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**FRESNO LOCAL AGENCY FORMATION COMMISSION (LAFCO)  
EXECUTIVE OFFICER'S REPORT**

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CONSENT AGENDA ITEM No. 5-B

**DATE:** February 10, 2021

**TO:** Fresno Local Agency Formation Commission

**FROM:** David E. Fey, Executive Officer 

**BY:** Juan Lara, LAFCo Analyst II

**SUBJECT:** Consider Approval - City of Huron "Huron WWTP Reorganization." A proposed reorganization consisting of the annexation of 39.9 acres to the City of Huron and detachment from the Westlands Water District and the Westside Resource Conservation District. (LAFCo File No. RO-20-10)

**Applicant:** City of Huron.

**Landowners/Parties of Real Interest (100% Consent):** City of Huron.

(This proposed reorganization has been placed on the consent agenda without notice pursuant to Govt. Code sec. 56662(a) because the territory is uninhabited, no affected local agency has submitted a written demand for notice and hearing, and all property owners have consented in writing to the annexation.)

**RECOMMENDATION:** Approve by Taking the Following Actions:

**Action 1:**

- A. Acting as Responsible Agency pursuant to California Environmental Quality Act ("CEQA") Guidelines, find that prior to approving the proposed annexation, the environmental effects of the proposal as shown in the CEQA documents prepared, adopted, and submitted by the Lead Agency, were reviewed and considered, and determine these documents to be adequate pursuant to CEQA Guidelines Section 15096.

**Action 2:**

- B. Find that the proposed reorganization is consistent with LAFCo Policies, Standards, and Procedures and the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 ("CKH").
- C. Find pursuant to CKH and information in the record that:
  - a. The territory is uninhabited; and
  - b. All landowners and affected agencies have consented to the reorganization.

- D. Assign the distinctive short form designation "Huron WWTP Reorganization" and approve the annexation and detachments subject to the following conditions of approval:
- a. Pursuant to Fresno LAFCo Policy 103-05, the Executive Officer shall record the approved application if all conditions have been satisfied and once he or she has determined that the facts pertaining to the application during the time of recording are materially similar to those facts considered by the Commission when the application was approved. Facts, as used in the proceeding sentence, is defined to include, but is not limited to, whether or not the proposed project is materially similar to the project described in any application before the Commission.
  - b. Submittal of corrected legal description and map.
- E. Waive further Conducting Authority Proceedings and order the reorganization subject to the requirements of CKH.

### **Executive Summary**

On July 20, 2020, The City of Huron adopted Resolution No. 2020-2088 requesting the Commission to begin proceedings for the "Huron WWTP Reorganization." A proposed reorganization consisting of the annexation of 39.9 acres to the City of Huron and detachment from the Westlands Water District and the Westside Resource Conservation District.

### **Proposal/Land Use**

- The proposal consists of the annexation of 39.9 acres to the City of Huron and detachment from the Westlands Water District and the Westside Resource Conservation District.
- Information related to the proposals affected territory, land use, proposed development, special districts, surrounding areas, and existing/proposed services can be found on **Attachment A**.
- The affected territory is within the City of Huron' sphere of influence (**Attachment B**) and is contiguous to the Huron' city limits (**Attachment C**).
- The proposal is currently zoned AE-20 (Exclusive Agricultural) and has been rezoned to the Huron P-F (Public Facility) zone district by Pre-zone City Ordinance No. 381.
- The Proposal is uninhabited.
- The proposal is consistent with the Huron General Plan Land Use Diagram.

### **Consistency with LAFCo Policies, Standards, and Procedures**

- The County of Fresno has specified that the proposal was considered and determined to be consistent with the Memorandum of Understanding between the City of Huron and the County of Fresno when the Fresno County Board of Supervisors approved the Second Amendment to the Amended and Restated Memorandum of Understanding between the County of Fresno and City of Huron on August 21, 2018.

- City of Huron is within the Fresno County Fire Protection District service area and will continue receiving fire protection service from the District.
- The proposal is consistent with the CKH and LAFCo Policies, Standards, and Procedures, including, but not limited to, sections 100 and 200.
- All properties within the proposal have been rezoned to the Huron P-F (Public Facility) zone district by Pre-zone City Ordinance No. 381.
- The City of Huron is within the Westside GSA and has a Groundwater Sustainability Plan in place.

### **Sustainable Groundwater Management Act**

California's Sustainable Groundwater Management Act ("SGMA") was signed into law by former Governor Edmund G. Brown Jr. on September 16, 2014. This three-part legislation requires local agencies to develop groundwater sustainability plans that are compatible with their regional economic and environmental needs. SGMA creates a framework for sustainable local groundwater management for the first time in California's history.

SGMA requires local agencies to form Groundwater Sustainability Agencies ("GSAs") in local groundwater basins by June 2017 and requires the adoption of Groundwater Sustainability Plans ("GSPs") for groundwater basins deemed high priority by year 2020. The Westside GSA will represent the City of Huron.

### **Environmental Determination**

The City of Huron, acting as "Lead Agency" under CEQA, filed a Class 19 Categorical for the Huron Wastewater Treatment Plant annexation filed with the Fresno County Clerk office on November 11, 2020 Document No. E202010000392 consistent with the requirements of CEQA.

As "Responsible Agency," the Commission is required to review and consider the City's environmental documents prior to taking its action. If the Commission determines that these documents are adequate, pursuant to CEQA, it may make the required findings provided under "Recommendations" above.

### **Costs and Other Changes Affecting Residents or Landowners**

None reported by the City of Huron staff.

### **Agencies and Individuals Submitting Comments**

- Jean Rousseau, County Administrative Officer
- Chufeng Vang, IT Analyst, Fresno County Elections Department
- Karen Coletti, Executive Secretary, Fresno County Public Library
- Russ Freeman, P.E., Deputy General Manager, Fresno Westlands Water District
- Lori Villanueva Superintendent, Coalinga-Huron Unified School District

## **Territory Boundaries**

The boundaries of the proposed annexation **are** definite and certain, and the County Assessor has determined that the map and legal description **are not adequate** to file with the State Board of Equalization.

Staff recommends that the Commission consider a condition of approval that a satisfactory map and legal description prior to the execution of a certificate of completion.

## **Registered Voter Data**

The County of Fresno Elections Office reported that there were **zero** registered voters in the affected territory.

## **Compliance with the Requirements of CEQA**

**Lead Agency:** City of Huron

**Level of Analysis:** Categorical Exemption

**Finding:** Categorical Exemption (See Environmental Documents at [www.fresnolafco.org](http://www.fresnolafco.org) under the Hearing and Workshops tab in the September 9, 2020 file).

## **Individuals and Agencies Receiving this Report**

- Ken Price, LAFCo Counsel
- Bernard Jimenez, Deputy Director of Fresno Co. Public Works and Planning
- Fresno County Fire Protection District
- Angela Hall, Contract Planner, City of Huron
- Jack Castro, City Manager, City of Huron

## Attachment A

### PROPOSAL INFORMATION

1. Affected Territory

<b>Acreage:</b>	39.9
<b>Current Land Use:</b>	AE-20 (Exclusive Agricultural)
<b>Number of Residences/ Population:</b>	Residents: 0/ Population: 0 estimated
<b>Registered Voters:</b>	Voters: 0
<b>Assessor Parcel Number(s):</b>	075-032-71ST

2. Proposed Development - The affected territory is already developed with Public Facilities related to the Huron Wastewater Treatment Plan.

3. Surrounding Territory – Public Facilities to the north. Agricultural to the west, east, and south.

4. Existing Service Agencies and Proposed Service Changes

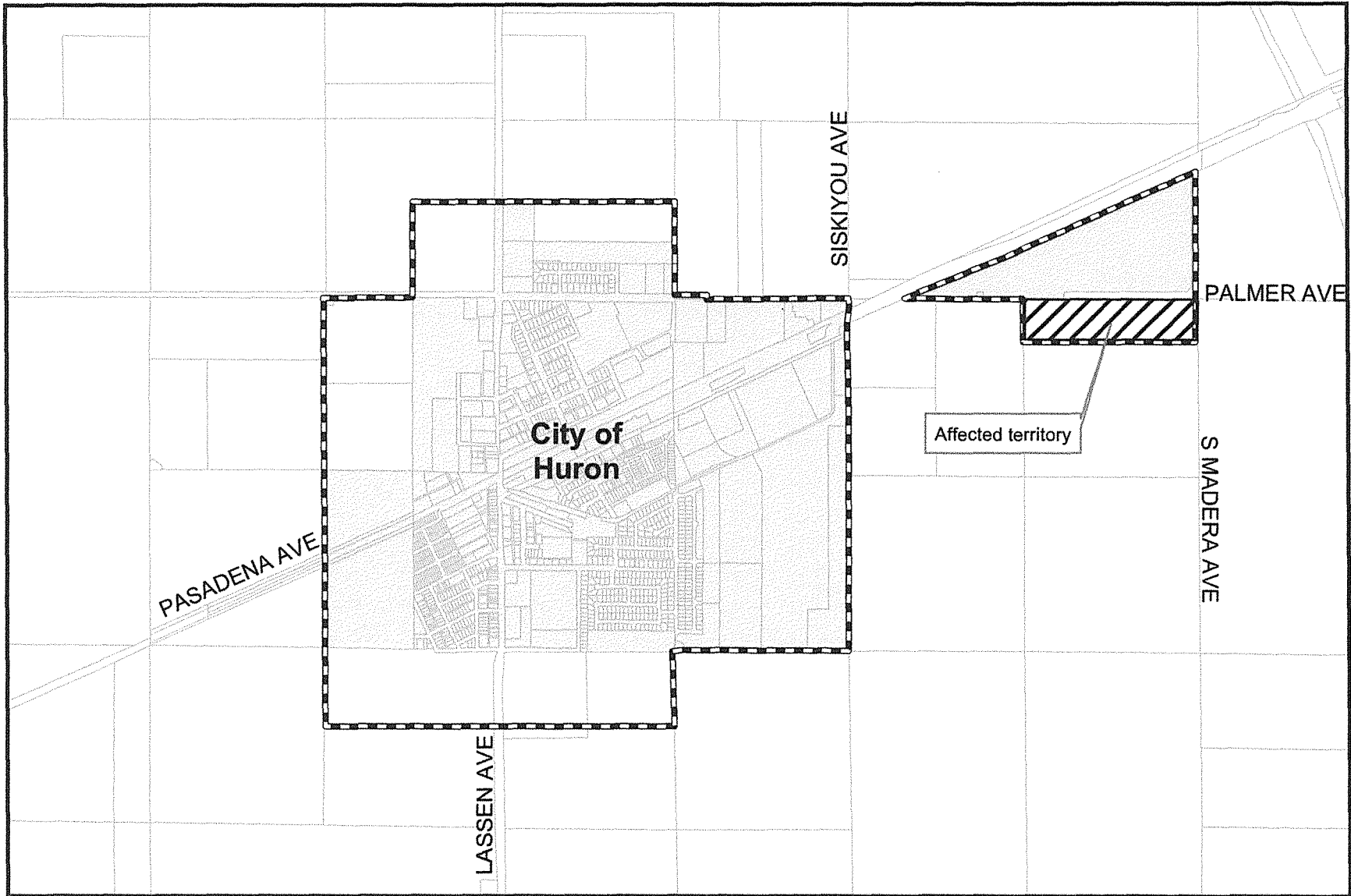
<b>Service</b>	<b>Existing Service</b>	<b>Change</b>
Water	Wells/ Groundwater	City of Huron
Sewer	Private Septic	City of Huron
Fire Protection	Fresno County Fire Protection District	No Change

(See Service Plan on our website at [www.fresnolafco.org](http://www.fresnolafco.org))

5. Cities and Districts Included Wholly or Partially Within the Affected Territory

Fresno County	Fresno County Library
Coalinga-Huron Cemetery	Fresno County Fire Protection District
CSA 35	Coalinga-Huron Unified School District
Coalinga-Huron Mosquito Abatement District	
County School Service	
State Center Community College District	

# ATTACHMENT B



Sphere of influence

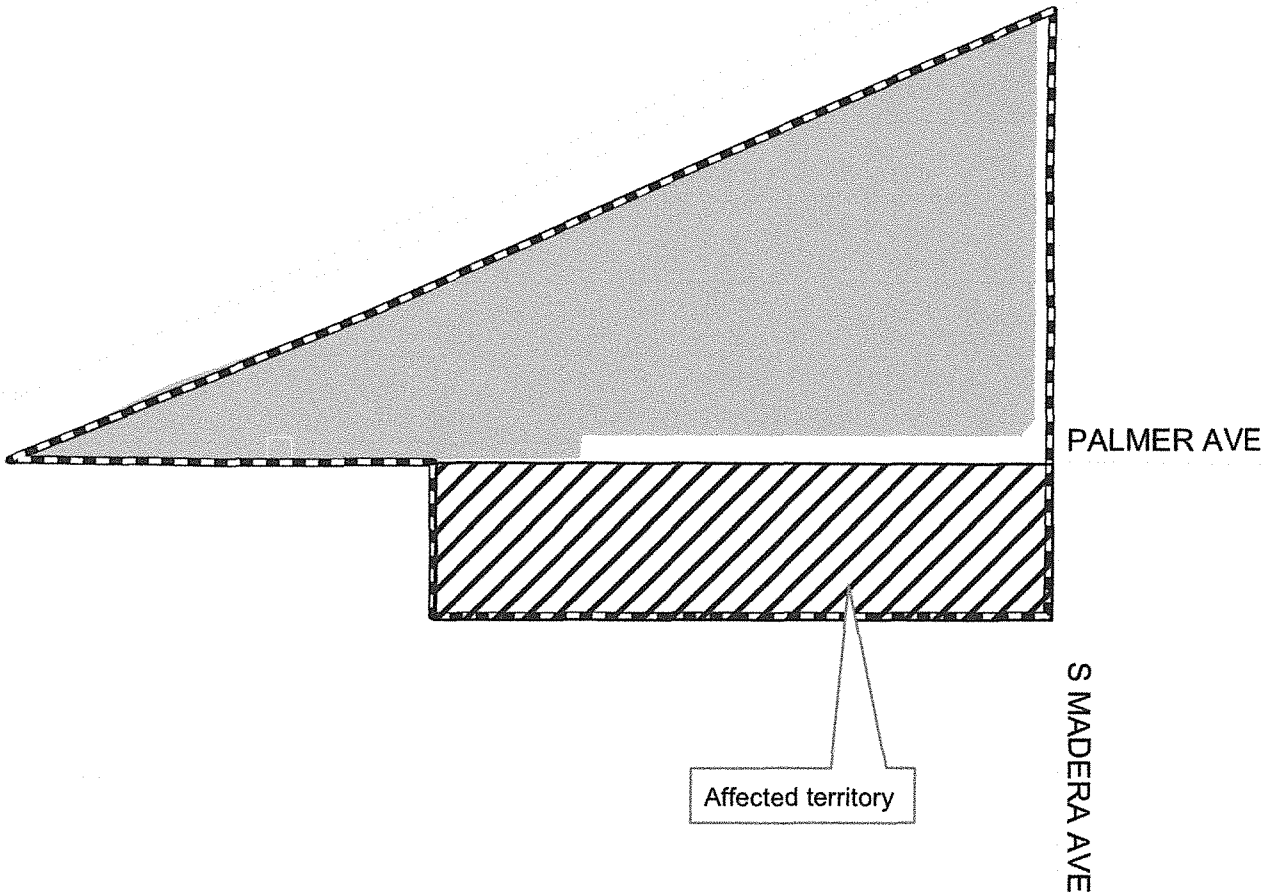


City limits



Fresno Local Agency Formation Commission



# ATTACHMENT C



## Fresno Local Agency Formation Commission

-  Sphere of influence
-  City limits

