



Exhibit A

City of Huron/P.O. Box 339/36311 Lassen Ave., Huron, CA. 93234-0339 • Phone (559) 945-2241 • Fax (559) 945-2609

April 6, 2018

County Administrative Officer
Attn: Jean M. Rousseau, CPA, County Administrative Officer
Hall of Records
2281 Tulare Street, Room 304
Fresno, California 93721

SUBJECT: City of Huron Sphere of Influence Amendment and Annexation

Dear Mr. Rousseau:

The City of Huron (City) hereby requests an amendment to the City/County of Fresno Memorandum of Understanding (MOU) in order to accommodate a minor sphere of influence expansion of approximately 200 acres to accommodate regional economic development opportunities, and to include existing and planned public facilities. In addition, pursuant to Article II, Section 2.4 of the MOU, the City is requesting annexation of approximately 160 acres for a regional commercial/industrial annexation. In addition, the City desires to annex approximately 40 acres to expand capacity of the City's existing Wastewater Treatment Plant in order to accommodate anticipated population growth. The City is notifying the County of its intention to file an annexation proposal with the Local Agency Formation Commission (LAFCo). It is the City's intent to file such proposal in the near future. A copy of the project material is attached.

The details of the project discussed are as follows:

Location

The project site is located in unincorporated Fresno County, California adjacent to the Huron City limits. The project site consists of 5 parcels within three separate areas located south of Tornado Avenue and south of Palmer Avenue (See attached aerial map).

Overview

The proposed project consists of the development of 200 acres of land in three different locations. Development and land use activities are summarized as follows:

- **Area 1 (South of Tornado Avenue):** The City desires to annex approximately 40 acres of APN 075-050-24S and 39.3 acres of APN 075-050-23S to expand the new high school and assist with providing open space for recreation in connection with existing residential development in the area. The City of Huron General Plan states that approximately 60 to 80 acres should be set aside for the high school, which currently lies on 20 acres. The only way the school can expand is to the south, across from Tornado Avenue, as the other three sides are developed. The other accomplishment brought from this annexation is regarding open space. In the City's mutual agreement with the local school district, it states that the City is to utilize the school facility when the school is not in session. The General Plan states that

"Together We Can"



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residential development should not be over ¼ mile for recreational open space to nearby residential. This area has no parks close enough to fill this standard. Due to the City's agreement with the local school district, this expansion will also facilitate this effort.

- Area 2 (South of Palmer Avenue-East Side): The City desires to annex approximately 40 acres of APN 075-031-71ST to expand capacity of the City's existing Wastewater Treatment Plant in order to accommodate anticipated population growth.
- Area 3 (South of Palmer Avenue-West Side): The City desires to annex approximately 38.2 acres of APN 075-032-85S and 41.52 acres of APN 075-032-86 to expand industrial development. The City acquired property adjacent to the northern most location of the current City limits along the Palmer Avenue alignment. The proposed area is adjacent to City's planned industrial park expansion. The City is planning more development of the industrial park in this area, as well as additional open space.

Please contact Alfonso Manrique at (559) 473-1371 if you have any questions or concerns.

Sincerely,

Jack Castro

CITY OF HURON SPHERE OF INFLUENCE AMENDMENT AND ANNEXATION



LEGEND

| | |
|---------------------------|-----|
| CURRENT CITY LIMITS | --- |
| CURRENT SIZ | --- |
| PROPOSED SIZ | --- |
| PROPOSED ANNEXATION AREAS | --- |

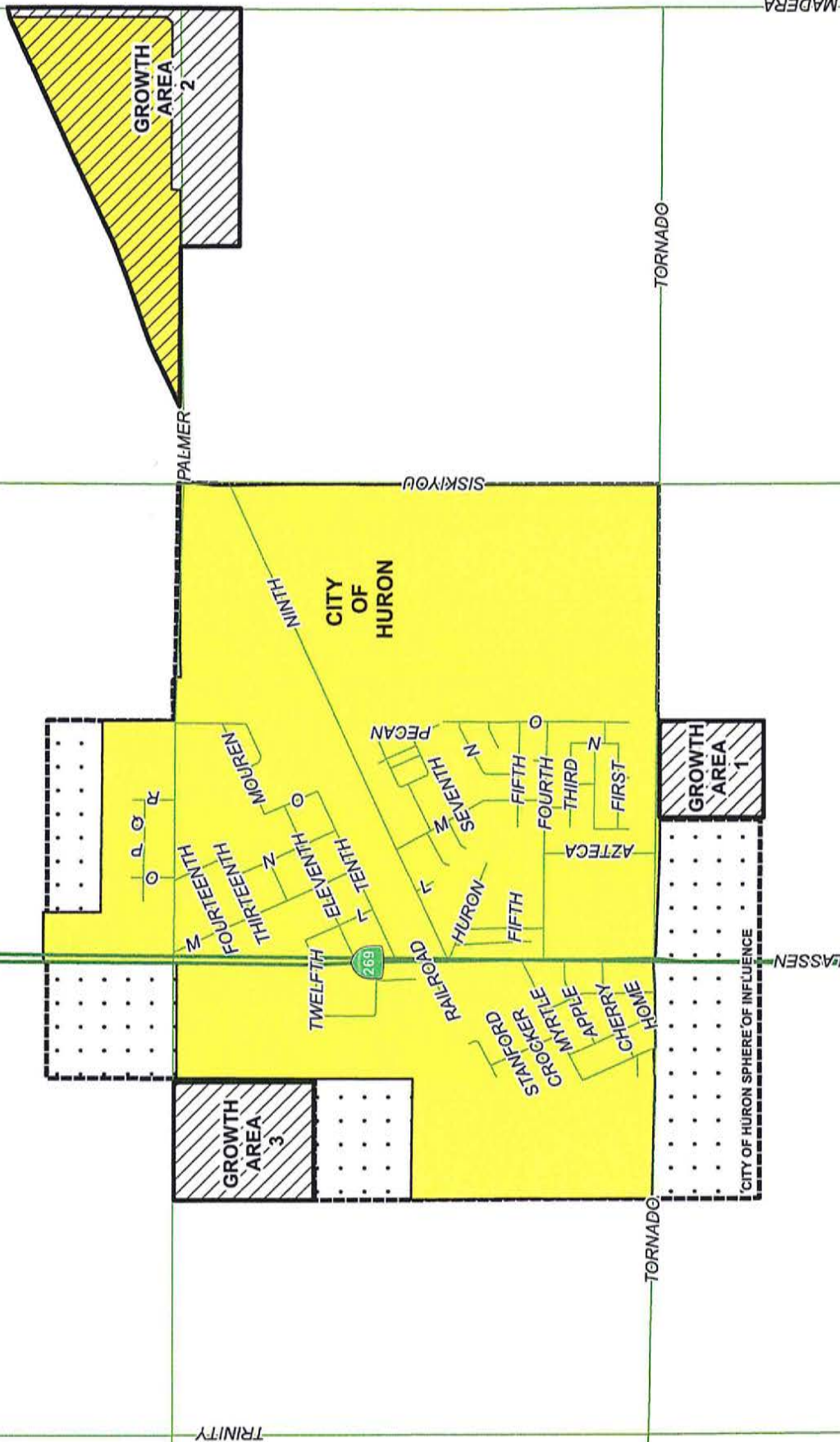


SCALE IN FEET
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FIGURE 1
AERIAL MAP



Exhibit B



City of Huron- Sphere of Influence and Growth Areas

- Growth Area 1: 40 Acres
- Growth Area 2: 107.85 Acres
- Growth Area 3: 38.2 Acres



Department of Public Works and Planning
Development Services and Capital Projects Division

MAP PREPARED BY: GJIA
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Exhibit C

CITY OF HURON CONCEPTUAL DEVELOPMENT PLAN

April 2018

Project Overview

The proposed project consists of the development of approximately 160 acres into public and light industrial uses.

Project Developer

The project developer is the City of Huron.

Project Location

The project sites are located in unincorporated areas of Fresno County, California adjacent to the Huron city limits. The project site consists of 4 parcels within two separate areas located south of Tornado Avenue (Area 1) and southeast of Palmer and Lassen Avenues (Area 2). Figure 1 provided in Attachment 1 shows the location of the project areas.

The project site are located on the Huron, California, United States Geological Survey 7.5-minute topographic quadrangle maps, Township 20 South, Range 17, East, Sections 1, 10, 12 and 14. A copy of the U.S. Geological Survey Map is provided in Attachment 2.

Regulatory Considerations

As a city, state law requires that the City of Huron prepare and adopt a General Plan as a tool to manage growth and development. The City of Huron 2025 General Plan was adopted by City Council on July 18, 2007. The Land Use Element included in the City's General Plan serves as a guide for future land use within the City and identifies the type and location of future land uses within the City. All proposed development will be consistent with the goals and policies of the General Plan and with the uses, density, and intensity standards of the General Plan land use categories that are applicable. Attachment 3 provides a copy of the City's amended 2025 General Plan Map.

The project sites would be annexed into the City of Huron. Because approximately 80 acres out of the total 160 acres of the proposed project are currently outside the Huron Sphere of Influence, the boundary would also be adjusted outward to be coterminous with the expanded city limits. This boundary adjustment requires approval of the Fresno Local Agency Formation Commission (LAFCO).

Project Details

Development and land use activities are summarized as follows:

- Area 1 (South of Tornado Avenue): Public/institutional uses on approximately 80 acres.
- Area 2 (South of Palmer Avenue-West Side): Light industrial uses on approximately 80 acres.

Project build out will occur over a 10-year period. The project sites will be annexed into the City of Huron. Associated with these annexation, one adjacent area (APN 075-032-22ST) would also be considered for inclusion in the Huron city limits.

Each area is described in further detail:

Area 1 – South of Tornado Avenue

The area south of Tornado Avenue totals 79.3 gross acres and contains fallow agricultural land. No residential structures or outbuildings are contained within this area. S. Lassen Avenue, a two-lane undivided road, forms the western boundary of the area.

The area south of Tornado Avenue will occupy 79.3 net acres. The City is proposing to annex this area for the development of a public high school and recreational area. The area lies completely within the Coalinga-Huron Unified School District (CHUSD). CHUSD provides K-12 services to this area. Currently, an elementary school and a middle school are located in Huron. Students attending high school are bussed to Coalinga since there is no high school in Huron.

Annexation of this area for the development of a public school will require an amendment of the City of Huron sphere of influence (SOI) to include an approximate 40-acre portion of APN 075-050-24S that is not currently within the Huron SOI. APN 075-050-23S, approximately 39.3 acres and the full right of way of the adjacent portion of Lassen Avenue, is currently within the Huron SOI and planned for the expansion of the public high school.

Vehicular Access and Internal Circulation

S Lassen Avenue, a two-lane undivided road that runs north to south, will provide vehicular access to the proposed high school. The City is currently improving Tornado Avenue East of Lassen to provide access to the new high school site.

Area 2 – South of Palmer Avenue– West Side

The area south of Palmer Avenue, east of the City of Huron, totals 79.72 gross acres and contains fallow agricultural land. No residential structures or outbuildings are contained within this area. S. Lassen Avenue, a two-lane undivided road, forms the eastern boundary of the area and is adjacent to the Palmer Avenue right of way to the north.

This area south of Palmer Avenue will occupy 79.72 net acres and features light industrial uses. The City is proposing to annex this area for the expansion of the City's current industrial park to serve a wider variety of light industrial uses.

Annexation of this area for the expansion of the City's industrial park will require an amendment of the Huron SOI to include approximately 38.2 acres of APN 075-032-85S. Approximately 41.52 acres of APN 075-032-86 are currently in the Huron SOI.

Vehicular Access and Internal Circulation

S. Lassen Avenue, a two-lane undivided road that runs north to south, will provide vehicular access to the proposed high school. Palmer Avenue would be extended in order to provide an east-west access point and link W. Palmer Avenue with S. Lassen Avenue.

Project Implementation and Phasing

Prior to construction, the project must conclude annexation into the City of Huron. After annexation has concluded, preparation of the project infrastructure plans, financing, and recordation of the project parcel map will occur. Due to complexity and coordination with various service and regulatory agencies, it is estimated that preparation and approval of these items will take between nine months to one year. It is also estimated that development of these areas would occur over a period of five years.

Each area will include extension of water, sewer, roadways, storm drainage, electricity, telephone, fiber optic cable, and natural gas. Because of uncertainty surrounding future economic conditions, it is assumed that development would take approximately ten years to buildout. The actual rate of development will depend on market conditions.

Economic Objectives

Employment

The proposed project would create full-time, part-time, and possibly seasonal employment positions. Employment opportunities associated with the Coalinga-Huron Unified School District and Huron wastewater treatment plant would be expected to be primarily career positions, while employment associated with the industrial park would be expected to provide a mix of entry-level and career opportunities. Employment opportunities would be created as each component builds out. Currently, four full-time employment positions are filled at the Huron wastewater treatment plant (Area 2).

None of the aforementioned economic benefits will occur unless the project is annexed into the City of Huron.

Estimated Project Costs

Estimated construction cost for buildings and related structures have not yet been determined. Project infrastructure costs are estimated to range between \$150,000 and \$180,000 per acre or between \$30,000,000 and \$36,000,000

Financing

Financing will be through a combination of private and public-sector funding sources. Further financing details cannot be provided due to a variety of unknown project variables and tenant identity. All infrastructure related improvements will be secured in a manner acceptable to the City of Huron.

Estimated Construction Schedule

Design/Construction

| Year | Task |
|-------------|--|
| 1 | Prepare and obtain approval of project infrastructure improvement plans. |
| 2 | Construct Project Areas 1 and 2 |
| 3 | Construct Project Areas 1 and 2 |
| 4 | Construct Project Areas 1 and 2 |
| 5 | Construct Project Areas 1 and 2 |

Construction/Sales/Leasing

| Year | Task |
|-------------|-------------------------------------|
| 5 | Construct/sell/lease/Project Area 2 |

ATTACHMENT 1
FIGURE 1 PROJECT LOCATION MAP

CITY OF HURON SPHERE OF INFLUENCE AMENDMENT AND ANNEXATION



LEGEND

| | |
|---------------------|--|
| CURRENT CITY LIMITS | |
| CURRENT SOI | |
| PROPOSED SOI | |
| PROPOSED AREA 1 | |
| PROPOSED AREA 2 | |



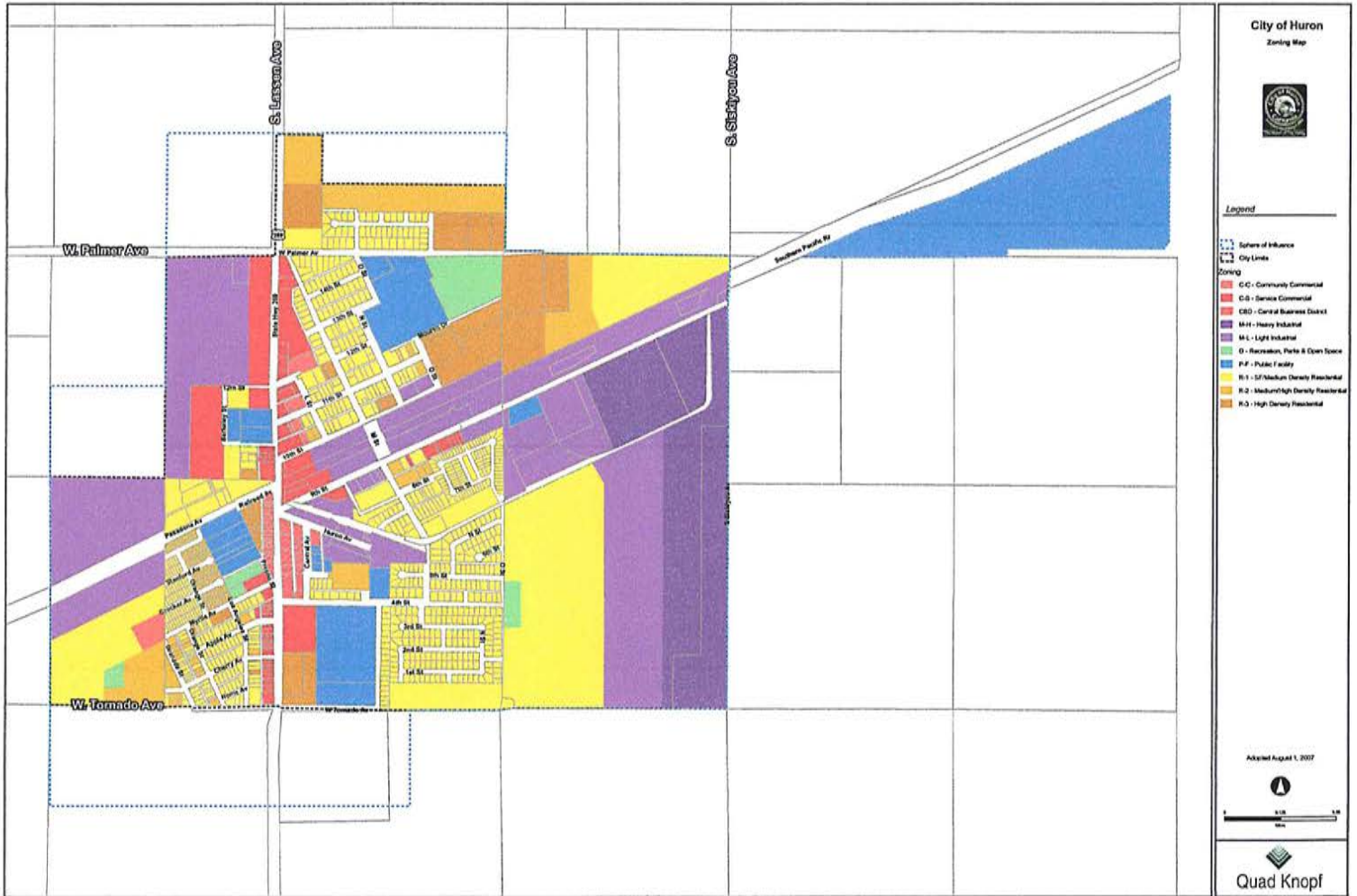
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FIGURE 1
PROJECT LOCATION MAP

ATTACHMENT 2
U.S. GEOLOGICAL SURVEY MAP



ATTACHMENT 3
CITY OF HURON AMENDED 2025 GENERAL PLAN MAP



City of Huron
Zoning Map



Legend

- Sphere of Influence
- City Limits
- Zoning**
- C-C - Community Commercial
- C-B - Service Commercial
- CBO - Central Business District
- M-H - Heavy Industrial
- M-L - Light Industrial
- D - Recreation, Parks & Open Space
- P-F - Public Facility
- R-1 - Single-Family Residential
- R-2 - Medium-Density Residential
- R-3 - High-Density Residential

Adopted August 1, 2007



Quad Knopf

TORNADO

ANALYSIS

CITY
OF
HURON

THIN


PALMER

ANALYSIS

CITY
OF
HURON

THIN

PALMER



TORNADO

TRINITY

Department of Public Works and Planning
Development Services and Capital Projects Division

MAP PREPARED BY: GJJA

City of Huron- Proposed Annexation Areas

268 Acres

