



City of Fowler
128 S. 5th Street
Fowler, CA 93625

**CITY OF FOWLER
NOTICE OF AVAILABILITY of the
DRAFT FOWLER 2040 GENERAL PLAN and
DRAFT ENVIRONMENTAL IMPACT REPORT, SCH # 2021110053**

Copies of the Draft Fowler 2040 General Plan (Draft GP) and associated Draft Environmental Impact Report (DEIR) are now available for public review. The review and comment period starts on Wednesday, December 21, 2022 and ends on Wednesday, February 15, 2023. More information on how to access the documents and submit comments is located below.

The California Government Code requires all California cities and counties to adopt a general plan. A general plan is a comprehensive, long-range planning document that envisions how a community will grow and forms the basis of land use decisions. The City of Fowler last updated its General Plan in 2004. The current update to the General Plan was initiated in 2018 with multiple opportunities for engagement and direction provided from the City of Fowler City Council.

Draft Fowler 2040 General Plan

The Draft Fowler 2040 General Plan (Draft GP) looks ahead to the year 2040, establishing policies and land uses to guide growth and development in Fowler over that planning horizon. Not all the General Plan's policies and action items may be implemented and completed by 2040; however, looking forward and identifying growth trends better enables the community to envision and identify goals for the City.

The Draft GP addresses all lands located within the City limits and areas beyond the City that, in the City's judgment, bear relation to its planning efforts (see Figure 2-3 in DEIR). This entire area is referred to as the General Plan planning area and encompasses approximately 5,690 acres, or roughly nine square miles, inclusive of public rights-of-way. Fowler has an interest in guiding land use and circulation decisions within the planning area because of the impacts that decisions made for these lands may have on the City. The General Plan sets policy for the City's planning area in case of future annexation and to help coordinate long-term development policy with adjacent jurisdictions.

Draft Environmental Impact Report

A Draft Environmental Impact Report (DEIR) has been prepared to analyze and disclose the potentially significant environmental impacts associated with implementation of the Draft GP. The DEIR evaluates the full buildout potential of the land uses identified for the planning area in the Draft GP. Buildout potential assumes a reasonable amount of development within a given land use designation range, rather than assuming land uses would build out to the maximum allowed density or intensity. The full buildout potential or capacity of the Draft GP includes

approximately 14,764 units and 25,616,946 square feet of commercial and industrial space, resulting in a population of 48,131 and 30,667 jobs. These numbers assume that development, or redevelopment, would occur consistent with the buildout assumptions for each land use designation on all parcels within the planning area.

Potentially Significant Environmental Impacts Identified

Analysis in the DEIR has identified potentially significant environmental impacts in the following areas: Aesthetics, Agriculture, Air Quality, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas, Hazards and Hazardous, Hydrology and Water Quality, Noise, Public Services, Recreation, Transportation, Tribal Cultural Resources, and Utilities and Service Systems.

Known Hazardous Waste Sites

Pursuant to CEQA Guidelines Section 15807(c)(6) and 65962.5 of the Government Code the hazardous sites have been identified in the planning area and can be found summarized in Table 4-24 in the DEIR.

Availability of Documents for Review

Copies of the Draft GP and DEIR are available for review on the City of Fowler website at:

<http://www.fowlerciv.org>

Hard copies of the Draft GP and DEIR are also located for review at the following locations:

City of Fowler
128 S. 5th Street
Fowler, CA 93625
(559) 834-3113

Fresno County Library – Fowler Branch
306 S 7th Street,
Fowler, CA 93625

To Submit Comments on the Draft GP or the DEIR

The Draft GP and the DEIR have a review period of **57** days, starting on **December 21, 2022** and ending **February 15, 2023**. Any written comments on the Draft GP or the DEIR should be sent to the attention of:

City of Fowler

Attn: Thomas W. Gaffery IV,
Community & Economic Development Director
128 S. 5th Street
Fowler, CA 93625
or
Email: tgaffery@ci.fowler.ca.us

If applicable, responses should include the name of a contact person at your agency or organization.

Tentative Public Hearing Dates

The Draft GP and the DEIR are tentatively scheduled to be heard before the City of Fowler Planning Commission on March 28, 2023 and the City of Fowler City Council on April 18, 2023.

The City of Fowler Planning Commission meetings are generally held at 6:30 p.m. and the City Council meetings are generally held at 7:00 p.m. at the following address:

City of Fowler – City Council Chambers
128 S. 5th Street
Fowler, CA 93625

Please take notice that -- pursuant to Public Resource Code Section 21177, Government Code Section 65009, and other applicable law -- if you challenge the proposed action described above in court, then you may be limited to raising only those issues or objections you or someone else raised during the public comment period or the public hearing, or in written correspondence delivered to the City of Fowler within the review period, or to the Planning Commission or City Council during the public hearings.

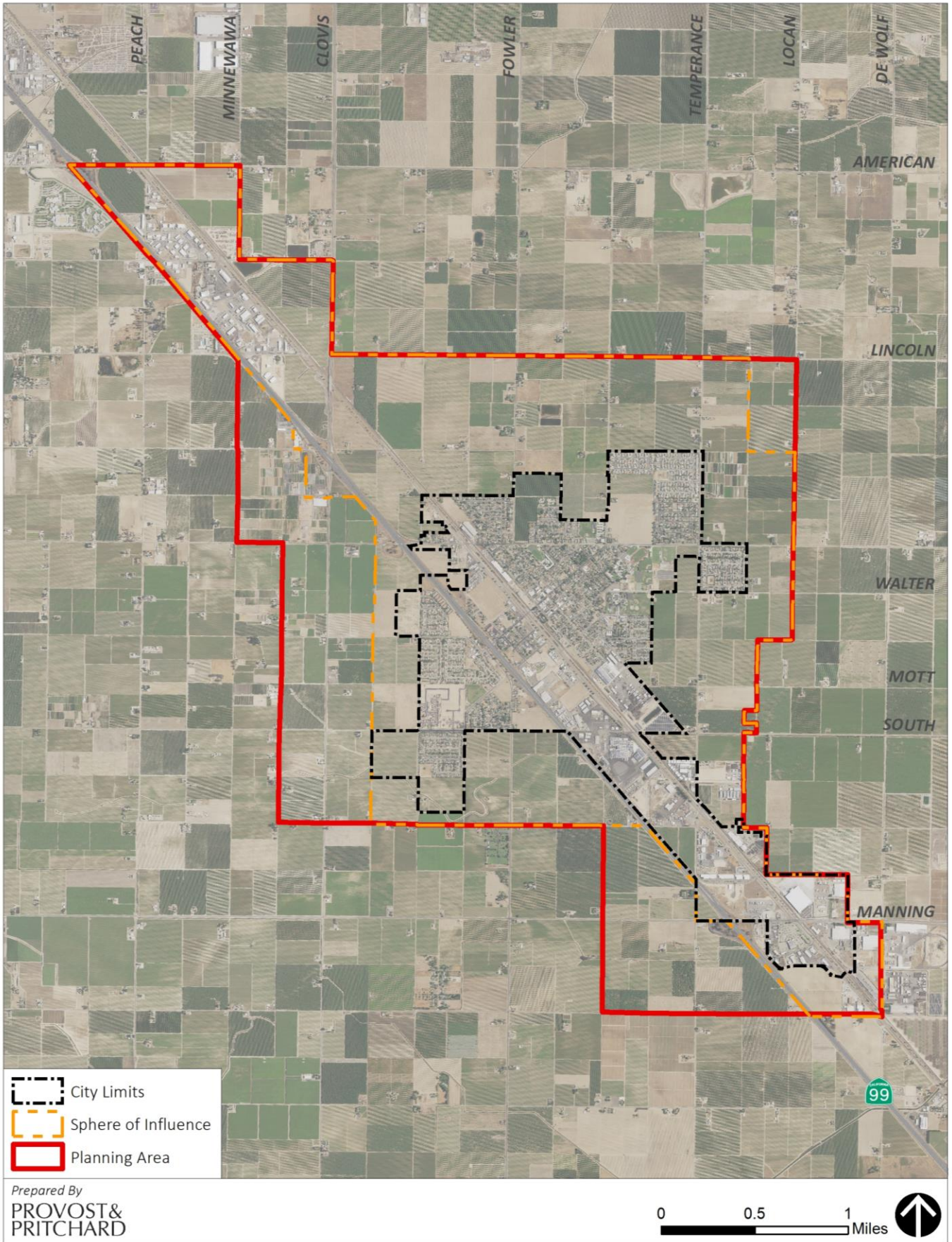


Figure 2-3 – Planning Area Boundary