

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Tentative Map No. 6471

Lead Agency: City of Fowler Contact Person: Dawn E. Marple, City Planner
 Mailing Address: 128 S. Fifth Street Phone: (559) 834-3113
 City: Fowler Zip: 93625 County: Fresno

Project Location: County: Fresno City/Nearest Community: Fowler
 Cross Streets: south side of Clayton Avenue east of Golden State Boulevard Zip Code: 93625
 Longitude/Latitude (degrees, minutes and seconds): 36 ° 38 ' 24.06 " N / 119 ° 41 ' 14.66 " W Total Acres: 83.04
 Assessor's Parcel No.: 340-120-05, -06, -28, and -29 Section: 09 Twp.: 15S Range: 21E Base: MDMB
 Within 2 Miles: State Hwy #: SR 99 Waterways: _____
 Airports: _____ Railways: _____ Schools: _____

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: Subdivision for future light industrial purposes

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

AE-20/Light Industrial/Medium-Low Density Residential

Project Description: (please use a separate page if necessary)

See attached Project Description.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>6</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>5</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>4</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: <u>SJVAPCD</u>
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date January 1, 2025 Ending Date January 31, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Provost & Pritchard Consulting Group</u>	Applicant: <u>City of Fowler</u>
Address: <u>400 E. Main Street, Suite 300</u>	Address: <u>128 S. Fifth Street</u>
City/State/Zip: <u>Visalia, CA 93291</u>	City/State/Zip: <u>Fowler, CA 93625</u>
Contact: <u>Jarred Olsen, Senior Planner</u>	Phone: <u>(559) 834-3113</u>
Phone: <u>(559) 636-1166</u>	

Signature of Lead Agency Representative:  Date: 12/30/2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Project Description

The project proposes to annex approximately 83.04 acres of farmland into the City of Fowler and to prezone approximately 30.65 acres of the land to be annexed to the M-1 zone district with the remaining 52.39 acres prezoned to the R-1-6 zone district for future residential development ("Project"). 36.54 acres of the Project area is restricted to Williamson Act Contract No. 6340. As part of the Project, Williamson Act Contract No. 6340 would be canceled, and Ag Preserve Fowler-Selma-Kingsburg No. 27 would be diminished. The area zoned M-1 would be subdivided into 44 parcels for future Light Industrial land uses. Streets would be constructed and designed to City of Fowler standards. A stormwater retention basin is proposed which will be designed to accommodate the increased impermeability of the subdivision. Clayton Avenue would be widened to 60 feet along the Project frontage. Approximately 0.5 miles of sewer main would be constructed to connect to Selma-Kingsburg-Fowler County Sanitation District (SKFCSD) facilities in Golden State Boulevard. Approximately 1.3 miles of water main would be constructed to connect the subdivision to the existing mains in Golden State Boulevard and Fowler Avenue. Approximately 14.39 acres of the 52.39-acre area zoned R-1-6 would be designated as a remainder on the proposed subdivision map and would not be a part of the Project. The remaining 38 acres would be included in the annexation and prezoned R-1-6, but it would not be annotated on the proposed tentative map and would not be a part of the proposed subdivision. A lot line adjustment would be submitted to adjust the parcel lines in such a way to separate the designated remainder from the industrial subdivision. Future development for the whole R-1-6 zoned area would be subject to its own CEQA analysis.

The Project would also include improvements to several intersections that would be developed when intersection delay exceeds established parameters. They include:

- Golden State Boulevard and Jefferson Avenue (Horizon Year Without Project and Horizon Year Plus Project Conditions)
 - Widen the eastbound approach to the intersection to include a left turn lane and a right turn lane (adding one right turn lane).
- Clovis Avenue and Lincoln Avenue (Horizon Year Without Project and Horizon Year Plus Project Conditions)
 - Widen the westbound approach to the intersection to include a left turn lane and a right turn lane (adding one right turn lane).
- Clayton Avenue and Golden State Boulevard (Horizon Year Plus Project Conditions)
 - Install a traffic signal.
 - Widen the westbound approach to the intersection to include a shared left-through lane and a right turn lane (adding one right turn lane).
- SR 99 SB Ramps and Clovis Avenue (Horizon Year Without Project and Horizon Year Plus Project Conditions)
 - Install a traffic signal when warranted.
 - Widen the southbound approach to the intersection to include two left turn lanes, a through lane, and a shared through-right lane (adding one left turn lane).
- Merced Street and SR 99 SB Off Ramp-Fowler Avenue (Horizon Year Without Project and Horizon Year Plus Project Conditions)
 - Install a traffic signal when warranted.
 - Widen the northbound approach to the intersection to include a left turn lane and a right turn lane with right-turn overlap phasing (adding one right turn lane with right-turn overlap phasing).
 - Widen the southbound approach to the intersection to include a left turn lane and a shared through-right lane (adding one left turn lane).
- Merced Street and SR 99 SB NB Ramps (Horizon Year Without Project and Horizon Year Plus Project Conditions)
 - Install a traffic signal when warranted.
 - Widen the westbound approach to the intersection to include a through lane and a right turn lane (adding one right turn lane).