

CITY OF FOWLER

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE TENTATIVE MAP NO. 6471 PROJECT

NOTICE IS HEREBY GIVEN that the City of Fowler (City) plans to adopt a Mitigated Negative Declaration for Tentative Map No. 6471 (Project). The public hearing to consider the Project is scheduled to be held on Thursday, February 6, 2025, at 6:30 pm, at the City of Fowler located at 128 S. Fifth Street, Fowler, CA 93625.

The Project proposes to annex approximately 83.04 acres (APNs: 340-120-05, -06, -28, and -29) into the City of Fowler. Approximately 30.65 acres of the land to be annexed would be rezoned to the M-1 zone district and the remaining 52.39 acres would be rezoned to the R-1-6 zone district. Williamson Act Contract No. 6340 on APN: 340-120-05 would be canceled, and Ag Preserve Fowler-Selma-Kingsburg No. 27 would be diminished. The M-1 zoned area would be subdivided into 44 parcels for future Light Industrial land uses. Streets would be constructed and designed to City 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. A lot line adjustment would also be submitted to separate the designated remainder from the industrial subdivision. Traffic signal improvements would be constructed on Golden State Boulevard at Jefferson and Clayton Avenues, Clovis Avenue at Lincoln Avenue and State Route 99 Southbound Ramps, and Merced Street at the State Route 99 Southbound ramps.

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study/Mitigated Negative Declaration has been prepared, describing the degree of possible environmental impacts of the proposed Project. The City has assessed the potential environmental impacts of this Project and has determined that they will be less than significant. Copies of the Initial Study and proposed Mitigated Negative Declaration are on file and available for public review at the City of Fowler, 128 S. Fifth Street, Fowler, CA 93625. The public review period during which the City will receive comments on the proposed Mitigated Negative Declaration will begin on January 1, 2025, and end on January 31, 2025. Comments should be in writing, and addressed to Jarred Olsen at Provost & Pritchard, 400 E. Main Street , or at jolsen@ppeng.com.

The site has been reviewed in accordance with Government Code Section 65962.5 and is not listed as a hazardous waste or materials site.