

Fresno Multi-Jurisdictional 2015 - 2023 Housing Element



Initial Study
Negative Declaration



Lead Agency
City of Huron
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Huron, California 93234

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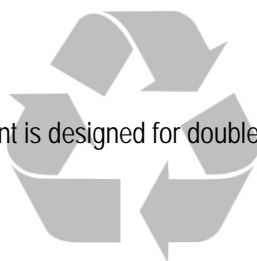


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1 PURPOSE AND AUTHORITY

The purpose of this Initial Study is to identify and assess the significance of the physical effects on the environment due to potential future development guided by the goals and policies of the City of Huron portion of the Fresno Multi-Jurisdictional 2015-2023 Housing Element and the proposed amendments to the City's Zoning Ordinance (Title 17). Pursuant to the California Environmental Quality Act (CEQA), the proposed Housing Element and amendments to the City's Zoning Ordinance is considered a "Project" and thus requires analysis and determination of environmental effects prior to approval.

This Initial Study has been prepared in accordance with the CEQA Statutes and Guidelines and the City of Huron local rules and regulations. The proposed project requires discretionary approval by the City of Huron. The proposed Housing Element is also subject to review by the California Department of Housing and Community Development (HCD). As the project initiator and because of the legislative approvals involved, the City of Huron is the Lead Agency with respect to this Initial Study pursuant to §15367 of the CEQA Guidelines. Specifically, the Project requires City of Huron approval of a General Plan Amendment and an amendment to the City's Zoning Ordinance (Title 17) of the Huron Municipal Code. No other governmental agencies have discretionary permitting authority with respect to approval of the proposed project, and no Trustee Agencies, as defined in §21070 of the CEQA Statutes, has jurisdiction over resources such that Trustee agency approval is required for entitlement approval.

Pursuant to §15074 of the CEQA Guidelines, prior to approving the Project, the City of Huron is obligated to consider the findings of this Initial Study and to either adopt a Negative Declaration (ND) or a Mitigated Negative Declaration (MND), or determine that an Environmental Impact Report (EIR) is required due to potentially significant, unavoidable environmental impacts. The findings of this Initial Study support adoption of a ND, as discussed in Section 4. Either of these determinations indicates that the environmental impacts of the programs for accommodating housing pursuant to the proposed Housing Element and amendments to the City's Zoning Ordinance, in accordance with the governing land use planning policies and zoning standards, will be less than significant and that an EIR is not required.

CONTENTS

This document has been prepared to comply with Section (§) 15063 of the State CEQA Guidelines that sets forth the required contents of an Initial Study. These include:

- A description of the project, including the location of the project (see Section 2)
- Identification of the environmental setting (see Section 2.11)
- Identification of environmental effects by use of a checklist, matrix, or other methods, provided that entries on the checklist or other form are briefly explained to indicate that there is some evidence to support the entries (see Section 3)
- Examination of whether the project is compatible with existing zoning, plans, and other applicable land use controls (see Sections 2.6 and 2.7)
- The name(s) of the person(s) who prepared or participated in the preparation of the Initial Study (see Section 5.1)

TIERING

Section 15152 et al of the CEQA Guidelines describes "tiering" as a streamlining tool as follows:

- (a) *"Tiering" refers to using the analysis of general matters contained in a broader EIR (such as one prepared for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project.*

- (b) *Agencies are encouraged to tier the environmental analyses which they prepare for separate but related projects including general plans, zoning changes, and development projects. This approach can eliminate repetitive discussions of the same issues and focus the later EIR or negative declaration on the actual issues ripe for decision at each level of environmental review. Tiering is appropriate when the sequence of analysis is from an EIR prepared for a general plan, policy, or program to an EIR or negative declaration for another plan, policy, or program of lesser scope, or to a site-specific EIR or negative declaration. Tiering does not excuse the lead agency from adequately analyzing reasonably foreseeable significant environmental effects of the project and does not justify deferring such analysis to a later tier EIR or negative declaration. However, the level of detail contained in a first tier EIR need not be greater than that of the program, plan, policy, or ordinance being analyzed.*
- (c) *Where a lead agency is using the tiering process in connection with an EIR for a large-scale planning approval, such as a general plan or component thereof (e.g., an area plan or community plan), the development of detailed, site-specific information may not be feasible but can be deferred, in many instances, until such time as the lead agency prepares a future environmental document in connection with a project of a more limited geographical scale, as long as deferral does not prevent adequate identification of significant effects of the planning approval at hand.*
- (d) *Where an EIR has been prepared and certified for a program, plan, policy, or ordinance consistent with the requirements of this section, any lead agency for a later project pursuant to or consistent with the program, plan, policy, or ordinance should limit the EIR or negative declaration on the later project to affects which:*
 - (1) *Were not examined as significant effects on the environment in the prior EIR; or*
 - (2) *Are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means.*
- (e) *Tiering under this section shall be limited to situations where the project is consistent with the general plan and zoning of the city or county in which the project is located, except that a project requiring a rezone to achieve or maintain conformity with a general plan may be subject to tiering.*
- (f) *A later EIR shall be required when the initial study or other analysis finds that the later project may cause significant effects on the environment that were not adequately addressed in the prior EIR. A negative declaration shall be required when the provisions of Section 15070 are met.*
 - (1) *Where a lead agency determines that a cumulative effect has been adequately addressed in the prior EIR that effect is not treated as significant for purposes of the later EIR or negative declaration, and need not be discussed in detail.*
 - (2) *When assessing whether there is a new significant cumulative effect, the lead agency shall consider whether the incremental effects of the project would be considerable when viewed in the context of past, present, and probable future projects. At this point, the question is not whether there is a significant cumulative impact, but whether the effects of the project are cumulatively considerable. For a discussion on how to assess whether project impacts are cumulatively considerable, see Section 15064(i).*
 - (3) *Significant environmental effects have been "adequately addressed" if the lead agency determines that:*
 - (A) *they have been mitigated or avoided as a result of the prior environmental impact report and findings adopted in connection with that prior environmental report; or*
 - (B) *they have been examined at a sufficient level of detail in the prior environmental impact report to enable those effects to be mitigated or avoided by site specific revisions, the imposition of conditions, or by other means in connection with the approval of the later project.*

- (g) *When tiering is used, the later EIRs or negative declarations shall refer to the prior EIR and state where a copy of the prior EIR may be examined. The later EIR or negative declaration should state that the lead agency is using the tiering concept and that it is being tiered with the earlier EIR.*
- (h) *There are various types of EIRs that may be used in a tiering situation. These include, but are not limited to, the following:*
 - (1) *General Plan EIR (Section 15166)*
 - (2) *Staged EIR (Section 15167)*
 - (3) *Program EIR (Section 15168)*
 - (4) *Master EIR (Section 15175)*
 - (5) *Multiple-family residential development/residential and commercial or retail mixed-use development (Section 15179.5)*
 - (6) *Redevelopment project (Section 15180)*
 - (7) *Projects consistent with community plan, general plan, or zoning (Section 15183)*

This Initial Study for the proposed Fresno Multi-Jurisdictional 2015-2023 Housing Element and amendments to the City of Huron's Zoning Ordinance (Title 17) has been prepared to tier from the City of Huron General Plan 2025 EIR, as amended or otherwise supplemented. For the City of Huron, documents by which the analysis recorded herein has been tiered from are available for public review at:

City of Huron
City Hall
36311 S. Lassen Ave.
Huron, California 93234

ANALYTICAL APPROACH

The environmental analysis contained in this Initial Study is based on the following assumptions:

General Plan Consistency: Pursuant to California Government Code 65300.5 the General Plan and Elements must "... comprise an integrated, internally consistent, and compatible statement of policies...." Based on this regulatory requirement, as the General Plan is updated and/or amended, it is assumed that such updates and amendments will not conflict with implementation of the policies contained in the proposed Housing Element or any other element.

Categorical Exemptions: Smaller-scale ministerial projects that require issuance of building permits without need for discretionary action are generally exempt from environmental review pursuant to CEQA in the absence of compelling evidence that the project is unique in that it may result in significant individual and/or cumulative impacts. Smaller-scale projects may be exempt from CEQA and require no further analysis. Exempt projects are considered to have no significant impact on the environment, as defined in § 15300 of the CEQA Guidelines.

Project Specific Environmental Review: Future development proposals not exempt from CEQA will be subject to the environmental review process to identify potential impacts and impose appropriate mitigation measures, if needed, to avoid significant impacts.

Purpose of Environmental Review: The project consists of the adoption and implementation of the Fresno Multi-Jurisdictional 2015-2023 Housing Element and Zoning Ordinance amendment. The proposed Housing Element and Zoning Ordinance are

regulatory documents that establish goals, policies, programs, and standards that guide development and redevelopment within the boundaries of the City and do not authorize any plan for construction of new homes or other uses or the redevelopment of any properties within the local jurisdiction. No direct environmental impacts, therefore, will occur as a result of adoption of the proposed Housing Element and Zoning Ordinance amendments. This Initial Study assesses the potential environmental impacts resulting from potential development facilitated by the proposed Housing Element and Zoning Ordinance amendments in accordance with the Lead agency's existing land use policies.

No changes to the use, density or intensity, or other land use policies of the City of Huron General Plan 2025 are proposed in the Housing Element; however, changes to the Zoning Ordinance will be required due to existing inconsistencies between the City's General Plan and Zoning Ordinance as well as for the City's Zoning Ordinance to be in compliance with State laws. These zoning code amendments are described herein and are covered by the analysis documented in this Initial Study.

The purpose of the environmental analysis conducted for the proposed Housing Element and Zoning Ordinance amendments, as documented herein, is to determine general impacts that could result from implementation of the proposed Housing Element and Zoning Ordinance. Because this is a program-level analysis, some measure of forecast and assumption is necessary in order to characterize potential development scenarios and should not be construed as speculative or unreasonable. Therefore, the program-level analysis of the potential impacts of the proposed Housing Element and Zoning Ordinance is inherently broad and typically qualitative due to the lack of project-level information. When specific development/improvement projects implementing the City's General Plan are identified, those individual projects would be required to be analyzed for conformance with the City's General Plan, Zoning Ordinance, and other applicable local, state, and federal requirements as well as comply with applicable CEQA requirements.

Where applicable, General Plan policies and mitigation measures that will reduce potential indirect environmental effects of the Project have been identified in this Initial Study.

2 PROJECT DESCRIPTION

PROJECT TITLE

Fresno Multi-Jurisdictional 2015-2023 Housing Element

LEAD AGENCY/PROJECT SPONSOR NAME AND ADDRESS

City of Huron
P.O. Box 339
Huron, California 93234

CONTACT PERSON AND PHONE NUMBER

Thomas Skinner, City Planner
(559) 675-8724

PROJECT LOCATION

The proposed Fresno Multi-Jurisdictional 2015-2023 Housing Element and City of Huron Zoning Ordinance (Title 17) applies to all proposed and existing residential General Plan land use designations and zoning districts that support residential development within the municipal boundaries of the City of Huron. As a comprehensive Housing Element, the City of Huron proposes to adopt the first six chapters and Appendix 2E of the Fresno Multi-Jurisdictional 2015-2023 Housing Element.

The City of Huron is located in the County of Fresno and is adjacent to unincorporated Fresno County land to the north, south, east, and west. Interstate 5 (I-5), which connects Los Angeles to Sacramento, is located about five miles to the west and provides regional access to the greater Central Valley. The Planning Area, for purposes of this environmental analysis, encompasses the entirety of the municipal boundaries of the City of Huron. The Planning Area is approximately 1,108 acres, representing less than one percent of the land area of the County of Fresno. The sites suitable for housing identified in the proposed Housing Element are located primarily along the north, south, and west perimeters of the city. Exhibit 1 (Regional Location and Vicinity Map) illustrates the city's location within the County of Fresno and its local context in terms of roadways, other transportation infrastructure, and important landmarks.

GENERAL PLAN DESIGNATIONS

The existing residential General Plan land use designations that support housing development within the City of Huron are summarized in Table 1 (Residential Land Uses).^{1 2} The proposed Housing Element concludes that the City's General Plan provides for a range of housing densities in the community; therefore, new land use designations to support development options for balanced housing will not be required.

Table 1
Residential Land Uses

Land Use Designation	Supported Uses	Maximum Density (DU/AC)
Low Density Residential	Single-family detached, duplexes, half-plexes	10
Medium Density Residential	Multifamily residential, duplexes, triplexes, four-plexes	15
High Density Residential	Multifamily residential	29
Source: City of Huron. General Plan 2025 Policies Statement. Land Use Element. Adopted July 18, 2007		

¹ City of Huron. General Plan 2025 Policies Statement. Adopted July 18, 2007

² City of Huron. General Plan Update 2005-2025 Draft Environmental Impact Report. September 2006

ZONING DISTRICTS

Existing zoning districts that support residential development are listed in Table 2 (Residential Zoning Districts) and include a summary of key development standards. The proposed Housing Element concludes that the City's Zoning Ordinance provides for a range of housing options and offers several opportunities for high-density residential and mixed-use development; therefore, new land use designations to support development options for balanced housing will not be required.

Table 2
Residential Zoning Districts

Zone	Permitted Residential Uses	Maximum Height (FT)	Minimum Lot Area (SF)	Maximum Density	Maximum Lot Coverage
R-A	Single-family residential	30	24,000	<1 du/ac	40%
R-1-A	Single-family residential	30	12,000	<1 du/ac	50%
R-1	Single-family residential	30	5,000	<1 du/ac	50%
R-2	Multifamily residential	30	9,000	4,500 sq. ft. lot area per du	50%
R-3	Multifamily residential	40	9,000	1,500 sq. ft. lot area per du	60%
R-3-A	Multifamily residential	20	9,000	1,500 sq. ft. lot area per du	60%
MHP	Residential mobile homes	30	43,560	2,400 sq. ft. lot are per du	50%
UR	Single-family residential, permitted	30	217,800	<1 du/ac	30%
CBD	Multifamily residential, conditionally permitted	40	9,000	1,500 to 4,500 sq. ft. lot are per du (depending on configuration)	50%-60% (depending on configuration)
C-S	Multifamily residential, conditionally permitted	75	9,000	1,500 to 4,500 sq. ft. lot are per du (depending on configuration)	50%-60% (depending on configuration)
M-L	Mobilehome parks and planned unit developments, conditionally permitted	50	9,000	1,500 to 4,500 sq. ft. lot are per du (depending on configuration)	50%-60% (depending on configuration)
M-H	Mobilehome parks and planned unit developments, conditionally permitted	30-40 (depending on configuration)	9,000	1,500 to 4,500 sq. ft. lot are per du (depending on configuration)	50%-60% (depending on configuration)

Source: City of Huron Zoning Ordinance 2015.

CHARACTERISTICS OF THE HOUSING ELEMENT

The proposed project, in part, includes the adoption and implementation of the Fresno Multi-Jurisdictional 2015-2023 Housing Element (Project). California Housing Element law requires every jurisdiction in the state to prepare and adopt a housing element as part of its general plan. It is typical for each city or county to prepare and maintain its own separate general plan and housing element; however, the Fresno Council of Governments (Fresno COG) is coordinating the County of Fresno and 12 of its 15 incorporated cities in preparing a multi-jurisdictional housing element for the fifth round of housing element updates. The Project provides an opportunity for countywide housing issues and needs to be more effectively addressed comprehensively at the regional level as opposed to individually, and without coordination, at the local level. This approach provides the opportunity for the local governments and the County to work together in accommodating the Regional Housing Needs Allocation (RHNA) assigned to the Fresno County region. The proposed Housing Element for the City has been prepared using the information and collaboration developed through this multi-jurisdictional effort.

HOUSING ELEMENT

A Housing Element is one of seven required elements of a jurisdiction's General Plan. It addresses the existing and future housing needs of persons from all economic backgrounds and serves as a tool for decision-makers and the public in understanding and meeting housing needs in the local jurisdiction. The law does not require local governments to construct housing to meet those needs. State law mandates that the community address housing needs in its discretionary planning actions by creating opportunities for housing and facilitating balanced housing development through policy.

The City of Huron proposes to adopt the following Fresno Multi-Jurisdictional 2015-2023 Housing Element goals and policies:

New Housing Development:

Goal 1 Facilitate and encourage the provision of a range of housing types to meet the diverse needs of residents.

- | | |
|------------|--|
| Policy 1.1 | Provide adequate sites for new housing development through appropriate planned land use designations, zoning, and development standards to accommodate the regional housing needs for the 2013-2023 planning period. |
| Policy 1.2 | Facilitate development of new housing for all economic segments of the community, including extremely low, very low-, low-, moderate-, and above moderate-income households. |
| Policy 1.3 | Continue to direct new growth to urban areas in order to protect natural resources. |
| Policy 1.4 | Promote balanced and orderly growth to minimize unnecessary development costs adding to the cost of housing. |
| Policy 1.5 | Encourage infill housing development on vacant, by-passed, and underutilized lots within existing developed areas where essential public infrastructure is available. |
| Policy 1.6 | Promote development of higher-density housing, mixed-use, and transit-oriented development in areas located along major transportation corridors and transit routes and served by the necessary infrastructure. |
| Policy 1.7 | Ensure the adequate provision of water, sewer, storm drainage, roads, public facilities, and other infrastructure necessary to serve new housing. |
| Policy 1.8 | Approve new housing in accordance with design standards that will ensure the safety, quality, integrity, and attractiveness of each housing unit. |

- Policy 1.9 Encourage development around employment centers that provides the opportunity for local residents to live and work in the same community by balancing job opportunities with housing types.

Affordable Housing:

Goal 2 Encourage and facilitate the development of affordable housing.

- Policy 2.1 Support innovative public, private, and nonprofit efforts in the development of affordable housing, particularly for the special needs groups.
- Policy 2.2 Continue to support the efforts of the Fresno Housing Authority in its administration of Section 8 certificates and vouchers, and the development of affordable housing throughout the County.
- Policy 2.3 Encourage development of affordable housing through the use of development incentives, such as the Density Bonus Ordinance, fee waivers or deferrals, and expedited processing.
- Policy 2.4 Provide technical and financial assistance, where feasible, to developers, nonprofit organizations, or other qualified private sector interests in the application and development of projects for Federal and State financing.
- Policy 2.5 Pursue grant funding to subsidize the development of affordable housing for low-and very low and extremely low income households through new construction, acquisition, and/or rehabilitation.
- Policy 2.6 Encourage the development of second dwelling units to provide additional affordable housing opportunities.
- Policy 2.7 Work to ensure that local policies and standards do not act to constrain the production of affordable housing units.
- Policy 2.8 Expand homeownership opportunities to lower-and moderate-income households through down payment assistance and other homeownership programs.

Housing and Neighborhood Conservation:

- Policy 3.1 Preserve the character, scale, and quality of established residential neighborhoods by protecting them from the encroachment of incompatible or potentially disruptive land uses and/or activities.
- Policy 3.2 Assist low income homeowners and owners of affordable rental properties in maintaining and improving residential properties through a variety of housing rehabilitation assistance programs.
- Policy 3.3 Continue code enforcement efforts to work with property owners to preserve the existing housing stock.
- Policy 3.4 Provide for the removal of all unsafe, substandard dwellings that cannot be economically repaired.
- Policy 3.5 Invest in public service facilities (streets, curb, gutter, drainage and utilities) to encourage increased private market investment in declining or deteriorating neighborhoods.
- Policy 3.6 Preserve assisted rental housing for long-term occupancy by low-and moderate-income households.

Special Needs Housing:

- Goal 4 Provide a range of housing types and services to meet the needs of individuals and households with special needs
- Policy 4.1 Encourage public and private entity involvement early and often through the design, construction, and rehabilitation of housing that incorporates facilities and services for households with special needs.
 - Policy 4.2 Assist in local and regional efforts to secure funding for development and maintenance of housing designed for special needs populations such as the elderly and persons with disabilities.
 - Policy 4.3 Support the use of available Federal, State, and local resources to provide and enhance housing opportunities for farm workers.
 - Policy 4.4 Encourage development of affordable housing units to accommodate large households (three and four bedroom).
 - Policy 4.5 Ensure equal access to housing by providing reasonable accommodation for individuals with disabilities.
 - Policy 4.6 Working in partnership with the other jurisdictions and the private/non-profit sectors in Fresno County, facilitate the provision of housing and services for the homeless and those at-risk of becoming homeless.

Fair and Equal Housing Opportunities:

- Goal 5 Promote housing opportunities for all residents regardless of age, race, religion, sex, marital status, ancestry, national origin, color, disability, or economic level.
- Policy 5.1 Support the enforcement of fair housing laws prohibiting discrimination in lending practices and in the development, financing, sale, or rental of housing.
 - Policy 5.2 Ensure local ordinances and development regulations provide equal housing opportunity for persons with disabilities.

Energy Conservation and Sustainable Development:

- Goal 6 Encourage energy efficiency in all new and existing housing.
- Policy 6.1 Encourage the use of energy conserving techniques in the siting and design of new housing.
 - Policy 6.2 Actively implement and enforce all State energy conservation requirements for new residential construction.
 - Policy 6.3 Promote public awareness of the need for energy conservation.

Zoning Code Amendments

In compliance with State laws, the City will amend its Zoning Code to address the provision of a variety of housing options, especially housing for special needs groups. Specifically, the City will amend their Zoning Ordinance (Title 17) of the Huron Municipal Code to address the following:

Density Bonus: Consistent with Government Code, a density bonus up to 35 percent over the otherwise maximum allowable residential density under the applicable zoning district will be available to developers who provide affordable housing as part of their projects. Developers of affordable housing will also be entitled to receive incentives on a sliding scale to a maximum of three, where the amount of density bonus and number of incentives vary according to the amount of affordable housing units provided.

Farmworker/Employee Housing: In compliance with the Employee Housing Act, farmworker housing up to 12 units or 36 beds are considered an agricultural use and permitted in any zone that permits agricultural uses and employee housing for six or fewer employees are to be treated as a single family structure and permitted in the same manner as other dwellings of the same type in the same zone.

Emergency Shelters. Update the definition of “homeless shelter” to be consistent with the State law definition.

Transitional/Supportive Housing: Consistent with Government Code, address the provision of transitional and supportive housing in the same manner as similar uses in the same zones.

Single Room Occupancy: Amend the Zoning Code to address the provision of Single Room Occupancy housing.

Definition of Family: Remove the definition of family in the Zoning Code, or amend the definition to ensure it does not differentiate between related and unrelated individuals, or impose a numerical limit on the number of persons in a family.

The City will continue to monitor the effectiveness and appropriateness of the Zoning Ordinance in facilitating housing for the homeless and other persons with special needs and make amendments as necessary.

STATUTORY REQUIREMENTS

State law requires that all housing elements address four key topics: 1) housing needs, 2) constraints to housing development, 3) housing resources, and 4) a preparation of a housing plan. Analysis of these topics provides the foundation for the preparation of a housing element. Article 10.6, §§ 65580 – 65589.8, Chapter 3 of Division 1 of Title 7 of the California Government Code establishes the legal requirements for a housing element and encourages the provision of affordable and decent housing, in suitable living environments, in all communities, in working to statewide goals. The Fresno Multi-Jurisdictional 2015-2023 Housing Element will become the policy document in the City of Huron that will address current and projected housing needs within its jurisdiction, in relationship to the other participating jurisdictions. The proposed Housing Element identifies housing goals and policies to meet the broad, diverse housing needs at the regional level coupled with the programs and availability of land at the local level to implement the plan and reach those goals.

HOUSING NEEDS

Several factors influence the demand for housing in the County of Fresno and the 15 cities in the County that includes 1) housing needs resulting from population growth, 2) housing needs resulting from the overcrowding of existing housing units, 3) housing needs that result when households are paying more than they can afford for housing, and 4) housing needs of “special needs groups” that include the elderly, large families, female-headed households, households with a physically or developmentally disabled person, farm workers, and the homeless.

The Fresno Multi-Jurisdictional 2015-2023 Housing Element examines the housing needs of different groups of people based on demographic metrics that include owners versus renters, lower-income households, overcrowded households, elderly households, special needs groups, and homeless persons. This information is detailed in the proposed Housing Element.

California Housing Element law requires that each city and county develop local housing programs designed to meet its “fair share” of housing needs for all income groups, based on projected population growth. The HCD Housing Policy Division develops the RHNA for each region of the state represented by councils of governments. Fresno COG determines the housing allocation amongst the 15 cities and unincorporated County areas in which the City of Huron is located. Fresno COG has assigned the City of Huron a housing allocation of 424 housing units for the 2015-2023 planning period. Table 3 (Regional Housing Needs Assessment Allocation) identifies the City’s projected housing needs for the 2015-2023 cycle.

Table 3
Regional Housing Needs Assessment Allocation

Income Group	Total Allocation (DU)	Income Group Ratio (%)
Extremely Low/Very Low	86	20
Low	112	27
Moderate	110	26
Above Moderate	116	27
Total	424	100
Source: Fresno Council of Governments 2015		

Considering the RHNA is based on a January 1, 2013 baseline in projecting growth in the Planning Area and the region for the 2015 through 2023 cycle, jurisdictions may credit housing units developed, under construction, or approved since January 1, 2013 toward the units assigned through the RHNA. From January 1, 2013 to January 2015, 55 units were built or under construction (see Table 4, RHNA Credits and Remaining Needs). The housing units requested to be credited towards the jurisdiction’s RHNA include senior apartments as part of the Palmer Villas Senior Apartments, deed-restricted low-income single family units, and one multifamily unit. The housing units credited towards the needs allocation currently have the following income distribution: 15 extremely/very low-income units, 38 low-income units, one moderate-income unit, and one above moderate-income unit.

Projects that have received entitlement approvals or have been issued building permits but have not yet been constructed can also be credited toward the needs allocation. The City of Huron approved the 57 family units in the Palmer Villas Apartments in 2009, but the project was not funded until 2014. These housing units have the following income distribution: 57 low-income units.

The RHNA allocation in the City of Huron after consideration of constructed units and entitled/permitted units for the 2015-2023 planning cycle is 369 units. The distribution of credited housing units and the allocation of this remaining housing need is summarized in Table 4 (RHNA Credits and Remaining Need).

Table 4
RHNA Credits and Remaining Need

Unit Type	AMI				
	0-50%	51-80%	81-120%	121%+	Total
<i>Units Built or Under Construction</i>					
Palmer Villas Senior Apartments	15	8	0	1	24
APN 075-032-78S	0	30	0	0	30
36581 S. Lassen Ave.	0	0	1	0	1
<i>Planned or Approved Projects</i>					
Palmer Villas Senior Apartments	0	57	0	0	57
RHNA Allocation	86	112	110	116	424
<i>Credits</i>	15	95	1	1	112
Remaining Need	71	17	109	115	369
Source: City of Huron 2015					

HOUSING INVENTORY SITES ON VACANT LAND

State law requires that jurisdictions demonstrate in the Housing Element there is land inventory available and adequate in accommodating that jurisdiction's RHNA allocation. The City of Huron has identified vacant residential sites that are sufficient to accommodate the remaining needs allocation target of 369 units. No constraints have been identified regarding these vacant residential sites that will prevent development, redevelopment, or reuse during the Housing Element period.

Identification of vacant residential sites is based on an analysis of the latest assessor's parcel information. The inventory of vacant residential land in the city totals 220 acres. These vacant sites, identified in Table 5 (Vacant Land Inventory), have the potential to accommodate 2,166 units with applicable land use and zoning requirements applied. The Inventory Sites are located throughout the City and are identified in Exhibit 2 (Huron Sites Inventory).

Table 5
Vacant Land Inventory

Land Use Designation	Zoning	Parcels	Density (DU/AC)	Acres	Development Estimate (DU)	AMI (%)
LDR	R-1	97	2-10	142	1113	121+
MDR	R2 & R3	13	10-15	67	798	81-120
HDR	R-3	2	15-29	11	255	0-80
TOTAL		112	--	220	2,166	--
Source: City of Huron 2015						

ADEQUACY OF VACANT LAND IN MEETING NEEDS ALLOCATION

The City of Huron's remaining housing need after consideration of credits is 369 units, 255 of which include sites suitable for development of very low-income housing. Based on the analysis provided in the proposed Housing Element, the City of Huron has sufficient land to accommodate the future housing needs projected for its jurisdiction. Table 6 (Land Inventory and Needs Comparison) summarizes the jurisdiction's housing needs in comparison to the development potential of vacant land. The comparison identifies a surplus of 167 units for lower income groups, 689 units for moderate income groups, and 998 units for above-moderate income groups.

Table 6
Land Inventory and Needs Comparison

	AMI			
	0-80%	81-120	121%+	Total
Vacant	255	798	1113	2166
<i>Housing Need</i>	88	109	115	369
Surplus	167	689	998	1,854
Source: City of Huron 2015				

PUBLIC AND UTILITY SERVICES

Future housing development will require the support of public services including fire, police, schools, and parks and recreation in addition to necessary utility services including water, sewer, and storm drainage. Public services and utilities serving the City of Huron are summarized herein.

- **Fire Services:** The Fresno County Fire Protection District is responsible for providing fire protection and emergency services. The Fresno County Fire Protection District contracts with the California Department of Forestry and Fire Protection (CAL FIRE). The Fresno County Fire Protection District, in cooperation with CAL FIRE, provides all risk emergency services from 13 District Staffed Fire Stations and five District Paid Call Firefighter Stations. The District operates its fire engine companies with a minimum of two to three career Firefighters on duty every day, totaling 48 Firefighters on duty daily providing fire suppression, emergency medical service, rescue, and fire prevention and education to approximately 182,000 people and covering approximately 2,655 square miles.³ There is only one fire station located within the City of Huron – Station 93. This station is located on State Route 269 (South Lassen Avenue). Station 93 houses 1 fire engine, 1 rescue engine and 1 water tender. The City of Huron has been assigned an ISO Rating of 5.
- **Police Services:** The City of Huron Police Department provides a wide range of services to protect and serve Huron. The Department is divided into two areas: Field Operations and Support Services. The Field Operations is divided into two divisions: Patrol and Special Services (Animal Control and Code Enforcement/ Nuisance Abatement). The Administration/Support Services is divided into three divisions: Communications, Property and Evidence, and Records. Within the divisions there are smaller units that handle other functions such as Administration, Community Services and Investigations.⁴
- **Schools:** K-12 educational services are provided by the Coalinga-Huron Unified School District. The School District has three schools in the City of Huron. Future residential development within the Planning Area will result in an increase in the number of public school students requiring educational services. According to the City's General Plan 2025 EIR, build-out of the City's General Plan could result in the generation of approximately 800 new school age children by the year 2025.
- **Parks and Recreation:** The Coalinga-Huron Recreational District is responsible for providing, operating and maintaining park and recreational facilities in the City of Huron. The District operates and maintains three parks within the City. The District also operates and maintains a community center and recreational pool. The City's General Plan includes policies such as Policy 3.13 to provide parks at a minimum rate of 5.0 acres of park per 1,000 people as well as other policies to provide parks.
- **Water:** Huron's source of water is the California Aqueduct. Huron obtains the canal water through a contract with the United States Bureau of Reclamation. The City currently has two water treatment plants. Plant 2, constructed in 1982, has a design capacity of 1,450 gallons per day and is fully operational. Plant 3, originally constructed in 1992 and updated in 2002, is not fully commissioned as designed and does not operate on a consistent basis. In January 2014,

³ Fresno County Fire Protection District. About Us. <http://fresnocountyfire.org/index.php?c=2> [Accessed on 12/28/15]

⁴ Huron Police Department. <http://cityofhuron.com/public-safety/> [Accessed on 12/28/15]

the City approved the replacement of Plants 2 and 3 with a new package water treatment plant. The City is now in the process of securing funding from the State to construct the project and is expected to commence construction in 2016.

- **Wastewater:** The City's wastewater treatment plant was constructed in 1975 and has a design capacity of 1.8 million gallons per day (mgd). The flow was increased by 1.0 mgd in 1987, however, the facultative lagoons are only capable of treating 0.6 mgd. In 2006, Phase I of the wastewater treatment plant improvement was completed, expanding the plant's treatment and discharge capacity to 1.0 mgd. The current average daily effluent flow into the plant is slightly less than 0.5 mgd.

SURROUNDING LAND USES

The City of Huron is surrounded by agricultural land. The identified Inventory Sites are generally surrounded by residential and commercial development, and agricultural land.

ENVIRONMENTAL SETTING

The City of Huron is located in southwest Fresno County in the southern half of California's Central Valley. Huron is located west of the California Aqueduct and east of the Coast Mountain Ranges. Fresno County is mainly composed of flat farmland in the valley areas, coastal hills to the west, and the Sierra Nevada Mountains in the east. The City of Huron is located half way between Sacramento and Los Angeles nine miles east of I-5. Huron is surrounded by agricultural land. Commercial development is concentrated along both sides of SR 269 which runs north-south through the city. Industrial Development is concentrated along the railroad and on the east side of town. Residential development is located throughout Huron. Huron is located approximately 15 miles northeast of Coalinga. The elevation is 374 feet. The Planning Area includes approximately 1,108 acres, and contains a mixture of residential, agricultural, commercial, and industrial land uses.⁵ The proposed Inventory Sites are located on vacant property throughout the city.

REQUIRED CITY APPROVALS

The City Council must approve a General Plan Amendment to incorporate their portion of the Fresno Multi-Jurisdictional 2015-2023 Housing Element (Chapters 1 through 6 and Appendix 2E) into the City of Huron General Plan 2025. The City will also be required to approve revisions to its Zoning Ordinance (Title 17) to comply with state law.

OTHER AGENCY APPROVALS

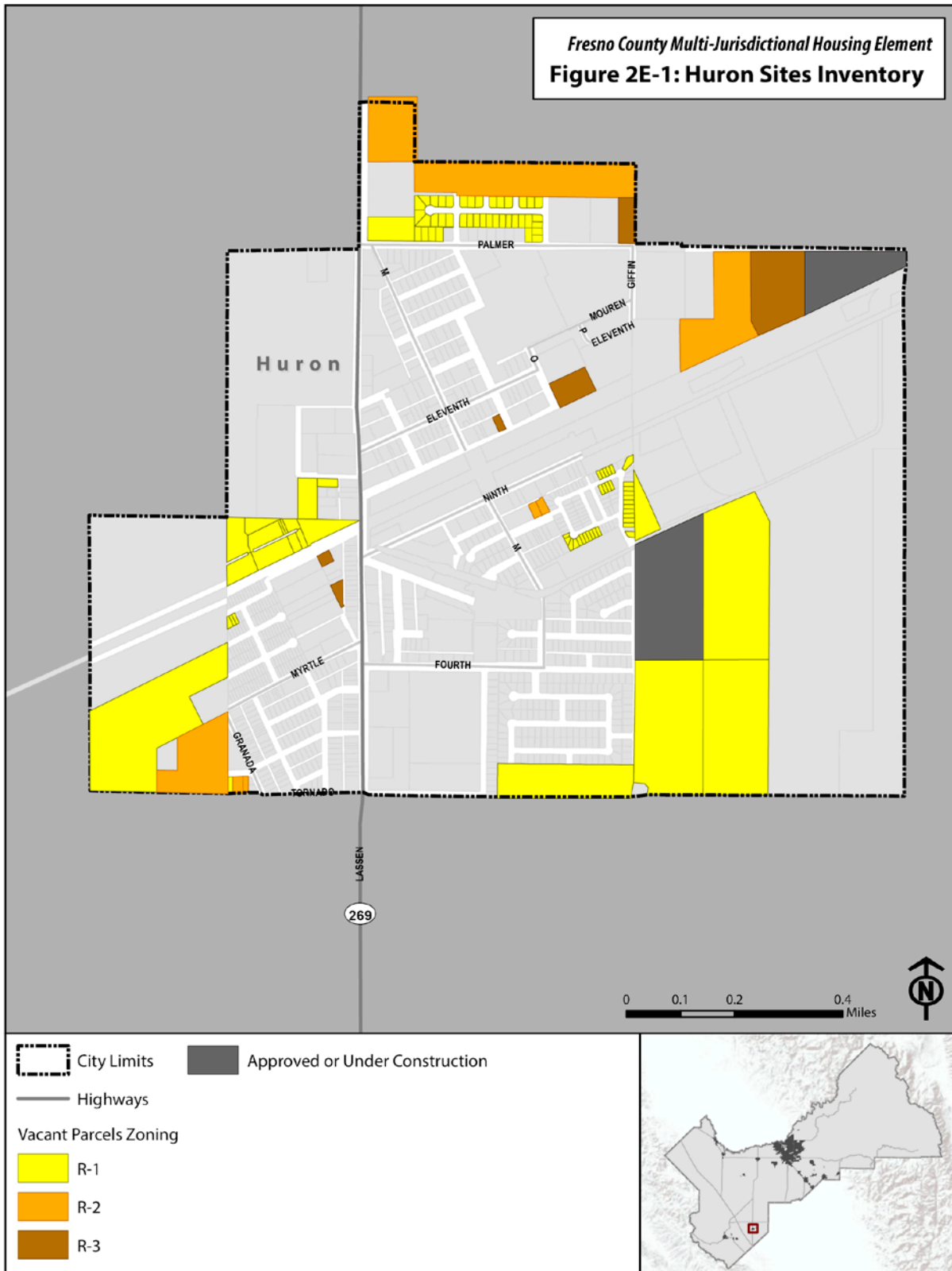
The State of California, Department of Housing and Community Development (HCD) is required to review the proposed Housing Element for compliance with State law (Article 10.6 of the California Government Code) but does not have actual approval authority over the Project. No other jurisdiction has approval authority over any part of the proposed Housing Element.

⁵ City of Huron General Plan 2025 EIR. Executive Summary. September 2006


Hogre-Irel

2015-2023 Multi-Jurisdictional Housing Element

Huron, California



<http://www.migom.com> • 951-787-9222

M I G Hogle-Ireland

Exhibit 2 Huron Sites Inventory
 2015-2023 Multi-Jurisdictional Housing Element
 Huron, California

3 DETERMINATION

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture Resources	<input type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Geology /Soils
<input type="checkbox"/>	Hazards & Hazardous Materials	<input type="checkbox"/>	Hydrology / Water Quality	<input type="checkbox"/>	Land Use / Planning
<input type="checkbox"/>	Mineral Resources	<input type="checkbox"/>	Noise	<input type="checkbox"/>	Population / Housing
<input type="checkbox"/>	Public Services	<input type="checkbox"/>	Recreation	<input type="checkbox"/>	Transportation/Traffic
<input type="checkbox"/>	Utilities / Service Systems	<input type="checkbox"/>	Mandatory Findings of Significance		

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 would be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there would not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION would 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 "potentially significant impact" or "potentially significant unless mitigated" impact 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. 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, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

Thomas Skinner, City Planner
City of Huron

January 29, 2016

Date

4 EVALUATION OF ENVIRONMENTAL IMPACTS

1. AESTHETICS

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Have a substantial adverse effect on a scenic vista or scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A) **No Impact.** According to the City of Huron General Plan 2025 EIR and the California Scenic Highway Mapping System, there are no scenic highways in the vicinity of the planning area.⁶ Scenic views from Huron include the coastal mountains to the west, and on clear days, the Sierra Nevada Mountains to the east. The coastal mountains rise to above 3,000 feet and consist of natural grasslands, bushes, and trees. The General Plan 2025 EIR found that the City's General Plan would have less than significant impacts to scenic vistas and scenic highways. The proposed Housing Element and amendments to the City's Zoning Ordinance (Title 17) does not propose any land use changes. Impacts to scenic vistas and scenic highways will be less than significant.

B) **No Impact.** According to the City of Huron General Plan 2025 EIR and the California Scenic Highway Mapping System, there are no scenic highways in the vicinity of the planning area.⁷ ⁸ Therefore, the proposed project would not damage scenic resources within a state scenic highway. No impacts to scenic resources within a state scenic highway will occur.

C) **Less than Significant Impact.** Visual character is the composite physical values of a structure or structures, in context of the built and/or natural environment, that include architectural treatment, landscaping, and location and the intangible qualities such as historical context or uniqueness that establish a thematic visual display for the onlooker when viewing the location. Above most environmental issues, defining visual character is generally subjective, relying on the opinion of the onlooker coupled with the expertise and institutional knowledge of the local jurisdiction to define the visual character of an area or property. Future development implemented through the policies of the proposed Housing Element and amendments to the City's Zoning Ordinance will have the effect of changing the visual character of each Inventory Site by introducing a new element to each

⁶ City of Huron General Plan 2025 EIR. 3.1 Aesthetics. September 2006

⁷ City of Huron General Plan 2025 EIR. 3.1 Aesthetics. September 2006

⁸ California Department of Transportation. California Scenic Highway Mapping System. Fresno County.
http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm [December 28, 2015]

location. There is no widely recognized threshold for determining when the effects of a project 'degrade' visual character or quality to the point that potentially significant environmental impacts could occur.

The City of Huron General Plan 2025 EIR found impacts related to visual character and quality to be less than significant.⁹ Future development on the Inventory Sites will be subject to applicable design guidelines that indicate requirements related to height, mass and scale, architectural style, materials, landscaping, and a variety of other standards that will ensure future housing development is consistent with the visual character intended for the area. Impacts due to changes to visual character or quality will be less than significant with implementation of existing regulations.

d) Less than Significant Impact. Future development guided by the implementation of the proposed Housing Element and amendments to the City's Zoning Ordinance (Title 17) will result in new sources of light and glare. Outdoor lighting will be required in parking lots and pedestrian pathways for security purposes and may be included as accent lighting in landscaping and architectural features. Indoor lighting will also likely be visible through windows. Lighting associated with vehicle travel to and from the Inventory Sites will also be generated. Outdoor lighting when viewed at night can result in glare that can be defined as "excessive, uncontrolled brightness" from a luminaire, defined as "a complete lighting unit consisting of a lamp or lamps together with the parts designed to distribute the light, to position and protect the lamps and ballast (where applicable), and to connect the lamps to the power supply" by the National Electrical Code (NEC).^{10 11} Glare can also occur during the day due to light reflecting off building materials such as highly polished metal and reflective glass. Inappropriate installation of light and reflective materials in future housing could result in effects on nighttime and daytime views through scattering excessive light in the viewers' eyes, causing a partial or complete inability to see due to light scattering in the eye. The effects of excessive light and glare can result in nuisance impacts such as viewer annoyance or an inability to see features in the night sky to health and safety impacts such as temporary blindness while operating a motor vehicle.

Typical thresholds for determining if the effects of lighting and glare will impact surrounding properties is established in local code as a maximum illumination level at a project's property line, such as a maximum 0.5 footcandle at the any property line adjacent to a residential property.

The City's General Plan 2025 EIR does not include a threshold for glare and the City has no adopted threshold or standard specifically to mitigate impacts due to glare; therefore, for purposes of this Initial Study, potential glare impacts during the night will be considered less than significant with implementation of lighting standards, particularly in regards to shielding, and potential daytime impacts will be considered less than significant if, in the case of reflective materials, the materials do not have a reflectivity index of 0.5 or higher for proposed materials with the surface area sufficient to reflect glare onto adjacent properties and/or streets.

The City of Huron General Plan 2025 EIR incorporated Mitigation Measure #3.1.2.1, detailed below, in order to reduce impacts related to light and glare to less than significant levels.

City of Huron General Plan 2025 EIR Mitigation Measure

#3.1.2.1 Design exterior lighting such that all exterior luminaires with more than 1000 initial lamp lumens are shielded and all luminaires with more than 3500 initial lamp lumens meet the Full Cutoff Illuminating Engineering Society of North America (IESNA) Classification. The maximum candela value of all interior lighting shall fall within the building (not out through windows) and the maximum candela value of all exterior lighting shall fall within the property. Any luminaire with a distance of 2.5 times its mounting height from the property boundary shall have shielding such that no light from that luminaire crosses the property boundary.

⁹ City of Huron General Plan 2025 EIR. 3.1 Aesthetics. September 2006

¹⁰ Lighting Research Center. National Lighting Product Information Program. Lighting Answers: What is Glare?
<http://www.lrc.rpi.edu/programs/nlpiip/lightinganswers/lightpollution/glare.asp> [November 18, 2015]

¹¹ National Electrical Code. Article 100. 2014

Future housing developed to meet local and regional housing needs will be subject to § 17.51.020 (G) (DD1, General Design District) of the City's Municipal Code regulating the installation and operation of lighting. The Municipal Code states that no on-site lighting shall directly or indirectly illuminate adjacent properties or the public street which provides access. The lights and standards to be used shall be approved by the planning department. Implementation of the lighting requirements of the Huron's General Plan 2025 EIR Mitigation Measure #3.1.2.1, detailed above, and Municipal Code will ensure that lighting is appropriately designed to provide necessary security while not creating undue nuisance or hazards for people at surrounding properties or on roadways in the vicinity of the Inventory Sites. Furthermore, future housing will be subject to design standards enumerated in the code or other document, requiring review by staff that will limit the use of metal in accent features, as opposed to primary architectural features, thereby minimizing the potential for daytime glare. Impacts to daytime and nighttime views will be less than significant with implementation of Huron's General Plan 2025 EIR Mitigation Measure #3.1.2.1 and existing regulatory requirements. No further mitigation is required.

2. AGRICULTURAL 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 prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project, as well as forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board (CARB). Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Convert 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D) Result in loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A) **No Impact.** According to the City's General Plan 2025 EIR, the United States Department of Agriculture, Natural Resources Conservation Service (NRCS) has identified a portion of the soils within the Planning Area (Excelsior sandy loam and Westhaven loam) as Prime Farmland soils when irrigated. None of the Inventory Sites are located on Prime Farmland or Farmland of Statewide Importance.¹² No impact will result.

B) **No Impact.** According to the City's General Plan 2025 EIR, there are approximately 40 acres of Williamson Contract land located within the planning area. None of the Inventory Sites are located on Williamson Act Contract land.¹³ There will be no impact related to the loss of land under Williamson Act contract.

C) **No Impact.** Public Resources Code § 12220(g) identifies forest land as 'land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources,

¹² California Department of Conservation. Important Farmland Finder. <http://maps.conservation.ca.gov/ciff/ciff.html> [December 14, 2015]

¹³ California Department of Conservation. Fresno County Williamson Act Map FY 2012/2013. <http://www.conservation.ca.gov/dlrp/lca> [December 14, 2015]

including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.' None of the Inventory Sites contain forest resources. No impacts will occur.

D) **No Impact.** Forest land, regardless of its productive capabilities or management potential as a resource, is important to the regional and global environment. Forests provide watershed stability, wildlife shelter and habitat, oxygen, soil nutrients, and carbon dioxide (CO₂) sinks, serving as a multi-faceted and integral part of the broader ecosystem. There is no forest land located in or adjacent to the City. Therefore, there would be no impact.

E) **No Impact.** As discussed above, Prime Farmland and Williamson Contracted properties are located within or in vicinity of the Planning Area. However, none of the Inventory Sites are located on Prime Farmland, Farmland of Statewide Importance, Williamson Act Contract land, or forest land. Considering that the proposed project will not result in the direct conversion of agricultural or forest land to non-agricultural or non-forest uses, no impact will occur.

3. 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:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A-C) **Less than Significant Impact.** The City of Huron is located within the San Joaquin Valley Air Basin (Basin) that is managed by the San Joaquin Valley Air Pollution Control District (SJVAPCD).¹⁴ The SJVAPCD is located in California's Central Valley and is comprised of the Counties of San Joaquin, Stanislaus, Merced, Madera, Fresno, Kings, and Tulare, and the San Joaquin Valley Air Basin portion of Kern County. Accordingly, the City is subject to the rules and regulations imposed by the SJVAPCD, as well as the California ambient air quality standards adopted by CARB and national ambient air quality standards adopted by the United States Environmental Protection Agency (EPA). Historically, problematic criteria pollutants in the Basin include ozone (O₃), nitrogen dioxide (NO₂), carbon monoxide (CO) and suspended respirable particulate matter (PM_{2.5} and PM₁₀). Combustion of fuels and motor vehicle emissions are a major source of each these criteria pollutants. The Basin's air quality status is presently in "severe" nonattainment for State 1-hour O₃ standard; nonattainment and "extreme" nonattainment for State and federal 8-hour O₃ standards, respectively. The Basin's air quality status is also presently nonattainment for State PM_{2.5} and PM₁₀ standards.¹⁵

Future housing developed in accordance with the goals and policies of the proposed Housing Element and amendments to the City's Zoning Ordinance (Title 17) will have the effect of contributing incrementally to the mobile, energy, and area sources that cumulatively contribute to criteria pollutant levels and associated air pollution in the Basin. The SJVAPCD is responsible for preparing the various pollution control Plans and Maintenance Plans that comprise the Air Quality Management Plan (AQMP) for the Basin. The AQMP includes strategies and control measures to reduce and/or maintain the effects that construction and operation of various uses within the Basin have on regional air quality. The effects of future housing development on regional air quality could result in potentially significant impacts on the health of residents if it is determined that a project's individual contribution to cumulative air pollution levels is considerable by exceeding the annual emissions thresholds established by the

¹⁴ San Joaquin Valley Air Pollution Control District. About the District. http://www.valleyair.org/General_info/aboutdist.htm [November 16, 2015]

¹⁵ San Joaquin Valley Air Pollution Control District. Ambient Air Quality Standards & Valley Attainment Status. <http://www.valleyair.org/aqinfo/attainment.htm> [January 26, 2016]

SJVAPCD in its *Guidance for Assessing and Mitigating Air Quality Impacts* and, furthermore, would be determined to potentially conflict with implementation of the AQMP.¹⁶ Criteria pollutants can directly damage the environment, both natural and man-made. Impacts to human health include a variety of acute and chronic respiratory illnesses.

The SJVAPCD *Guidance* identifies procedures for evaluating projects through a screening process that alleviates full air quality review where, based on analysis documented by the SJVAPCD, projects meeting certain criterion are determined to not have a substantial effect on air quality but cannot be found exempt from environmental analysis pursuant to CEQA. The SJVAPCD *Small Project Analysis Level* (SPAL) guidelines identify screening thresholds for single-family, multi-family, retirement community, and manufactured housing projects based on traffic generation and number of dwelling units. The daily traffic generation screening threshold is established at 1,453 daily trips. Dwelling unit thresholds range 152 units for single-family residential projects to 460 units for retirement communities. Projects not meeting the SPAL screening threshold are then afforded the Cursory Analysis Level (CAL) procedure that requires project-specific, quantitative emissions modeling that includes construction-related and operational criteria pollutant emissions, carbon monoxide hotspot screening and/or modeling, and assessment of hazardous air pollutant emissions before determining if mitigation is required. The CAL process is generally applicable to projects that are not subject to the Full Analysis Level process.

While no specific housing development projects have been identified or are proposed as part of the proposed project, it is not anticipated that future housing development within the proposed Housing Element's Inventory Sites would meet or exceed the current SJVAPCD standards for air quality impacts. Future site specific housing development projects within the proposed Housing Element's Inventory Sites will likely be subject to the SJVAPCD *Small Project Analysis Level* screening thresholds or the CAL procedure. Future housing proposals will be subject to separate environmental evaluation pursuant to CEQA upon application for entitlement permits. Moreover, potential future development permitted under the proposed project would not increase development potential (additional housing units) than previously anticipated by and identified in the City of Huron General Plan 2025. The Inventory Sites do not require any land use changes and any future housing development on the Inventory Sites will be consistent with what was analyzed in the City of Huron General Plan 2025 EIR. Rather, the proposed project would allow for new types of special-needs housing and secondary dwelling units (density bonus) in residentially zoned districts where residential uses currently exist or are permitted, and are accounted for in the City's Huron General Plan 2025. Therefore, no increase of criteria air pollutants impacts would occur as a result of potential future housing development permitted under the proposed project and impacts would be less than significant.

The City's General Plan 2025 EIR found that compliance with the SJVAPCD's required regulations and the construction measures will mitigate construction emission impacts to less than significant levels.¹⁷

D) Less than Significant Impact. Common sensitive receptors include children under age 14, the elderly over age 65, athletes, and people with cardiovascular and chronic respiratory diseases. Future housing projects are not considered uses that emit substantial levels of hazardous air pollutants that could have an effect on the environment such that potentially significant impacts would occur.

With implementation of existing regulatory requirements (or mitigation if required), impacts to sensitive receptors will be less than significant.

E) No Impact. Residential land uses do not generate objectionable odors that could impact a substantial number of people; therefore, future housing development will not result in effects related to odors that could impact a substantial number of people. The City's General Plan 2025 EIR found that implementation of the General Plan 2025 would not result in the creation of odors.¹⁸ There are no sources of objectionable odors located in the vicinity of any Inventory Site identified in the proposed Housing Element. No impacts will occur or impacts will be less than significant.

¹⁶ San Joaquin Valley Air Pollution Control District. *Guidance for Assessing and Mitigating Air Quality Impacts*. March 2015

¹⁷ City of Huron General Plan 2025 EIR. 3.3 Air Quality. September 2006

¹⁸ City of Huron General Plan 2025 EIR. 3.3 Air Quality. September 2006

4. BIOLOGICAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

- A) **Less than Significant Impact.** Special status plants and animals include those listed as "Fully Protected," "Endangered," "Threatened," "Candidates for Listing" "Watch List" or "Birds of Conservation Concern" by the California Department of Fish and Wildlife (CDFW) or the United States Fish and Wildlife Service (USFWS), species included in the California Rare Plant Rank or are considered special-status in local or regional plans, policies, or regulations. The special status species listed in Table 7 have been observed within five miles of the Huron planning area.

According to the City of Huron General Plan 2025 EIR, the following mitigation measures, which are detailed below, were incorporated to reduce impacts to candidate, sensitive, or special status species to less than significant levels: 1) Mitigation Measure #3.4.2.1: Special-Status Species Evaluation; 2) Mitigation Measure #3.4.2.2: Protection of the San Joaquin kit fox; 3) Mitigation Measure #3.4.2.3: Protection of the blunt-nosed leopard lizard; 4) Mitigation Measure #3.4.2.4: Protection of Swainson' hawks and other raptors; 5) Mitigation Measure #3.4.2.5: Protection of the burrowing owl and migratory birds; and 6) Mitigation Measure #3.4.2.6: Jurisdictional waters.

Table 7
List of Special Status Species

Common Name	Scientific Name	Federal Status	State Status	Rare Plant Rank
<i>Mammals</i>				
American badger	<i>Taxidea taxus</i>	--	Species of Special Concern	NA
Nelson's antelope squirrel	<i>Ammospermophilus nelsoni</i>	--	Threatened	NA
San Joaquin kit fox	<i>Vulpes macrotis mutica</i>	Endangered	Threatened	NA
Western mastiff bat	<i>Eumops perotis californicus</i>	--	Species of Special Concern	NA
<i>Birds</i>				
Burrowing owl	<i>Athene cunicularia</i>	--	Species of Special Concern	NA
Merlin	<i>Falco columbarius</i>	--	--	NA
Swainson's Hawk	<i>Buteo swainsoni</i>	--	Threatened	NA
<i>Reptiles</i>				
San Joaquin whipsnake	<i>Masticophis flagellum ruddocki</i>	--	Species of Special Concern	NA
<i>Amphibians</i>				
Western spadefoot	<i>Spea hammondi</i>	--	Species of Special Concern	NA
<i>Invertebrates</i>				
Molestan blister beetle	<i>Lytta molesta</i>	--	--	NA
<i>Plants</i>				
California jewel flower	<i>Caulanthus californicus</i>	Endangered	Endangered	1B.1
San Joaquin woollythreads	<i>Monolopia congdonii</i>	Endangered	--	1B.2
Source: California Department of Fish and Wildlife, California Natural Diversity Database, 2015				

City of Huron General Plan 2025 EIR Mitigation Measures

#3.4.2.1 **Special-Status Species Evaluation** – In order to identify special-status wildlife species that may be impacted by development within the Planning Area, all vacant or agricultural properties outside the urbanized portion of the City will be required to complete a reconnaissance level biological survey prior to and as a condition of project approval.

#3.4.2.2 **Protection of the San Joaquin kit fox.** Prior to development, the applicant shall conduct pre-construction surveys for the San Joaquin kit fox on vacant or agricultural lands within or adjacent to the Planning Area. These pre-construction surveys shall be conducted by a qualified biologist no less than 14 days and no more than 30 days prior to any construction-related activities. The primary objective is to identify kit fox habitat features (potential dens and refugia) on the project site or within a 200-foot buffer zone, and evaluate them sufficiently to ascertain if they are being used by a kit fox. If an active kit fox den is detected within the area of work or the 200-foot buffer zone, the CDFW and USFWS will be contacted immediately to determine the best course of action. If no kit fox activity is detected, the work shall continue as planned and a brief written report will be submitted to the CDFW and USFWS within five days after completion of the surveys.

#3.4.2.3 **Protection of the blunt-nosed leopard lizard** – Prior to development within or within 500 feet of suitable blunt-nosed leopard lizard habitat, the following measures shall be implemented to avoid project related impacts to the blunt-nosed leopard lizard:

A pre-construction survey will be conducted for blunt-nosed leopard lizards in all areas to be disturbed that are within 500 feet of suitable grassland habitat. The pre-construction survey will consist of conducting protocol-level surveys for blunt-nosed leopard lizards as outlined in the CDFW BNLL protocol Revised May 2004, and as identified in the section on “disturbances leading to habitat removal.” If a blunt-nosed leopard lizard is observed anywhere on the project site, construction, ground clearing and land conversion activities will not occur until the USFWS and CDFW have been consulted and all avoidance and compensation requirements resulting from that consultation have been met.

- #3.4.2.4 **Protection of Swainson's hawk and other raptors.** Swainson's hawks, other raptors and migratory birds may occur in the SOI/Planning Area. Prior to development where potential nest trees are located, the following mitigation measures following accepted Swainson's hawk methodologies shall be implemented.
- Preconstruction surveys must be implemented prior to the initiation of construction if construction activities are to start between February 15 and September 15 (during the breeding season for raptors and migratory birds). Pre-construction survey protocols and protective mitigation requirements for Swainson's hawks, which are the most rigorous requirements for this group of species, will be followed. Surveys must consist of the following:
 - All trees which are suitable for raptor nesting and are within 600 feet of construction activities shall be inspected by a qualified biologist.
 - Surveys will be conducted at intensities depending upon dates of initiation of construction.
 - If Swainson's hawks are detected to be nesting in trees within 600 feet of the construction area, construction will not occur within this zone until after young Swainson's hawks have fledged (this usually occurs by early June). The nest will be monitored by a qualified biologist to determine fledging date.
 - If other raptors are found nesting within 500 feet of the construction area, protection measures required by the CDFW will be followed.
- #3.4.2.5 **Protection of the burrowing owl and migratory birds.** Because of the potential loss of nesting habitat for burrowing owls, a pre-construction survey shall be conducted according to the *Burrowing Owl Survey Protocol and Mitigation Guidelines* established by the Burrowing Owl Consortium, April 1993.
- #3.4.2.6 Any development as a result of the General Plan update shall be required to avoid any jurisdictional waters to the maximum extent practicable, obtain any required authorization from jurisdictional agencies, and provide adequate mitigation for the unavoidable impacts.

Construction of future housing on the proposed Housing Element's Inventory Sites could have the effect of removing or disturbing habitat, potentially resulting in harm to sensitive species during its removal or indirectly if the habitat is used for foraging or for other means of sustenance. Occupancy of the homes can result in effects on sensitive species and habitat by introducing human activities and domestic animals that can result in harm and also result in habitat loss. The impacts that can result due to harm or loss of sensitive species are most easily understood as the results of upsetting a piece of an intricately balanced and interdependent ecology that can result in cumulative impacts on other species, including humans, as the ecosystem adjusts to resulting environmental pressures such as imbalances in predator and prey ratios or further loss or changes in habitat as species adjust.

The proposed Housing Element and amendments to the City's Zoning Ordinance (Title 17) do not include any changes to the land use designations of the Inventory Sites; thus, impacts associated with potential development of the Inventory Sites will remain within the scope of analysis certified in the City's General Plan 2025 EIR. Future development of the Inventory Sites will be subject to project-specific environmental review pursuant CEQA, as applicable. Implementation of General Plan Mitigation Measures #3.4.2.1, #3.4.2.2, #3.4.2.3, #3.4.2.4, #3.4.2.5, and #3.4.2.6 as well as compliance with state and federal laws including, but not limited to, the state and federal Endangered Species Act and Migratory Bird Treaty Act, would ensure that impacts to special status species associated with potential development that could occur through the implementation of the project would be less than significant.

B, C) **No Impact.** According to the National Wetlands Inventory, no wetlands or riparian areas occur on any of the proposed Housing Element's Inventory Sites.¹⁹ No impact will result.

¹⁹ U.S. Fish and Wildlife Service. National Wetland Inventory. <http://www.fws.gov/wetlands/Data/Mapper.html> [December 14, 2015]

D) **No Impact.** There are no wildlife nursery sites or wildlife corridors located within the City; therefore, no impacts could occur as a result of development of any of the proposed Housing Element's Inventory Sites.

E) **No Impact.** According to the City of Huron General Plan 2025 EIR, no impacts related to conflict with local policies or ordinances protecting biological resources would occur. Thus, no impacts will occur.

F) **No Impact.** Fresno County contains several habitat conservation plans (HCPs) / natural community conservation plans (NCCPs). Two are located in Coalinga and one in the County and both appear to be project-specific HCPs. One is associated with the Pacific Gas and Electric Company and encompasses 432 square miles of the Central Valley. There are no adopted HCPs or NCCPs within the City of Huron. Thus no impacts will occur.

5. CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

- A) **Less than Significant Impact.** According to the General Plan Final EIR, the Planning Area does not contain significant historical resources.²⁰ The proposed Housing Element's Inventory Sites are either vacant or are located in urbanized areas that have been previously disturbed by past activities and no known historically and/or culturally significant resources including, but not limited to, structures, buildings, features, and/or objects have been known to be located or previously recorded within the Inventory Site locations. The Inventory Sites are not listed on the City's list of historic properties.²¹ Nevertheless, potential historical and pre-contact archaeological deposits that meet the definition of historical resources under CEQA could be damaged or destroyed by structural or ground-disturbing activities associated with potential future development of the proposed Housing Element's Inventory Sites.

In the unlikely event that historical / cultural resources are uncovered, the City's General Plan 2025 EIR includes Mitigation Measure #3.5.2.1, detailed below, to ensure that uncovered resources are recorded, evaluated, left in place if possible, and/or curated as recommended by a qualified professional archaeologist who meets the U.S. Secretary of the Interiors Qualifications and Standards.

City of Huron General Plan 2025 EIR Mitigation Measure

#3.5.2.1 In the event that cultural resources are encountered during project construction, all earth-moving activity in the specific construction area shall cease until the applicant retains the services of a qualified archaeologist. The archaeologist or paleontologist shall examine the findings, assess their significance, and offer recommendations for procedures deemed appropriate to either further investigate or mitigate adverse impacts on those archaeological resources that have been encountered (e.g., excavate the significant resource).

Project personnel shall not collect or retain artifacts found at the site. Prehistoric resources may include, but would not be limited to, chert or obsidian flakes; projectile points; mortars and pestles; and dark friable soils containing shell, fragmentary bone, dietary debris, scorched rock, or human remains. Historic resources may include, but would not be limited to, stone or adobe foundations or wall structures and remains with square nails; and refuse deposits, including those in old wells and privies.

²⁰ City of Huron. 2007. Final Impact Report General Plan 2025, 2-19

²¹ City of Huron. 2007. Final Impact Report General Plan 2025, 2-19

Implementation of the City of Huron General Plan 2025 Mitigation Measure #3.5.2.1 above, as well as compliance with federal and State laws, would reduce potential impacts to historical resources to a less than significant level. No further mitigation is required.

B) Less than Significant Impact. Consultation with local tribal representatives of the Santa Rosa Tachi Rancheria has yielded information that the area for Huron is located was once one of Tachi's primary villages used during winter months. It is possible artifacts could be unearthed and discovered during ground disturbing activities. Possible discovery of prehistoric or historical resources could include the fragmentary remains of prehistoric camp or village sites – lithic debitage, milling implements and other tools, baked clay, house pits, midden soils, beads, faunal bone and shell. If such resources were discovered, the impact to archeological resources could be significant. In the unlikely event that historical / cultural resources are uncovered, the City's General Plan 2025 EIR Mitigation Measure #3.5.2.1, detailed above, as well as compliance with federal and State laws, would ensure potential impacts archaeological resources would be reduced to a less than significant level. No further mitigation is required.

C) Less than Significant Impact. According to the City of Huron General Plan 2025 EIR, there are no known geological resources and/or unique geological features located within the proposed Housing Element's Inventory Sites. The potential for uncovering significant paleontological resources at the Inventory Sites during construction activities is considered remote given that no such resources have been previously discovered and/or recorded. In the unlikely event that paleontological resources are uncovered, the City of Huron General Plan 2025 EIR Mitigation Measure #3.5.2.1 will ensure that uncovered paleontological resources are evaluated, salvaged, and curated as recommended by a qualified professional paleontologist who meets the qualifications set forth by the Society of Vertebrate Paleontology. Impacts to buried paleontological resources will be less than significant with incorporation of existing mitigation.

D) Less than Significant Impact. Future development of the proposed Housing Element's Inventory Sites that require site preparation and earthmoving activities have the unlikely potential to uncover buried or surficial human remains outside of a recognized cemetery or other burial location. Construction activities that result in the effect of disturbing or destroying human remains could result in impacts to our knowledge of the burial practices of the people who were buried, the people who buried the remains, and the pre-historic or historic context and circumstances under which the buried became deceased. Should human remains be discovered, the contractor is required to comply with State Health and Safety Code §7050.5. This requires halting work in the immediate area of the find and notifying the County Coroner, who must then determine whether the remains are of forensic interest. If the Coroner, with the aid of a supervising archaeologist, determines that the remains are or appear to be of a Native American, the Coroner is required to contact the Native American Heritage Commission for further investigations and proper recovery of such remains, if necessary. Implementation of existing regulations will ensure that any discovered remains are appropriately collected and examined for which any significant information can be elicited. Potential impacts due to effects on human remains will be less than significant with implementation of existing regulations.²²

²² City of Huron. 2007. Final Impact Report General Plan 2025, 2-20

6. GEOLOGY AND SOILS

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
D) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater 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"/>

A, C, D) **Less than Significant Impact.** According to the City of Huron General Plan 2025 EIR or other maps and/or information referenced, potentially hazardous geological and soils conditions occur in the Huron Planning Area that include fault rupture, severe seismic activity, liquefaction, subsidence, collapse, lateral spreading, and landslides. Development sites subject to one or more of these conditions can have the effect of disturbing or destabilizing geologic units or soils such that hazards or hazardous conditions are initiated, thereby resulting in potential impacts to properties in vicinity of the project. Potential impacts to properties within the vicinity and inclusive of the development include property destruction, injury, and loss of life depending on the severity of the impact. Geological and soils hazards of concern are summarized below as described in the Fresno County General Plan EIR, supplemented by additional data.²³

²³ Fresno County. General Plan Update Draft Environmental Impact Report. February 2000

- **Fault Rupture:** According to the City of Huron General Plan 2025 EIR and the California Department of Conservation, the City of Huron is not located in the State designated Alquist-Priolo Earthquake Fault Zone or on a known fault.^{24 25} There are no known faults traversing the City.
- **Seismic Groundshaking:** Most of Fresno County east of I-5, including the City of Huron, is located in an area of relatively moderate seismic activity (Seismic Zone 3) pursuant to the California Building Code (CBC). The primary sources of seismic groundshaking within the City are anticipated from the Coast Ranges Sierran Block Fault System and the San Andreas Fault. Other smaller faults which could cause groundshaking within the City include the Nunez Fault, Kern Fault and the White Wolf Fault.
- **Liquefaction:** Liquefaction is a process whereby soil is temporarily transformed to a fluid form during intense and prolonged groundshaking. Areas most prone to liquefaction are those where the water table is less than 30 feet below the surface and consist of relatively uniform sands that are loose to medium density.²⁶ The City's soil conditions do not demonstrate all three attributes necessary to have a significant liquefaction potential – the City is not subject to shallow groundwater conditions. Moreover, according to the California Department of Conservation and the City of Huron General Plan 2025 EIR, the City of Huron is not subject to seismic-related ground failure including liquefaction.^{27 28}
- **Landslide:** Due to the relatively flat topography of the City of Huron and the greater area surrounding the City, landslides are not considered a potentially significant geologic hazard. According to the California Department of Conservation and the City of Huron General Plan 2025 EIR, the City of Huron is not subject to landslides.^{29 30}
- **Subsidence:** Subsidence occurs when a large portion of land is displaced vertically, usually due to the withdrawal of groundwater, oil, or natural gas. Soils that are particularly subject to subsidence include those with high silt or clay content. Subsidence caused by groundwater withdrawal generally presents a more serious problem because of the resulting effects tend to encompass regional or community-level areas. Oil and gas withdrawal, conversely, tend to affect localized areas. The City of Huron is in an area of the Central Valley known to be experiencing substantial subsidence due to withdrawal of groundwater.
- **Settlement /Collapse:** Settlement can occur in poorly consolidated soils during groundshaking. During settlement, the soil materials are physically rearranged by groundshaking resulting in a less stable alignment of individual minerals. Settlement of sufficient magnitude to result in structural damage is normally associated with rapidly deposited alluvial soils or improperly founded or poorly compacted fill. These areas are known to undergo extensive settling with the addition of irrigation water. The only urban area in the County that may be affected by settlement is Coalinga.
- **Expansive Soils:** Expansive soils are those that greatly increase in volume when they absorb water and shrink when they dry out. Expansion is measured by shrink-swell potential defined by the relative volume change in soil while gaining in moisture. If the shrink-swell potential is rated moderate to high, damage to buildings, roads, and other structures can occur. Soils in and around Huron have medium to high shrink-swell potential.

Future housing developed pursuant to the policies of the proposed Housing Element and amendments to the City's Zoning Ordinance (Title 17) will be subject to the requirements of the CBC as adopted by the City, including preparation of a soils report. The CBC requires analysis of soils and application of engineering standards to ensure projects sites are made suitable for building construction, particularly in regards to foundation design. Typical foundation design requirements to prevent failure due

²⁴ California Department of Conservation. Regulatory Maps. <http://maps.conservation.ca.gov/cgs/informationwarehouse/> [December 15, 2015]

²⁵ City of Huron General Plan 2025 EIR. 3.6 Geology and Soils. September 2006

²⁶ United States Geological Survey. *San Francisco Bay Region Geology and Geologic Hazards. About Liquefaction.* www.geomaps.wr.usgs.gov/sfgeo/liquefaction/aboutliq [March 1, 2010]

²⁷ City of Huron General Plan 2025 EIR Initial Study. VI. Geology and Soils. May 2006.

²⁸ California Department of Conservation. Regulatory Maps. <http://maps.conservation.ca.gov/cgs/informationwarehouse/> [December 15, 2015]

²⁹ City of Huron General Plan 2025 EIR Initial Study. VI. Geology and Soils. May 2006.

³⁰ California Department of Conservation. Regulatory Maps. <http://maps.conservation.ca.gov/cgs/informationwarehouse/> [December 15, 2015]

to the effects of geological hazards include post-tensioning due to lateral spreading/collapse, installation of piles due to liquefaction, dewatering or pre-saturation due to expansive soils, and installation of geomats due to landslides. Foundation and structural design for proposed development of the Inventory Sites will be subject to analysis and design recommendations by a licensed geotechnical engineer for review and approval by the City. Impacts due to geological and soils hazards will be less than significant with incorporation of existing regulations.

B) Less than Significant Impact. According to the City of Huron General Plan 2025 EIR, the Planning Area is comprised of various soil types and series. Slopes of these soils range from 0 to 2 percent. According to the City's General Plan 2025 EIR, the development proposed by the City's General Plan will not increase the slopes or grading of soil in the planning area substantially enough to increase the rate of runoff and subsequent soil erosion and loss of topsoil. Impacts related to erosion were determined to be less than significant in the City of Huron General Plan 2025 EIR. In addition, compliance with Federal and State regulations limiting erosion pursuant to National Pollutant Discharge Elimination System (NPDES) requirements, SJVAPCD rules, and local implementation requirements will reduce impacts related to erosion to less than significant levels.

E) No Impact. Any new development in the City of Huron will be connected to the City's existing sewer system. No septic systems will be utilized at any of the Inventory Sites. No impact will occur.

7. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A, B) **Less than Significant Impact.** Climate change is the distinct change in measures of climate for a long time period. Climate change is the result of numerous, cumulative sources of greenhouse gas emissions all over the world. Natural changes in climate can be caused by indirect processes such as changes in the Earth's orbit around the Sun or direct changes within the climate system itself (i.e. changes in ocean circulation). Human activities can affect the atmosphere through emissions of greenhouse gases (GHG) and changes to the planet's surface. Human activities that produce GHGs are the burning of fossil fuels (coal, oil and natural gas for heating and electricity, gasoline and diesel for transportation); methane (CH₄) from landfill wastes and raising livestock, deforestation activities; and some agricultural practices.³¹

Greenhouse gases differ from other emissions in that they contribute to the "greenhouse effect." The greenhouse effect is a natural occurrence that helps regulate the temperature of the planet. The majority of radiation from the sun hits the Earth's surface and warms it. The surface in turn radiates heat back towards the atmosphere, known as infrared radiation. Gases and clouds in the atmosphere trap and prevent some of this heat from escaping back into space and re-radiate it in all directions. This process is essential to supporting life on Earth because it warms the planet by approximately 60° Fahrenheit. Emissions from human activities since the beginning of the industrial revolution (approximately 250 years ago) are adding to the natural greenhouse effect by increasing the gases in the atmosphere that trap heat, thereby contributing to an average increase in the Earth's temperature. Greenhouse gases occur naturally and from human activities. Greenhouse gases produced by human activities include CO₂, CH₄, nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆). Since 1750, it is estimated that the concentrations of CO₂, CH₄, and N₂O in the atmosphere have increased over 36 percent, 148 percent, and 18 percent, respectively, primarily due to human activity. Emissions of greenhouse gases affect the atmosphere directly by changing its chemical composition while changes to the land surface indirectly affect the atmosphere by changing the way the Earth absorbs gases from the atmosphere.

In August 2008, the SJVAPCD adopted the Climate Change Action Plan (CCAP). The CCAP required the development of guidance to assist Lead Agencies, project proponents, permit applicants, and interested parties in assessing and reducing project-specific contributions of GHG emissions and resulting cumulative impacts due global climate change.³² On December 17, 2009, the SJVAPCD adopted the *Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA*. The guidance relies on the use of performance based standards, otherwise known as Best Performance Standards (BPS), to normalize the effects resulting from project-specific greenhouse gas emissions that contribute to global climate change during the environmental review process, as required by CEQA.

Use of the BPS method is designed to streamline the CEQA process for determining significance and is not a mandated emissions reduction program as promulgated by the SJVAPCD. Projects for which the BPS method has been used can be determined to have less than cumulatively significant impacts related to climate change as supported by evidence documented

³¹ United States Environmental Protection Agency. *Frequently Asked Questions About Global Warming and Climate Change. Back to Basics*. April 2009.

³² San Joaquin Valley Air Pollution Control District. Climate Change Action Plan. http://www.valleyair.org/Programs/CCAP/CCAP_menu.htm [November 17, 2015]

by the SJVAPCD. Otherwise, demonstration of a 29 percent reduction in GHG emissions as compared to future conditions under which the project is operated without GHG reduction methods (known as the Business-as-Usual, or BAU, baseline) is required to find that a project would contribute inconsiderably to cumulative global climate change conditions and the resulting impacts to the environment. The guidance does not limit a lead agency's authority to establish its own process for determining the significance of impacts resulting from global climate change or the projects contribution to those impacts.

CONSTRUCTION EMISSIONS

Future development in proposed Housing Element's Inventory Site Areas will result in short-term greenhouse gas emissions from construction activities. Greenhouse gas emissions will be released by equipment used for demolition, grading, paving, and other building construction activities. GHG emissions will also result from worker and vendor trips to and from project sites and from demolition and soil hauling trips. Construction activities are short term and cease to emit greenhouse gases upon completion, unlike operational emissions that are continuous year after year until operation of the use ceases. In recognition of the temporary character of GHG emissions from construction activities, the SJVAPCD Guidance does not require construction-related GHG emissions to be included in analysis of project-specific climate change impacts.

LONG-TERM EMISSIONS

Future development projects will result in continuous GHG emissions from mobile, area, and other operational sources. Mobile sources, including vehicle trips to and from development projects, will result primarily in emissions of CO₂ with minor emissions of CH₄ and N₂O. The most significant GHG emission from natural gas usage will be CH₄. Electricity usage by future development and indirect usage of electricity for water and wastewater conveyance will result primarily in emissions of CO₂. Disposal of solid waste will result in emissions of CH₄ from the decomposition of waste at landfills coupled with CO₂ emission from the handling and transport of solid waste. These sources combine to define the long-term greenhouse gas inventory for typical development projects.

Future housing will be constructed on undeveloped and currently developed, underutilized properties. GHG emissions will be evaluated during the City's standard environmental review process as required by CEQA using the BPS method promulgated by the SJVAPCD. Applicable measures will be incorporated into future projects, ensuring GHG emissions are reduced to levels that will not be considered cumulatively considerable in context of global climate change and resulting impacts. Some projects may be required to identify a GHG emissions inventory using regulatory and industry standard methodologies and measures to reduce emissions by 29 percent from BAU levels. GHG reduction measures identified in the Guidance documentation are categorized bicycle/pedestrian/transit, parking, site design, mixed-use, building component, transportation demand, and miscellaneous, each addressing the various operational sources of GHG emissions that are generated by development. Incorporation of BPS will ensure compliance with the regional CCAP and by extension the targets identified in the state Scoping Plan for reduction of GHG emissions. Impacts will be less than significant.

8. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

A-D) **Less than Significant Impact.** Residential and mixed-use housing development do not cause or contribute substantially to potential hazards to the public or the environment because these uses do not involve the use, transport, or disposal of appreciable amounts of hazardous materials or wastes. For purposes of the following analysis, a “significant hazard to the public or the environment” is characterized by the effects of exposure to hazardous materials and/or wastes from a facility or facilities that are subject to operations-specific federal, state, regional, or local regulations and implementation processes (including permitting, accident contingency, and clean-up requirements) based on the amount of material or waste undergoing use, transport, or disposal and the resulting impacts to human health or ecosystem functions. Residential uses are characterized by

the use of common, widely available hazardous materials including paints and other solvents, cleaners, and pesticides. The remnants of these and other products are disposed of as household hazardous waste (HHW) that includes batteries, electronic wastes, and other wastes that are prohibited or discouraged from being disposed of at local landfills. Use of common household hazardous materials are not subject to federal or state permitting at the consumer level and it is reasonably foreseeable that upset and accident conditions cannot be met by the use, transport, and disposal of such materials and wastes from future residences. Considering that consumer-level household hazardous materials and wastes are not subject to federal or state permitting by the consumer and that their use is at such levels as to not have the potential to result in risk of upset or accident that could harm a substantial number of people, including children attending schools in the area, or have a substantial effect on the functions of the local or regional ecosystem.

Hazardous Sites: The only site listed by the California Department of Toxic Substances Control (DTSC) EnviroStor database in the City of Huron is the 20-acre Huron Middle School site (10010002). The site has a Cleanup Status of No Further Action as of 3/9/2001. The potential contaminants of concern at the site were metals and organochlorine pesticides and the potential affected media was soil. The site was used for dry farming and was a cotton gin facility since the 1930s.³³ According to the State Water Resources Control Board (SWRCB), there are four leaking underground storage tank (LUST) cleanup sites located in Huron. Ralphs Triangle Service (T0601900685) located at 36374 South Lassen Avenue (State Route 269) has a cleanup status of Open – Site Assessment as of 5/19/1999. The potential contaminant of concern is gasoline and the potential media of concern are soil and soil vapor. According to the SWRCB, the case was opened following an unauthorized release from an underground storage tank system at the subject site. Texaco (T0601900485) is located at 36509 South Lassen Avenue (State Route 269) has a Cleanup Status of Open - Remediation as of 6/24/2015. The potential contaminant of concern is gasoline and the potential media of concern are soil and soil vapor. The case was opened following an unauthorized release from an underground storage tank system at the subject site. C&T Service Station (T0601900553) located at 36560 Lassen Avenue (State Route 269) has a Cleanup Status of Open – Remediation as of 10/22/2004. The potential contaminant of concern is gasoline and the potential media of concern is soil. The case was opened following an unauthorized release from an underground storage tank system at the subject site. Fuel Depot (Formerly Shell) located at 36270 Lassen Avenue (State Route 269) has a Cleanup Status of Open – Site Assessment as of 11/21/1995. The potential contaminant of concern is gasoline and the potential media of concern are indoor air, soil, and soil vapor. All of these LUST cases were opened following an unauthorized release from an underground storage tank system at the subject sites. Corrective action is underway as directed by the State Regional Water Quality Control Board – Central Valley. Corrective action may consist of preliminary site investigation, planning and implementation of remedial action, verification monitoring, or a combination thereof.³⁴ Also according to the SWRCB, the Huron Facility Land Disposal Site (L10005383130) located at 16275 Ninth Street has a Cleanup Status of Open as of 1/1/1965. No potential contaminants of concern or potential media of concern have been specified. None of the Inventory Sites are located on any of the sites identified by the DTSC or the SWRCB.

Materials and Wastes Transport: According to the EPA, there are five transporters of hazardous waste in Huron.³⁵ Under upset and accident conditions, it is reasonably foreseeable that most of the spill will be contained within the right-of-way with minimal chance of materials or wastes reaching adjacent homes; however, should a hazardous materials transport leave the right-of-way and impact housing, exposure to those materials or wastes could occur. Materials and waste transport is subject to federal and state regulations regarding the packaging of the substances for transport and driver certification in DOT transport and handling requirements. Transport accidents are subject to federal and state containment and cleanup procedures typically implemented by the local and regional fire departments and are sufficient in ensuring that impacts resulting from the effects of materials or wastes spills on humans and the environment are less than significant. Rail accidents could impact future housing as well. Hazardous materials pass through the City in route to other destinations via the freeway, rail, and surface street system. The major transportation routes through the City include regional Highway 269 and the San Joaquin Valley Railroad. While train derailment can occur at any time, it is during an earthquake that a derailment and hazardous materials release would pose the greatest risk of hazards. The City has no direct authority to regulate the transport of hazardous materials on local and regional

³³ California Department of Toxic Substances Control. Hazardous Waste and Substances List.-Site Cleanup (Cortese List). EnviroStor Database. http://www.envirostor.dtsc.ca.gov/public/mapfull.asp?global_id=38330005 [December 15, 2015]

³⁴ California State Water Resources Control Board. GeoTracker. <https://geotracker.waterboards.ca.gov/> [December 15, 2015]

³⁵ U.S. EPA Envirofacts. <http://www3.epa.gov/enviro/> [December 15, 2015]

roadways or railways; however, under upset and accident conditions, it is reasonably foreseeable that most of the spill will be contained within the right-of-way of a roadway with minimal chance of materials or wastes reaching adjacent homes. On the other hand, it is reasonable foreseeable that train derailment result in extensive impacts to adjacent residents as the train and multiple train cars leave the tracks and violently careen with the adjacent environment. Transportation of hazardous materials and wastes by truck and rail is regulated by the U.S. Department of Transportation (DOT). DOT regulations establish criteria for safe handling procedures. Federal safety standards are also included in the California Administrative Code. The California Health Services Department also regulates the haulers of hazardous waste, but does not regulate all hazardous materials. Although there is some reasonably foreseeable potential for exposure of future residents to hazardous materials and wastes under upset and accident conditions, federal and state regulations are in place with a focus on prevention of accidental releases and measures for appropriate containment and cleanup when accidents occur.

Facilities: According to the EPA, approximately two small quantity generators (SQG) of hazardous wastes operate within and adjacent to the Planning Area. SQG generate more than 100 kilogram of hazardous waste and less than 1,000. Both the federal government and the State of California require all businesses that handle hazardous materials or extremely hazardous materials to submit a business risk management plan to its local Certified Unified Program Agency (CUPA). The CUPA with responsibility for the City of Huron is the Fresno County Department of Public Health. The business risk management plan must include an inventory of the hazardous materials and emergency response plans and procedures to be used in the event of a significant release of a hazardous material. Implementation of federal and state requirements for the operation of these types of facilities will ensure that exposure to residential uses will be minimized or avoided.

Considering the preceding analysis, the proposed project will not result in effects from the use, transport, or disposal of hazardous or acutely hazardous materials or wastes, under normal or upset and accident conditions, which could impact human health or the environment with implementation of existing regulations and standards. Impacts will be less than significant.

E, F) No Impact. There are no airports in or within two miles of the City of Huron. The privately-owned airstrip in Huron involves limited operations of small aircraft. No airport-related impacts will occur.

G) No Impact. The proposed project does not include any land use, circulation, or safety changes that could conflict with implementation of an emergency response programs. No impact will occur.

H) Less than Significant Impact. The City of Huron is not located within or adjacent to a Fire Hazard Severity Zone in the Local Responsibility Area.³⁶ Development would be required to be constructed pursuant to local and state building and fire codes and compliance with existing regulations would reduce the risk of loss, injury or death resulting from a wildland fire to less than significant.

³⁶ California Department of Forestry and Fire Protection. Fresno County Draft Fire Hazard Severity Zones in

9. **HYDROLOGY AND WATER QUALITY**

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
H) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
J) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A) **Less than Significant Impact.** The City of Huron is a permittee under the NPDES General Permit for Waste Discharge Requirements for Storm Water Discharges from Small Municipal Separate Storm Sewer Systems, also known as the Small MS4 General Permit. The Order prohibits polluted storm water and non-storm water discharges into the storm drain system, identifies receiving water limitations on constituent loading, and requires preparation of a Storm Water Quality Management Plan

(SWQMP). The SWQMP is required for all MS4 permits to address prohibited discharges from construction, industrial and commercial, municipal operations through structural mechanisms and programs addressing illicit connections and discharges, public outreach and education, and land use planning to be measured against performance and effectiveness indicators during the mandatory annual review.

Housing is a common type of urban development and is addressed in the City waste discharge requirements for construction and operational sources of pollutants that can affect downstream surface water bodies by discharge into the local storm drain system. Discharge of pollutants into water bodies can result in effects on the beneficial uses of the water body. Beneficial uses include water for agricultural uses, special areas for biological resources, cold freshwater habitat, commercial and sport fishing, multitudes of habitats, freshwater replenishment sources, areas of artificial or natural groundwater recharge, water for industrial supply and process, water for domestic uses, waters used for navigation, areas where rare or endangered species could occur, fish spawning grounds, migration, shellfish harvesting, and recreational activities.³⁷ The resulting impacts due to effects on water quality and associated beneficial uses include disruption of the ecosystem due to the loss of habitat, potential harm or death to sensitive species, and a narrowing of migratory options and species' gene pools. Impacts to humans range from quality of life issues such as the loss of recreational waters to potential health impacts due to contamination of drinking water supplies and contamination of fish and other marine life farmed and sold for food. The proposed project does not include any policies or programs that will conflict with implementation of the NPDES program such that future residential development could result in exceedance of the MS4 permit waste discharge requirements and thus will not substantially impact downstream water quality. Furthermore, future housing development will be subject to environmental inquiry and potential review pursuant to CEQA. Impacts related to violation of water quality standards and waste discharge requirements will be less than significant with implementation of existing permit regulations.

B) No Impact. The proposed Housing Element can accommodate projected housing demand over the next eight years of which will require potable water for drinking, food preparation, cleaning, and bathing as well as water for landscape irrigation. Future housing will generate demand for water in addition to the demand of existing uses and the incremental increase in demand as growth occurs in the area; therefore, the future housing will contribute to cumulative, long-term increases in demand for water resources.

According to the City of Huron General Plan 2025 EIR, the City's source of potable water is the San Luis Canal which is part of the State and Federal water project that provides water to the west side of the San Joaquin Valley. The City obtains the canal water through a contract with the U.S. Bureau of Reclamation. The City, therefore, does not rely on groundwater for its potable water. The proposed Housing Element and amendments to the City's Zoning Ordinance (Title 17) do not include any changes to the land use designations of the Inventory Sites; thus, impacts associated with potential development of the Inventory Sites will remain within the scope of analysis in the City's General Plan 2025 EIR.

Future development of the proposed Housing Element's Inventory Sites will be subject to environmental inquiry and potentially project-specific environmental review pursuant to CEQA. Considering the proposed project is consistent with the analysis documented in the City of Huron General Plan 2025 EIR and will not increase surface water demand beyond that assessed in the City's General Plan 2025 EIR, the proposed project will not result in impacts related to the decline in groundwater levels.

C-E) Less than Significant Impact. Future development of housing will occur on currently or previously developed and undeveloped sites. Development on currently or previously developed sites is unlikely to substantially change the hydrological conditions of the site that was undoubtedly graded and engineered to convey on site flows to local storm drains or water quality basins in accordance with the City's standard requirements for drainage and flood control, as specified in the City of Huron Municipal Code. Development on previously undeveloped sites may result in more substantial changes to the site topography and drainage conditions as cut and fill activity occurs to balance the site for building construction. The concern with changes in on-site drainage is the potential to result in the effects of flooding, erosion, siltation, pollutant loading, and exceedance of storm drain capacity due to the lack of or improperly designed conveyance of runoff. The effects of changes in drainage patterns can

³⁷ Central Valley Regional Water Quality Control District. Water Quality Control Plan for the Sacramento and San Joaquin River Basins. 4th ed. September 1998

result in impacts to human health and quality of life and the environment through damage or destruction of structures, sedimentation of downstream water bodies and the resulting impact to aquatic biological resources, decreased water quality with similar impacts to aquatic biological resources, and storm water backup that can result in similar types of flooding impacts.

The City of Huron General Plan 2025 Public Services and Facilities Element includes the following policies to ensure that future development will not alter the drainage pattern of the development area and that future projects will be adequately served by a storm drainage system. Impacts due to the effects of changes in drainage patterns will be less than significant with implementation of existing City of Huron General Plan policies and City, State and federal regulations.

General Plan Policies

- 7.2 Developers shall prepare an infrastructure and public services assessment as part of each annexation and/or development application to determine infrastructure needs, feasibility, timing, and financing.
- 7.3 Prepare and implement City-wide infrastructure master plans which carry out adopted land use goals, objectives and policies and Federal and State regulations. These master plans shall be implemented through various funding mechanisms including assessment district, property owner's associations, user fees, development impact fees, mitigation payments, reimbursement agreements and/or other mechanisms which provide for equitable distribution of development and maintenance costs.
- 7.4 Require the extension and construction of infrastructure to proposed developments according to adopted elements and master plans. The City shall use reimbursement agreements or other financing techniques to reimburse developments for any oversizing cost, which may be required.
- 7.6 Design storm water runoff drainage structures to decrease erosion and comply with State and Federal requirements.
- 7.7 Development fee credit may be given for public improvements made by a builder but shall not exceed the amount of fees.
- 7.8 Developers shall construct all tributary facilities necessary to connect major infrastructure facilities, whether or not the major facilities have yet been constructed.
- 7.9 Temporary drainage facilities such as ponding basins may be constructed by the developer if the major facilities are not available, subject to City determination and approval. The developer will also be required to pay all applicable drainage fees in addition to construction of temporary facilities at their own cost.
- 7.10 Temporary drainage facilities such as retention basins shall be dedicated to the City. If the basin is abandoned within ten years, the property would revert to the original owner, subject to redevelopment of the site in a manner satisfactory to the City.

F) **No Impact.** No other potential impacts related to hydrology and water quality were identified in this analysis. No impact will occur.

G, H) **Less than significant Impact.** According to the United States, Department of Homeland Security, Federal Emergency Management Agency (FEMA), several of the proposed Housing Element's Inventory Sites are located within the 100- and 500-year floodplain (Zone X). A Zone X floodplain designation indicates areas determined to be subject to a 1 percent or 0.2 percent annual chance flood hazard.³⁸ Construction within flood-prone areas is subject to Huron Municipal Code Chapter 15.24 Floodplain Management and § 5.24.250 (Flood-related erosion-prone areas). Impacts to the proposed Housing Element's Inventory Sites located within flood zones will be less than significant with adherence to existing regulations.

I) **No Impact.** According to the California Department of Water Resources, there are 33 dams located within Fresno County. According to the Fresno County General Plan Background Report Figure 9-8 (Dam Failure Flood Inundation Areas), Huron is not located within a dam inundation area. No impacts will occur.

J) **No Impact.** *Seiche* is the process by which water sloshes outside its containing boundaries, generally due to an earthquake. *Seiche* can result in localized flooding that can result in property damage or personal injury. This could occur within an open

³⁸ United States, Homeland Security, Federal Emergency Management Agency. *Flood Insurance Rate Map, Panel 06019C32255H*.

reservoir, lake, or other large waterbody. The City of Huron Planning Area does not contain any open reservoirs, lakes, or other large bodies of water; therefore, no impacts resulting from the effects of seiche will occur.

A *tsunami* is a large wave that generates in the ocean, generally from an earthquake, and builds intense strength and height before impacting a coast. The City of Huron Planning Area is not subject to impacts from the effects of a tsunami because it is located approximately 90 miles inland of the Pacific Ocean.

A *mudflow* (or debris flow) is a rapidly moving slurry of water, mud, rock, vegetation and debris. The City of Huron Planning Area as well as the area surrounding the City is flat and therefore, not susceptible to debris flows. No impact will result.

10. LAND USE AND PLANNING

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

A) **No Impact.** According to the City of Huron General Plan 2025 EIR, implementation of the General Plan would not physically divide and established community.³⁹ Considering that the proposed Housing Element and amendments to the City's Zoning Ordinance (Title 17) do not include any land use changes or other General Plan amendments that change the City General Plan in such a way to invalidate the previously certified City of Huron General Plan 2025 EIR and that the environmental setting under which the community was analyzed in the City's General Plan 2025 EIR, no impacts will occur.

B) **Less than Significant Impact.** The proposed Housing Element sets forth policies to encourage housing development consistent with adopted land use policies established in the City's General Plan. No changes in land use or development intensities are proposed. The proposed Housing Element does not include any goals, policies, or programs that would conflict with adopted General Plan goals and policies to mitigate impacts due to effects generated by development within the Planning Area, as specified in the certified City of Huron General plan 2025 EIR. However, the proposed Project includes an update to the Zoning Ordinance in which the City of Huron will replace the current term and definition of "Homeless Shelter" and "Transitional Housing" and adopt a new term and definition for "Supportive Housing" and "Target Population". While it is unlikely the introduction and replacement of the terms and definitions would result in a change in building type, massing, or scale in the community, the project does in fact result in a change to existing land use policies and regulations. Impacts will be less than significant.

C) **No Impact.** According to the City of Huron General Plan 2025 EIR, implementation of the General Plan would not conflict with any habitat conservation plan or natural community conservation plan. The Inventory Sites do not require any land use changes and any future housing development on the Inventory Sites will be consistent with what was analyzed in the City's General Plan 2025 EIR. No impacts will occur.

³⁹ City of Huron General Plan 2025 EIR Initial Study. 3.9 Land Use and Planning. September 2006

11. MINERAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

A, B) **No Impact.** According to the City of Huron General Plan 2025 EIR, there are no significant mining resources or mineral operations in Huron and implementation of the proposed project would not result in the loss of a known mineral resource or recovery site.⁴⁰ No impacts will occur.

⁴⁰ City of Huron General Plan 2025 EIR Initial Study. 3.10 Mineral Resources. September 2006

12. NOISE

Would the project result in:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

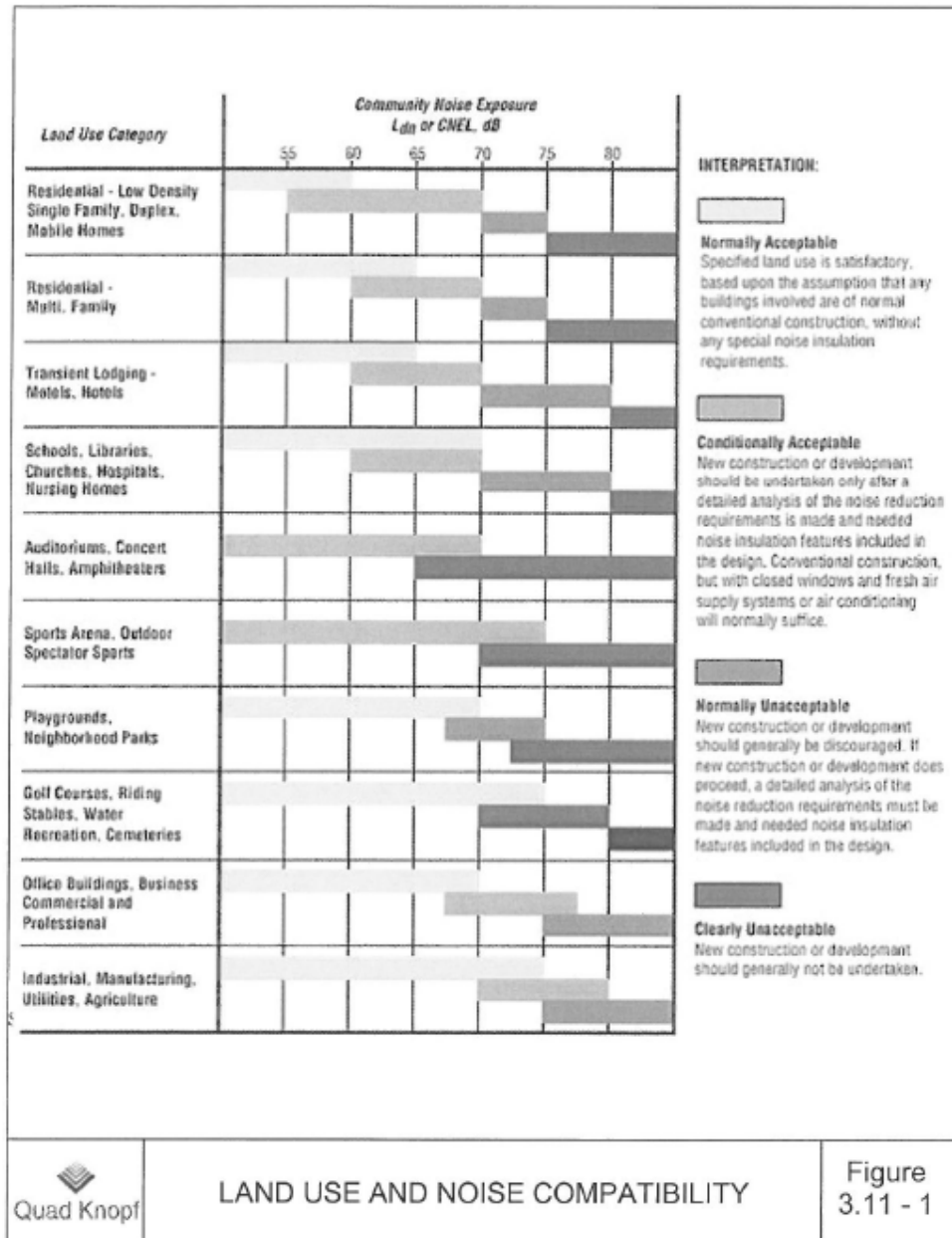
A) **Less than Significant Impact.** To ensure that noise producers do not adversely affect sensitive receptors, the City identifies land use compatibility standards within the General Plan to use when planning and making development decisions. The General Plan Noise Element includes policies, standards, criteria, programs, diagrams, action items, and maps related to protecting public health and welfare from excessive noise exposure. Table 8 and Table 9 below illustrates the guidelines established in the Noise Element based on standards for acceptable noise levels. These standards and criteria are incorporated into the land use planning process to reduce noise and land use incompatibilities.

Table 8
Allowable Noise Exposure-Stationary Noise Sources

	Daytime (7:00 AM to 10:00 PM)	Nighttime 10:00 PM to 7:00 AM)
Hourly Leq, dB	55	45
Maximum Level, dB	70	65

Source: City of Huron General Plan 2025 EIR, Noise Element

Table 9
Noise/Land Use Compatibility Matrix



CONSTRUCTION NOISE

The City of Huron General Plan 2025 EIR incorporated the following mitigation measure in order to reduce construction noise impacts to less than significant levels:

City of Huron General Plan 2025 EIR Mitigation Measure

#3.11.2.3: Construction of these projects shall be limited to the hours between 7:00 AM and 9:00 PM on weekdays, and between 8:00 AM and 9:00 PM on Saturday and Sunday in order to reduce the impacts to a less than significant level.

OPERATIONAL NOISE

General Plan Policies

The following City of Huron General Plan 2025 policies apply to transportation noise sources:

- 1.1 New development of noise-sensitive land uses shall not be permitted in areas exposed to existing or projected future levels of noise from transportation noise sources which exceed 60 dB Ldn/CNEL in outdoor activity areas and 45 dB Ldn/CNEL in interior spaces unless appropriate mitigation is applied. If 60 dB Ldn/CNEL cannot be achieved using a practical application of noise mitigation, noise levels up to 65 dB Ldn/CNEL may be allowed, provided that 45 dB Ldn can be attained in interior spaces. Noise sensitive land uses include hospitals, residences, schools, churches and other uses of similar nature as determined by the Community Development Director.
- 1.2 Noise created by new transportation noise sources, including roadway improvement projects, shall be mitigated so as not to exceed 60 dB Ldn/CNEL within the outdoor activity areas and 45 dB Ldn/CNEL within interior spaces of existing noise sensitive land uses.

The following City of Huron General Plan 2025 policies apply to stationary noise sources:

- 1.3 New development of noise-sensitive land uses shall not be permitted where the noise level from existing stationary noise sources exceeds the noise level standards in Table 8 (Allowable Noise Exposure-Stationary Noise Sources). Stationary noise sources refer to industrial, commercial or other noise generation land uses. Noise generating land uses should not be located near roadways or railways that exceed 65 dB(A).
- 1.4 Noise created by new proposed stationary noise sources or existing stationary noise sources, which undergo modifications that may increase noise levels, shall be mitigated so as not to exceed the noise level standards in Table 8 (Allowable Noise Exposure-Stationary Noise Sources) within outdoor activity areas of noise-sensitive land uses.

Compliance with existing City General Plan 2025 policies and General Plan 2025 EIR mitigation would ensure that implementation of the project would not exacerbate existing noise conditions or result in noise impacts. Impacts will be less than significant.

B) Less than Significant Impact. Vibration is sound radiated through the ground. The rumbling sound caused by the vibration of room surfaces is called groundborne noise. The ground motion caused by vibration is measured as particle velocity in inches per second, and in the United States is referenced as vibration decibels (VdB).

The background vibration velocity level in residential and educational areas is usually around 50 VdB. The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity level of 75 VdB is the approximately dividing line between barely perceptible and distinctly perceptible levels for many people. Sources within buildings such as operation of mechanical equipment, movement of people, or the slamming of doors causes most perceptible indoor vibration. Typical outdoor sources of perceptible groundborne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. If a roadway is smooth, the groundborne vibration from traffic is rarely perceptible. The range of interest is from

approximately 50 VdB, which is the typical background vibration velocity level, and 100 VdB, which is the general threshold where minor damage can occur in fragile buildings.

The general human response to different levels of groundborne vibration velocity levels is described in Table 10 (Human Reaction to Vibration).

Table 10
Human Reaction to Vibration

Vibration Velocity Level	Human Reaction
65 VdB	Approximate threshold of perception for many people.
75 VdB	Approximate dividing line between barely perceptible and distinctly perceptible. Many people find that transportation-related vibration at this level is unacceptable.
85 VdB	Vibration acceptable only if there are an infrequent number of events per day.

Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment, May 2006

Groundborne vibration can result in impacts from minor annoyances to people to major shaking that damages buildings. The primary source of groundborne vibration within the City would be railroad and heavy construction activities. According to the Caltrans *Transportation- and Construction-Induced Vibration Guidance Manual*, transportation sources are not a significant source of vibration and therefore are not discussed below.

Groundborne vibration generated by construction projects is usually highest during pile driving, rock blasting, soil compacting, jack-hammering, and demolition-related activities. Next to pile driving, grading activity has the greatest potential for vibration impacts if large bulldozers or large trucks are used. The construction of future potential housing developments could utilize machinery that would generate substantial amounts of ground vibration because multiple-lot housing developments generally require mass grading. Construction of future development is not likely to require rock blasting considering the built-out character of the area. Table 11 (Common Construction Vibration) summarizes vibration levels from common construction equipment. Impacts to structures can occur from 0.08 to 2.00 peak particle velocity (PPV) depending on the duration of the vibration and the age of the structure. Similarly, human annoyance to vibration can occur from 0.01 PPV to 2.00 PPV depending on the duration.

Table 11
Common Construction Vibration

Equipment	PPV (in/sec at 25 ft.)
Crack-and-Seat Operations	2.400
Vibratory Roller	0.210
Large Bulldozer	0.089
Caisson Drilling	0.089
Loaded Trucks	0.076
Jackhammer	0.035
Small Bulldozer	0.003

Source: California Department of Transportation 2004

Vibration impacts are temporary and rare except in cases where large equipment is used near existing, occupied development. Construction noise and associated vibration would be controlled through restrictions currently established in the City of Huron General Plan 2025 EIR Mitigation Measure #3.11.2.3. These restrictions would minimize potential annoyance from vibration impacts to nearby residential development during sensitive evening and noise hours.

With regard to railroad operations, noise and vibration impacts would be evaluated on a project-by-project basis pursuant to CEQA and the City's local implementation procedures. As mentioned in the City of Huron General Plan 2025 EIR, the San Joaquin Valley Railroad (SJVRR) line passes through the center of Huron parallel to 9th Street. According to the SJVRR, one train per day (2 trips) operates on the line Sunday through Thursday. The trains typically travel through Huron from noon to 4:00

PM. According to the City's General Plan 2025 EIR, although there is variation the amount of noise produced by an individual train pass-by, the mean Sound Exposure Level (SEL) at 50 feet for trains away from grade crossings, where train horns are not a factor is 99.6 decibels (dB). Near grade crossings, where the train warning horn is applied, the mean SEL at 50 feet is 107.5 dB. According to the City of Huron General Plan 2025 EIR, current railroad operations in Huron do not generate significant noise.

According to the City of Huron General Plan 2025 EIR, impacts related to exposure to excessive noise levels or vibration will be less than significant with incorporation of the following mitigation measure:

City of Huron General Plan 2025 EIR Mitigation Measure

- #3.11.2.1 1) The City shall review new public and private development proposals to determine conformance with the policies of the Noise Element.
 2) Where the development of a project may result in noise sensitive land uses being exposed to existing or projected future noise levels exceeding the levels specified by the policies of the Noise Element, the City shall require that an acoustical analysis be submitted as part of the entitlement application that designates that adequate noise mitigation is included in the project design to comply with Noise Element policies and standards.

Implementation of the project would unlikely lead to direct or indirect long-term groundborne vibration or noise sources. Temporary short-term and long-term groundborne vibration and noise impacts related to future development will be mitigated with implementation of City's General Plan 2025 EIR mitigation and General Plan policies. Impacts will be less than significant.

C) Less than Significant Impact. Residential land uses typically do not produce excessive noise either individually or cumulatively that could substantially increase existing, ambient noise levels. The future development of the Inventory Sites could increase ambient noise levels due to increased traffic generation in the project vicinity. Thus, development of the Inventory Sites would partially contribute to the noise volumes identified in the City of Huron General Plan 2025 EIR.

According to the City of Huron General Plan 2025 EIR, impacts related to exposure to excessive noise levels or vibration will be less than significant with incorporation of City's General Plan 2025 EIR Mitigation Measure #3.11.2.1, detailed above.

The proposed project does not include changes to land uses and intensities designated in the current General Plan and analyzed in the City General Plan 2025 EIR. The proposed project does not propose any specific development or any land use changes that would invalidate this prior finding or further increase traffic levels beyond those analyzed in the City of Huron General Plan 2025 EIR. Project-specific increases in ambient noise levels due to future development on each Inventory Site would be evaluated as development is proposed over the long term pursuant to existing policies and procedures. With these existing policies and procedures in place, impacts related to increases in ambient noise levels would be less than significant.

D) Less than Significant Impact. The proposed project does not authorize the development or redevelopment of any particular site but does include policies that could facilitate development of future housing. Temporary increases in local noise levels would be associated with construction activities. Construction noise would be controlled through the time restrictions established in the Municipal Code. The proposed project would not result in any new or more severe temporary noise impacts associated with residential construction, as the proposed project does not propose land uses or intensities not already designated in the City's General Plan and analyzed in the City's General Plan 2025 EIR. Continued enforcement of the City's noise restrictions would reduce temporary noise impacts to less-than-significant levels.

E, F) No Impact. There are no airports in or within two miles of the City of Huron. The proposed project does not include any changes to the land use designations of the proposed Housing Element's Inventory Sites; thus, impacts associated with potential development of the Inventory Sites would remain within the scope of analysis in the City of Huron General Plan 2025 EIR. Future development of the proposed Housing Element's Inventory Sites would be subject to project-specific environmental review pursuant to CEQA. Considering that potential impacts were analyzed in the City's General Plan 2025 EIR and found to be less than significant and development of Inventory Sites would be subject to analysis of project-specific impacts, no impact will result.

13. POPULATION AND HOUSING

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

A) Less than Significant Impact. Adoption and implementation of the proposed project will not, in and of itself, directly result in population growth. Population growth is a complex interaction of immigration, emigration, birth, deaths, land use, and economic factors of which the General Plan and Housing Element are only a part. Regional models of population growth and change, accounting for these complexities, are developed by the HCD and the Council of Governments (COGs). The proposed Housing Element is designed to guide and accommodate the City or unincorporated County's share of the projected regional population growth and associated housing over the next eight years. Pursuant to Government Code 65584, HCD is required to determine the RHNA, by income category, for the COGs throughout the State. The RHNA is based on the California Department of Finance population projections and regional population forecasts used in preparing regional transportation plans. The COGs are required to allocate to each locality a share of housing need totaling the RHNA for each income category. The population growth in the County is projected to increase by 443,229 residents between 2010 and 2040. The Inventory Sites identified in the proposed Housing Element will result in an increase of approximately 1,785 new residents. As discussed in the project description, housing need is projected to grow by 424 units over the next eight years to accommodate the project population growth. The proposed Housing Element is the direct implementation of State requirements to account for population growth and housing needs. The proposed Housing Element and Inventory Sites are projected to meet the City's housing demand as identified in the RHNA (424 units). Considering the proposed Housing Element identifies adequate land and planning mechanisms to accommodate the future housing needs of the growing population, derived directly from the population growth estimates for the region, the proposed project could not significantly induce population growth. Impacts will be less than significant.

B, C) Less than Significant Impact. The proposed project is intended encourage and facilitate housing development and preserve and enhance existing housing stock. The natural recycling of land will not result in the loss of housing units because such redevelopment will result in the development of new housing units. Thus, the availability of residential units in response to increases in population is supported by the proposed Housing Element. Considering residential units will increase naturally as guided by the goals and policies of the proposed Housing Element, less-than-significant impacts related to the displacement of housing or people could occur.

14. PUBLIC SERVICES

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:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A) Less than Significant Impact. The Fresno County Fire Protection District is responsible for providing fire protection and emergency services. The Fresno County Fire Protection District contracts with CAL FIRE. The Fresno County Fire Protection District, in cooperation with CAL FIRE, provides all risk emergency services from 13 District Staffed Fire Stations and five District Paid Call Firefighter Stations. The District operates its fire engine companies with a minimum of two to three career Firefighters on duty every day, totaling 48 Firefighters on duty daily providing fire suppression, emergency medical service, rescue, and fire prevention and education to approximately 182,000 people and covering approximately 2,655 square miles.⁴¹ There is only one fire station located within the City of Huron – Station 93. This station is located on State Route 269 (South Lassen Avenue). Station 93 houses 1 fire engine, 1 rescue engine and 1 water tender. The City of Huron has been assigned an ISO Rating of 5. The City of Huron General Plan 2025 EIR includes Mitigation Measure #3.13.2.1, detailed below to reduce impacts to fire protection services to less than significant impacts.

City of Huron General Plan 2025 EIR Mitigation Measure

#3.13.2.1 The City will continue to work with the County to expand fire protection services as needed.

The proposed project does not include any changes to the City's General Plan 2025 land use designations or City zoning districts and thus would not increase development potential within the City beyond what was considered in the City of Huron General Plan 2025. Thus potential project impacts will remain within the scope of analysis certified in the City of Huron General Plan 2025 EIR. Future development of the Inventory Sites will be subject to project-specific environmental review pursuant CEQA, as applicable. Implementation of General Plan 2025 EIR Mitigation Measure #3.13.2.1 as well as compliance with State and federal laws would ensure impacts to fire protection services would be less than significant.

B) Less than Significant Impact. The City of Huron Police Department provides a wide range of services to protect and serve Huron. The Department is divided into two areas: Field Operations and Support Services. The Field Operations is divided into two divisions: Patrol and Special Services (Animal Control and Code Enforcement/ Nuisance Abatement). The Administration/Support Services is divided into three divisions: Communications, Property and Evidence, and Records. Within the divisions there are smaller units that handle other functions such as Administration, Community Services and Investigations.⁴² The City of Huron General Plan 2025 EIR includes Mitigation Measure #3.13.2.2, detailed below, to reduce impacts related to police service to less than significant levels.

⁴¹ Fresno County Fire Protection District. About Us. <http://fresnocountyfire.org/index.php?c=2> [December 28, 2015]

⁴² Huron Police Department. <http://cityofhuron.com/public-safety/> [December 28, 2015]

City of Huron General Plan 2025 EIR Mitigation Measure

- #3.13.2.2 The City will continue to work towards the expansion of its police personnel, support staff and equipment, and the construction of a new police facility during the planning period.

The proposed project does not include any changes to the City's General Plan 2025 land use designations or City zoning districts and thus would not increase development potential within the City beyond what was considered in the City of Huron General Plan 2025. Thus potential project impacts will remain within the scope of analysis certified in the City of Huron General Plan 2025 EIR. Future development of the Inventory Sites will be subject to project-specific environmental review pursuant CEQA, as applicable. Implementation of General Plan 2025 EIR Mitigation Measure #3.13.2.1 as well as compliance with State and federal laws would ensure impacts to police protection services would be less than significant

C) Less than Significant Impact. K-12 public educational services are provided by the Coalinga-Huron Unified School District, a nine-school district that serves the Coalinga-Huron region. The District has three schools in the City of Huron. Future residential development within the Planning Area will result in an increase in the number of public school students requiring educational services. According to the City's General Plan 2025 EIR, build out of the City's General Plan could result in the generation of approximately 800 new school age children by the year 2025. The City's General Plan 2025 EIR incorporated Mitigation Measure #3.13.2.3, detailed below, to reduce impacts to schools to less than significant levels.

City of Huron General Plan 2025 EIR Mitigation Measure

- #3.13.2.3 **Schools:** Funding for schools and impacts for school facilities impacts is preempted by State law (Proposition 1A/SB 50, 1998, Government Code § 65996) which governs the amount of fees that can be levied against new development. These fees are used to construct new schools. Payment of fees authorized by the statute is deemed "full and complete mitigation." Project proponents will pay school impact fees per City and District standards.

The proposed project does not include any changes to the City's General Plan 2025 land use designations or City zoning districts and thus would not increase development potential within the City beyond what was considered in the City of Huron General Plan 2025. Thus potential project impacts will remain within the scope of analysis certified in the City of Huron General Plan 2025 EIR. Future development of the Inventory Sites will be subject to project-specific environmental review pursuant CEQA, as applicable. Implementation of General Plan 2025 EIR Mitigation Measure #3.13.2.1 as well as compliance with State and federal laws would ensure impacts to schools would be less than significant.

D) Less than Significant Impact. The Coalinga-Huron Recreation District is responsible for providing, operating and maintaining park and recreational facilities in the City of Huron. The District operates and maintains three parks within the City. The District also operates and maintains a community center and recreational pool in the City. The City of Huron General Plan 2025 includes Policy 3.13, detailed below, to provide parks at a minimum rate of 5.0 acres of park per 1,000 people as well as other policies to provide parks.⁴³

City of Huron General Plan 2025 Policy

- 3.13 The City shall provide parks at a minimum rate of 5.0 acres of park per 1,000 population, including 1.0 acre/1,000 population for mini parks, 3.0 acres/1,000 for neighborhood parks, and 1.0 acre/1,000 population for regional parks. Neighborhood parks shall be at least 5 acres. Lighting and Landscape Districts shall be encourage to ensure that the park facilities are adequately maintained.

The proposed project does not include any changes to the City's General Plan 2025 land use designations or City zoning districts and thus would not increase development potential within the City beyond what was considered in the City of Huron General Plan 2025. Thus potential project impacts will remain within the scope of analysis certified in the City of Huron General Plan 2025 EIR. Future development of the Inventory Sites will be subject to project-specific environmental review pursuant CEQA, as applicable. Future development in compliance with General Plan 2025 Policy 3.13 to provide adequate parkland dedication

⁴³ City of Huron General Plan 2025 EIR. 3.14 Parks and Recreation. September 2006

and improvements, as well as payment of applicable District park impact fees would ensure impacts to park and recreational facilities would be less than significant.

E) Less than Significant Impact. The proposed project would not increase development potential beyond what was considered in the City of Huron General Plan 2025. Furthermore, the provisions of the proposed Housing Element or proposed Zoning (Title 17) amendments would not change the City's General Plan 2025 land use designations or alter building intensities that could impact demands on public facilities in the community. Implementation of the proposed project would therefore would not cause new impacts in regards to provisions of public facilities, nor exacerbate any existing facilities not previously addressed in the City of Huron General Plan 2025 EIR. Therefore, impacts to public facilities would be less than significant.

15. RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A, B) **Less than Significant Impact.** The Coalinga-Huron Recreation District is responsible for providing, operating and maintaining park and recreational facilities in the City of Huron. The District operates and maintains three parks within the City. The District also operates and maintains a community center and recreational pool in the City. The City of Huron General Plan 2025 includes Policy 3.13 to provide parks at a minimum rate of 5.0 acres of park per 1,000 people as well as other policies to provide parks.⁴⁴

City of Huron General Plan 2025 Policy

3.13 The City shall provide parks at a minimum rate of 5.0 acres of park per 1,000 population, including 1.0 acre/1,000 population for mini parks, 3.0 acres/1,000 for neighborhood parks, and 1.0 acre/1,000 population for regional parks. Neighborhood parks shall be at least 5 acres. Lighting and Landscape Districts shall be encourage to ensure that the park facilities are adequately maintained.

The proposed project does not include any changes to the City's General Plan 2025 land use designations or City zoning districts and thus would not increase development potential within the City beyond what was considered in the City of Huron General Plan 2025. Thus potential project impacts will remain within the scope of analysis certified in the City of Huron General Plan 2025 EIR. Future development of the Inventory Sites will be subject to project-specific environmental review pursuant CEQA, as applicable. Future development in compliance with General Plan 2025 Policy 3.13 to provide adequate parkland dedication and improvements, as well as payment of applicable District park impact fees would ensure impacts to park and recreational facilities would be less than significant.

⁴⁴ City of Huron General Plan 2025 EIR. 3.14 Parks and Recreation. September 2006

16. TRANSPORTATION AND TRAFFIC

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
F) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A, B) **Less than Significant Impact.** Vehicular circulation within Huron consists of a network of city streets and roads. No freeways traverse Huron; however, I-5, located approximately six miles to the west of Huron serves as a major motor vehicle route the region and State. Arterials in and surrounding Huron serve as the principle network for traffic flow. Roadways that provide primary circulation within and to the City of Huron include: State Route 269 (Lassen Avenue), "M" Street, Palmer Avenue, 9th Street, Myrtle Avenue, 4th Street, and Tornado Avenue. Regional vehicular traffic is provided by State Highway 269 which runs in a north south direction through the center of Huron. A regional rail line also passes through Huron, the SJVRR.

Future housing development will primarily generate passenger vehicle trips that will disperse during the morning as residents drive to commercial, industrial, and institutional facilities for a variety of reasons but primarily for work and school. Some trips may be to transit centers, such that a portion of a resident's trip may include alternative transportation modes, while others may simply walk to their destination or to other transit options. The return leg of a trip is generally anticipated to be the reverse of the initial leg of the trip during the afternoon, albeit with higher likelihood of a portion of the trip being dedicated to accessing shopping, entertainment, or other uses. According to the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, single-family homes generate 9.52 daily trips per dwelling unit, with 7.6 percent of those trips occurring during morning peak

hours and 10.5 percent occurring during afternoon peak hours.⁴⁵ Apartments generate 6.65 daily trips per dwelling unit with 7.7 percent occurring during morning peak hours and 9.3 percent occurring during the afternoon peak hour. The concern regarding transportation facilities and their counterpart modes of travel is excessive use throughout the day or during morning and/or afternoon peak hours and the resulting effects on the performance of the facilities ability to move people and goods. The direct effects of reduced circulation system performance are annoyance and stress, thereby decreasing the quality of life for the user. Direct failure or accelerated deterioration of circulation system facilities can also occur if the facility was not designed to function under increased loading. A variety of indirect impacts to human health and the environment are attributed specifically to excessive use of vehicles on local and regional roadways including effects related to air pollution and ambient noise.

Three planning efforts guide the long-term improvement of the circulation system at the regional and local levels. The Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS) is administered by the Fresno COG as a comprehensive assessment of all travel modes in Fresno County and the needs of travel and goods movement through the year 2040.⁴⁶ The Congestion Management Process (CMP) is also administered by Fresno COG in lieu of a congestion management program that was opted out of in 1997.⁴⁷ The CMP addresses congestion management through a process developed cooperatively throughout the metropolitan region that provides for safe and effective management and operation of existing and future transportation facilities through demand reduction and operations strategies. While the RTP/SCS address the broader goals of the transportation network, the CMP focuses on specific, regional facilities requiring funding for maintenance and improvements in order to meet the goals of the RTP/SCS. The CMP relies on local jurisdiction standards in determining the performance of the CMP network. *Level of Service* is a qualitative expression of the performance of a transportation facility, at an intersection or roadway segment, determined by the ratio of vehicles to the facility capacity or the length of delay a driver must wait to pass through a facility. In terms of the CMP, the volume-to-capacity (V/C) ratio at roadway and highway intersections is used. The Fresno COG is currently in the process of updating the CMP. The final effort is the City's General Plan Circulation Element that identifies long-term transportation improvements for local facilities. The City of Huron General Plan Circulation Element contains goals and policies related to 1) General Circulation and Street System, 2) Arterial Streets, 3) Collector Streets, 4) Minor Collectors, 5) Local Streets, 6) Parking and Onsite Circulation, 7) Pedestrian and Bicycle Modes, and 8) Transit.

Local and regional planning efforts are designed to reduce the direct and indirect effects of travel so as to minimize or avoid resulting impacts on human health and the environment. The proposed Housing Element is consistent with the growth assumptions used in the development of the RTP/SCS and CMP and the does not include any land use changes to the General Plan; therefore, the proposed Housing Element or amendments to the City Zoning Ordinance (Title 17) would not conflict with the goals of transportation planning efforts of the City or the Fresno COG. The City of Huron General Plan 2025 EIR incorporated Mitigation Measure #3.15.2.1, detailed below, to reduce impacts to less than significant levels:

City of Huron General Plan 2025 EIR Mitigation Measure

- #3.15.2.1: The implementation of the roadway improvements discussed in Table 3.15-5 of the General Plan 2025 EIR as growth and fiscal resources warrant. It is recommended that the City of Huron monitor the intersections along SR 269 to determine if/when a traffic signal should be constructed. A typical way to monitor an intersection would be to conduct peak hour turning movement counts, conduct a LOS analysis, and conduct signal warrant analysis.
- The City will implement a comprehensive development based impact fee program to provide further funding for traffic/circulation improvements for all new development.

The proposed project does not include any changes to the City's General Plan 2025 land use designations or City zoning districts and thus would not increase development potential within the City beyond what was considered in the City of Huron General Plan 2025. Thus potential project impacts will remain within the scope of analysis certified in the City of Huron General Plan 2025 EIR. Future development of the Inventory Sites will be subject to project-specific environmental review pursuant CEQA,

⁴⁵ Institute of Transportation Engineers. Trip General Manual. 9th Ed. 2012

⁴⁶ Fresno Council of Governments. Regional Transportation Plan and Sustainable Communities Strategy. June 2014

⁴⁷ Fresno Council of Governments. Fresno County Congestion Management Process. October 2009

as applicable. Future development in compliance with General Plan 2025 EIR Mitigation Measure #3.15.1, as well as payment of applicable traffic impact fees would ensure impacts to roads and circulation facilities would be less than significant.

C) **No Impact.** The proposed Housing Element and amendments to the City's Zoning Ordinance (Title 17) are focused on achieving local housing objectives and do not authorize any construction or permit increases in residential heights that would result in the need to redirect or otherwise alter air traffic patterns. No impacts will occur.

D) **No Impact.** The proposed Housing Element and amendments to the City's Zoning Ordinance (Title 17) do not authorize the construction of any roadway and will result in no effects on the design of existing or future streets. No impacts will occur.

E) **Less than Significant Impact.** The project does not involve any road construction or any development activity and thus would not obstruct or restrict emergency access to or through the City. Future housing development facilitated by implementation of proposed Housing Element policies and amendments to the City's Zoning Ordinance (Title 17) will be subject to site plan review and approval during entitlement review and/or application for building permits. The Fire Department reviews all plans to ensure compliance with all applicable emergency access and safety requirements. Impacts involving emergency access will be less than significant with continued implementation of development review procedures.

F) **No Impact.** The project includes programs and policies in support of the development of new housing units to meet the City's regional fair share of housing, as required by State law. The proposed Housing Element is consistent with regional and local transportation plans that promote a holistic transportation system that embodies all modes of travel; therefore, the proposed Housing Element will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. No impacts will occur.

17. UTILITIES AND SERVICE SYSTEMS

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
C) Require or result in the construction of new stormwater 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>

A) **No Impact.** Future housing will generate wastewater that will be conveyed to the City's wastewater treatment facility via the City's sewer collection system. The City's wastewater collection system drains by gravity to two lift stations in southeast Huron. Sanitary wastewater treatment requirements are established in the NPDES Permit issued by the California Regional Water Quality Control Board – Central Valley Region, which allows for the treatment and discharge of 1.0 mgd of average dry weather flow. In 2006, Phase I of the wastewater treatment plant improvement was completed, expanding the plant's treatment and discharge capacity to 1.0 mgd. The current average daily effluent flow into the plant is slightly less than 0.5 mgd. This is sufficient to accommodate 1,030 new homes or 4,820 persons (an occupancy rate of 4.68 persons per dwelling). According to the City's General Plan 2025 EIR, at the projected annual population growth rate, the City's portion of the treatment plant's reserve capacity will not be utilized until beyond the year 2025 under average flow conditions. The City's General Plan 2025 EIR found impacts related to exceedance of wastewater treatment requirements to be less than significant with implementation of General Plan policies.

The proposed project does not include any changes to the City's General Plan 2025 land use designations or City zoning districts and thus would not increase development potential within the City beyond what was considered in the City of Huron General Plan 2025. Thus potential project impacts will remain within the scope of analysis certified in the City of Huron General Plan 2025 EIR. Future housing development, consistent with current City General Plan land use policy, will result in typical wastewater

discharges and will not require new methods or equipment for treatment that are not currently permitted for the existing treatment facility. Furthermore, residential development is not subject to point-source discharge requirements. The proposed Housing Element and amendments to the City's Zoning Ordinance (Title 17), and ensuing future housing development will not affect compliance with RWQCB treatment requirements. No impact will occur.

B, D, E) Less than Significant Impact. According to the City of Huron General Plan 2025 EIR, the City's wastewater collection system drains by gravity to two lift stations in southeast Huron. In 2006, Phase I of the wastewater treatment plant improvement was completed, expanding the plant's treatment and discharge capacity to 1.0 mgd. The current average daily effluent flow into the plant is slightly less than 0.5 mgd. This is sufficient to accommodate 1,030 new homes or 4,820 persons (an occupancy rate of 4.68 persons per dwelling). According to the City's General Plan 2025 EIR, at the projected annual population growth rate, the City's portion of the treatment plant's reserve capacity will not be utilized until beyond the year 2025 under average flow conditions. The City's General Plan 2025 EIR found impacts related to wastewater treatment facilities to be less than significant with implementation of the City's General Plan policies.

The City of Huron provides water service to the urbanized portion of Huron and a limited number of connections around the community. Huron's source of water is the California Aqueduct. The City obtains the canal water through a contract with the U.S. Bureau of Reclamation. The City currently has two water treatment plants. Plant 2, constructed in 1982, has a design capacity of 1,450 gallons per day and is fully operational. Plant 3, originally constructed in 1992 and updated in 2002, is not fully commissioned as designed and does not operate on a consistent basis. In January 2014, the City approved the replacement of Plants 2 and 3 with a new package water treatment plant. The City is now in the process of securing funding from the state to construct the project and is expected to commence construction in 2016. According to the City of Huron General Plan 2025 EIR, impacts related to water supplies will be mitigated to less than significant levels through adherence to policies in the City's General Plan 2015 Open Space, Conservation, and Recreation Element and the Public Services and Facilities Element.

The City's wastewater treatment facility is permitted and has the capacity treat and discharge of 1.0 mgd of average dry weather flow. In 2006, Phase I of the wastewater treatment plant improvement was completed, expanding the plant's treatment and discharge capacity to 1.0 mgd. The current average daily effluent flow into the plant is slightly less than 0.5 mgd. This is sufficient to accommodate 1,030 new homes or 4,820 persons (an occupancy rate of 4.68 persons per dwelling). According to the City's General Plan 2025 EIR, at the projected annual population growth rate, the City's portion of the treatment plant's reserve capacity will not be utilized until beyond the year 2025 under average flow conditions.

Given the proposed project does not include any changes to the City's General Plan 2025 land use designations or City zoning districts and would not increase development potential within the City beyond what was considered in the City of Huron General Plan 2025, the potential project impacts will remain within the scope of analysis certified in the City of Huron General Plan 2025 EIR. Future development of the Inventory Sites will be subject to project-specific environmental review pursuant CEQA, as applicable. Future development in compliance with General Plan 2025, as well as payment of applicable wastewater, water fees would ensure impacts to the City's wastewater collection and treatment facilities as well as its water treatment, storage and conveyance facilities would be less than significant.

C) Less than Significant Impact. Current NPDES regulations focus on low impact development standards in addition to the standard "no net increase in runoff into the storm drain system". Any incremental increases in urban runoff generated from future housing development will be required to be retained or otherwise stored on- or off-site.

Given the proposed project does not include any changes to the City's General Plan 2025 land use designations or City zoning districts and would not increase development potential within the City beyond what was considered in the City of Huron General Plan 2025, the potential project impacts will remain within the scope of analysis certified in the City of Huron General Plan 2025 EIR. Future development of the Inventory Sites will be subject to project-specific environmental review pursuant CEQA, as applicable. Future development in compliance with General Plan 2025, as well as with local, State and federal regulations would ensure impacts to stormwater collection, retention and disposal facilities would be less than significant.

F) Less than Significant Impact. According to the City of Huron General Plan 2025 EIR, the American Avenue Disposal Site has estimated closure date of 2031. The City's General Plan states that implementation of City's General Plan policies will be self-mitigating and require no further mitigation measures. According to the *Remaining Lifetime Landfill Capacity Data Sheet* prepared by the California Department of Resources Recycling and Recovery (CalRecycle) for Fresno County, landfill capacity in the year 2025 is projected at 11,822,751 tons to accommodate an estimated 583,039 tons of solid waste.

Given the proposed project would not increase development potential beyond what is anticipated in the City's General Plan 2025 growth projections, residential development resulting from the proposed project would not result in additional solid waste than what was previously projected and analyzed in the City's General Plan 2025 EIR. Therefore, there is sufficient landfill capacity to serve the County and any future housing development over the life of the proposed Housing Element. Impacts will be less than significant.

G) No Impact. All new development will be required to comply with State mandates and City regulations regarding reduction/recycling of household waste. None of the proposed housing strategies in the proposed Housing Element will have a direct or indirect effect upon or result in any conflicts with solid waste disposal regulations, as the scope of these revisions does not increase development capacity as the proposed project will not increase development potential beyond what is anticipated in the City's General Plan 2025 growth protections. No impact will occur.

18. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A) Less than Significant with Mitigation Incorporated. The results of the preceding analysis indicate that the proposed project will have less-than-significant impacts with respect to sensitive biological, historical, archaeological, and paleontological resources. Impacts to scenic vistas and visual character and resources will be less than significant. Considering the proposed project will not authorize any development plan, redevelopment of any existing sites, or construction of new infrastructure, and will not change existing City of Huron land use policy regarding locations or intensities of development, it will not result in any effects that will degrade the quality of the environment. The City of Huron finds that impacts related to degradation of the environment will be less than significant.

B) Less than Significant Impact. Cumulative effects resulting from full implementation of City of Huron land use policies were evaluated in the City of Huron General Plan 2025 EIR. The proposed Housing Element and amendments to the City's Zoning Ordinance (Title 17) will not change any of these policies and does not propose any specific development or redevelopment project that could contribute to short-term or long-term cumulative impacts that were not addressed sufficiently in the City of Huron General Plan 2025 EIR. The proposed project does not include any changes to land use designations and thus is consistent with the project analyzed in the City's General Plan 2025 EIR. The City of Huron hereby finds that the proposed project's individual contribution to potentially significant cumulative impacts is not considerable.

C) Less than Significant Impact. As supported by the preceding environmental evaluation, the project will not result in substantial adverse effects on human beings. It has been determined through quantitative and qualitative analysis supported by substantial evidence that the proposed Housing Element and amendments to the City's Zoning Ordinance (Title 17) have been determined to have little or no adverse impacts on people or the environment as evaluated in the 17 preceding environmental topics. The City of Huron hereby finds that direct and indirect impacts on human beings will be less than significant.

5 LIST OF PREPARERS

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