14.82
18	1.36	15-Nov-18	0.49	15.31

Total PV of Payments Per Acre	15.31
-------------------------------	-------

SMRL 07503244  
M05301

MOST CURRENT SECURED VALUES

APN: 075-032-44 TRA: 000-000  
NAME: REYES BERNARDO & ROSARIO

TD JT PCT RECDT INST # DY YR  
JT 083194 135851 24394

ADDR: P O BOX 414  
04/17/95

HURON CA 93234

LST ADR CHR:

LOC: 17075 W PALMER HU  
NARR: 1.36 AC PAR IN E1/2 OF NE1/4 SEC 10 T20R17  
NARR IND: LAST VALUE CHANGE: 08/31/94

DFLT:  
NUM:  
REDEEM:

-----FULL VALUE-----|

|-----REMARKS-----

TOT LAND 28,980  
IMPS 122,618  
TFI  
TOT IMPS 122,618

|-----PERSONAL PROPERTY-----

TOT P/P  
TOT MH  
EX  
EX  
EX  
TOT EX  
NET TOTAL 151,598  
PEST CONTROL

ACCT NO:  
STMT CODE:  
SLUC:  
AUDIT YR:  
AUDIT CD:  
DATE MAIL:  
DATE RECD:  
VALUE IND:

SMRL 07503245  
M05301

MOST CURRENT SECURED VALUES

APN: 075-032-45 TRA: 000-000  
NAME: MOUREN HOWARD E & JUANDA MAE

TD JT PCT RECDT INST # DY YR  
082178 091669 06079

ADDR: P O BOX 645  
07/19/95

COALINGA CA 93210

LST ADR CHR:

LOC: NO SITUS INFORMATION FOUND  
NARR: 51.33 AC IN E1/2 OF NE1/4 SEC 10 T20R17  
NARR IND: LAST VALUE CHANGE: 12/28/00

DFLT:  
NUM:  
REDEEM:

-----FULL VALUE-----|

|-----REMARKS-----

TOT LAND 76,500  
IMPS  
TFI  
TOT IMPS

|-----PERSONAL PROPERTY-----

TOT P/P  
TOT MH  
EX  
EX  
EX  
TOT EX  
NET TOTAL 76,500  
PEST CONTROL

ACCT NO: A04-M0130  
STMT CODE: A  
SLUC: 8121  
AUDIT YR:  
AUDIT CD:  
DATE MAIL: 12/07/00  
DATE RECD: 07/11/01  
VALUE IND: ZERO

# Local Agency Formation Commission of Fresno County

Rowell Building • 2100 Tulare Street, Suite 502 • Fresno, CA 93721 • ☎ (559) 495-0604 FAX (559) 495-0655

**DATE:** September 25, 2001  
**TO:** Leona James, Manager, Development Services Division  
Planning & Resource Management Department - Stop No. 53  
**FROM:** Mike Waiczis, AICP, LAFCo Executive Officer  
**SUBJECT:** "City of Huron - Reorganization 01-1"  
**AGENCY NO.:** RO-01-11

The subject application has been received in the office of the Local Agency Formation Commission for processing. In accordance with Section 56386 of the Government Code, your assistance in reviewing this application is requested. Those particular factors on which we request your comments are:

1. County General Plan designation for the area:

The territory proposed for annexation is designated for Agriculture in the Huron Community Plan adopted by the County in 1981.

2. Consistency of the proposal with adopted city or county general and community plans and policies:

The County's 20-year-old Huron Community Plan is in need of updating. County general plan policies generally direct intensive land uses to cities and urban areas where services are available. The City has adopted a specific plan for development of an industrial park in the territory proposed for annexation that includes an infrastructure plan for the provision of necessary urban services. The City's industrial park project supports the County's General Plan Economic Development Element goals related to job creation and economic base diversification.

3. Any pending County plans, projects (i.e. community development, roads, etc.) or development:

None.

4. Other related comments:

Annexation of the subject territory is necessary for the City of Huron to install the infrastructure necessary to allow the industrial park to be developed. The City has secured federal and state funds for this purpose. The proposal has been determined to be consistent with the Standards for Annexation contained in the Memorandum of Understanding between the County and the City because the annexation is needed to facilitate construction of public improvements or public facilities which could not otherwise be constructed.

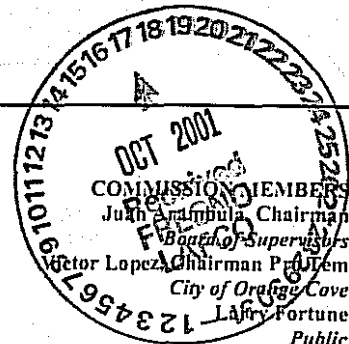
5. Recommendation:

Approval.

In order to proceed with the processing of this application, your comments need to be returned to this office by **October 8, 2001**. Your assistance is greatly appreciated. Thank you.

*Leona James*  
Leona Franke James, Development Services Manager

10/11/01  
Date



**ALTERNATES**  
Cynthia Downing  
Public  
Bob Waterston  
Board of Supervisors  
Sandra Neri  
City of Sanger

**EXECUTIVE OFFICER**  
Michael R. Waiczis, AICP

# Local Agency Formation Commission of Fresno County

Rowell Building • 2100 Tulare Street, Suite 502 • Fresno, CA 93721 ☎ (559) 495-0604 Fax (559) 495-0655

DATE: September 25, 2001

TO: Westlands Water District  
Westside Resource Conservation District  
Coalinga-Huron Cemetery District  
Fresno County Fire Protection District  
Coalinga Hospital District  
Coalinga-Huron Unified School Library District  
Coalinga-Huron Mosquito Abatement District  
Coalinga-Huron Park and Recreation District  
West Fresno County Red Scale Protective District

FROM: Michael R. Waiczis, AICP, LAFCo Executive Officer

SUBJECT: "City of Huron - Reorganization 01-1"

AGENCY NO.: RO-01-11

The attached application has been filed for processing with the Local Agency Formation Commission (LAFCo) office. In accordance with Government Code Section 56386, your agency's assistance in reviewing and commenting on this application is requested.

Please return any comments you have regarding this proposed reorganization by October 8, 2001. Your assistance is greatly appreciated. Thank you.

## ----- AGENCY CONSENT FOR WAIVER OF PROTEST HEARING

Should approval of this reorganization bring about the addition or loss of territory in your agency, please sign the following statement and return along with any comments to the Local Agency Formation Commission, 2100 Tulare Street, Suite 502, Fresno, CA 93721.

As representative for the \_\_\_\_\_, my signature serves as consent for the Fresno Agency Formation Commission to waive the Protest Hearing for this reorganization pursuant to Section 56663 (100% of the landowners have consented to the proposed annexation).

\_\_\_\_\_  
Signature and Title

\_\_\_\_\_  
Date

MRW:cf

Attachments: Application, Map, Legal Description, Service Plan, and Resolution

### COMMISSION MEMBER

Juan Arambula, Chairman  
Board of Supervisor  
Victor Lopez, Chairman Pro Tem  
City of Orange County  
Larry Fortun  
Publi  
Derran Koligia  
Board of Supervisor  
Trinidad Rodriguez  
City of Kern.

### ALTERNATE:

Cynthia Downing  
Publi  
Bob Waterston  
Board of Supervisor  
Sandra Neri  
City of Sange

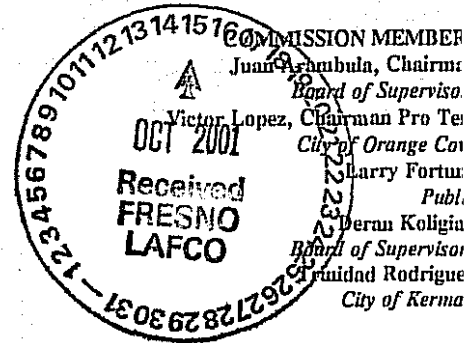
### EXECUTIVE OFFICER

Michael R. Waiczis, AICP

# Local Agency Formation Commission of Fresno County

Rowell Building • 2100 Tulare Street, Suite 502 • Fresno, CA 93721 ☎ (559) 495-0604 Fax (559) 495-0655

Date: September 25, 2001  
To: State Department of Health Services  
From: Michael R. Waiczis, AICP, LAFCo Executive Officer  
Subject: "City of Huron - Reorganization 01-1"  
Agency No.: RO-01-11



The attached application has been filed for processing with the Local Agency Formation Commission (LAFCo) office. In accordance with Government Code Section 56386, your agency's assistance in reviewing and commenting on this application is requested. At this time we are requesting information on the following particular factors:

ALTERNATE  
Cynthia Downin,  
Public  
Bob Waterston,  
Board of Supervisor  
Sandra Neri,  
City of Sanger.

1. Adequacy and availability of existing and proposed community water systems: EXECUTIVE OFFICER  
Michael R. Waiczis, AICP  
*The existing capacity of the Huron domestic water treatment plant is 1500 gpm. Peak day demand in 2000 was 1380 gpm. There is little unused capacity of the plant. Huron has adequate storage to meet peak hours. The City must ensure they will be able to meet the new water demand without impacting*
2. Need for services other than those proposed: *current service to customers.*

3. Effect of project on water quality:

*None*

4. Related State or County plans or projects:

5. Other comments:

In order to proceed with the processing of this application, your comments need to be returned to this office by **October 8, 2001**. Your assistance is greatly appreciated. Thank you.

*Butz Duchs, Senior Sanitary Engineer, DTHS*  
Signature and Title

*October 11, 2001*  
Date

MRW:cf

Attachment: Application, Map, Legal Description, Service Plan, Resolution

# Local Agency Formation Commission of Fresno County

Rowell Building • 2100 Tulare Street, Suite 502 • Fresno, CA 93721 • (559) 495-0604 Fax (559) 495-0655



DATE: September 25, 2001

TO: County Committee on School District Reorganization  
Coalinga-Huron Jt. Unified School District  
West Hills Jt. Community College District

FROM: Michael R. Waiczis, AICP, LAFCo Executive Officer

SUBJECT: "City of Huron - Reorganization 01-1"

AGENCY NO.: RO-01-11

COMMISSION MEMBER:  
Juan Arambula, Chairman  
Board of Supervisors  
Victor Lopez, Chairman Pro Tem  
City of Orange Cove  
Larry Fortuna  
Public  
Deran Koligian  
Board of Supervisors  
Trinidad Rodriguez  
City of Kerman

ALTERNATES  
Cynthia Downing  
Public  
Bob Waterston  
Board of Supervisors  
Sandra Neri  
City of Sanger

EXECUTIVE OFFICER  
Michael R. Waiczis, AICP

The attached application has been filed for processing with the Local Agency Formation Commission (LAFCo) office. In accordance with Government Code Section 56386, your agency's assistance in reviewing and commenting on this application is requested. At this time we are requesting information on the following particular factors:

- Under present attendance boundaries, which schools will students from this area attend?  
Huron Elem. Huron Middle Coalinga High
- Are any of the above schools of the District already at or near capacity? Please describe:  
Yes, There are portables on most campuses. The new school has all rooms assigned.
- Will this proposal and other pending proposals create any overcrowded conditions at any of the above schools? Please describe:  
Since it is not for residences there will be a second wave impact. Commercial Developer fees should be collected on all bldg.
- Is there any agreement, ordinance, or other arrangement of the District and/or City to provide for school facilities that would affect any resulting overcrowding from this proposal? Please describe:  
The City has been cooperative in planning for growth and understood that mitigation fees must be collected before groundbreaking.
- Describe any building plans of the District that would affect this proposal:  
No impact in this area of incorporation
- Other Comments:  
This is a logical place for the City to put an industrial park near the railroad and it support the annexation. Industry will bring jobs.

In order to proceed with the processing of this application, your comments need to be returned to this office by October 8, 2001. Your assistance is greatly appreciated. Thank you.

MRW:cf

Attachments: Application, Map, Legal Description, Resolution



# Local Agency Formation Commission of Fresno County

Rowell Building • 2100 Tulare Street, Suite 502 • Fresno, CA 93721 ☎ (559) 495-0604 Fax (559) 495-0655

October 12, 2001

## CERTIFICATE OF FILING

Mr. Al Puente, City Manager  
City of Huron  
P.O. Box 339  
Huron, CA 93234

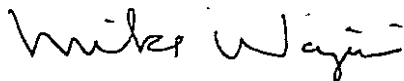
Dear Mr. Puente:

Subject: "Reorganization 01-1"

This notice certifies that on October 9, 2001, pursuant to Section 56828 of the Government Code, the proposed reorganization for the City of Huron was accepted for filing with the Local Agency Formation Commission.

The date and place for the Local Agency Formation Commission's consideration of the subject proposal is October 17, 2001, in Room 301, Hall of Records, Tulare and "M" Streets, Fresno.

Sincerely,



Michael R. Waiczis, AICP  
Executive Officer

MW:cf

cc: Commissioners

NAMES OF LANDOWNERS OR PARTIES OF REAL INTEREST (Asterisk indicates consent):

City of Huron\*      Bernardo & Rosario Reyes\*      Howard & Juanda Mouren

Note: If you are an applicant for, or a participant in (actively supporting or opposing) any proceeding on the agenda and have made a campaign contribution of more than \$250 to or for any of the Commission members, state law provides for disqualification of Commissioner voting, or even prohibition of such gifts. These restrictions also apply to agents of applicants or participants. Please consult with Commission staff as to the requirements of the Political Reform Act (Government Code Section 84308).

### COMMISSION MEMBERS

Juan Arambula, Chairman  
*Board of Supervisors*  
Victor Lopez, Chairman Pro Tem  
*City of Orange Cove*  
Larry Fortune  
*Public*  
Deran Koligian  
*Board of Supervisors*  
Trinidad Rodriguez  
*City of Kerman*

### ALTERNATES

Cynthia Downing  
*Public*  
Bob Waterston  
*Board of Supervisors*  
Sandra Neri  
*City of Sanger*

EXECUTIVE OFFICER  
Michael R. Waiczis, AICP



**Bart Bohn**  
County Administrative Officer  
Administrative Office

October 10, 2001



Mr. Al Puente, City Manager  
City of Huron  
36311 Lassen Avenue  
Huron, CA 93234

*al,*  
Dear Mr. Puente:

**SUBJECT: NOTICE OF INTENT TO FILE THE HURON INDUSTRIAL PARK  
ANNEXATION**

Fresno County has reconsidered the annexation proposal described in your letter dated July 18, 2001 under the provisions of Article II, Section 2.2 of the Memorandum of Understanding between the City of Huron, Huron Redevelopment Agency and the County of Fresno.

It was previously determined that the annexation proposal could not be found consistent with the Standards for Annexation contained in Exhibit I of the Memorandum of Understanding (MOU). This determination was based on the information submitted with the July 18<sup>th</sup> letter.

Additional information was submitted to our office on September 25, 2001. After reviewing this information, the determination has been made that the proposed annexation is consistent with the Standards for Annexation contained in Exhibit I of the MOU because the annexation is needed to facilitate construction of public improvements or public facilities which otherwise could not be constructed. It is our understanding that the City is acquiring the 55-acre annexation area, that the City has obtained funding to make infrastructure improvements on a substantial portion of the 55-acre site, and that the 55-acre area represents the first phase of a City-owned industrial park.

Mr. Al Puente  
October 10, 2001  
Page 2

As a point of information, we note that a portion of the City's proposed 185-acre industrial park extends outside the City's Sphere of Influence. Based on the information submitted by the City, we understand the current annexation proposal is entirely within the SOI, is designed to function as a separate increment of development, and is not dependent upon a future SOI expansion. If you have any questions, you may contact me at (559) 488-1710 or Leona James at (559) 262-4497.

Sincerely,



Bart Bohn  
County Administrative Officer

G:\DEVS&PLN\PLANNING\MOU\Huron\Huron annexation letter#2.doc

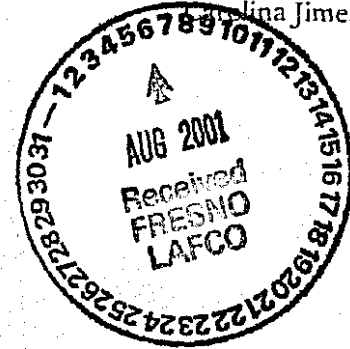
c: Mike Waiczis, LAFCo  
Carolina Jimenez-Hogg, Director, Planning & Resource Management Dept.  
Leona James, Manager, Development Services Division



Planning & Resource Management Department  
Bernadina Jimenez-Hog  
Director

August 2, 2001

Mr. Al Puente, City Manager  
City of Huron  
36311 Lassen Avenue  
Huron, CA 93234



*al,*  
Dear Mr. Puente:

SUBJECT: NOTICE OF INTENT TO FILE THE HURON INDUSTRIAL PARK  
ANNEXATION

In accordance with Article II, Section 2.2 of the Memorandum of Understanding between the City of Huron, Huron Redevelopment Agency and the County of Fresno, we have reviewed the annexation proposal described in your letter dated July 18, 2001.

Based on the information submitted, the County cannot determine that the annexation proposal is consistent with the Standards for Annexation contained in Exhibit I of the Memorandum of Understanding (MOU).

Pursuant to telephone discussions between you, County staff member Bernard Jimenez, and the City's planning consultant, our staff will be happy to meet and review additional documentation related to the City-approved infrastructure and financing plan for the industrial park that may make it possible for the County to determine that the annexation is consistent with the provisions of the MOU. Such documentation must demonstrate that the annexation is consistent with provisions set out in Exhibit I of the MOU.

It is mutually understood that the 15-day time frame specified in the MOU for the County's determination would be extended by this offer to evaluate additional information related to the annexation proposal. We would anticipate making a determination regarding the consistency of the annexation proposal within 10 days of receipt of the additional information.

Mr. Al Puente, City Manager  
August 2, 2001  
Page 2

If you have any questions, you may contact me at (559) 488-1710 or Leona James at (559) 262-4055.

Very truly yours,



Bart Bohn  
County Administrative Officer

*al, our County staff  
is prepared to work  
with you on this  
proposal. Bart*

G:\DEVS&PLN\PLANNING\MOU\Huron Annexaton letter.doc

c: Mike Waiczis, LAFCo  
Carolina Jimenez-Hogg, Director, Planning & Resource Management Dept.  
Leona James, Manager, Development Services Division

FRESNO LOCAL AGENCY FORMATION COMMISSION  
LANDOWNER CONSENT FORM

Name of Proposal: INDUSTRIAL PARK LAND ANNEXATION


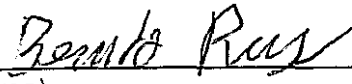
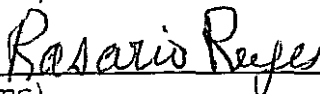
Description of Proposal: APPLICATION FOR ANNEXATION OF 51 ACRES

Annex to: CITY OF HURON

Detach from: WESTLANDS WATER DISTRICT and WESTSIDE RESOURCE CONSERVATION DISTRICT

Each of the undersigned represents that they are the owner of the property described opposite their name and located within the territory described in the attached legal description, and hereby consents to the change of organization or reorganization described above of said property to the above named city and/or district.

COUNTY ASSESSOR'S  
PARCEL NUMBER

DATE	NAME	SIGNATURE	ADDRESS	COUNTY ASSESSOR'S PARCEL NUMBER
9/24/01	HOWARD E. MOUREN			075-032-45
	(Type or Print Name)			
9/24/01	BERNARDO REYES		17075 W. Palmer Ave.	075-032-44
	(Type or Print Name)			
9/24/01	ROSARIO REYES		17075 W. Palmer Ave.	075-032-44
	(Type or Print Name)			
	(Type or Print Name)			
	(Type or Print Name)			
	(Type or Print Name)			

Each individual listed on the last equalized assessment roll of the County must sign for the subject parcel(s).

Note: If you are an applicant for, or a participant in any proceeding on the agenda and have made a campaign contribution of more than \$250 to or for any of the Commission members, State law provides for disqualification of Commissioner voting, or even prohibition of such gifts. These restrictions also apply to agents of applicants or participants. Please consult with Commission staff as to the requirements of the Political Reform Act (Government Code Section 84308).

Reference: Section 56837, Govt. Code.

(10/99)

D:\adta candiel\word\miscellaneous\CONSENT FORM.doc

ERNEST H. TUTTLE, III  
DANIEL T. McCLOSKEY  
KAY M. TUTTLE  
JAMES F. McBREARTY  
JENELL A. HUDSON

**TUTTLE & McCLOSKEY**  
A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW  
750 EAST BULLARD AVENUE, SUITE 101  
FRESNO, CALIFORNIA 93710

TELEPHONE: (559) 437-1770

FACSIMILE: (559) 437-0150

September 25, 2001



Fresno Local Agency  
Formation Commission  
2100 Tulare, Suite 502  
Fresno, California 93721

**RE: City of Huron/Application for  
Annexation of 51 Acres**

Dear Commission Members:

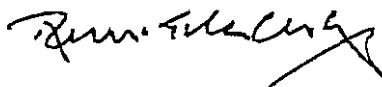
Please be advised that Tuttle & McCloskey, A Professional Corporation, serves as the City Attorney for the City of Huron. In this capacity, I have been asked to write this letter to your Commission to explain the status of the City's acquisition of the 51 acres that are the subject of the proposed annexation by the City of Huron. The subject property is owned by Mr. and Mrs. Howard Mouren, of Coalinga, California. The subject property is in escrow between the City of Huron and Mr. and Mrs. Mouren, with First American Title Company, escrow number 86604-SR. The current use of the land by Mr. Mouren is that it is mostly planted to cotton. As a result of crop financing, there is a financing statement recorded February 4, 2000, as instrument number 2000-0014270, and another financing statement recorded on February 5, 2001, as instrument number 2001-0014070, official records of Fresno County, California, and those financing statements are related to a Deed of Trust dated January 26, 2000, recorded on February 4, 2000, as instrument number 2000-0014269. I have been advised by the attorney for the sellers, Mr. and Mrs. Mouren, that these documents are recorded against the property designating Acco Finance Company as the secured party for crop mortgaging purposes for the current crop mortgage.

I have been advised by the sellers that the current cotton crop is sufficient enough to clear this cloud on title. At this time, the City is working with Acco Finance, and the seller, and we have an assurance from Acco Finance that they will not seek a foreclosure on the deed of Trust at the time the escrow closes. That particular indemnification agreement is being circulated for approval and signature, and it is the City's anticipation that the Indemnification Agreement will suffice the escrow officer, as well as the parties, and the sale will be consummated.

If you have any questions, please feel free to contact my office.

Very truly yours,

TUTTLE & McCLOSKEY  
A PROFESSIONAL CORPORATION



DANIEL T. McCLOSKEY

DTM/pr



# Business Journal

Serving Fresno and the Central San Joaquin Valley

P.O. Box 126  
Fresno, CA 93707  
Telephone (209) 490-3400

(Space Below for use of County Clerk only)

## IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA

NOTICE OF PUBLIC HEARING

LOCAL AGENCY FORMATION COMMISSION

OF FRESNO COUNTY

NOTICE

NO

### DECLARATION OF PUBLICATION (2015.5 C.C.P.)

STATE OF CALIFORNIA

COUNTY OF FRESNO

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am the principal clerk of **THE BUSINESS JOURNAL** published in the City of Fresno, County of Fresno, State of California, Monday, Wednesday and Friday, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of March 4, 1911, in Action No. 14315; that the notice of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

SEPT 26, 2001

#### NOTICE OF PUBLIC HEARING LOCAL AGENCY FORMATION COMMISSION OF FRESNO COUNTY

Notice is hereby given that the Local Agency formation Commission will consider the following proposal at a public hearing on October 17, 2001:

Request for Annexation of approximately 11.52 acres to the Laton Community Services District located south of Grant Canal, east of Gonser Avenue in the unincorporated community of Laton. This will increase the existing sewer treatment facility site. (AD-01-3)

The hearing will begin at 1:30 p.m. in the Fresno County Board of Supervisors' Chambers, Hall of Records, Room 301, Tulare & M Streets, Fresno. Interested agencies and individuals are invited to attend this meeting and give public testimony on this item. For additional information contact the Commission Office, 2100 Tulare Street, Suite 502, Fresno, CA 93721, or phone (559) 495-0604.

Michael R. Waiczis, Executive Officer

Date: September 26, 2001.

(Sept. 26,

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed at Fresno, California,

ON SEPT 26, 2001





36311 Lassen Avenue • P.O. Box 339 • Huron, California 93234 • (209) 945-2241 • FAX (209) 945-2609

*Joanne Strubich also attended*

April 27, 2000

Jeff Tweedy, Executive Director  
Local Agency Formation Commission  
2100 Tulare Street, Suite 502  
Fresno, CA 93721

Dear Mr. Tweedy:

This is to confirm our meeting for Friday, April 28<sup>th</sup>, 2000 at 8:30 a.m. at your office. Present for the City of Huron will be:

Al Puente, City Manager;  
Jim Doughty, Community Development Director;  
Oscar Ramirez, City Engineer;  
Bruce O'Neal, City Planner; and  
Julian Chapa, City Grant Specialist.

The purpose of meeting will be to discuss Huron's industrial park project.

Sincerely,

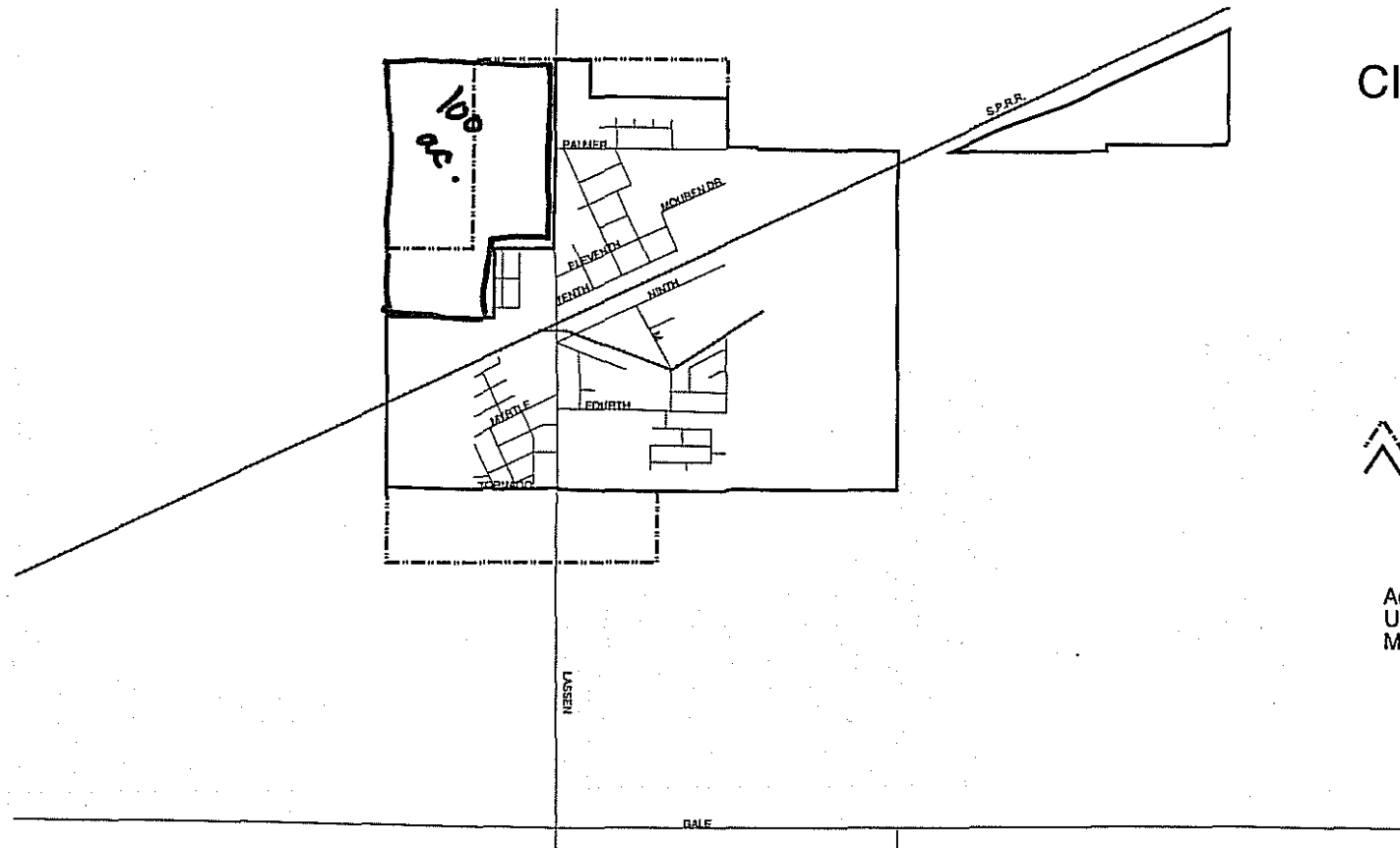
CITY OF HURON

*Al Puente*  
AL PUENTE  
City Manager



# FRESNO LOCAL AGENCY FORMATION COMMISSION SPHERE OF INFLUENCE

## CITY OF HURON



 SPHERE OF INFLUENCE  
 CITY BOUNDARY

Adopted: November 27, 1974  
Updated: October 28, 1998  
Map Date: December, 1998

City Data (12/98)

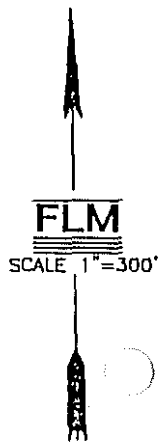
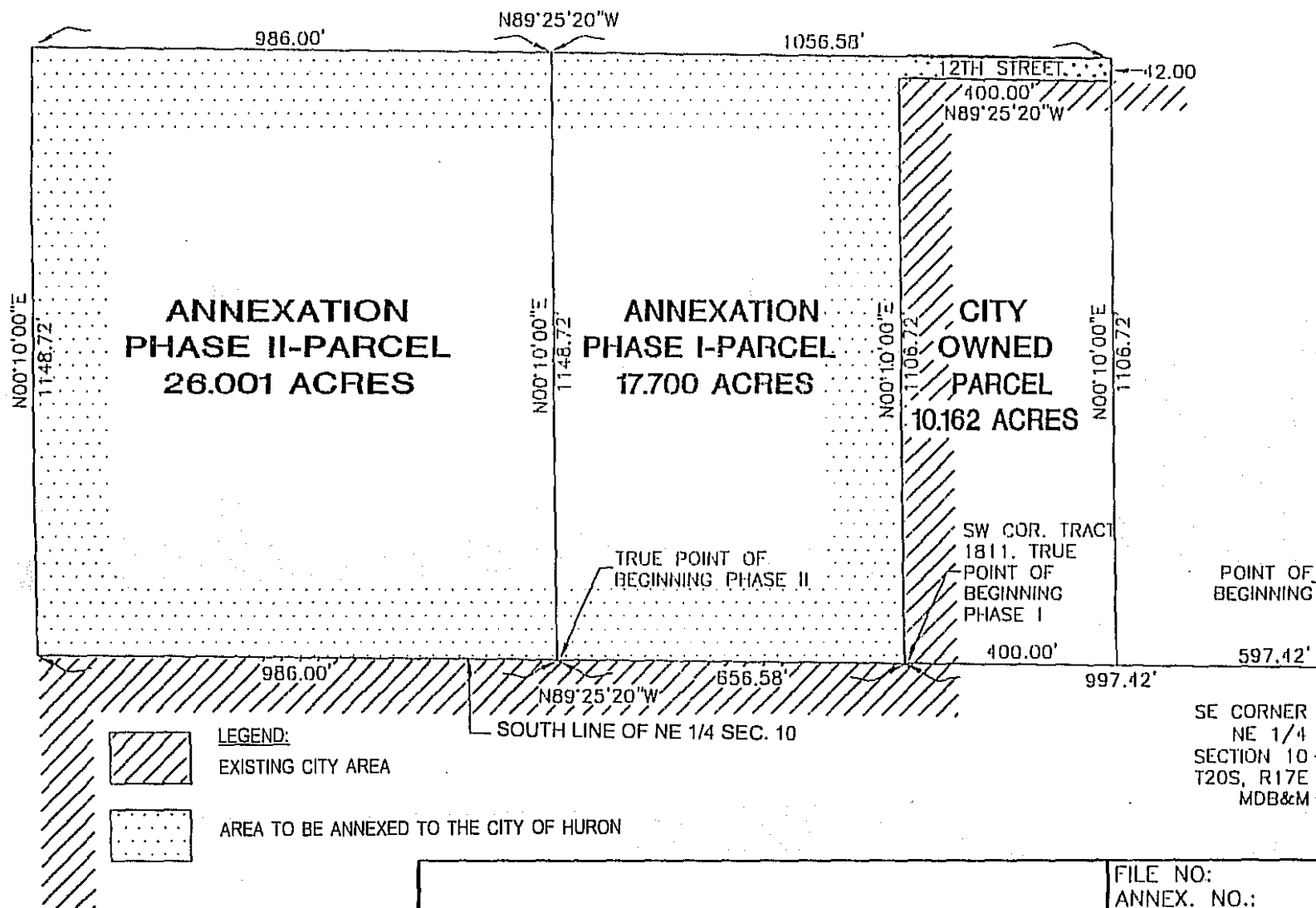
Sphere Area: 1170 Acres  
City Area: 988 Acres

T. 20 S., R. 17 E., M.D.B.&M.



800 0 800 1600 Feet

# **WACKENHUT PRISON ANNEXATION PART 1 and PART 2, REORGANIZATION** **Area to Be Annexed to The City of Huron and Detached from the Westlands Water District** **and Westside Resource Conservation District**



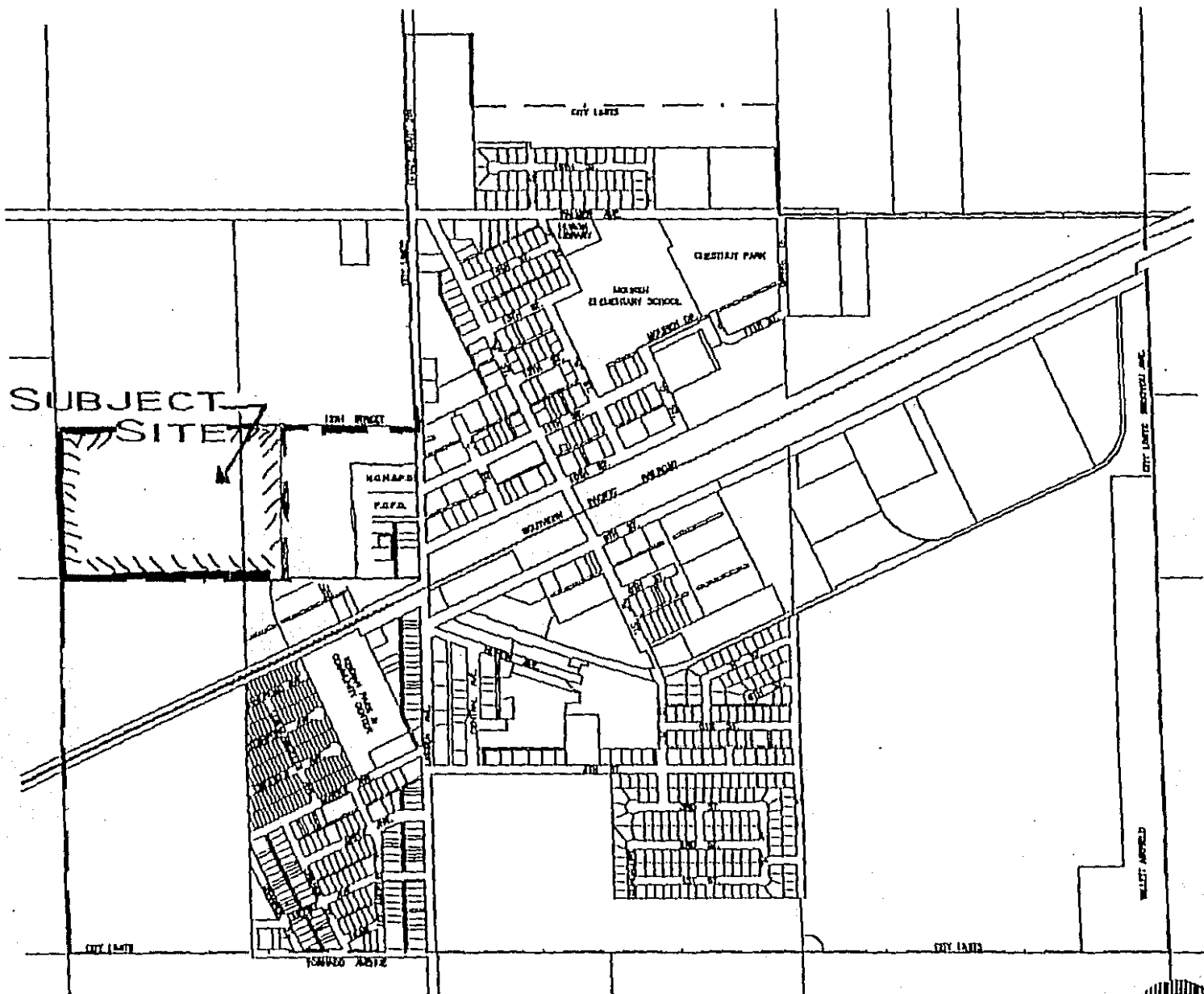
**APPROVED**

**LAFCO RES. #** \_\_\_\_\_

ALLOCATED TO CITY COUNCIL DISTRICT NO. \_\_\_\_\_  
 AS PER COUNCIL DISTRICT MAP DATED: \_\_\_\_\_

FILE NO: \_\_\_\_\_  
 ANNEX. NO.: \_\_\_\_\_  
 ACRES: \_\_\_\_\_  
 COUNCIL DISTRICT NO.: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 SCALE: \_\_\_\_\_

**DATE**



VICINITY MAP

CITY OF HURON - N.T.S.



# LAND USE ASSOCIATES

Bruce O'Neal, AICP  
Principal

September 25, 2001

Leona James, Development Services Division Manager  
Fresno County Department of Planning & Resource Development  
2220 Tulare Street, Street Level  
Fresno, CA 93721

**SUBJECT:** City of Huron Annexation - First Phase of the Huron Industrial Park

Dear Ms. James:

This letter is a follow-up to our recent meeting on the proposed annexation of 55± acres to the City of Huron. Attached is additional information to support the proposed annexation. Included are:

1. The industrial park specific plan adopted by the Huron City Council on June 20, 2001.
2. Copies of resolutions/ordinances adopted by the Council for the specific plan, rezoning, and initiation of annexation to the City.
3. An Infrastructure financing plan outlining the amount of state and federal funding now available for infrastructure improvements in the industrial park (\$560,000) and likely future funding availability.

The City is in the final stages of completing purchase of the property which would be the first phase of a City-owned industrial park. The sole property owner has been very cooperative and has given his consent to annexation of the property pending transfer of ownership. An annexation application has been submitted to LAFCO with a preliminary hearing date of October 17.

We trust this information will be sufficient for your needs and hope that it supports a finding that the proposed annexation is consistent with the MOU between Fresno County and the City of Huron. Please call if you need additional information.

Sincerely,  
**Land Use Associates**



Bruce O'Neal, AICP  
Contract Planner

attachments

## HURON INDUSTRIAL PARK: Infrastructure Financing Plan

For the past several years, the City of Huron has been securing funding to cover costs for initial planning and engineering and infrastructure improvement development for the proposed Huron Industrial Park. The City has been quite aggressive in pursuing funding for other important community capital improvement projects such as the wastewater treatment plant and for major water improvements. Funding for these items has been provided via USDA Rural Development through a combination of grants and loans received from that Agency. As well, the City has been quite successful in receiving monies from the state Community Development Block Grant program (Department of Housing and Community Development -- HCD), which have been primarily directed for planning and engineering soft costs for the Huron Industrial Park project.

In addition, the City has applied for other CDBG economic development infrastructure funding from HCD. The City has received approximately \$1.2 Million in CDBG funding from HCD which has been earmarked for infrastructure construction (street, sewer, water, sidewalks, etc.) for various economic development projects throughout the community. From this amount, the City has approximately \$560,000 available committed to infrastructure improvements for Phase One of the Huron Industrial Park. The source for these monies comes from two existing CDBG economic development program grants which have been awarded to the City of Huron (99-EDB-667 and 00-EDBG-747).

Based on the general estimate provided by the City Engineer, it is estimated that cost for industrial park infrastructure is approximately \$23,500 per acre. Thus, the City already has sufficient funding in place to begin construction of improvements for the first 23 to 25 acres of industrial park development. The funding for these elements is available from CDBG economic development program monies already approved by the HCD for Huron.

The City will continue to submit annual applications for CDBG funding. For the new 2001 - 2002 CDBG program year, the City has submitted another request ( August 2001) for \$350,000 in economic development funding. This will be added to the existing CDBG funding pool to fund infrastructure costs for another 15 acres of development. By November 30, 2001, it is expected that the City will have funding in place to cover infrastructure development for 35 to 40 acres of Phase One of the Huron Industrial Park.

The City will continue applying for funding to other state and federal programs annually, as they become eligible. It is anticipated that the City will be requesting additional infrastructure funding for the Industrial Park for the amounts noted below:

<u>Program Description</u>	<u>Amount</u>	<u>Funding Date</u>
1. State AB 31 Rural Communities Infrastructure	\$200,000 - \$400,000	Jan. 2002
2. U.S. Economic Dev. Administration Public Works Infrastructure	\$800,000 - \$1,000,000	May 2002

CHANGE OF ORGANIZATION OR REORGANIZATION  
CORTESE-KNOX LOCAL GOVERNMENT REORGANIZATION  
(Government Code Sec. 56000, et seq.)

CITY ANNEXATION APPLICATION  
Proposals Initiated by Resolution or Petition

FRESNO LOCAL AGENCY FORMATION COMMISSION  
2100 TULARE STREET, SUITE 502  
Fresno, CA 93721 PHONE: (559) 495-0604

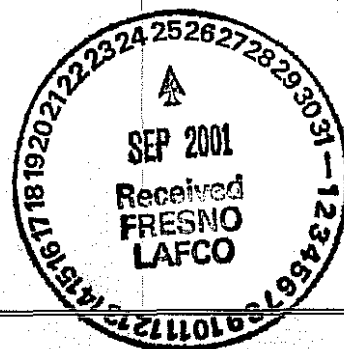
OFFICE USE ONLY:

LAFCo File No.

R0-01-11

Date Received

Mike Waiczis, Executive Officer  
Candie Fleming, Secretary



Name of Proposal City of Huron - Reorganization #1

Changes of Organization listed in Resolution or Petition Annexation to the City of Huron  
and Detachment from the Westlands Water District and the Westside Resource  
Conservation District

Signature of Chief Petitioner or  
Representative of Initiating Agency

Sept. 24, 2001

Date

Name Bruce O'Neal Address 4747 N. First, Suite 190 Fresno 93726

Title Contract Planner Phone 559/490-0025

This application and attached documents are complete and are in all respects true and correct to the best of my knowledge.

List the name and address of officers or persons, not to exceed three in number, who are to receive the notice of hearing and the Executive officer's Report.

Name

Address and Zip Code

P.O. Box 339

Al Puente, City Manager 3634 Lassen Avenue Huron, CA 93234

Oscar Lopez, City Engineer 4630 W. Jennifer #101 Fresno, CA 93722

1. Reasons for Proposal

A. State the reasons for this change, and why the change is proposed at this time.

Annex 55± acres to implement industrial park. Part of City's  
overall economic development plan.

B. Describe in detail any proposed development:

Development location and acreage Northwest quadrant of City - 55± acres of  
185 acre industrial park.

Types of uses and number of units Industrial, commercial; no residential uses

Project file numbers and status Approved GPA 01-01; approved rezoning 01-01

Other details: The City has approved a specific plan and rezoning for the  
subject property, along with a mitigatory negative declaration.

If already developed, describe in detail any added service and greater frequency or range of services to be provided to residents of this area.

Not developed.



- C. What is the reason for the proposal boundaries? Describe the city plan to annex any remaining substantially surrounded area created.

*The proposal is within the City's SOI and is the first phase of a long-term industrial park of 185 acres. See attached specific plan.*

- D. Amount of vacant land in acres in the community plan area already in the City that could accommodate the proposed development.

*601 acres of vacant industrial land*

Comment on why the proposed annexation is justified given the amount of vacant land in the City already.

*Existing vacant industrial land is poorly located, surrounded by residential development, and difficult to serve with transportation and urban services.*

2. Information on Proposal Area and Vicinity

- A. Acreage 55.058 acres No. of Registered Voters 0  
No. of Residences 1 No. of Landowners 1  
Population Est. 2 County Zoning AE-20  
City Zoning Upon Annexation M-1, C-4

- B. List the uses of land in the affected area and give acreage for each. If in agricultural use, list crops produced over the past three years.

*Agricultural use primarily in cotton production*

- C. If annexation/development is adjacent to agricultural parcels, how has the city buffered the developing area or mitigated the impact of development on agricultural parcels.

*Industrial parcels will back onto ag land or be separated by roadways.*

- D. Is any of the affected territory in an agricultural preserve or under Land Conservation Contract? No  
If so give date of Contract Execution \_\_\_\_\_

Does the resolution of application state the City's intention to succeed or not to succeed to the contract? N.A. If not to succeed, include copy of City Protest to Board of Supervisors or LAFCo.

- E. Does the proposed development and change of organization conform to the City General and Specific Plans (explain if not conforming)?

*yes. specific plan adopted for the area.*

What is the City plan designation?

*Light Industrial, Service Commercial*

What is the County plan designation?

*Agriculture*

### 3. Information on Services

- A. List below the names of agencies or companies now providing services and which agency will provide service after annexation completion. Include estimated date new service will begin (use "UA", if upon annexation, "UD" if upon development).

<u>Existing</u>	<u>Proposed Change</u>	<u>Date</u>
Domestic Water <u>none.</u>	<u>City of Huron</u>	<u>UD</u>
Sewer Collection <u>none.</u>	<u>City of Huron</u>	<u>UD</u>
Solid Waste Collection <u>none.</u>	<u>City of Huron</u>	<u>UA</u>
Street Lighting <u>none.</u>	<u>City of Huron</u>	<u>UD</u>
Parks and Recreation <u>Coalinga-Huron P&amp;R Dist.</u>	<u>Same</u>	<u>N.A.</u>
Fire Protection <u>Fresno Co. Fire Protection Dist.</u> (station distance) <u>immediately adjacent</u>	<u>Same</u>	<u>N.A.</u>
Paramedic <u>Fresno Co. Fire Protection Dist.</u> (station distance) <u>immediately adjacent</u>	<u>Same</u>	<u>N.A.</u>
Police <u>Fresno Co. Sheriff</u>	<u>City of Huron</u>	<u>UA</u>
Storm Drainage <u>None.</u>	<u>City of Huron</u>	<u>UD</u>
Elementary School <u>Coalinga-Huron School Dist</u>	<u>Same</u>	<u>N.A.</u>
High School <u>"</u>	<u>"</u>	<u>N.A.</u>

- B. Comment on the municipal or other public service facilities or improvements which will serve the affected territory after annexation listed above (including water or sewer lines or facilities, fire stations, school facilities). Are any of these services or facilities near or beyond their capacity to adequately serve the area? No Are there any notices or orders to the city from any agency including state or federal agencies, related to these services or facilities and their capacities that would affect services to the proposal?

All services are available. WWTP expansion will provide long-term ability to serve project as well as community as a whole.

If yes, explain which public service agency is affected, i.e. city or district, how these improvements/facilities will be upgraded, when and how financed, or how any deficiencies are being met. WWTP expansion will be financed by USDA. Upgrade from 0.6 mgd to 2.0 mgd.

### 4. Information on Costs and Revenue

- A. Is there any outstanding general bonded indebtedness for any of the agencies whose boundaries are changed by this proposal?

no

- B. If so, give information listed below:

<u>Name of Agency</u>	<u>Bond Tax Rate for Affected Territory</u>	<u>Date of Maturity</u>	<u>General Purpose of Bond</u>
-----------------------	---	-------------------------	--------------------------------

- C. Is the affected territory to be subject to all of the above general bonded indebtedness upon annexation? \_\_\_\_\_

- D. If any costs of services to be or already being received by residents within the affected territory will change as a result of this proposal, give breakdown of change for a typical residential landowner or resident in the affected territory for comparison purposes.

N.A.

- E. If any resident or landowner in the affected area will be required to connect to sewer or water lines as a result of annexation or construct any other improvements (other than as a requirement for a proposed development), list requirements, when required, and any other special circumstances related. (A letter from City to residents and landowners should also indicate these requirements.)

Existing residence on property will be served by City upon annexation

5. Information on Processing Change of Organization or Reorganization

- A. ☐ Letter from the County confirming consistency with the MOU.
- B. Property Tax Exchange (Revenue & Tax Code 99 & 99.1) Check either:
- ☒ Master Tax Agreement should apply to the change. If so, provide letter indicating consistency with the master agreement.
- ☐ Other agreement for change is to be negotiated (Explain other agreement). \_\_\_\_\_
- C. Compliance with California Environmental Quality Act. Check either:
- ☐ Project is Exempt and a Notice of Exemption, prepared in consultation with LAFCo, is included.
- ☒ An initial study is complete and a Negative Declaration prepared for the annexation in consultation with LAFCo and other affected agencies and is included.
- ☐ An EIR has been prepared for the annexation project and 10 copies are included.
- D. Initiation of Application. A clear and reproducible legal description and map meeting Commission standards must be included, and a copy also attached to the resolution or petition. Check either:
- ☒ A certified resolution of application is included.
- ☐ A petition of landowners or registered voters is included.
- E. Landowner Consent or Notice. Check either:
- ☒ Signed LAFCo property owner consent forms for all landowners are included as shown on Assessor's roll.
- or
- ☐ Letter of Notification to Landowner and Residents (if no consent of all landowners).
- a. All property owners and residents must be notified of the change and how to receive notice of LAFCo hearing.
- b. For inhabited proposals, a City response to a neighborhood meeting, held for the annexation listing the issues and the City response.
- F. Municipal Service Plan. Check either:
- ☐ A Service Plan for the change is included.
- ☒ A Master Service Plan is filed with LAFCo and is current (updated in 1993 or later).  
*see attached specific plan*
- G. Waiver of Conducting Authority proceeding.
- ☒ Check if all landowners have consented in writing and there are less than twelve registered voters, all annexing agencies have consented in writing to waive further Conducting Authority proceeding, and City is requesting waiver of Conducting Authority proceedings.

6. Supplementary Maps

A map(s) showing land use, water and sewer service lines, and City and County zoning for the affected area and vicinity.

7. Application Fees

A fee must accompany the application in accordance with the LAFCo fee schedule.

8. Political Reform Act Compliance

List of Affected Landowners and Financial Interests.

For all uninhabited proposals, or proposals where land use entitlements have been or may be filed with the city, the names of all landowners, lessees, options to purchase or lease the property, or any other having any ownership or financial interest in the property, must be furnished with the applications. If the interest is a corporation or partnership, list all persons owning more than 10% of the corporation shares or interest in partnership. If a trust or non-profit organization, list any directors or trustees, trustors, or beneficiaries.

<u>City of Huron</u>	<u>36311 Lassen Avenue</u>	<u>Huron, CA 93234</u>

If an applicant for or participant of any proceeding has made a campaign contribution of more than \$250 to or for any of the Commission members, state law provides for disqualification of Commissioner voting, or even prohibition of such gifts. These restrictions also apply to agents of applicants or participants. Please consult with Commission staff as to the requirements of the Political Reform Act (government Code Section 84308).

**RESOLUTION NO. 1318**

**IN THE MATTER OF THE HURON CITY COUNCIL ADOPTION OF A RESOLUTION OF APPLICATION FOR REORGANIZATION 01-1, AN ANNEXATION TO THE CITY OF HURON AND DETACHMENT FROM THE WESTLANDS WATER DISTRICT AND THE WESTSIDE RESOURCE CONSERVATION DISTRICT**

**WHEREAS**, at a regularly held meeting on June 20, 2001, the Huron City Council did consider Reorganization 01-1, proposed pursuant to Section 56000 of the Cortese-Knox Local Government Reorganization Act of 1985 for the purpose of annexation of approximately 51 acres to the City of Huron and detachment from the Westlands Water District and the Westside Resource Conservation District; and

**WHEREAS**, the City Council considered the consistency of the proposal with the Huron General Plan, and determined that the proposal is consistent with the General Plan. The General Plan designates the area of reorganization for urban uses as Light Industrial and General Commercial and the territory has been pre-zoned M-1 and C-4 consistent with these designations; and

**WHEREAS**, this proposal is consistent with the Sphere of Influence of the City of Huron; and

**WHEREAS**, the City has prepared an initial study/mitigated negative declaration and determined that the project will not result in significant unavoidable impacts to the environment with incorporation of recommended mitigation measures; and

**WHEREAS**, the project record contains no evidence that the proposal will individually or cumulatively have an adverse effect on wildlife resources as defined by Section 71.2 of the Fish and Game Code, and;

**WHEREAS**, said proposal is made to facilitate urban development as planned by the Huron General Plan and to achieve stated community goals and objectives for providing industrial and commercial locations within the City to foster and promote needed economic development while assuring that growth occurs in an orderly manner.

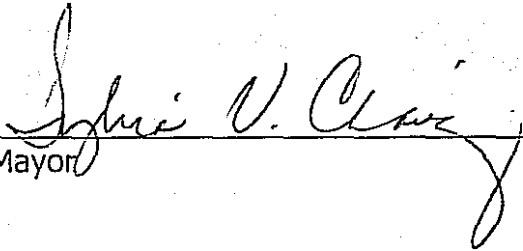
**NOW, THEREFORE, BE IT RESOLVED**, that the Huron City Council does hereby adopt the Resolution of Application, to be forwarded to the Fresno Local Agency Formation Commission, requesting that proceedings be conducted pursuant to Section 56700 of the Cortese-Knox Local Government Reorganization Act of 1985 for Reorganization 00-01.

I hereby certify the foregoing is a full, true and correct copy of a resolution duly and regularly adopted by the City Council of the City of Huron at a meeting held on the 20th day of June, 2001, by the following vote:

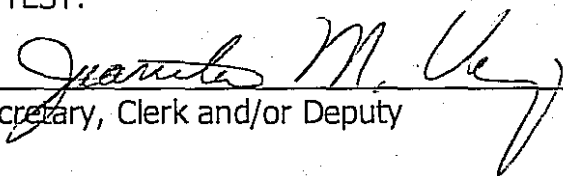
**AYES:** PIMENTEL, GONZALEZ, CHAVEZ

**NOES:** TAMAYO, GOMEZ

**ABSENT:** NONE

  
\_\_\_\_\_  
Mayor

**ATTEST:**

  
\_\_\_\_\_  
Secretary, Clerk and/or Deputy

Area to be Annexed to the City of Huron and Detached from the  
Westlands Water District and Westside Resource Conservation District

Lying in the East 1/2 of the NE 1/4 of Section 10, Township 20 South,  
Range 17 East, M.D.B. & M., County of Fresno, State of California.

August 2001

## Line Table:

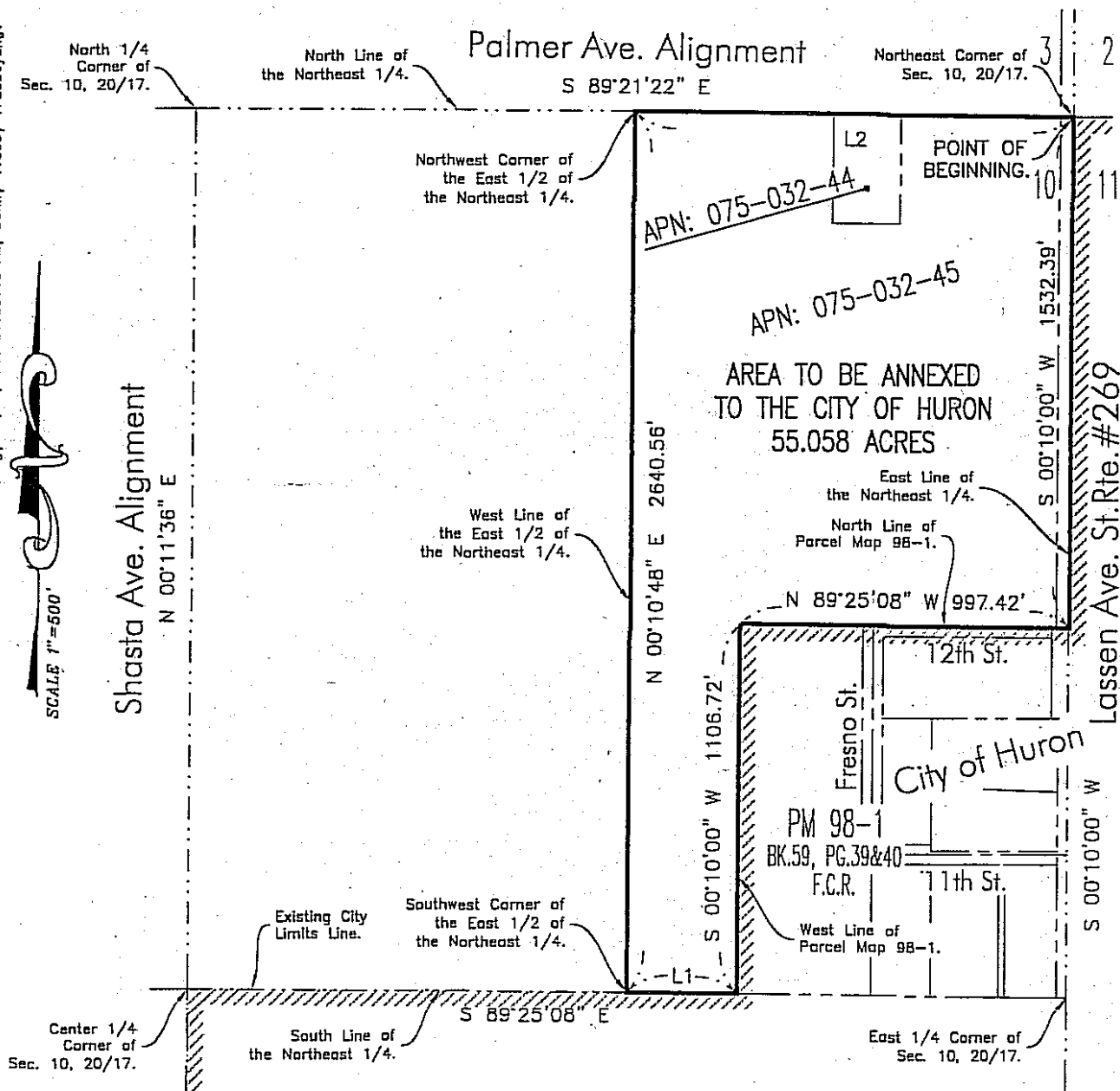
<u>LINE</u>	<u>BEARING</u>	<u>DISTANCE</u>
L1	N89°25'08"W	329.58'
L2	S89°21'22"E	1326.40'

Prepared by:



**TRI-CITY ENGINEERING**  
ENGINEERS SURVEYORS

4630 W. Jennifer Ave. #101  
Fresno, CA 93722-6415  
PH: 559-447-9075  
FAX 559-447-9074  
email: tricity@qns.net



## Exhibit "A" - Proposed Attachment to Huron City Limits

Area to be Annexed to the City of Huron and Detached from the  
Westlands Water District and Westside Resource Conservation District

### Legal Description

August 2001

That portion of land lying in the East Half of the Northeast Quarter of Section 10, Township 20 South, Range 17 East, Mount Diablo Base and Meridian, County of Fresno, State of California, more particularly described as follows:

Beginning at the Northeast corner of Section 10, Township 20 South, Range 17 East, Mount Diablo Base and Meridian; thence South  $00^{\circ}10'00''$  West along the East line of the Northeast quarter of said Section 10, a distance of 1532.39 feet to the North line of Parcel Map No. 98-1, recorded in Book 59 of Parcel Maps at Pages 39 & 40, of Fresno County Records; thence North  $89^{\circ}25'08''$  West along said North line of Parcel Map No. 98-1, a distance of 997.42 feet to the West line of said Parcel Map No. 98-1; thence South  $00^{\circ}10'00''$  West along said West line of Parcel Map No. 98-1, a distance of 1106.72 feet to the South line of said Northeast quarter of Section 10; thence North  $89^{\circ}25'08''$  West, along said South line of Section 10, a distance of 329.58 feet to the Southwest Corner of the East half of said Northeast quarter of Section 10; thence North  $00^{\circ}10'48''$  East along the West line of said East half, a distance of 2640.56 feet to the Northwest Corner of said East half; thence South  $89^{\circ}21'22''$  East along the North line of said Northeast quarter of Section 10, a distance of 1326.40 feet to said Northeast corner of Section 10 and the POINT OF BEGINNING.

Said Parcel contains 55.058 Acres, more or less.

A.P.N.'s : 075-032-44  
              075-032-45



**ORDINANCE NO. 333**

**AN ORDINANCE OF THE CITY OF HURON CITY COUNCIL  
AMENDING THE OFFICIAL ZONE MAP - REZONE AMENDMENT NO. 01-1**

BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF HURON:

**WHEREAS**, a proposal has been submitted to amend the City of Huron Official Zone Map as follows: Rezone 01-1 from Fresno County AE-20 to M-1 and C-4; and

**WHEREAS**, the project is an approximate 185 acre site on the west side of Lassen Avenue between the San Joaquin Valley Railroad and Palmer Avenue; and

**WHEREAS**, a public hearing was advertised before the City Council regarding the proposed rezoning in accordance with Government Code, Section 55090 et seq; and

**WHEREAS**, the Council did conduct a public hearing on the proposed rezone amendment on the 20th day of June, 2001; and

**WHEREAS**, the City has prepared an initial study/mitigated negative declaration and determined that the project will not result in significant unavoidable impacts to the environment with incorporation of recommended mitigation measures; and

**WHEREAS**, the project record contains no evidence that the proposal will individually or cumulatively have an adverse effect on wildlife resources as defined by Section 71.2 of the Fish and Game Code; and

**WHEREAS**, said Council as a result of its inspections, investigations, and studies made in its behalf and of testimonies offered at said hearing, has established that the best interests of the City of Huron and of its residents is to approve Rezoning Amendment No. 01-1.

**NOW, THEREFORE**, the City Council hereby approves the first reading of Ordinance No. 333 approving Rezone Amendment No. 01-1 to change the zoning from AE-20 (Fresno County) to M-1 and C-4 to become effective upon annexation of the property to the City of Huron.

I hereby certify the foregoing is a full, true and correct copy of an ordinance duly and regularly adopted by the City Council of the City of Huron at a meeting held on the 20th day of ~~June~~ <sup>July</sup> 2001, by the following vote: 18th

**AYES:** Pimentel, Chavez, Gomez

**NOES:** NONE

**ABSENT:** GONZALEZ, Tamayo

Sylvia V. Chavis  
Mayor

**ATTEST:**

Joannita M. Uej  
Secretary, Clerk and/or Deputy

## City Zoning

[illegible]

RESOLUTION NO. 1317

**A RESOLUTION OF THE CITY OF HURON CITY COUNCIL  
AMENDING THE GENERAL PLAN LAND USE ELEMENT BY ADOPTING  
THE HURON INDUSTRIAL PARK SPECIFIC PLAN - GPA 01-1**

BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF HURON:

**WHEREAS**, a proposal has been submitted to amend the City of Huron General Plan by adopting the Huron Industrial Park Specific Plan (GPA No. 01-1); and

**WHEREAS**, the project is an approximate 185 acre site on the west side of Lassen Avenue between the San Joaquin Valley Railroad and Palmer Avenue; and

**WHEREAS**, a public hearing was advertised before the City Council regarding the proposed amendment in accordance with Government Code, Section 55090 et seq; and

**WHEREAS**, the Council did conduct a public hearing on the proposed amendment on the 20th day of June, 2001; and

**WHEREAS**, the City has prepared an initial study/mitigated negative declaration and determined that the project will not result in significant unavoidable impacts to the environment with incorporation of recommended mitigation measures; and

**WHEREAS**, the project record contains no evidence that the proposal will individually or cumulatively have an adverse effect on wildlife resources as defined by Section 71.2 of the Fish and Game Code; and

**WHEREAS**, after receiving public testimony and reviewing the staff report prepared for the proposed specific plan and general plan amendment, which is herein incorporated by reference, did make the following findings:

- a) The proposed amendments will have no adverse effect on abutting properties or upon the health, safety, or general welfare of the community or the region;
- b) The uses proposed shall not be detrimental to present and planned uses.

**NOW THEREFORE, BE IT RESOLVED** that the City Council of the City of Huron hereby adopts GPA 01-1.

**PASSED, APPROVED AND ADOPTED** at a regularly scheduled meeting of the City Council of the City of Huron held on June 20, 2001.

APPROVED:

AYES: Pimentel, GONZALEZ, Chavez  
NOES: Tamayo, Gomez  
ABSTAIN: NONE

Sylvie V. Chavez  
Mayor

ATTEST:

Juanita M. U.S.  
Secretary, Clerk and/or Deputy

**City of Huron, California**  
36311 Lassen Avenue, Huron, CA 93234  
559/945-2241

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**NOTICE OF AVAILABILITY OF A  
PROPOSED NEGATIVE DECLARATION**

**HURON INDUSTRIAL PARK SPECIFIC PLAN**

NOTICE IS HEREBY GIVEN that the City of Huron has prepared an Initial Study/Proposed Negative Declaration in accordance with the California Environmental Quality Act (CEQA) for the following proposed project:

The Huron Industrial Park Specific Plan addresses land use, circulation and public facilities planning for approximately 185 acres of land in the northwest area of the community. The plan is designed to systematically implement the objectives and policies and amend the Huron General Plan for the area it encompasses and is adopted in the same manner and has the same authority as the general plan. All actions related to development of incorporated land within the area encompassed by the plan must be consistent with the plan.

The major directives of the plan for development within the plan area are:

- Land within the plan area is designated for a combination of industrial and commercial uses. Zoning is also proposed to implement the land use districts.
- All development within the plan area will occur within the City. The plan contains provisions for annexing land and coordinating with Fresno County and the Fresno LAFCO to promote this objective.
- The major street system for the plan area will consist of Lassen Avenue, and planned Street "C", 12th Street, and 11th Street. A rail spur operated by the San Joaquin Valley Railroad will also serve the site.
- All new development within the plan area will use City water and sanitary sewer systems, and must be compatible with these systems.

The City has determined that the proposed project will not have significant adverse effects on the environment and has prepared a proposed Negative Declaration in accordance with requirements of CEQA. A copy of the proposed Negative Declaration is attached. Additional information may be obtained at the City of Huron located at 36311 Lassen Avenue, Huron, CA 93234. Written comments on the proposed Negative Declaration should be submitted by June 20, 2001, in order that they can be considered by the City Council at a public hearing scheduled for that date. Comments should be sent to Mr. Al Puente, City Manager, at the above address. Any questions regarding this notice should be directed to Mr. Puente at 559/945-2241.

**CITY OF HURON  
INITIAL STUDY  
PROPOSED MITIGATED NEGATIVE DECLARATION**

**HURON INDUSTRIAL PARK SPECIFIC PLAN**

**MAY 2001**

**PREPARED FOR THE CITY OF HURON**

**BY  
LAND USE ASSOCIATES  
4747 N. FIRST STREET, SUITE 140  
FRESNO, CA 93726**

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# PROPOSED MITIGATED NEGATIVE DECLARATION

Proposed: May 29, 2001

Filed with: County Clerk

**Finding:** The City of Huron has determined that the project described below will not have a significant effect on the environment following incorporation of mitigation measures and therefore the preparation of an Environmental Impact Report is not required.

**Lead Agency:** City of Huron is the Lead Agency for this project.

**Project Title, File No.:** Northeast Huron Specific Plan

**Project Location:** The project site is located in the northeast quadrant of the community.

**Project Description:** The project consists of a specific plan for an industrial park in the northwest quadrant of the community. The specific plan contains policies and standards for the development of the area, including necessary public facilities and design guidelines.

**Environmental Assessment:** The Initial Study for this project is available for review at the City of Huron, Planning Department, 36311 Lassen Avenue, Huron, CA.

**Justification for Negative Declaration:** The City of Huron has completed the preparation of an Initial Study for the project described above. The Initial Study did not identify any potentially significant environmental effects that would result from the proposed activity after incorporation of Mitigation Measures into the project. Accordingly, approval of a Mitigated Negative Declaration for the project is in compliance with CEQA Guidelines. The City finds that the proposed activity can be adequately served by City public services including public utilities (sewer and water) and police and fire protection services. It will not have a negative aesthetic effect, will not affect any rare or endangered species of plant or animal or the habitat of such species, or interfere with the movement of any resident or migratory fish or wildlife species. It will not adversely affect water quality, contaminate public water supplies, or cause substantial flooding, erosion, or siltation. It will not have a significant effect on air quality, transportation or circulation systems, noise, light and glare, and land use. No significant cumulative impacts will occur from this project.

**Contact Person:** Mr. Al Puente, City Manager - Phone: (559) 945-2241.

Signature: \_\_\_\_\_



Date: May 29, 2001



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# INITIAL STUDY

## HURON INDUSTRIAL PARK SPECIFIC PLAN

In conformance with the *California Environmental Quality Act* (CEQA), this document has been prepared to assess the potential environmental impacts associated with the proposed Huron Industrial Park Specific Plan. The project consists of a land use and circulation plan for the northwest quadrant of the community for development as a unified industrial park. The Initial Study has been prepared in accordance with the requirements of CEQA and the CEQA Guidelines and evaluates environmental issues related to the proposed project that appear on the CEQA Checklist included in this document. The Initial Study is an informational document designed to aid decision-makers in their deliberations on the project. The Huron City Council will consider the information contained in this document prior to making a decision to approve or deny this project.

### Project Description

The City of Huron is located in southwestern Fresno County about 60 miles from Fresno (Figure 1). The Huron General Plan was adopted in 1986 to provide overall guidance for growth (Figure 2). The northwest Huron area was designated for a variety of land uses on the General Plan map, including residential, commercial, and a school site. The Huron Industrial Park Specific Plan (Figure 3) serves to amend the general plan and provide for an industrial park setting to accommodate economic development in the community. The plan area is generally bounded by Lassen Avenue on the east, Palmer Avenue on the north, the San Joaquin Valley Railroad on the south, and the Sphere of Influence on the west.

The Huron Industrial Park Specific Plan addresses land use, circulation and public facilities planning for approximately 185 acres of land in the northwest area of the community. The plan is designed to systematically implement the objectives and policies and amend the Huron General Plan for the area it encompasses and is adopted in the same manner and has the same authority as the general plan. All actions related to development of incorporated land within the area encompassed by the plan must be consistent with the plan.

The major directives of the plan for development within the plan area are:

- Land within the plan area is designated for a combination of industrial and commercial uses. Zoning is also proposed to implement the land use districts.
- All development within the plan area will occur within the City. The plan contains provisions for annexing land and coordinating with Fresno County and the Fresno LAFCO.
- The City will expedite the processing of applications for development within the plan area. The City will also assist industries in locating suitable sites for development within the plan area and in identifying financing for development-related activities.
- The major street system for the plan area will consist of Lassen Avenue, and planned Street "C", 12th Street, and 11th Street. A rail spur operated by the San Joaquin Valley Railroad will also serve the site.
- All new development within the plan area will use City water and sanitary sewer systems, and must be compatible with these systems.

Figure 1: Regional Location

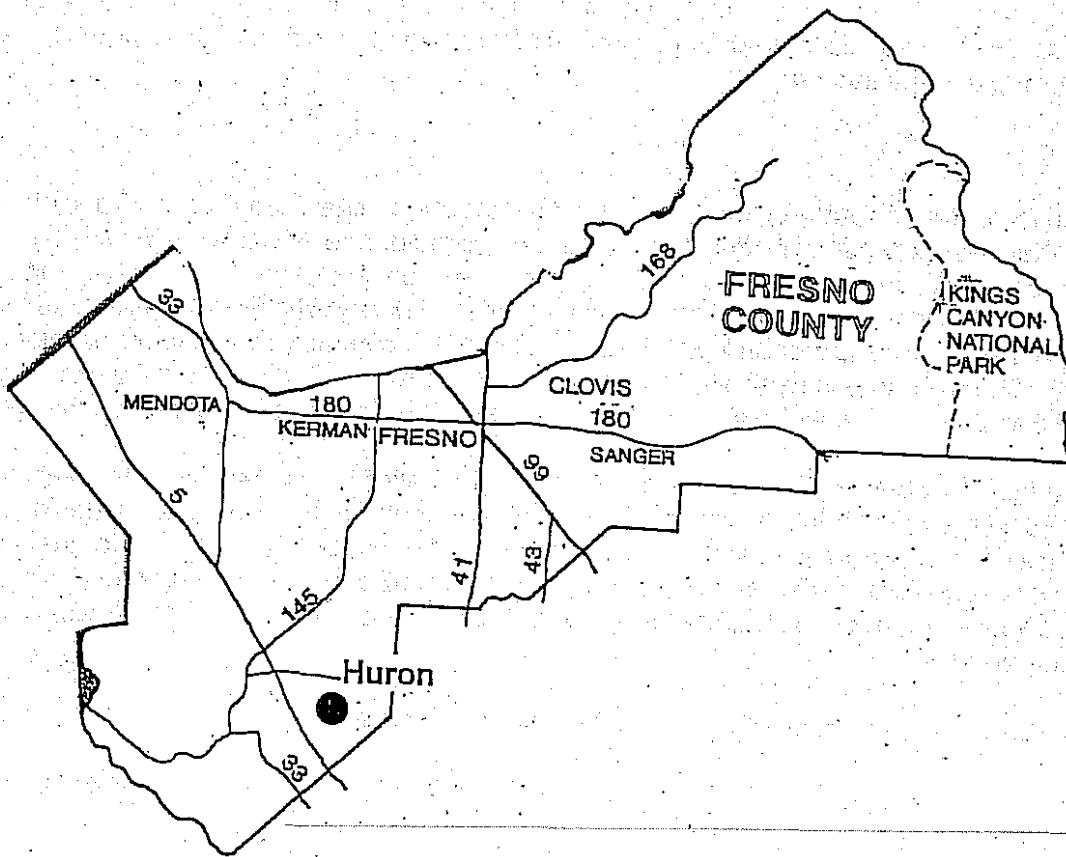


Figure 2: Huron General Plan

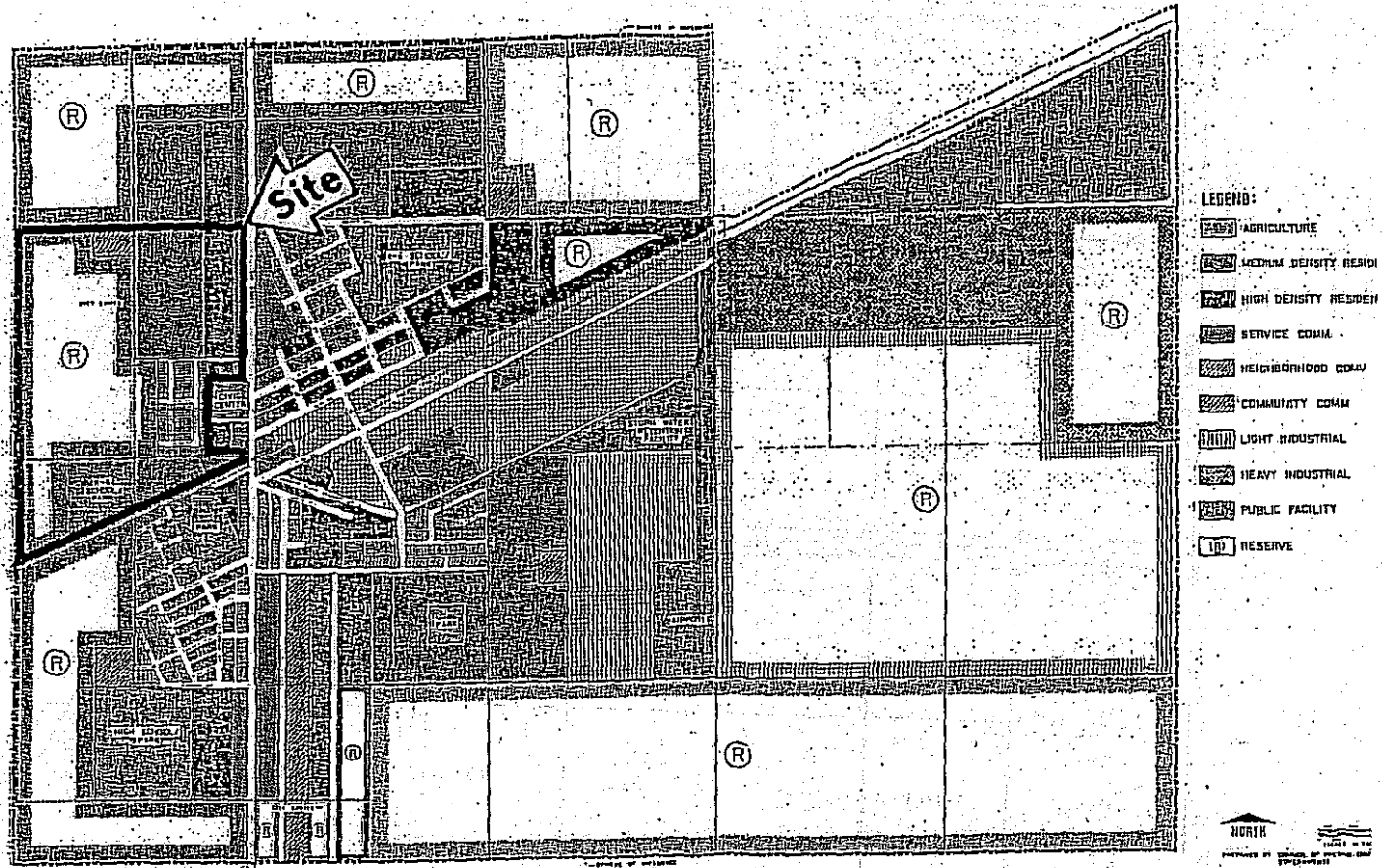


Figure 3: Specific Plan Map

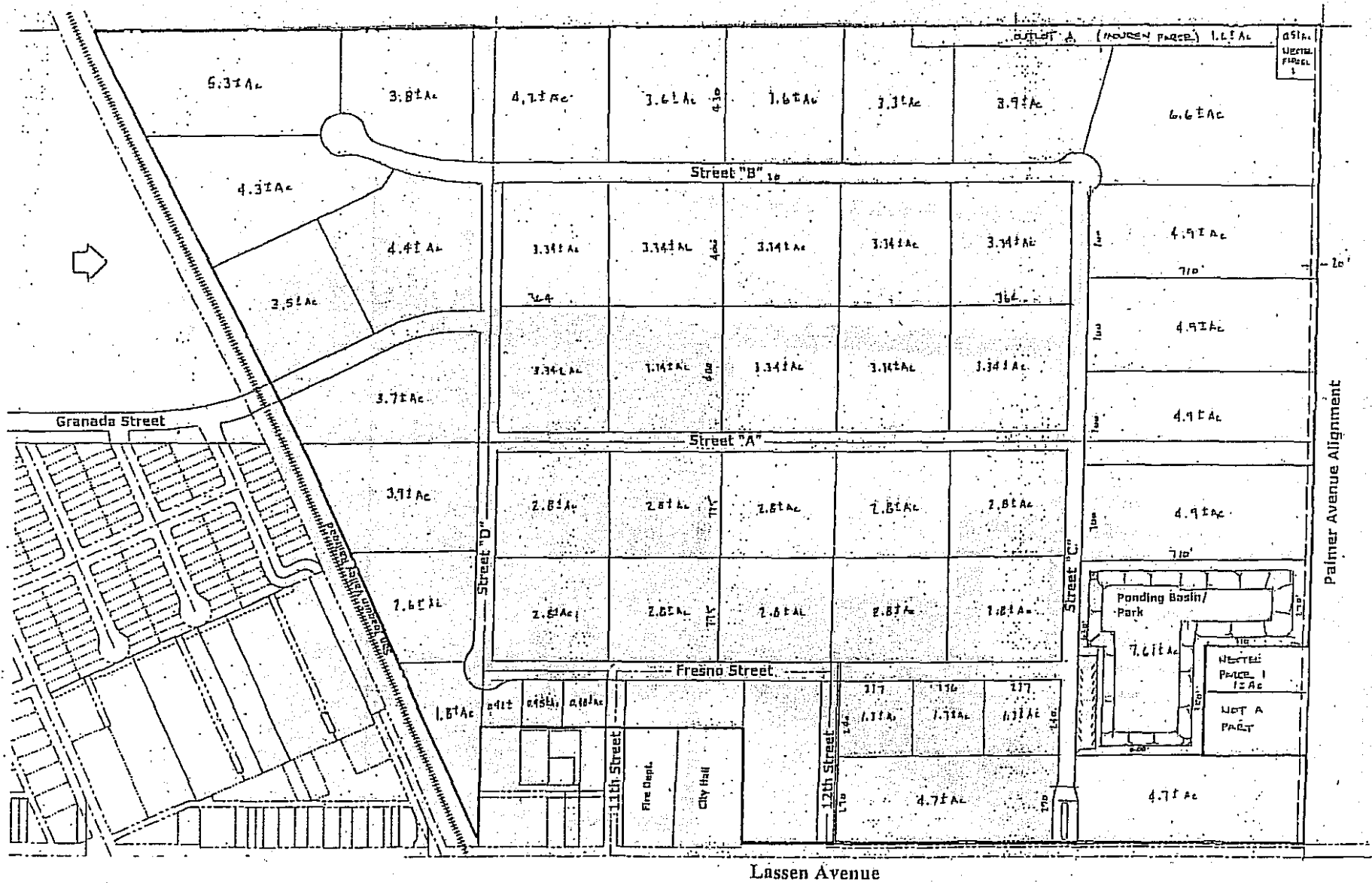


Table 1 shows land use designations for the plan area for both the existing general plan and the proposed specific plan at full build out.

**Table 1**  
**Existing General Plan**

<u>Land Use</u>	<u>Acres</u>	<u>%</u>
Medium Density	144.0	77.9
High Density	10.5	5.8
Neighborhood Commercial	4.0	2.3
General Commercial	6.5	3.5
School	12.0	6.5
Streets/Railroad r.o.w.	<u>37.0</u>	<u>20.0</u>
	185.0 acres	100.0

**Huron Industrial Park Specific Plan Land Use**

<u>Land Use</u>	<u>Acres</u>	<u>%</u>
Light Industrial	151.0	81.6
General Commercial	12.4	6.7
Park/Ponding Basin	7.6	4.1
Streets/Railroad r.o.w.	<u>14.0</u>	<u>7.6</u>
	185.0 acres	100.0

The table shows that the majority of the planning area will be designated for light industrial land use (82% of the planning area). General commercial land uses would support the industrial development and provide for commercial services for the community.

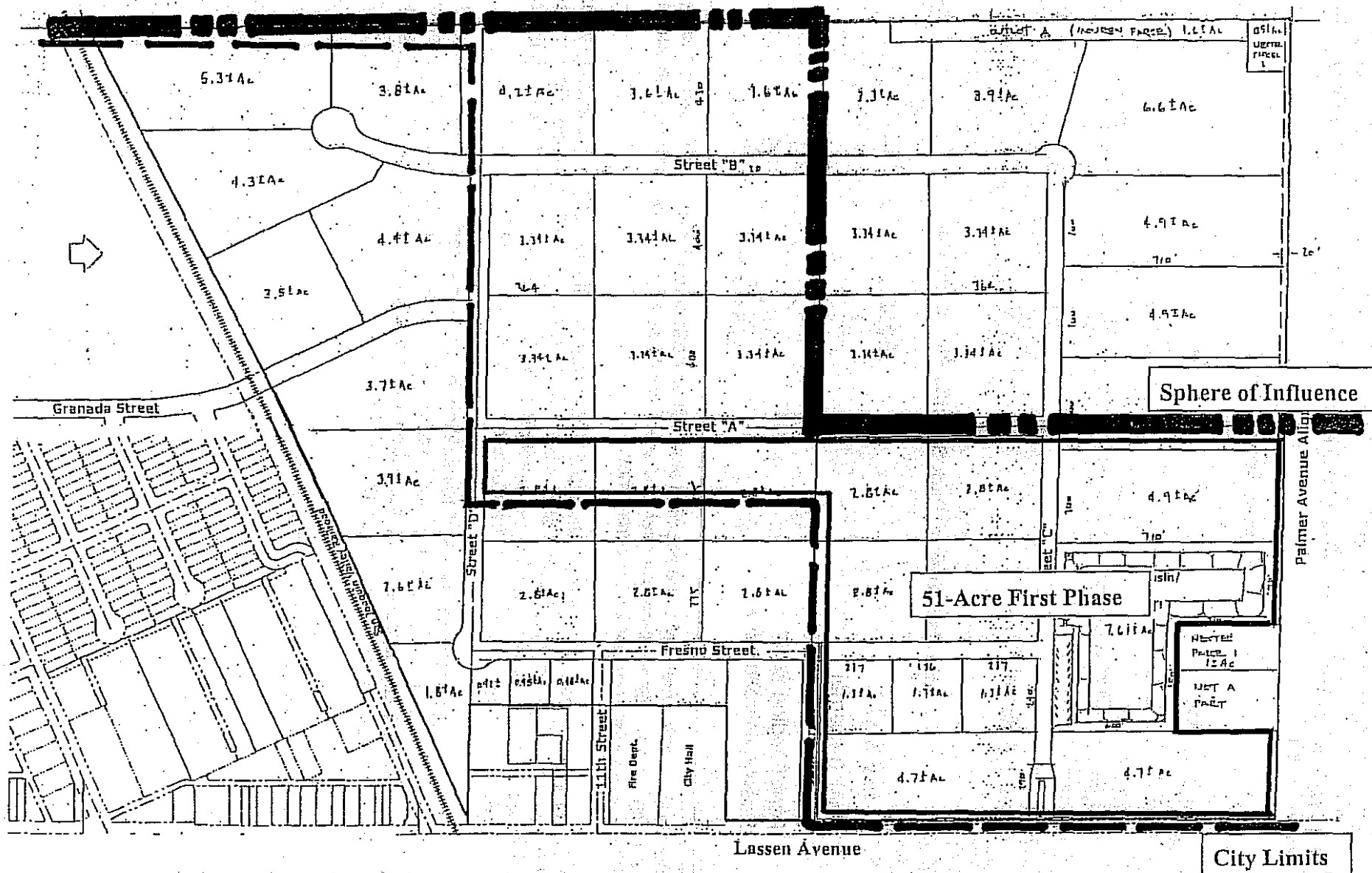
The project also proposes to expand the City's LAFCO Sphere of Influence (SOI) and eventually annex the entire site to the City of Huron. Figure 4 shows the existing SOI and City limits along with a first phase annexation proposal of 51 acres. The City has purchased the 51 acres and intends to annex this portion of the industrial park in order to provide infrastructure and potential sites for development.

In 1998, LAFCO approved the "Wackenhut" annexation for a 54-acre portion of the site intended for a private correctional facility. The SOI was expanded at that time to accommodate the project and annexation was tentatively approved. The correctional facility was not funded and the annexation has expired. The SOI expansion, however, remains in place and would accommodate a portion of the proposed project.

### **Summary of Conclusions of the Initial Study**

Based on conclusions of the Initial Study, it has been determined that, with incorporation of Mitigation Measures into the project identified in this study, no significant environmental effect on the environment will result from this project, and approval of a Negative Mitigated Declaration is recommended.

Figure 4  
Existing SOI and City Limits - Proposed 1st Phase Annexation



# ENVIRONMENTAL REVIEW CHECKLIST

## CITY OF HURON

### HURON INDUSTRIAL PARK SPECIFIC PLAN

#### ISSUES

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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#### I. AESTHETICS. Would the project:

- |  |                          |                                     |                          |                                     |
|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a. Have a substantial adverse effect on a scenic vista?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Substantially degrade the existing visual character or quality of the site and its surroundings?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |

#### II. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing Impacts on agriculture and farmland. Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepare pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

#### III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- |  |                          |                                     |                          |                                     |
|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a. Conflict with or obstruct implementation of the applicable air quality plan?                                    | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |



Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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- c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
- d. Expose sensitive receptors to substantial pollutant concentrations?
- e. Create objectionable odors affecting a substantial number of people?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### IV. BIOLOGICAL RESOURCES. Would the project:

- a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?
- c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### V. CULTURAL RESOURCES. Would the project:

- a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?
- b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### VI. GEOLOGY AND SOILS. Would the project:

a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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- e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
- f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?
- g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

# **VIII. HYDROLOGY AND WATER QUALITY.** Would the project:

- a. Violate any water quality standards or waste discharge requirements?
- b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
- c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?
- d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?
- e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?
- f. Otherwise substantially degrade water quality?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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- g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?
- h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?
- i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
- j. Inundation by seiche, tsunami, or mudflow?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**IX. LAND USE AND PLANNING.** Would the project:

- a. Physically divide an established community?
- b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
- c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**X. MINERAL RESOURCES.** Would the project:

- a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XI. NOISE.** Would the project result in:

- a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
- c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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- e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?
- f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## XII. POPULATION AND HOUSING. Would the project:

- a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## XIII. PUBLIC SERVICES.

- a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?  
Police protection?  
Schools?  
Parks?  
Other public facilities?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## XIV. RECREATION

- a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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**XV. TRANSPORTATION/TRAFFIC.** Would the project:

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips; the volume to capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e. Result in inadequate emergency access?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f. Result in inadequate parking capacity?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**XVI. UTILITIES AND SERVICE SYSTEMS.** Would the project:

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| g. Comply with federal, state, and local statutes and regulations related to solid waste?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

## Determination

On the basis of this initial evaluation:

\_\_\_\_\_ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.



\_\_\_\_\_ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on attached sheets have been added to the project. A NEGATIVE DECLARATION will be prepared.

\_\_\_\_\_ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

\_\_\_\_\_ I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

\_\_\_\_\_ I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.

Signature \_\_\_\_\_

Date \_\_\_\_\_

*Bruce O'Neal*  
May 29, 2001

Printed Name \_\_\_\_\_

*Bruce O'Neal*

# EVALUATION OF ENVIRONMENTAL IMPACTS

## I. AESTHETICS

Because visual qualities can be interpreted differently by different people, the visual experience is a subjective one. The proposed project would ultimately bring about the urbanization of a currently agricultural area. However, implementation of various policies and actions contained in the specific plan and the incorporation of mitigation measures will reduce impacts to less-than-significant levels.

### a. Would the project have a substantial adverse effect on a scenic vista?

**FINDING – No Impact:** The project will not result in the obstruction of scenic areas, historic properties, community landmarks, or formally classified scenic resources such as a scenic highway, national scenic area, or state scenic area. The project will not have a substantial adverse effect on a scenic vista. Construction of buildings will bring about an urban change in an area accustomed to a more agricultural setting. A change in view shed in the project area was assumed with the adoption of the Huron General Plan Update in 1986. No significant environmental effects will occur.

### b. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

**FINDING - No Impact:** The project will not damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.

### c. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

**FINDING - Less-Than-Significant Impact With Incorporation of Mitigation Measures:** The project would not substantially degrade the existing visual character or quality of the sites and surrounding areas under examination. However, the urbanization of the plan area will alter the existing rural and agricultural visual environment. Because of existing rural and agricultural uses, land in the project vicinity provides visual open space and visual continuity with surrounding rural land uses. The proposed project would not, however, significantly alter the landforms, view sheds, and overall character of the area, and the incorporation of mitigation measures will reduce any potential impacts to less-than-significant levels.

### d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

**FINDING - Less-Than-Significant Impact With Incorporation of Mitigation Measures:** Light and glare will be increased with urbanization. Structures and parking areas will be lighted in the evenings for safety and security. Project-related traffic will also generate light. Because there are currently few sources of light in the project vicinity, the introduction of any light will be noticeable.

## Mitigation

I-1 - All development shall be consistent with policies, development standards, and mitigation measures addressing site design, visual resources, and aesthetics approved with the Huron Industrial Park Specific Plan and the Huron Zoning Ordinance, as applicable.



I-2 - The City shall take light and glare impacts into account when approving projects within the plan area. Lighting plans shall be reviewed and approved by the City Planner as part of the site plan review process. All site lighting shall be directed away from residential areas. Security lighting shall be shielded to prevent illumination of adjoining property.

**Level of Significance After Mitigation:** A change in view shed in the planning area was generally assumed in the Huron General Plan. With incorporation of mitigation measures, the proposed project will not substantially impact the existing visual character existing in the vicinity of the project site and its surroundings.

## II. AGRICULTURE RESOURCES

- a. Would the project convert to Non-Agricultural Use Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

**FINDING - Less-Than-Significant Impact:** Development of the specific plan area would involve the conversion of approximately 185 acres of fallow and cotton cropland to urban uses. Cotton production ranked 2nd in Fresno County crops by dollar value generating more than \$458 million during 1997 (1997 Fresno County Agricultural Crop and Livestock Report). Upland cotton lint harvested in 1997 amounted to 318,000 acres with an estimated value of \$312.5 million. It is estimated that average cotton production is 1,300 pounds per acre. At \$.75 per pound, and assuming the entire project site were in production, the project site would generate a value of \$180,500 annually in farm income. This represents approximately 0.04% of the total cotton value in Fresno County. In that the project site has long been planned for urban use, this is considered a less than significant impact.

- b. Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

**FINDING - Less-Than-Significant Impact:** Approximately 80 acres of the project site is currently in an agricultural preserve contract (AP 3691). These contract, while within the specific plan study area, is in later phases of the project and will remain in production for several years. Three options exist for the ag contract. The current owner can file for a Notice of Non-renewal, in which case the contract will expire after 10 years. As an alternative, the City of Huron, as part of the project approval process, will be charged with canceling the agricultural preserve contract upon the adoption of the appropriate ordinance pursuant to Sec. 51280 of the Government Code. Lastly, if the City takes ownership of the property, the contract is voided.

According to the Fresno County Assessors Map for the unincorporated territory surrounding the City, Huron is almost entirely surrounded by lands in agricultural preserve contracts with Fresno County. Any proposal consisting of 185 acres adjacent to the existing urban area would involve consideration of property currently in agricultural preserves.

- c. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

**FINDING - Less-Than-Significant Impact:** The project is being proposed to provide a long-term industrial growth area for the City. It will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use.

### III. AIR QUALITY

Fresno County is classified as a non-attainment air basin for National Ambient Air Quality Standards (NAAQS) related to ozone and particulate matter (PM-10). All projects under consideration by the City of Huron are referred to the San Joaquin Valley Air Pollution Control District for review and comment. Recommended mitigation measures provided by the Air District are typically incorporated in projects prior to approval.

- a. Would the project conflict with or obstruct implementation of the applicable air quality plan?

**FINDING - No Impact:** The proposed project would not conflict with or obstruct implementation of the applicable air quality plan.

- b. Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?

**FINDING - Less-Than-Significant Impact With Incorporation of Mitigation Measures:** The greatest potential for impacts to air quality will come from short-term construction activities and from vehicles generated by development. Site construction will generate emissions from construction vehicles, trucks hauling equipment and materials, and building activities. Construction equipment emissions can be reduced by using equipment that has catalytic converters, using methanol or low-sulfur pile drivers, and by preventing trucks from extensive idling. A variety of construction related sources generate PM<sub>10</sub> emissions. These sources include truck trips on unpaved roads and parking areas, dirt storage piles, grading activities, and demolition. These impacts will be mitigated to a less-than-significant level by following recommendations for dust control provided by the San Joaquin Valley Air Pollution Control District.

- c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?

**FINDING - Less-Than-Significant Impact:** The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard, including releasing emissions which exceed quantitative thresholds for ozone precursors.

- d. Would the project expose sensitive receptors to substantial pollutant concentrations?

**FINDING - No Impact:** The proposed project would not expose sensitive receptors to substantial pollutant concentrations.

- e. Would the project create objectionable odors affecting a substantial number of people?

**FINDING - No Impact:** Increase in odors during construction is expected to be negligible, short-lived, and mitigated by the effects of natural air movement. Industrial development has the potential to create new/permanent objectionable odors affecting the community. Such potential odors are subject to control by the SJVAPCD and review under the Huron Zoning Ordinance.

### Mitigation

III-1 – The City of Huron shall comply with all applicable mitigation measures listed in the San Joaquin Valley Unified Air Pollution Control District's (SJVAPCD) *Guide for Assessing and Mitigating Air Quality Impacts*, August 20, 1988, 6.5.1 Mitigating Construction Impacts, Regulation VIII, to control fugitive dust (PM 10) and reduce other emissions during construction activities.

**Level of Significance After Mitigation:** The project will result in an incremental contribution to regional air quality impacts after mitigation.

## IV. BIOLOGICAL RESOURCES

The Huron planning area contains urbanized and suburbanized areas and agricultural lands. Land in the study area is agricultural and wildlife that occurs in these agricultural habitats are generally common species that tolerate human disturbance. A biological reconnaissance of the center portion of the project site was undertaken for a previous project by Hartesveldt Ecological Consulting Services in July of 1998. The project area has been leveled and used for agriculture for several decades. No vernal pools or other wetlands exist on the site.

- a. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

**FINDING - No impact:** There are no known sensitive species in the project area and no impacts are expected.

- b. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

**FINDING - No Impact:** The project and surrounding areas have been converted from natural terrestrial habitats to urbanized and agricultural lands. These lands are used by many native wildlife species. The regional availability of agricultural lands is so great that its conversion to urban use within the project area cannot be considered a substantial loss of habitat.

- c. Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

**FINDING - No Impact:** The project would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act.

- d. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

**FINDING - No Impact:** Based on the evaluation of biological resources present on the site, the project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

- e. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

**FINDING - No Impact:** No tree preservation policy or ordinance exists in the City of Huron and the project would not conflict with any local policies or ordinances protecting biological resources.

- f. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?

**FINDING - No Impact:** The project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan.

## V. CULTURAL RESOURCES

The project site is fallow and agricultural land and not recognized as having any archaeological sensitivity. It is not likely that prehistoric or historic sites and artifacts could be located below the surface of the project site. A record search conducted by the Southern San Joaquin Valley Information Center at California State University, Bakersfield for a previous project on the site noted no resources in or around the project area.

- a. Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines?

**FINDING - No Impact:** There are no known historical resources located on the project site under consideration by the City of Huron.

- b. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

**FINDING - Less-Than-Significant Impact With Incorporation of Mitigation Measures:** There are no known archaeological resources located in the study area. However, the proposed project could result in disturbance of subsurface resources during grading. The potential degradation of archaeological resources would be considered a significant impact. Pursuant to the requirements of CEQA, a number of mitigation measures will be incorporated into the project to reduce the potential for a significant effect on cultural resources to less-than-significant levels.

- c. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

**FINDING - Less-Than-Significant Impact With Incorporation of Mitigation Measures:** Although there are no known paleontological resources located in the study area, the proposed project has the potential to directly or indirectly destroy a paleontological resource. Pursuant to the requirements of CEQA, a number of mitigation measures will be incorporated into the project to reduce the potential for a significant effect on paleontological resources to less-than-significant levels.

- d. Would the project disturb any human remains, including those interred outside of formal cemeteries?

**FINDING - Less-Than-Significant Impact:** The project would not likely disturb any human remains. Should any remains be discovered during construction, the recommended mitigation measures will reduce potential impacts to less-than-significant levels.

### Mitigation

V-1 - The City of Huron shall comply with the requirements of CEQA that regulate archaeological and historical resources (Public Resources Code Section 21083.2 and 21084.1), and all local, state and federal regulations that regulate archaeological and historical resources.

V-2 - If any cultural or paleontological materials are uncovered during project activities, work in the area shall halt until professional cultural resources evaluation and/or data recovery excavation can be planned and implemented.

V-3 - If human remains are discovered, the Fresno County Coroner must be notified immediately. *(The Coroner has two working days to examine the remains and 24 hours to notify the Native American Heritage Commission (NAHC) if the remains are Native American. The most likely descendants then have 24 hours to recommend proper treatment or disposition of the remains, following the NAHC guidelines).*

**Level of Significance After Mitigation:** With incorporation of mitigation measures, the project will not create or contribute to a substantial adverse change in the significance of historical resources.

## VI. GEOLOGY AND SOILS

The entire Huron area is subject to relatively low seismic hazards compared to many other parts of California. The primary seismic hazard is ground shaking produced by earthquakes generated outside the project area.

- a. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- 1) Rupture of a known earthquake fault?

**FINDING - Less-Than-Significant Impact With Incorporation of Mitigation Measures:** Due to distance from active faults, the potential for loss of life, property damage, ground settlement, or liquefaction to occur is considered minimal. Mitigation measures will be incorporated into the project to reduce potential impacts from geological events to less-than-significant levels.

ii) Strong seismic ground shaking?

**FINDING - Less-Than-Significant Impact With Incorporation of Mitigation Measures:** The most likely source of potential ground shaking is attributed to the San Andreas Fault and the Coalinga fault system. Taking into account the distance to the causative faults, the potential for ground motion is such that a minimal risk can be assigned.

iii) Seismic-related ground failure, including liquefaction?

**FINDING - No Impact:** Loose sand, high groundwater, higher intensity earthquakes, and particularly long duration of ground shaking are the requisite conditions for liquefaction. Subsurface soil types are typically too coarse in nature and not particularly conducive to liquefaction in the project area. In addition, the maximum ground surface accelerations attributed to this area are too low to produce the shock necessary to initiate liquefaction.

iv) Landslides?

**FINDING - No Impact:** The project will not result in or expose people to potential impacts from landslides or mudflows.

b. Would the project result in substantial soil erosion or the loss of topsoil?

**FINDING - Less-Than-Significant Impact:** Urbanization will create changes in absorption rates, drainage patterns, and the rate and amount of surface runoff. Standard required construction practices and compliance with City ordinances and regulations, *The Uniform Building Code*, and adherence to professional engineering design approved by the City will mitigate potential impacts from the project. Thus, the project will not result in substantial soil erosion or the loss of topsoil.

c. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

**FINDING - No Impact:** The project site would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in off-site landslide, lateral spreading, subsidence, liquefaction or collapse.

d. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

**FINDING - No Impact:** The project will not result in or expose people to potential impacts from expansive soils.

e. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

**FINDING - No Impact:** The project will be served by the Huron Wastewater Treatment Plant.

## Mitigation

VI-1 - Development shall comply with all pertinent City standard practices which will assure that the site will be properly graded, storm water will be adequately drained into the approved storm water system, and the potential for erosion eliminated.

VI-2 - Potential seismic hazards shall be addressed through compliance with the *The Uniform Building Code* which shall be utilized and enforced by the City of Huron to monitor the safe construction of all structures and facilities in the plan area.

**Level of Significance After Mitigation:** With incorporation of mitigation measures, potential impacts related to geology and soils will be reduced to less-than-significant levels.

## VII. HAZARDS AND HAZARDOUS MATERIALS

- a. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

**FINDING - No Impact:** The project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

- b. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

**FINDING - No Impact:** The project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

- c. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

**FINDING - No Impact:** The project would not emit hazardous emissions or require the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

- d. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

**FINDING - No Impact:** The project not would be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

- e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

**FINDING - No Impact:** The project site will not be located within an airport land use plan or, within two miles of a public airport or public use airport.

- f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

**FINDING - No Impact:** The project site will not be located within the vicinity of a private airstrip.

- g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

**FINDING - No Impact:** The project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

- h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?

**FINDING - No Impact:** The project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires.

## VIII. HYDROLOGY AND WATER QUALITY

The specific plan contains provisions for storm drainage, including a ponding basin/park to the serve the project area. Construction of the basin and participation in the cost and/or construction of drainage system improvements by the City and future developers will mitigate the impact of development.

- a. Would the project violate any water quality standards or waste discharge requirements?

**FINDING - Less-Than-Significant Impact With Incorporation of Mitigation Measures:** Development of the project will comply with all City ordinances and standard practices which will assure that the site will be properly graded and storm water will be properly drained into the approved storm water systems. Furthermore, before construction of projects larger than five acres in size, the developer will prepare a Storm Water Pollution Prevention Plan pursuant to the National Pollution Discharge Elimination System (NPDES). Compliance with all local, state, and federal regulations will prevent any violation of water quality standards or waste discharge requirements.

- b. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

**FINDING - No Impact:** The proposed project would not deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. The project, which will use City water from surface supplies, would not effect the production rate of pre-existing nearby wells.



- c. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?

**FINDING - Less-Than-Significant Impact:** The project will lead ultimately to construction of urban uses and existing drainage patterns will be altered. Surface run-off will occur once surfaces are paved or covered with structures. The project will also create changes in absorption rates, drainage patterns, and the rate and amount of surface runoff. The project will not, however, substantially alter the existing drainage pattern of the site or area. The project will not alter the course of a stream or river, nor result in substantial erosion or siltation on or off-site.

Standard required construction practices and compliance with City ordinances and regulations, *The Uniform Building Code*, and adherence to professional engineering design approved by the City of Huron will reduce impacts from the project. Compliance with all local, state and federal regulations will mitigate potential significant impacts to less-than-significant levels.

- d. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off-site?

**FINDING - Less-Than-Significant Impact:** The project will not substantially alter the existing drainage pattern of the site or area nor alter the course of a stream or river. Compliance with all local, state and federal regulations will mitigate potential significant impacts to less-than-significant levels.

- e. Would the project create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

**FINDING - Less-Than-Significant Impact:** The City requires that water run-off issues for new development proposals be addressed in the planning and design stages. As noted, development will comply with all local, state and federal regulations. Accordingly, the project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.

- f. Would the project otherwise substantially degrade water quality?

**FINDING - No Impact:** The project will not otherwise degrade water quality.

- g. Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

**FINDING - Less-Than-Significant Impact With Incorporation of Mitigation Measures:** The project does not contain housing.

- h. Would the project place within a 100-year flood hazard area structures that would impede or redirect flood flows?

**FINDING – Less-Than-Significant Impact:** The project area is not within an identified 100-year flood hazard area.

- i. Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

**FINDING - No Impact:** The project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.

- j. Would the project be at risk for inundation by seiche, tsunami, or mudflow?

**FINDING - No Impact:** The project has no potential to be inundated by a seiche, tsunami, or mudflow.

#### **Mitigation**

**VIII-1 -** The City of Huron shall comply with the requirements of the U.S. Environmental Protection Agency National Pollutant Discharge Elimination System (NPDES) permit requirements, as applicable to this project.

**VIII-2 -** Development of the project site will comply with all pertinent City ordinances and standard practices to assure that the site will be properly graded, storm water will be adequately drained into the approved storm water system, and the potential for erosion eliminated.

**Level of Significance After Mitigation:** With the incorporation of the recommended mitigation measures, potential environmental effects will be reduced to less-than-significant levels.

### **IX. LAND USE AND PLANNING**

- a. Would the project physically divide an established community?

**FINDING - No Impact:** The project would not physically divide Huron. The existing industrial area is located in the central part of the City and forms a considerable barrier between residential areas lying to the north and south. Should existing industries relocate to the proposed industrial park, this existing barrier would be removed.

- b. Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

**FINDING - No Impact:** The proposed project is inconsistent with the Huron General Plan. Currently, land within the project area is proposed for residential, commercial, and public facility land use. With adoption of the specific plan to re-designate the project area to light industrial and commercial uses, a finding of consistency with the general plan could be made. The portion of the land which is unincorporated is zoned AE-20 by Fresno County. The proposal to annex the land and pre-zone the property would make the proposed use consistent with the Huron General Plan.

The area of the specific plan was designated on the Huron General Plan for long-term urbanization. To this extent, the project implements the General Plan and is consistent with the overall environmental goals of that document. The General Plan contains approximately 905 acres of currently undeveloped land designated for residential land use. The proposed project would reduce that amount by approximately 100 acres, leaving about 805 acres which could be developed for residential purposes. It is estimated that about 300 acres will be required to accommodate residential growth through the year 2020, leaving nearly 500 acres available for residential uses in the long term. The reduction in the amount of land available for residential development is considered less than significant.

Development of the entire project site will require expansion of the Sphere of Influence and annexation to the City of Huron through the Fresno Local Agency Formation Commission (LAFCO). LAFCO's policies are intended to promote the orderly formation of agencies, encourage orderly urban development patterns, and encourage conservation of prime agricultural lands, and open space areas. Annexation of the first 51-acre phase of development will be consistent with LAFCO standards for annexation as it will be subject to a master plan, be rezoned, and will be owned by the City of Huron. Annexation of subsequent phases will be dependent on the pace of development, specific development proposals, and/or the ability of the City to purchase the balance of the industrial park area.

- c. Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?

**FINDING - No Impact:** The project would not conflict with any applicable habitat conservation plan or natural community conservation plan.

#### X. MINERAL RESOURCES

There are no mineral resources known to exist in the Huron planning area.

- a. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

**FINDING - No Impact:** The project would not result in the loss of availability of a known mineral resource.

- b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

**FINDING - No Impact:** The project would not result in the loss of availability of a locally important mineral resource recovery site.

#### XI. NOISE

Noise consists of any sound that may produce physiological or psychological damage and/or interfere with human communication, work, rest, recreation, and sleep. People recognize that noise has become an environmental pollutant that threatens the quality of life in a community.

- a. Would the project result in exposure of persons to or generation of noise in excess of standards established in the local exceeding the general plan or noise ordinance, or applicable standards of other agencies?

**FINDING - Less-Than-Significant Impact With Incorporation of Mitigation Measures:** Urbanization in the project area will generate new noise in an otherwise rural and agricultural area. Potential noise levels are expected to be within acceptable limits. Noise will be generated primarily by normal operation of motor vehicles. The project area is far removed from residential areas and would not result in exposure of persons to or generation of noise in excess of standards established in the general plan or noise ordinance, or applicable standards of other agencies.

Policies of the Huron General Plan require that exterior living areas of single family uses have a maximum noise level of 65dB CNEL and an interior living areas noise level of 45dB CNEL. If noise sensitive receptors are identified, it is the intention of the City of Huron to require a combination of site planning techniques, landscape setbacks and berms and/or noise walls, and architecture treatments be incorporated into the design of the project to ensure that the required standards are achieved.

- b. Would the project result in exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

**FINDING - Less-Than-Significant Impact:** Although noise will be generated during construction, the project will not result in exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels.

- c. Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

**FINDING - Less-Than-Significant Impact:** The project has the potential to create new noise levels typical of a suburban neighborhood; however, the project will not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

- d. Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

**FINDING - Less-Than-Significant Impact:** The project will bring about temporary increases in noise during construction. It is not anticipated that these new noise levels generated during construction will result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.

- e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

**FINDING - No Impact:** The project is not located within an airport land use plan.

- f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

**FINDING - No Impact:** The project will is not located within the vicinity of a private airstrip.

## Mitigation

XI-1 - All development shall be consistent with all pertinent policies, development standards, and mitigation measures addressing noise impacts approved with the area specific plan, the Huron General Plan, and Huron Zoning Ordinance, as applicable.

XI-2 - The City's noise standards for land use compatibility as adopted in the Huron General Plan shall be adhered to and implemented during the design and construction within the plan area.

XI-3 - The hours of construction activity near residential areas shall be limited to Monday through Saturday, 6 a.m. to 6 p.m. with no activity allowed on Sundays and holidays.

**Level of Significance After Mitigation:** With incorporation of the recommended mitigation measures, potential environmental effects related to noise will be reduced to less-than-significant levels.

## XII. POPULATION AND HOUSING

- a. Would the project induce substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

**FINDING - Less-Than-Significant Impact:** The proposed project will increase the number of jobs in the community and create demand for new housing. These impacts are in keeping with the 3% average annual growth rate for the City and generally desired by the community.

- b. Would the project displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere?

**FINDING - No Impact:** The project would not displace any existing housing.

- c. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

**FINDING - No Impact:** The project would not displace any people.

## XIII. PUBLIC SERVICES

- a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- i) Fire protection?

**FINDING - No Impact:** Fire protection services are available to the project area through the Fresno County Fire Protection District and the District's Huron station. No significant impacts to fire services are anticipated as a result of this project.

ii) Police protection?

**FINDING - No Impact:** Police protection services are available through the Huron Police Department following annexation. No significant impacts to police services are anticipated as a result of this project.

iii) Schools?

**FINDING - Less-Than-Significant Impact:** To mitigate impacts brought on by commercial and industrial development, the Huron Unified School District levies development fees. New development will be subject to the development fees in place at the time fee certificates are obtained.

iv) Parks?

**FINDING - No Impact:** The project will not have any impacts on parks as adequate park space exists in the community and additional park space is provided in the specific plan.

v) Other public facilities?

**FINDING - No Impact:** The project will not have additional impacts on other public facilities.

#### XIV. RECREATION

- a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

**FINDING - No Impact:** The project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

- b. Does the project include recreational facilities or facilities which might have an adverse physical effect on the environment?

**FINDING - No Impact:** The project includes recreational and park facilities; these facilities, however, are located within the industrial park and are not expected to have an adverse physical effect residential neighborhoods or the environment.

#### XV. TRANSPORTATION/TRAFFIC

- a. Would the project cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

**FINDING - Less-Than-Significant Impact:** Table 2 compares traffic generated from the project with that which could be generated from planned land uses. The proposed project would represent an increase of 23% in traffic compared to planned land use.

Table 2  
Comparison of Traffic Generated by the Proposed Project

Land Use	Medium Density	High Density	Neighborhood Commercial	General Commercial	Public Facility	Streets	Light Industrial	Total Trips
Proposed Project	n.a.	n.a.	n.a.	10,802	38	n.a.	9,866	20,706
Existing Plan	5,760	1,260	3,500	5,600	720	n.a.	n.a.	16,840

Note: The following factors were used:

1. Medium Density 144 acres x 4 units/ac x 10 trips/day
2. High Density 10.5 acres x 15 units/ac x 8 trips/day
3. Neighborhood Commercial 4 acres x .25 FAR x 80 trips/1,000 sq.ft.
4. General Commercial - Proposed Project 12.4 acres x .25 FAR x 80 trips/1,000 sq.ft. - Existing Plan 6.5 acres x .25 FAR x 80 trips/1,000 sq.ft.
5. Public Facility - Proposed Project 7.6 acre park x 5 trips/ac - Existing Plan 12 acre school x 60 trips/ac;
6. Light Industrial 151 acres x .25 FAR x 6 trips/1,000 sq.ft.

According to a recent traffic analysis (VRPA Technologies, *City of Huron Railroad Property Site Transportation Analysis*, June 1998) forecasted 2020 traffic on Lassen Avenue would operate at LOS C. This forecast was based on existing traffic plus planned projects plus an increase in existing traffic escalated at 2% per year. Although the project would increase traffic by 23% over current planned uses, it is expected that Lassen Avenue will continue to operate at LOS C in the northern portion of the community.

- b. Would the project exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

**FINDING - No Impact:** The project will not bring about any conditions to the existing or planned circulation system in the project vicinity that would exceed, either individually or cumulatively, a level of service standard established by the City of Huron for designated roads or highways.

- c. Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

**FINDING - No Impact:** The project would not effect air traffic.

- d. Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

**FINDING - No Impact:** The project has a typical grid system of major streets and would not increase hazards due to sharp curves, dangerous intersections, or incompatible uses. A very minimal risk exists that vehicles traveling to and from the project area from the north may encounter slower vehicles or farm equipment. The danger will not be significantly different from such conditions elsewhere on the urban fringe of Huron.

- e. Result in inadequate emergency access?

**FINDING** - No Impact: The project would not result in inadequate emergency access.

- f. Result in inadequate parking capacity?

**FINDING** - No Impact: All projects within the specific plan area will be required to provide adequate parking per the development standards established in the Huron Zoning Ordinance.

- g. Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

**FINDING** - No Impact: The project will not conflict with adopted policies, plans, or programs supporting alternative transportation and contains an extensive trail and bikeways system.

## **XVI. UTILITIES AND SERVICE SYSTEMS**

- a. Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

**FINDING** - No Impact: The project would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.

- b. Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

**FINDING** - No Impact: The project can be adequately served by the City of Huron water and wastewater facilities. The specific plan contains an infrastructure plan to serve the industrial park at full development.

- c. Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

**FINDING** - Less-Than-Significant Impact: The project will comply with the City's adopted storm water drainage plan which will require installation of a storm drain system. Appropriate mitigation measures and or conditions of approval will be incorporated into this project. No significant environmental effects are expected to occur as a result of installation of the storm drainage infrastructure.

- d. Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

**FINDING** - No Impact: The City has sufficient surface water resources to serve the specific plan area.

- e. Would the project result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

**FINDING** - No Impact: The City has sufficient capacity to serve the project.



- f. Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

**FINDING - No Impact:** Area landfills have sufficient capacity to serve growth in the City of Huron.

- g. Would the project comply with federal, state, and local statutes and regulations related to solid waste.

**FINDING - No Impact:** The project will comply with federal, state, and local statutes and regulations related to solid waste.

## Mandatory Findings of Significance

1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

FINDING - Less-Than-Significant Impact With Incorporation of Mitigation Measures.

2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

FINDING - Less-Than-Significant Impact With Incorporation of Mitigation Measures.

3. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

FINDING - No Impact

# Huron Industrial Park SPECIFIC PLAN

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March 2001

prepared for  
The City of Huron

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## **PLAN SUMMARY**

The Huron Industrial Park Specific Plan addresses land use, circulation and public facilities planning for approximately 185 acres of land in the northwest area of the community. The plan is designed to systematically implement the objectives and policies and amend the Huron General Plan for the area it encompasses and is adopted in the same manner and has the same authority as the general plan. All actions related to development of incorporated land within the area encompassed by the plan must be consistent with the plan.

The major directives of the plan for development within the plan area are:

- Land within the plan area is designated for a combination of industrial and commercial uses. Zoning is also proposed to implement the land use districts.
- All development within the plan area will occur within the City. The plan contains provisions for annexing land and coordinating with Fresno County and the Fresno LAFCO to promote this objective.
- The City will expedite the processing of applications for development within the plan area. The City will also assist industries in locating suitable sites for development within the plan area and in identifying financing for development-related activities.
- The major street system for the plan area will consist of Lassen Avenue, and planned Street "C", 12th Street, and 11th Street. A rail spur operated by the San Joaquin Valley Railroad will also serve the site.
- All new development within the plan area will use City water and sanitary sewer systems, and must be compatible with these systems.

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## **CHAPTER 1 INTRODUCTION**

The Huron Industrial Park Specific Plan is a component of the Huron General Plan. The general plan provides overall guidance for residential, commercial and industrial growth and development within the Huron Planning Area. This specific plan augments and amends the general plan by providing more detailed planning of the northwest portion of the planning area. The plan area encompasses approximately 185 acres of land located in the northwest corner of the City, and will become the primary area available to the City for industrial growth and development.

The specific goals of the City in authorizing preparation of this plan are:

- To demonstrate to existing and prospective industries the City's commitment to development within the plan area.
- To establish detailed land use, circulation, and public facilities planning.
- To foster coordination and cooperation with property owners, industries, and businesses within the plan area.
- To serve as a support document for LAFCO Sphere of Influence amendments and annexations.

The plan is divided into eight chapters. Chapter 1 explains the purpose and scope of the plan. Chapter 2 discusses the overall market feasibility of the project. Chapter 3 describes the location of the plan area and information on its community setting. In Chapter 4, the objectives, policies and implementation measures for land use and development within the plan area are described. Chapters 5 and 6 describe the objectives, policies and implementation measures for circulation and public facilities. Chapter 7 contains policies on environmental resources and design. Chapter 8 discusses implementation.

## Chapter 2 Market Factors and Feasibility

Assessment of the market feasibility of the proposed specific plan area for industrial uses is a key to decisions on project validity, phasing, and financing. Development trends in and around Huron were reviewed, along with projections made as part of the recent Fresno County General Plan update. The County General Plan projected demand for industrial space through the year 2020 at between 8 acres and 32 acres, depending on the growth patterns experienced by the area. The lower estimates reflect extrapolation of recent growth patterns in Fresno County. The higher estimates reflect a growth scenario that favors development of value-added food processing activities in the County, a growth scenario reflected in the policies being included in the updated General Plan for the County.

The additional demand that might be created from changes in local conditions is difficult to estimate. The General Plan projections that lead to the largest incremental demand for the Huron SOI presume that the area will be aggressive in pursuing value-added processing industry. Improvements to infrastructure such as the reopening of the rail spur would be part of that scenario already. However, even with that improvement in place, the share of the new markets that might accrue to Huron was estimated to be proportional to growth experienced in the past, and that assumption may not be valid. Two examples are cited:

- Huron is likely to command a greater share of the industrial growth in the future than it was able to achieve in the past. The presence of rail access can be an important catalyst for future development. There is a great opportunity to market Huron as a center for storage and shipping of agricultural products, including farm produce, agricultural supplies, and processed food products. Huron will become the only location in the west valley growing area with rail access, since Coalinga dropped their ROW accesses to rail service. Huron will have a direct connection to the main Southern Pacific rail line connecting to all N/S inland locations. The proximity to I-5 and all western and overseas markets makes Huron a candidate for a multi-modal center. The West Valley growers can now choose between rail and truck shipping to reach their markets, most important for distant destinations. Rail access may lead to a change in crop patterns to those more suited to rail transportation. Shipping of bulk products, such as fertilizers and grains, can also benefit from rail access. Value-added processors, such as tomato processing facilities, will benefit in their shipment of bulk pre-processed product, such as paste,

to distant locations for processing into finished products. The extent of these benefits will depend on comparative cost, schedules, and access to the rail service, and will occur over time. The benefits to both road maintenance and clean air are apparent, and both are of significance to the County and the region.

- Huron is taking positive steps to assure infrastructure support for additional industrial and community growth. Major improvements are in process on both water supply and wastewater treatment facilities. These improvements are designed to assure sufficient water to support community growth as well as expanded industrial capacity. With water entitlements from the California Aqueduct, Huron can offer an assured supply of water that is not common in other West Side locations.

Based on these considerations, it is likely that the long-term demand for new industrial development in Huron can exceed the 32-acre estimate in the General Plan projections. On that basis, there should be sufficient market to absorb the first phase of industrial park under evaluation over time. This assumes that the project can be developed with adequate infrastructure and at a cost that will make it competitive with alternative sites in the region.

While the Huron has some advantages to offer an industrial user, industrial development is not automatic. Industrial site selection is now and will always be a highly competitive process, with quite a bit of flexibility available to the industrial firm. There are other locations that can offer some of the advantages available in Huron. As well, Huron has some disadvantages – e.g. availability and qualifications of workforce, continued flooding issues, limited local supporting services. While these deficiencies can be addressed over time, they are factors that must be considered in marketing the initial phases of the Industrial Park. It is essential that an implementation strategy be adopted that allows Huron to take a proactive approach to marketing the area, the opportunities, and in particular the Industrial Park. It is also important to understand that the development of a viable industrial park in Huron is a long-term project, likely to have a planning horizon of 5 to 10 years. Early marketing is absolutely essential to success. The opportunity available in Huron will not be self-evident to industrial clients, and the marketing effort must target that issue.



## **2.2 Industrial Park Design and Implementation Strategies**

The site being considered for the Huron Industrial Park contains over 180 acres, with 51 acres planned for Phase I development. The size of the site provides the luxury of allowing for broad options as the industrial market evolves. In many ways, filling an industrial park is a matter of remaining aware of opportunities, making yourself know to target industries, knowing what you have to sell, having the flexibility to meet specific needs better than competing sources, and being aware of any realistic incentives that can be offered to close placements. As much as planned focused activities, which are a part of any marketing strategy, targets of opportunity will play an important part in the filling of the park.

The first key step in an implementation plan is to make the park a physical reality. The existence of an approved park with major utilities in place is a strong attraction to industries looking for new locations. Waiting for approvals on an industrial site is a strong disadvantage to the site selection process because of possible issues with infrastructure, environmental concerns, and traffic generation and the like. The presence of a completed and available park automatically places the site high in the rankings. Industrial users do not like to have to imagine what a site will look like some time in the future.

### **Site Design**

Industrial Park detailed design and layout is an important factor in marketing the site. The Park design should provide flexibility in individual site characteristics. Lot sizes should be modular to accommodate clustering for different size users. Specific areas should be reserved for light manufacturing, warehousing, and commercial/industrial uses. The Lassen Avenue frontage should create an inviting Main Entrance to the park. This area could be reserved for multi-user single-story buildings, and those uses that do not require heavy equipment storage or use. That visual amenity sets the tone for interior uses that is often missing from competing developed sites, and will blend well with the proposed incubator and multi-agency service centers proposed around the City Center.

Rail access is an important part of the Park. A portion of the site with direct frontage on the rail spur should be reserved for a potential large industrial user that would benefit from daily access to this amenity. Street access to that portion of the site should eventually be provided from some point other than the Main Entrance. Internal access to the rail spur from interior uses should also be provided.

Infrastructure should be sized to the projected capacity of the Park. Provisions made for treatment of effluent, ponding basins or other flood control measures, power and water availability, the management of solid and liquid waste, and street access should be adequate to remove issues for most potential users. The realities of support capacity will place limits of the range of future users of the park, and define the potential market. Initial infrastructure capacity to support early phases should be expandable as park use expands.

### **Marketing Strategy**

Components of a complete marketing strategy should address processes for general publicity and outreach, defining target industries, and structure of possible leasing and sale arrangements. The recommended tasks are described below.

**Data and Marketing Package.** Prepare a technical document with an executive summary that presents data and background on the Huron Industrial Park. The packet should be accurate and complete, factual, realistic, and attractive, and include information on the physical site, the policies related to use of the park, entitlement status and projected schedule for development. Capacity and availability of supporting infrastructure should be outlined. This document should be current and updated as the project progresses. Any information available on operating costs and utilities should be added. Photos of the park and any existing uses should be included. Details on access to transportation networks connecting the Industrial Park to I-5, Highway 99 and the main rail lines and spur of Southern Pacific Railroad are significant. Shipping distances and times to major metropolitan areas and shipping centers will be of interest to many potential users. Contact persons for details on various aspects of Park development or use should be included.

**Target Industry Contacts.** Target industries for early Park development will likely come from three sources:

- Companies that support the agricultural growers and producers in the region.
- Warehousing and distribution companies and support services for trucking and transport firms.
- Local or regional existing firms that for some reason need or prefer to move from their current locations into the new Park.

A fourth targeted group – large single site agricultural product processors – is more likely later in the development cycle. An initial listing of candidate firms can be assembled from trade literature, from direct contact with local agricultural professionals, from the Farm Bureau staff, or from EDC staff. The agricultural cluster of industries should be reviewed in selecting this initial list. A data and marketing package can be sent to each of the target industry contacts, followed up by a phone contact. Promising leads are then followed up using normal marketing techniques.

A second prospecting list is made up of the prominent site selection professionals in the agricultural, warehousing, and trucking and distribution sectors. A mailing followed up by a phone contact is again appropriate.

Finally, plans should be made to attend appropriate trade shows as part of a marketing team with other agencies involved in regional agricultural development. The Fresno County EDC is a valuable resource, as are the grower cooperatives.

Relocation of local or regional firms to the Huron Industrial Park offers an opportunity to get early tenants into the Park. This strategy is consistent with the Huron long-term plan to convert some of the older industrial designations in the center of the city to other uses more consistent with residential and commercial demand. A plan that provides some level of incentive to existing firms to relocate should be considered.

**Development of lease or sale arrangements.** A financial pro forma for the operation of the Park must be prepared, using a variety of operating scenarios. The pro forma should reflect true estimates of the cost of land, infrastructure, marketing, and administration of the Park. Grant funds that will assist in the initial capital expenditures for this Park are a good possibility, based on the economic targeting guidelines of many federal and state development grants. Private funding through joint venture agreements or public/private partnerships should be considered. Once these options have been evaluated, the working lease or sale conditions for Phase I can be established, matching those agreements with what the pro forma analysis produces.

The possibility of incentives for early users of the Park should also be considered. Incentives related to preferential lease or sale rates, waivers or deferrals of infrastructure cost sharing, and perhaps early assistance in workforce training and screening programs. A market survey of other industrial parks should be available for comparison and for realistic setting of lease or land purchase rates, as well as for estimates of operating expenses for potential Park tenants.

Once these steps have been taken, a continuing and aggressive monitoring of opportunities, follow-up with contacts, and promotion are the key to filling the Park. You cannot assume that users will come to Huron uninvited.

## **2.3 Financial Feasibility**

The main financial challenge in development of any industrial park is the high front-end cost associated with land purchase and site improvements. Financial resources must be sufficient to fund these front-end costs and to cover the debt service associated with them until cash flows from site sales or leases begin. Land purchase agreements provide for a phased take-down, which minimizes the City's exposure during early phases of development.

The first phase of improvements requires bringing sewer to the northeast corner of the site. Water and power are available adjacent to the site, and all flood control will be handled by on-site ponding. On-site improvements include constructing the entrance to the park off Lassen Avenue, and improving an initial inventory of lots to development-ready status with power, sewer, water, streets, and rough grading. Two possible strategies for park development were evaluated – a site large enough to provide marketing flexibility, and a site just large enough to develop with available grant funds.

The larger site analyzed includes approximately 27 net acres, and includes all parcels between Lassen Avenue and the first internal street west of Lassen Avenue. While this is larger than suggested by expected market demand, it is a convenient parcel to market, and minimizes the impact on crop production on the balance of the site. The exact number of acres to be improved will depend on available front-end capital and final construction cost estimates, and will include the entrance to Lassen Avenue and the first street west of Lassen Avenue. If this loop can be funded, it will open approximately 27 net acres to development. This first phase is estimated to supply sufficient inventory for at least the first four years of development. Expansion of the park to the full 50.2 acre site is not likely before the fifth year. This expansion time is flexible under the terms of the purchase agreement, and can be based on the results of marketing the first 27 net acres.

A preliminary estimate of cash flows resulting from development of the 27 acre model was made to illustrate financial issues. The results are shown in Tables III and IV. Several assumptions were made to construct this estimate. The Preliminary Engineers Cost Estimate for improvements required to the entire 182-acre site is \$4.27 million, or \$23,500 per gross acre. Slightly higher improvement costs were used for initial lot improvements, which include entrance treatment and sewer main extensions to the project site.

Grant funds of up to \$400,000 are reportedly set aside from past year's CDBG funds that will be allocated to front-end site improvements. A selling price of \$40,000 per acre was used, based on current project estimates, but this number was not independently reviewed. Sales rates were assumed at 5 net acres for each of the first two years, increasing to 10 in year 4 was assumed.

Based on the assumptions made, the park will be in a negative cash flow position through the second year, requiring additional capital of approximately \$200,000 in the first year. Additional capital will be required if no sales are recorded in that year. Conversely, no additional capital will be required if approximately 12 net acres are sold in the first year. It is essential that maximum grant funding be obtained to facilitate the initial development of this park. It is likely that if debt financing used for the entire cost of the park it will not be recovered from site sales.

Table 1

<b>CASH REQUIREMENT</b>	<b>YEAR 1</b>	<b>YEAR 2</b>	<b>YEAR 3</b>	<b>YEAR 4</b>	<b>YEAR 5</b>
Land purchase: 50.2 gross acres	30,000				
Closing Costs (Level I, escrow)	10,000				
Option payment: 40 gross acres	4,000	4,000	4,000	4,000	4,000
Interest on 50.2 acres @1%	4,250	4,250			
Property taxes	4,000	8,000	6,000	4,000	
Improvements for 27 net acres	700,000				
Debt service, non-grant imp'ts		21,000	15,000	5,000	
Improvements for 14 net acres					425,000
Marketing activity - budgeted	10,000	10,000	10,000	10,000	10,000
<b>TOTAL CASH DEMAND</b>	<b>762,250</b>	<b>47,250</b>	<b>35,000</b>	<b>23,000</b>	<b>439,000</b>

Table 2

**ILLUSTRATIVE CASH FLOW PROJECTIONS  
HURON INDUSTRIAL PARK - PHASE I**

<b>REVENUES</b>	<b>YEAR 1</b>	<b>YEAR 2</b>	<b>YEAR 3</b>	<b>YEAR 4</b>
Sales - net acres	5	5	7	10
Grant funds for improvements	400,000			
Net sales revenues	147,500	147,500	206,500	295,000
Property tax revenues	15,000	15,000	21,000	30,000
<b>TOTAL REVENUES</b>	<b>562,500</b>	<b>162,000</b>	<b>227,000</b>	<b>325,000</b>
<b>NET CASH FLOW</b>	<b>-200,000</b>	<b>114,750</b>	<b>192,000</b>	<b>302,000</b>
<b>CUMULATIVE CASH FLOW</b>	<b>-200,000</b>	<b>-84,250</b>	<b>107,750</b>	<b>409,750</b>

A 27-acre site was chosen for this illustration because it is a logical and convenient division of the site. Though it would be an optimum first development, it is probably too ambitious unless all site improvement funds were generated through grants. It is certainly possible to improve a smaller site as the first development. Assuming that grant funding of \$400,000 is allocated to this project from reserved CDBG funds, a parcel can be designated that required improvements only to that level of funding. A site of 15-17 net acres could be accommodated, and could include the parcels fronting Lassen Avenue and one or two sites west of the first internal street. The results of this analysis are shown in Tables V and VI. Using that scenario, the park would cash flow starting in the first year, with a net cumulative cash flow of over \$400,000 by the end of the third year.

TABLE 3

CASH REQUIREMENT	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Land purchase: 50.2 gross acres	30,000				
Closing Costs (Level I, escrow)	10,000				
Option payment: 40 gross acres	4,000	4,000	4,000	4,000	4,000
Interest on 50.2 acres @1%	4,250	4,250			
Property taxes	4,000	8,000	6,000	4,000	
Improvements for 17 net acres	400,000				
Debt service, non-grant imp'ts					
Improvements for 24 net acres					725,000
Marketing activity - budgeted	10,000	10,000	10,000	10,000	10,000
<b>TOTAL CASH DEMAND</b>	<b>462,250</b>	<b>26,250</b>	<b>20,000</b>	<b>18,000</b>	<b>739,000</b>

TABLE 4  
ILLUSTRATIVE CASH FLOW PROJECTIONS  
HURON INDUSTRIAL PARK - REDUCED INITIAL SITE

REVENUES	YEAR 1	YEAR 2	YEAR 3	YEAR 4
Sales - net acres	5	5	7	10
Grant funds for improvements	400,000			
Net sales revenues	147,500	147,500	206,500	295,000
Property tax revenues	15,000	15,000	21,000	30,000
<b>TOTAL REVENUES</b>	<b>562,500</b>	<b>162,000</b>	<b>227,000</b>	<b>325,000</b>
<b>NET CASH FLOW</b>	<b>100,250</b>	<b>135,700</b>	<b>207,000</b>	<b>307,000</b>
<b>CUMULATIVE CASH FLOW</b>	<b>100,250</b>	<b>236,000</b>	<b>443,000</b>	<b>750,000</b>

The cash accumulation at the end of the fourth year is sufficient to install the balance of the site improvements in the fifth year. This scenario also allows the timing of future development to adjust to actual site sales, since the purchase agreements and option agreements have schedule extension provisions by mutual consent. Stretching of the

schedule is not costly to the City as long as there is no debt financing of improvements. Further, the downside risk to the City is minimal. Under the worst scenario, that which produces no sales in the park, the cost to the City is less than \$100,000 over the first two years, and less than \$150,000 over the first five years of marketing. The reduction in financial risk from the smaller initial project selection is apparent, and is the preferred strategy for development of the Huron Industrial Park.

Based on these considerations, it is concluded that the Huron Industrial Park is financially feasible providing no debt financing is used to fund infrastructure, and an aggressive marketing program is initiated to promote the industrial park.

## **CHAPTER 3 PLAN AREA DESCRIPTION**

### **3.1 Location**

The location of the City of Huron in Fresno County is shown on Figure 1. Huron is situated in the southwestern part of the county, about 10 miles east of I-5, 15 miles west of Lemoore, and 60 miles southwest of the Fresno/Clovis Metropolitan Area.

The boundaries of the area encompassed by this plan and the location of the plan area within the City of Huron are shown on Figure 2. The 185-acre plan area encompasses land located between the Palmer Avenue alignment on the north; Lassen Avenue on the east; the San Joaquin Valley Railroad spur track on the south; and the existing city limits on the west.

### **3.2 Land Ownership**

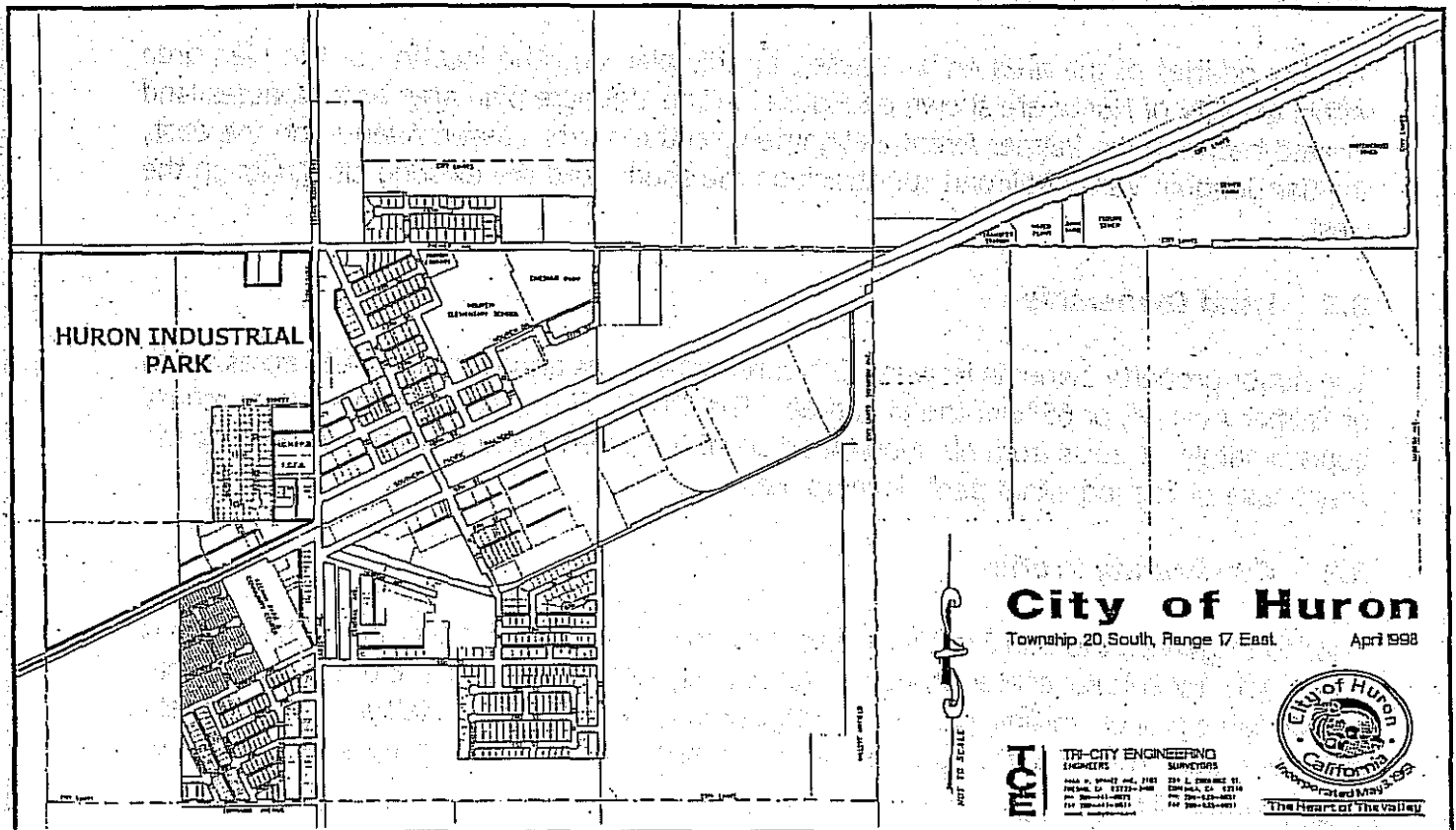
The major property owner is Howard E. Mouren who owns approximately 120 acres south of Palmer Avenue, or 65% of the plan area. The City has reached agreement to purchase approximately 51 acres from Mr. Mouren adjacent to Lassen Avenue which will become the first phase of the industrial park development.

### **3.3 Community Profile**

Prior to irrigation, the San Joaquin Valley was once a vast, arid grassland. The valley is now a rich agricultural center producing an abundance of fresh fruits and vegetables that include table grapes, raisins, peaches, oranges, nuts, cotton, carrots, lettuce, and a variety of other truck crops. All this is possible due to fertile soils and an extensive network of irrigation facilities.



**FIGURE 2  
PLAN AREA LOCATION**



**City of Huron**  
Township 20, South, Range 17 East April 1998



**TRI-CITY ENGINEERING**  
ENGINEERS  
2800 N. SPRING AVE., SUITE 200  
FRESNO, CA 93703-1000  
TEL: 208-441-0071 FAX: 208-441-0072  
WWW: TRI-CITY-ENGINEERING.COM

The Heart of The Valley

The history of Huron has been shaped by its agricultural heritage, by the California Aqueduct and the Westlands Irrigation District, and the railroad that have served the area (San Joaquin Valley Railroad connecting the area east to Highway 99 and the mainline Union Pacific).

Highways serving the Huron area include I-5 (10 miles west), Freeway 198 (4 miles north), Highway 269 (Lassen Avenue through the community) and a system of Fresno County roadways. Major airports are located in Fresno and in Visalia. Rail passenger service is available in Fresno or Hanford (25 miles west).

Since its incorporation in 1951, Huron has had slow but consistent growth, increasing from 3,800 persons in 1960 to a current population of 6,500. Among the 15 incorporated cities of Fresno County, Huron ranks 12th in population. During the 1990's Huron's population grew at an average annual increase of 200 persons per year, or a 2.0% average annual growth rate.

The average annual growth rate in Huron is expected to remain strong over the next 20 years reflecting in-migration to the central San Joaquin Valley and the availability of jobs and housing. The expected population in the year 2020 is approximately 10,000.

### **3.4 Adopted Plans and Policies**

**The Huron General Plan** - The portion of the Huron General Plan for the southwest area is shown in Figure 3. Only a portion of the plan area is designated for urban development with the balance shown as Urban Reserve. The specific plan is not consistent with the general plan in this area of the community and will serve to amend the general plan from residential uses to industrial and commercial uses.

**Fresno County Policy** - Development policy in the unincorporated area around Huron is controlled by Fresno County. The Fresno County General Plan contains policies which guide growth in unincorporated areas, includes the adopted land use plans for each incorporated city in the County, and sets forth the framework for city/county cooperation in land use matters.

The Fresno Local Agency Formation Commission (LAFCO) is a state-mandated agency which must approve all Sphere of Influence (SOI) expansions and annexations to the City. Annexations are generally approved within the SOI with previous approval by the City of a development plan. Annexations outside the SOI are not permitted and an expansion of the Huron SOI would be required to implement the entire industrial park project.

**FIGURE 3**  
**Huron GENERAL PLAN**

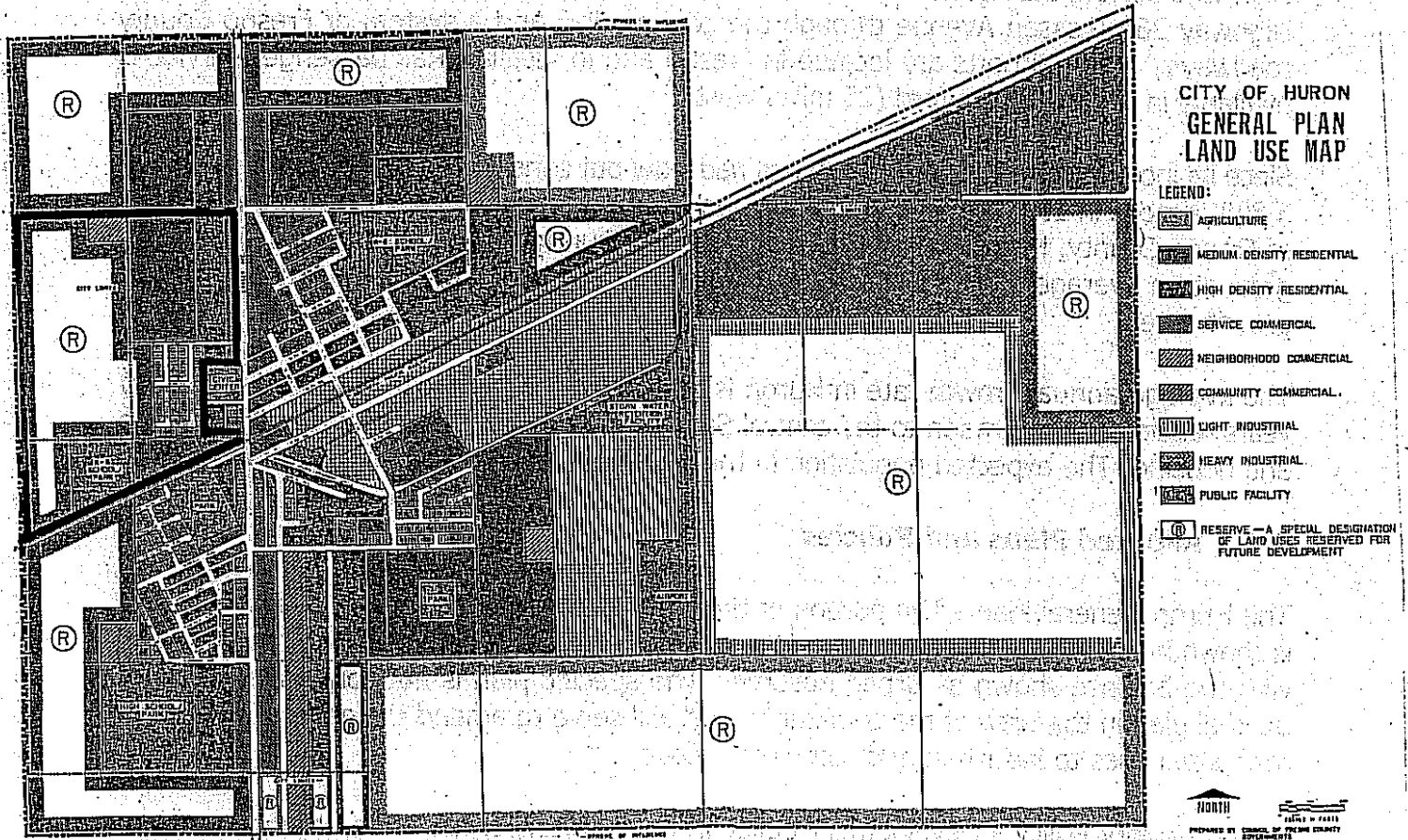


Figure 4 shows the existing city limits within the plan area and the LAFCO SOI. Approximately 75 acres adjacent to Lassen Avenue and the San Joaquin Valley Railroad are now within the city limits. Approximately 115 acres are within the current SOI.

Williamson Act Lands are subject to a 10-year, annually renewing contract with the County intended to prolong agricultural production. The project area does not include lands subject to Williamson Act Contracts.

## CHAPTER 4 LAND USE ELEMENT

This section summarizes existing land use conditions in the plan area and presents objectives, policies and implementation measures designed to promote logical and orderly development.

### 4.1 Existing Conditions

The major land use is agricultural, primarily in cotton. Land uses surrounding the plan area include City Hall and a fire station operated by the Fresno County Fire Protection District adjacent to Lassen Avenue. Residential and commercial uses are located in small enclave adjacent to the fire station. Residential uses are located to the south. To the east across Lassen Avenue are industrial, service commercial, and residential uses. Agricultural lands surround the plan area on the north and west. A spur track of the Southern Pacific Railroad, now operated by the San Joaquin Valley Railroad Company of Exeter, bounds the plan area on the south and can provide spur track service to industrial uses. The spur tract runs east through the cities of Lemoore and Visalia, connecting agricultural and industrial areas with the mainline Union Pacific Railroad and Highway 99 in the Goshen community. The rail line has been abandoned for many years. Recently, however, the cities of Huron, Lemoore, and Visalia have secured grant funds to rebuild the spur track to again provide freight service.

### 4.2 Land Use Map

Figure 4 is the Specific Plan land use map. Land uses are summarized below.

**Table 5**  
**Land Use by Acres**

<u>Land Use</u>	<u>Acres</u>	<u>%</u>
Light Industrial	120	65
General Commercial	31	17
Park/Ponding Basin	7.6	4
Streets/Railroad r.o.w.	<u>26.4</u>	<u>14</u>
	185.0 acres	100.0

Definitions of land use classifications used in this plan follow. Zoning consistent with each land use classification is also presented. Standards for the development of each land use classification are in large measure embodied in the consistent zoning district.

- a. Light Industrial - This category establishes light industrial areas where uses such as processing, assembly, research and development, low intensity warehousing, and other such similar industrial uses are appropriate. All work, materials, and equipment storage is generally conducted indoors. Light industrial is appropriate where the site is visible from residential areas or major streets. Special landscaping, enclosures and other site development standards are appropriate.

Industrial park development is intended on larger parcels to create distinct districts of industrial, office, and support uses. Consistent zoning is M-1.

- b. General Commercial - This designation provides for commercial areas with a wide range of retail and service activities along major traffic corridors. Consistent zoning is C-3.
- c. Park/Ponding Basin - The facility shown on the plan map is consistent with the Storm Drain Master Plan and would provide a flood control facility for the downtown Huron area. In conjunction, a large scale community park would be developed. Consistent zoning is R-1 with a Conditional Use Permit required.

### **4.3 Policies and Implementation Measures**

The following policies and implementation measures will guide development in the plan area.

#### **4.3.1 Improve the Economic Base**

1. Pursue a program of tax base expansion to include both industrial and market-area commercial uses. To this end, the City should:
  - a) Reserve sufficient space for industrial and commercial uses, recognizing greater land requirements due to methods of operation and marketing needs.
  - b) Provide variety in locations to avoid creating a monopoly on the land market.

[illegible]

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- c) Develop policies and regulations to protect industrial and commercial areas from incompatible uses.
2. Designate an industrial area to promote the orderly development of new industry in a controlled environment. Alternatives for ownership and operation include:
  - a) The private sector;
  - b) A non-profit corporation, or;
  - c) By the City through its redevelopment agency or other means.
3. The City shall minimize the adverse environmental effects of industrial growth by recruiting industries which can reduce pollution impacts to acceptable levels; by locating industry in areas where growth will have the least impacts; and by requiring adequate buffering to protect adjacent land uses.

#### **4.3.2 Location and Intensity of Land Uses**

1. The land within the plan area shall be developed in an efficient and cost-effective manner. A potential development pattern that conforms with this policy is shown on the specific plan map. The depicted pattern is intended to be advisory only; alternative development patterns may be proposed for the plan area.
2. Locate industry with access to major streets, truck routes, and rail service. The City should plan for the extension of rail spurs to the planned industrial area and assist in their extension.
3. Ensure that industrial development creates no significant off-site impacts concerning access and circulation, noise, dust, odors, visual features, and hazardous materials that cannot be adequately mitigated.
4. Apply the general commercial designation along Lassen Avenue to provide commercial support for nearby community and central commercial uses as well as industrial areas. General commercial includes freestanding uses which do not fit well in unified centers as well as service and highway commercial uses.

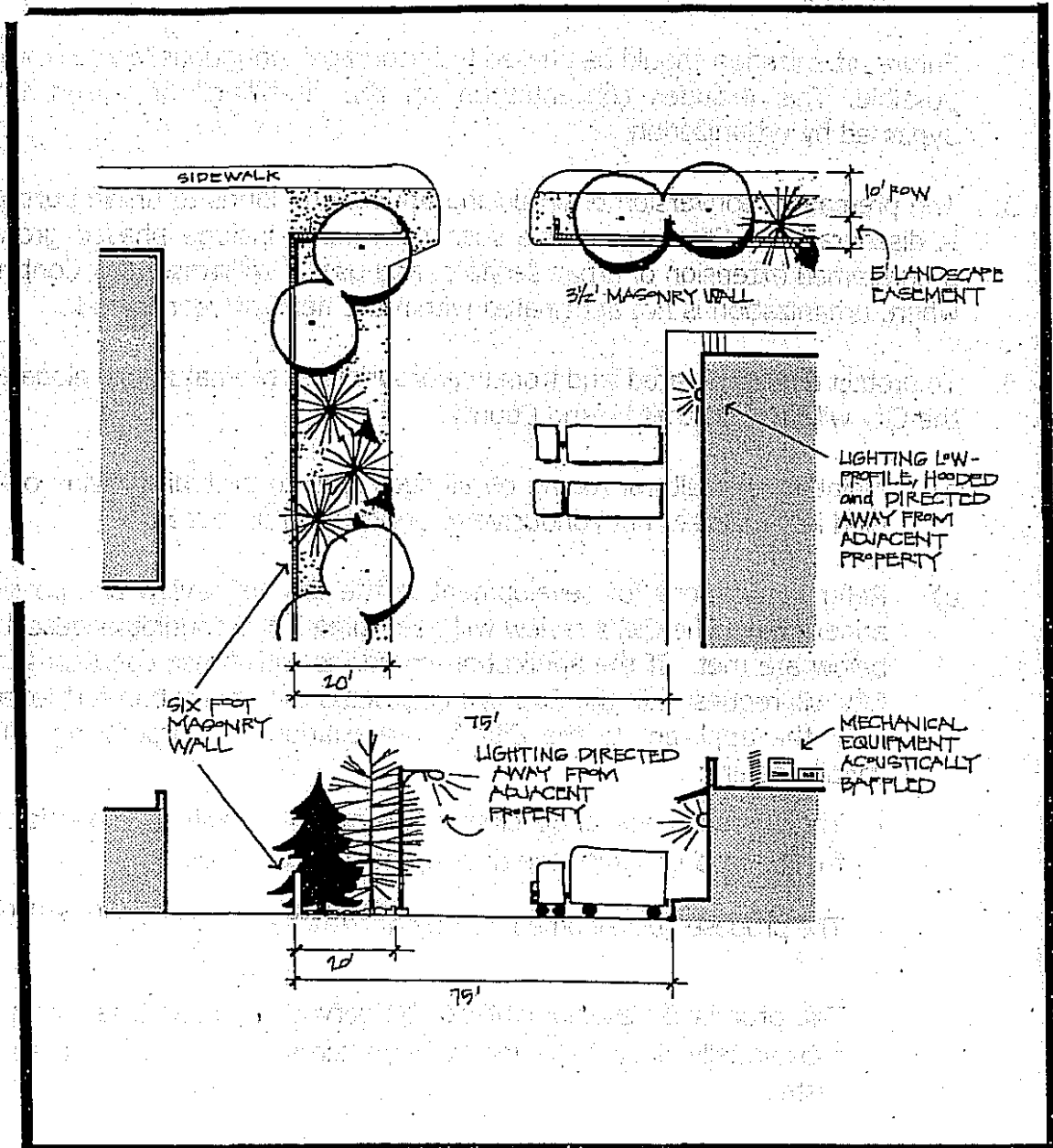


5. Provide adequate separation and buffering between industrial or commercial uses and residential uses as shown on Figure 5.
6. The Zoning Ordinance and Subdivision Ordinance are the primary tools available for guiding the location and intensity of land uses. State law requires that the Zoning Ordinance and the design and improvement of all subdivisions be consistent with the specific plan. The following measures are designed to implement the objectives of this subsection:
  - a) Upon adoption of the specific plan or any subsequent amendment, the City will undertake any amendments to the Zoning or Subdivision Ordinances necessary to maintain consistency between them and the plan. An amendment to the Zoning Ordinance or Subdivision Ordinance is consistent with this plan if it will further the objectives and policies of the plan.
  - b) The City will only approve amendments to the Zoning Ordinance, conditional use permits, variances, and subdivisions of land, together with the provisions for their design and improvement, that are consistent with this plan.
  - c) Upon the comprehensive update of the Zoning Ordinance, zoning districts within the specific plan may be changed to new districts most consistent with the intent of the specific plan.

#### **4.3.3 Growth Management and Annexation**

1. In cooperation with Fresno County and the Fresno LAFCO, adopt and maintain a Sphere of Influence consistent with State annexation laws:
  - a) The City will proceed with the orderly annexation of land within the plan area. The first area to be considered for annexation will be the area bounded by Palmer Avenue on the north, Lassen Avenue on the east, and Street "A" on the west. The City will consider annexations in the remaining portions of the plan area at such time as service capabilities and development activity warrant.

**FIGURE 5**  
**INTERFACE BETWEEN INDUSTRIAL and COMMERCIAL USES**



- b) The City will consult with property owners and LAFCO prior to and during the annexation process. The purpose of the consultation will be to gain the understanding and support of the property owners and LAFCO for the annexation and to address any questions or concerns that may exist.
- 2. Future urbanization should be phased to encourage contiguous land use where possible. This includes concentration on the "in-filling" of vacant lands bypassed by urbanization.
- 3. The premature conversion of producing agricultural lands to urban purposes is discouraged. Steps to reduce such conversion include phased growth, programmed extension of urban services, and use of Williamson Act Contracts where urbanization is not anticipated within the next 10-year period.
- 4. To protect unincorporated land from inappropriate or premature development, the City will request that Fresno County:
  - a) Maintain agricultural zoning on all such land to prohibit division of the land into lot sizes not conducive to agricultural purposes.
  - b) Refer applications for development to the City for review and possible annexation. The City's review will determine if the conditions described below are met. If the application conforms with these conditions, the City will request that the County not process the application further and refer the applicant to the City for annexation and processing. The conditions are:
    - The proposed type of development is consistent with the specific plan for the land on which the development is proposed.
    - The proposed development can be adequately served by City services.
    - The proposed development can be served by area streets without substantially altering existing traffic patterns or overloading the street system.

5. Where an application submitted to Fresno County for development of unincorporated land does not meet the conditions identified above, the City will advise Fresno County that the proposed development is premature, is not consistent with the specific plan, and will request that the County not process or approve the application.

#### **4.3.4 Design and Performance of Development**

1. Require site plan review procedures for all commercial and industrial development, including provisions for building setbacks, lot coverage, parking, access and circulation, outdoor lighting, signage, and landscaping.
2. Ensure that all commercial and industrial development is attractive and high quality design to enhance the image of the city.
3. Promote a street tree planting program which enhances views and is scaled in relationship to the function of the roadway. Landscaped areas should be located and designed to maintain views for traffic and pedestrian safety.
4. As the primary entrance to the City, Lassen Avenue should reflect higher standards of development. To promote these higher standards, special setbacks shall apply to Lassen Avenue. A minimum 20 foot setback contains provisions for minimum building setbacks, landscaping, sidewalk pattern, and street furniture.
5. No outdoor advertising billboards shall be allowed on Lassen Avenue within the limits of the specific plan boundary.
6. Street "C", 12th Street, and Fresno Street, collector streets which pass through the industrial area, shall receive special design treatment to reduce aesthetic impacts and traffic concerns.
  - a) The minimum building setback from the right-of-way line shall be 20 feet.
  - b) There shall be a minimum 10-foot landscaped area established on each side of the roadways.

- c) The number of driveway approaches shall not be greater than two for individual parcels; efforts should be made to consolidate driveways along common property boundaries, where possible.
7. Establish coordinated and distinctive signage, accent plantings and paving materials for entry into the industrial area.
8. All exterior on-site utilities including, but not limited to, drainage systems, sewers, gas lines, water lines, electrical, telephone, and communications wires and equipment shall be installed and maintained underground. Items which must be placed above ground for function and safety reasons shall be screened from view.
9. On-site underground utilities shall be designed and installed to minimize the disruption of off-site utilities, paving and landscape during construction and maintenance.
10. Roof-mounted mechanical equipment shall be hidden from view to the greatest extent feasible by building parapets of equal height.
11. All utility and other public easements shall be landscaped and maintained.
12. Parking lots shall be well landscaped such that at least 40% of the parking lot is shaded within 15 years.
13. Compact parking stalls may account for a maximum of 30% of all required parking stalls.
14. The following signs are prohibited:
  - Signs on or affixed to trucks, vans, automobiles, trailers or other vehicles which advertise or provide directions to a use or activity not related to the ordinary rendering of service from such vehicles.
  - Pole signs, pylon signs or freestanding signs which exceed four feet in height.
  - Portable or freestanding signs not permanently affixed, anchored, or secured to the ground or a structure on the lot it occupies, including tailored signs. Sandwich boards are prohibited.

- Roof signs erected, constructed and maintained upon or over the roof of any building are prohibited.
- Other prohibited signs include advertising signs, billboards, inflatable signs or balloons, inflatable animals, and magnetic signs.

## CHAPTER 5 CIRCULATION ELEMENT

This section establishes objectives, policies and implementation measures for streets and rail transportation within the plan area. The primary goal for circulation and transportation is to provide for a street and rail system which moves people and goods in and through the plan area in an orderly, safe, and efficient manner.

### 5.1 Existing Conditions

**Streets.** Regional access to the City of Huron is provided by Highway 269 from the north and south. The highway becomes Lassen Avenue within the city and is a four lane undivided arterial.

Direct access to the plan area is via Street "C", 12th Street, and 11th Street. General plan designations for these roadways, and their planned rights-of-way are:

<u>Arterials</u>	<u>Planned Right-of-Way (feet)</u>
Lassen Avenue	96
<u>Collectors</u>	
Street "C"	84
12th Street	84
11th Street	84

All of the internal roadways must be constructed during the first phase of the industrial park.

**Truck Routes.** Lassen Avenue is a designated truck route. All internal roadways will be designed for adequate truck movement.

**Rail Transportation.** Rail transportation to the plan area is provided by the San Joaquin Valley Railroad Company, which bounds the plan area on the south. The tracks are anticipated to have an average of two runs per week during the year, but may increase to four runs per week during peak harvest seasons in April and October.

## **5.2 Definitions and Standards**

The following are definitions and standards for the street system.

1. Arterials serve as the principal network for cross-town traffic flow. They connect areas of major traffic generation within the urban area and connect with important county roads and state highways. They also provide for the distribution and collection of through traffic to and from collector and local streets.
2. Collector streets provide for traffic movement between arterial and local streets, traffic movement within and between major activity centers, and limited direct access to abutting properties.
3. Local industrial streets provide for direct access to abutting properties and for very localized traffic movements. Local industrial streets are to be developed within a 72-foot-right-of-way.

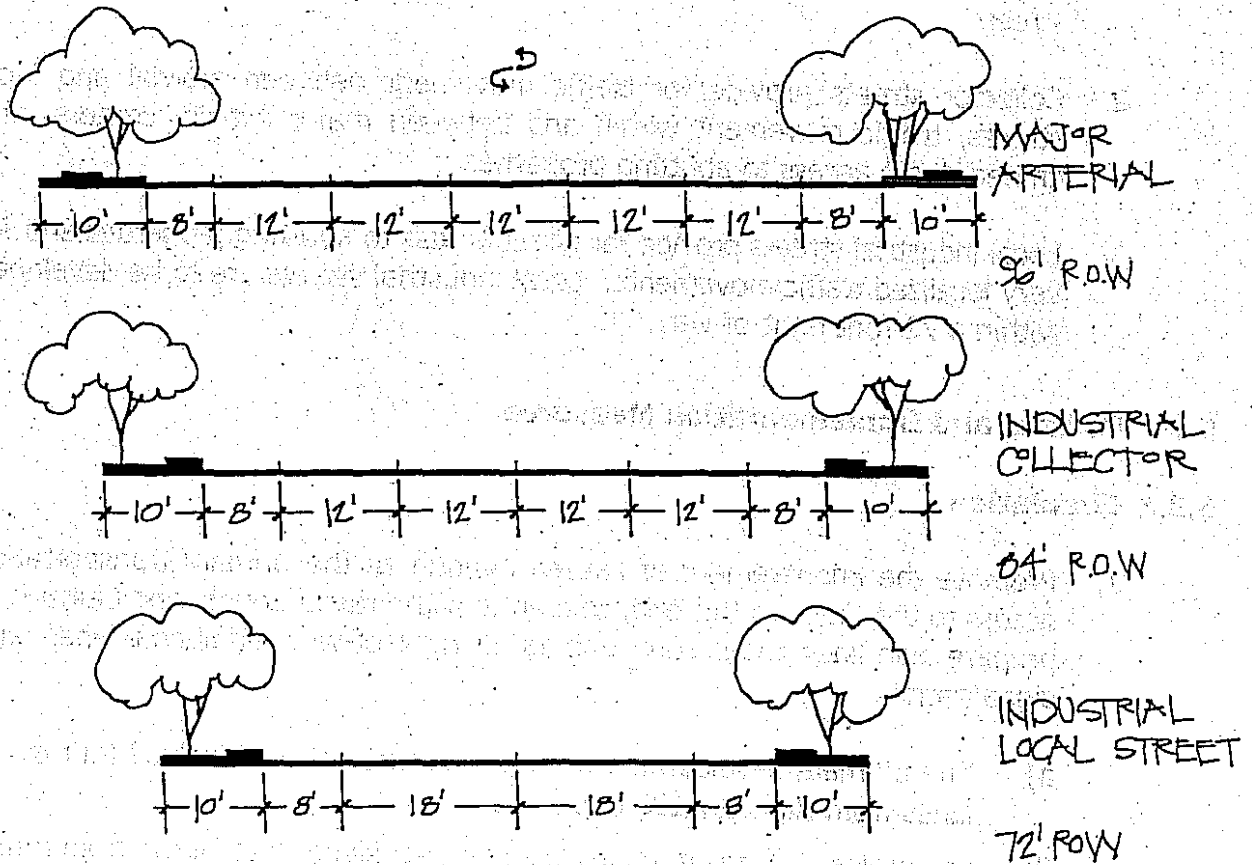
## **5.3 Policies and Implementation Measures**

### **5.3.1 Circulation**

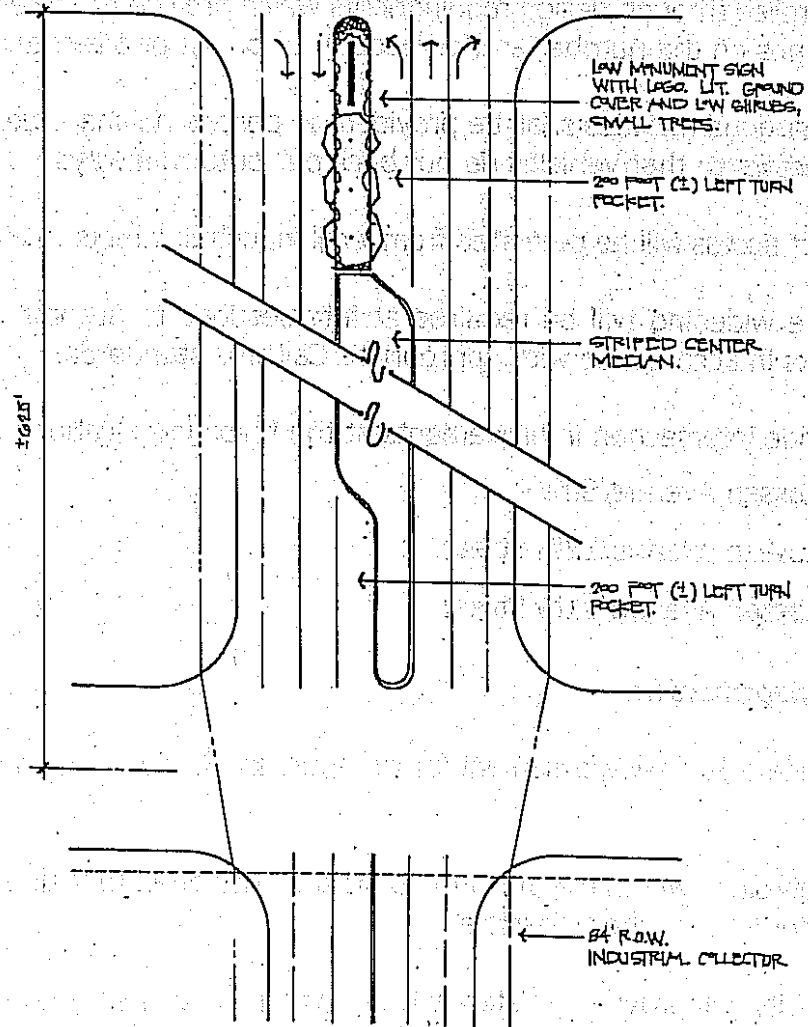
1. Promote the improvement of Lassen Avenue as the primary transportation access to the City. To this end, cooperate with Fresno County and Caltrans to prepare plan lines and secure funding for right-of-way, additional lanes, and signalization.
  - a) The ultimate development of Lassen Avenue should include four travel lanes from Highway 198 to the City.
  - (b) Encourage Caltrans to improve directional signage to Huron from major I-5 exits.
2. The intersection of Lassen Avenue and Street "C" shall be developed as shown on Figure 7 as the major entrance to the industrial park and to provide for safe and efficient traffic movement.



**FIGURE 6  
ROADWAY CROSS SECTIONS**



**FIGURE 7**  
**ENTRANCE AT LASSEN AVENUE/STREET "C"**



3. All streets within the plan area shall be designated as truck routes.
4. The City will, as a condition of land development, require the dedication and improvement of streets in accordance with the standards of the specific plan and the City's Improvement Standards.
5. Direct access from an arterial or collector street to abutting property will be controlled through design requirements which provide for access to other roads or limits on the number and/or location of points of direct access.
6. Turnaround facilities shall be provided on parcels having access to arterials or collectors so that vehicles do not back out onto roadways.
7. Direct access will be permitted from local industrial streets to abutting property.
8. Curve widening will be required at intersections to accommodate interstate trucks in accordance with appropriate Caltrans standards.
9. Provide intersection improvements at the following locations:
  - Lassen Avenue/Street "C"
  - Lassen Avenue/12th Street
  - Lassen Avenue/11th Street

### **5.3.2 Rail Transportation**

1. Provide a 100' wide easement for rail spurs at locations within the specific plan map.
2. Subdivisions within the plan area should be designed to facilitate access to rail transportation where feasible.
3. The City will provide assistance to industrial developers in designing projects to maximize rail access.

## CHAPTER 6 PUBLIC FACILITIES AND SERVICES ELEMENT

The purpose of this section is to establish objectives, policies, and implementation measures for public facilities and services. The primary goal for public facilities and services within the plan area is to provide efficient, effective and responsive public facilities and services for industries.

### 6.1 Existing Conditions

Utilities - Electrical and natural gas service is provided by Pacific Gas and Electric Company. Telephone service is provided by Pacific Bell Telephone Company. These utilities forecast no difficulties in meeting the demands of projected growth.

Police Protection - Police protection services are provided by the City of Huron Police Department. A cooperative agreement for supplemental services exists between the City of Huron and the Fresno County Sheriff's Department. Service to the unincorporated area is provided by the Fresno County Sheriff's Department.

Fire Protection - Fire protection services are provided by the Fresno County Fire Protection District from its station adjacent to City Hall. The average response time to fire calls is 3-5 minutes. As new areas develop, water systems are required to meet fire flow. A cooperative agreement exists with Fresno County Fire Warden/California Division of Forestry and medical units. Fire protection for the surrounding county area is also provided by the Fresno County Fire Protection District.

Sewer and Wastewater Treatment - The City of Huron operates a wastewater reclamation facility approximately 1.5 miles east of the proposed plan area. The existing facility has a capacity of 2.0 million gallons per day. The average daily effluent is 1.4 million gallons and the peak day is currently 1.7 million gallons per day.

Current loadings are such that the City has little difficulty in meeting its wastewater discharge requirements as the facility is currently managed. Once sludge is extracted from the facility the resultant water processed through the facility is aerated and stored on site in ponds covering approximately 30 acres. Stored water is disposed of through irrigation (on site, alfalfa and oats), evaporation and infiltration (ground water recharge). Existing storage facilities can dispose of and manage 1.8 to 2.0 million gallons per day depending on weather conditions.

The City's collection system can adequately serve the entire plan area. Within the existing collection system there are currently no deficient facilities (broken or damaged pipes, capacity issues). The City provides periodic and on-demand system maintenance consisting of repairs as needed and jet flushing, rodding, root removal and video inspection services.

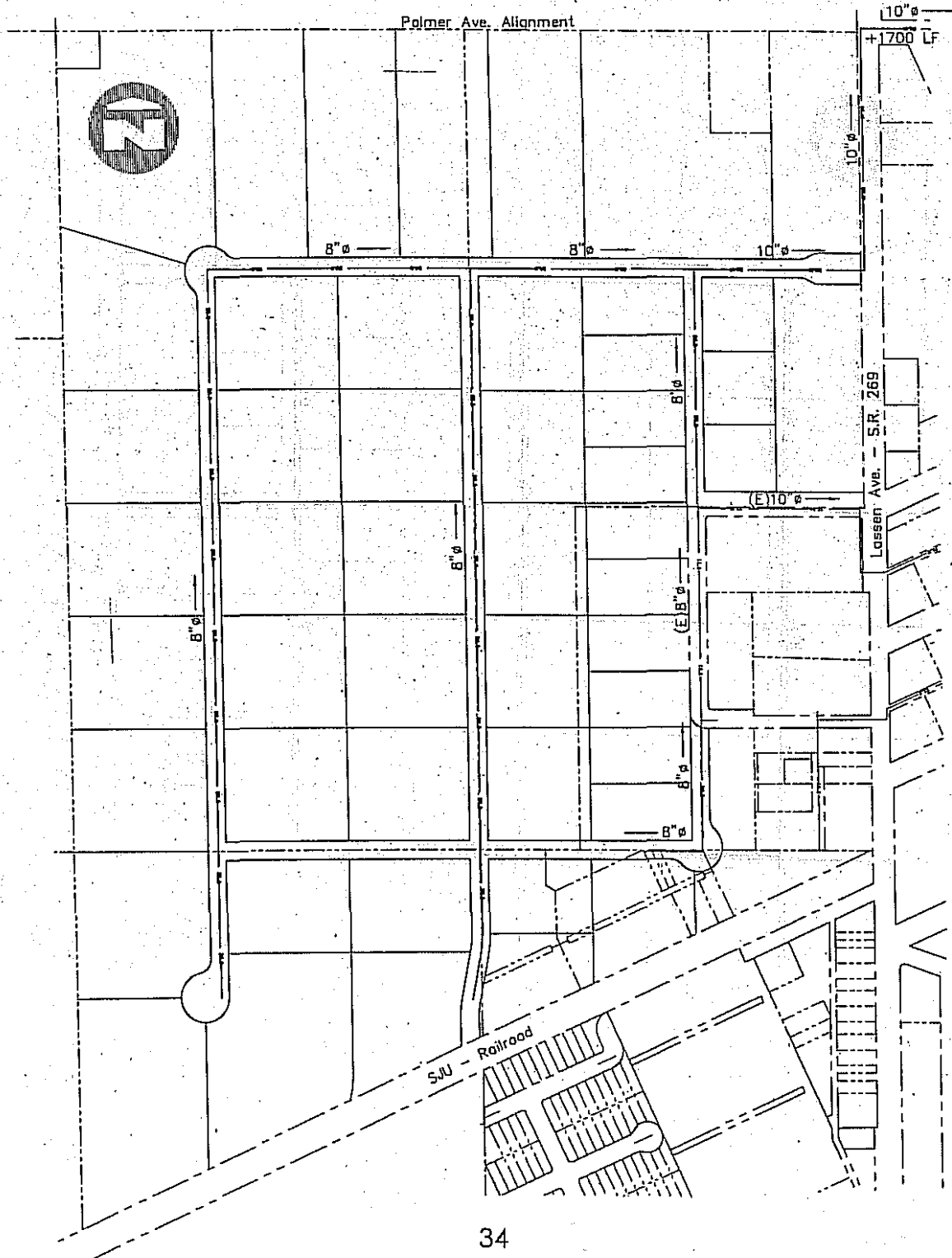
Water Supply - Huron is served by a water contract with the federal Bureau of Reclamation through the California Aqueduct. The city's contract calls for the delivery of up to 4,000 acre feet per year. Negotiations are under way to increase the allocation to 8,000 acre feet per year. The city's water treatment plant has a capacity of up to 4.1 million gallons per day. All water meets federal clean water drinking standards. Water system extensions can be made to those properties not currently served with a minimum of difficulty.

Storm Drainage - The City of Huron adopted a Storm Drainage Master Plan in 1999. This plan details drainage system improvements for each basin within the community and establishes a development fee structure to finance needed improvements as each area develops.

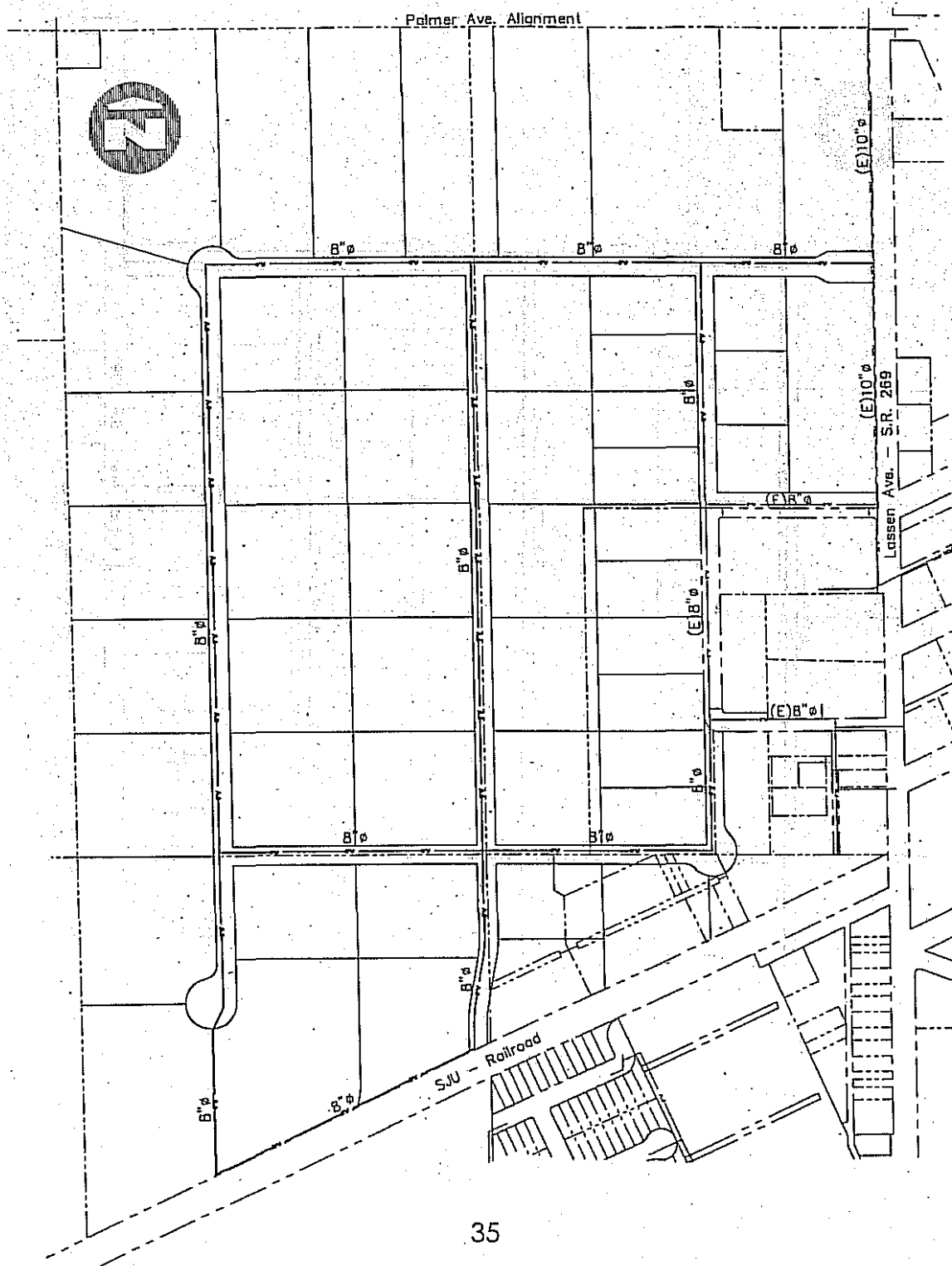
## **6.2 Policies and Implementation Measures**

1. The water and sanitary sewer systems within the plan area shall be developed in an efficient and cost-effective manner. Potential designs for these systems are shown on Figures 8 and 9. The depicted design is intended to be advisory only and to supplement the City's Master Utility Plans.
2. The City will require, as a condition of approval of development within the plan area, connection with City water and sewer systems. The City shall also ensure that the systems can adequately serve the development.
3. The City will require the construction of a storm water drainage basin within the industrial park area. The basin shall be multiple use and incorporate a park into the overall design.

**FIGURE 8**  
**PROPOSED SEWER FACILITIES**



**FIGURE 9**  
**PROPOSED WATER FACILITIES**



4. The City will maintain an adequate fire department to serve industrial users.
5. The City will maintain adequate police department staff to protect industrial development within the plan area.
6. The Police Department and Fresno County Fire Protection District will consult with developers during the site planning and building design phases of projects to ensure that provisions for adequate police protection, burglary prevention, and fire prevention are designed into projects.
7. The Police Department will conduct regular public relations checks with industries in the plan area to ensure that police staff are aware of special police protection needs which might arise.
8. Consider providing public cost-sharing or public services under certain circumstances to encourage desirable and innovative development within the city.
9. Require that new industries which generate high levels of organic or inorganic wastes either pre-treat wastes at the industrial site, or contribute fairly toward the costs of sewage system maintenance.
10. Use special districts as appropriate to provide improvements such as street drainage, open space, fire protection, and other public works projects. Options include the Improvement Act of 1911, the Municipal Improvement Act of 1913, and the Improvement Bond Act of 1915.



## **CHAPTER 7 ENVIRONMENTAL RESOURCES**

This chapter contains policies and implementation measures for open space, conservation, noise and safety as they relate to overall general plan policy. In addition, policy statements are offered on individual project design.

### **7.1 Conservation, Open Space and Recreation**

1. The 7.6-acre park/ponding basin shall be developed in accordance with City requirements with an emphasis on active recreation and large group events.
2. Individual commercial and industrial developers shall be encouraged during site plan review to provide outdoor landscaped areas for the passive enjoyment of employees, including benches and tables.

### **7.2 Flooding**

1. Development areas shall be graded to elevations sufficient to protect structures from flooding in a 100-year event (building pads a minimum of one foot above flood elevation).

### **7.3 Water Conservation**

1. The storm water management system shall be designed to protect groundwater quality.
2. Methods shall be encouraged for recycling waste water. Reclaimed water may be used for irrigation of landscaping or as process water.
3. Water conservation shall be a priority consideration in design and construction within the plan area including landscape treatments.
4. Landscaping plans for the project shall emphasize the use of trees and shrubs that are indigenous to the climatic region.

### **7.4 Energy Conservation**

1. Buildings within the project area shall be subject to energy conservation requirements of Fresno county and the State of California.

2. Natural gas and electricity conservation methods can be readily incorporated into proposed projects during the design phase of development. Consultation with PG&E during design will facilitate adapting architectural design with maximizing efficient energy use. Projects shall be in compliance with Title 24 of the California Administrative Code prior to issuance of building permits.
3. Interior and exterior public area lighting shall be time-controlled and limited to the amount necessary to ensure safety of persons and property.
4. Consideration shall be given to the construction of supporting energy related facilities including bio-mass, co-generation, and other small electrical generating facilities.

## 7.5 Noise

1. Noise standards for the specific plan area be as set forth in Table 6.

**Table 6**  
**Exterior Noise Limits**

(Levels Not To Be Exceeded More Than 30 Minutes In Any Hour)

Land Use	Time Period	Noise Level
Commercial	10 pm - 7 am	60
	7 am - 10 pm	65
Industrial	Any Time	70

2. Hours of construction in the plan area shall be limited from 7:00 a.m. to 7:00 p.m. during the week and 7:00 a.m. to 5:00 p.m. on Saturday unless special allowances are made by the City. Additionally, residential-type mufflers shall be maintained on all mobile and stationary construction equipment.
3. Noise from solid waste pick-up areas, loading docks and mechanical equipment shall be mitigated by shielding these areas from adjacent residential uses. This may be accomplished by locating facilities on the opposite side of buildings from noise sensitive uses or by constructing noise barriers.

## 7.6 Safety and Seismic Safety

1. Prior to approval of tentative parcel or tract maps, a qualified soils engineer or engineering geologist shall prepare a detailed soils report which determines the specific characteristics and capabilities of the underlying soils and recommends appropriate measures for implementation in the design of proposed structures.
2. Proposed structures shall be constructed in accordance with the effective edition of the Uniform Building Code (UBC) for Zone II. Implementation of additional measures will be initiated, as necessary, based on the detailed soils analysis, to reduce any secondary seismic impacts to an insignificant level.

## **CHAPTER 8 IMPLEMENTATION**

This section is intended to satisfy the requirements of Section 65451 of the California Government Code regarding a plan for implementation. Implementation measures include regulations, programs, public works projects and financing measures necessary to carry out the plan. In addition, the specific plan should include a statement on its relationship to the general plan.

### **8.1 CEQA Compliance**

The Huron Industrial Park Specific Plan is a "project" that requires environmental review pursuant to the California Environmental Quality Act (CEQA). A master environmental assessment and mitigated Negative Declaration has been prepared for the specific plan. In the absence of substantial change, as determined by an environmental assessment, the Negative Declaration approved for this specific plan will serve as the environment document for future development and annexation purposes.

### **8.2 Relationship to the General Plan**

The proposed plan designation will be, "Huron Industrial Park Specific Plan." When the Huron General plan is not specifically superseded by this specific plan, provisions of the General Plan shall apply.

### **8.3 Zoning**

Zoning for the plan area is discussed in the specific plan. All lands shall be pre-zoned prior to annexation to the appropriate zone district.

### **8.4 Amendments to the Specific Plan**

Amendments to the specific plan shall be processed in accordance with City of Huron standard procedures. Minor changes in the project that do not increase or decrease infrastructure capacity beyond the specified density range are only subject to administrative review and approval by the Planning Director.

The following changes will alter the development character and shall require an amendment to the specific plan:

1. Major changes in land use or major changes in road alignment.
2. Changes in land use types.
3. Changes in the infrastructure (roads, water and sewer systems) which have the effect of increasing or decreasing capacity beyond levels necessary to serve the project.

## 8.5 Financing Mechanisms

Financing mechanisms for the project include developer improvements, development fees, special district assessments or their equivalent and redevelopment financing.

Developer Improvements - The developer shall bear responsibility for development of project-related on-site and off-site improvements as described in the specific plan.

Development Fees - Developer fees shall be collected as adopted by the Huron City Council and required by law. The City may initiate a fee reduction formula as an incentive to industrial development.

Redevelopment Financing - A portion of the plan area is adjacent to the City's redevelopment project area. Should a redevelopment project area be formed for the industrial park area, tax increment financing through the sale of bonds could be used to assist development. Efforts should be made to include all or a portion of the plan area into the redevelopment project area. This will occur over time as property is annexed to the City and the requirements of state redevelopment law relative to blight and vacant land are met.

Special District or Equivalent - A benefit/assessment district or an equivalent entity may be formed to assist in the construction and maintenance of infrastructure improvements.

This entity may be responsible for construction and maintaining:

- Interior road system
- Water supply and water system
- Sewage collection system
- Street Lighting
- Landscaping and public open space