

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2024121188

Project Title: Tentative Map No. 6471

Lead Agency: City of Fowler

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Project Location: Fowler Fresno
City *County*

Project Description (Proposed actions, location, and/or consequences).

See attached Project Description.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

See attached Mitigation, Monitoring, and Reporting Program.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No known areas of controversy

Provide a list of the responsible or trustee agencies for the project.

Not applicable

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).

CHAPTER 5 MITIGATION, MONITORING, AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) has been formulated based upon the findings of the Initial Study/Mitigated Negative Declaration (IS/MND) for the Project. The MMRP lists mitigation measures recommended in the IS/MND for the Project and identifies monitoring and reporting requirements.

Table 5-1: Mitigation, Monitoring, and Reporting Program presents the mitigation measures identified for the Project. Each mitigation measure is numbered with a symbol indicating the topical section to which it pertains, a hyphen, and the impact number. For example, AIR-2 would be the second mitigation measure identified in the Air Quality analysis of the IS/MND.

The first column of **Table 5-1: Mitigation, Monitoring, and Reporting** Program identifies the mitigation measure. The second column, entitled “When Monitoring is to Occur,” identifies the time the mitigation measure should be initiated. The third column, “Frequency of Monitoring,” identifies the frequency of the monitoring of the mitigation measure. The fourth column, “Agency Responsible for Monitoring,” names the party ultimately responsible for ensuring that the mitigation measure is implemented. The last columns will be used by the Lead and Responsible Agencies to ensure that individual mitigation measures have been complied with and monitored

Table 5-1: Mitigation, Monitoring, and Reporting Program

Mitigation, Monitoring, and Reporting Program						
Item	Mitigation Measure	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance
Air Quality						
AIR-1	Construction of the subdivision and the buildings within shall utilize EPA Tier 4 Final engines or EPA Tier 3 engines with Level 3 Diesel Particulate Filters.	During construction	During construction	Subdivider	Rule 9510 Application	
Biological Resources						
BIO-1	Nesting Bird Avoidance: Project activities should occur, if feasible, between September 16 and January 31 (outside of the nesting bird season) to avoid impacts to nesting birds.	During construction	During construction	Subdivider	Report	
BIO-2	Migratory Nesting Bird Pre-Activity Survey: If Project activities must occur within the migratory bird nesting season (February 1 to September 15), a qualified biologist should complete a pre-activity survey for active nests within five (5) calendar days prior to the start of Project activities. The survey should be completed within the Project site, and all accessible lands up to 100 feet outside of the Project site for nesting migratory birds and up to 500 feet outside of the Project site for nesting raptors. Raptor nests would be considered “active” upon the nest-building stage. If no active nests are observed, the Project may proceed. The biologist should also conduct a one-time take avoid-ance pre-construction survey for Swainson’s hawk nests onsite and within a 0.5-mile radius. This one time take avoidance survey will be conducted in accordance with the Recommended Timing and Meth-odology for Swainson's Hawk Nesting Surveys in California's Central Valley (Swainson's Hawk Technical Advisory Committee 2000), or current guidance.	Within five calendar days prior to the start of construction	Once	Subdivider	Report	
BIO-3	Nesting Bird Avoidance Buffers: On discovery of any active nests or breeding colonies near work areas, a qualified biologist should determine appropriate avoidance buffer distances based on applicable	Upon discovery of any active nests or breeding colonies	During construction	Subdivider	Report	

Mitigation, Monitoring, and Reporting Program						
Item	Mitigation Measure	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance
	CDFW and/or USFWS guidelines, the biology of the species, conditions of the nest(s), and the level of Project disturbance. If needed, avoidance buffers should be identified with flagging, fencing, or other easily visible means, and should be maintained until the biologist has determined that the nestlings have fledged.					
Greenhouse Gas Emissions						
GHG-1	Buildings in the subdivision shall be constructed with electrically-powered appliances and building mechanical equipment in place of natural-gas fueled equipment.	During construction	During construction	Subdivider	Building plans	
GHG-2	Off-street parking in the subdivision shall exceed the California Green Building Standard Code Tier 2 requirements for electric vehicle charging infrastructure.	During construction	During construction	Subdivider	Building plans	