

City of Fowler  
**2040 GENERAL PLAN &  
FINAL EIR**

*Planning Commission Hearing*

March 28, 2023

# AGENDA

- 1 • Process Overview
- 2 • 2040 General Plan Key Features
- 3 • General Plan Errata & Final EIR
- 4 • Next Steps

# UPDATE PROCESS

## Objectives

- Expansion of planning area boundary
- Confirm community vision
- State legislative updates
- Build on previous efforts

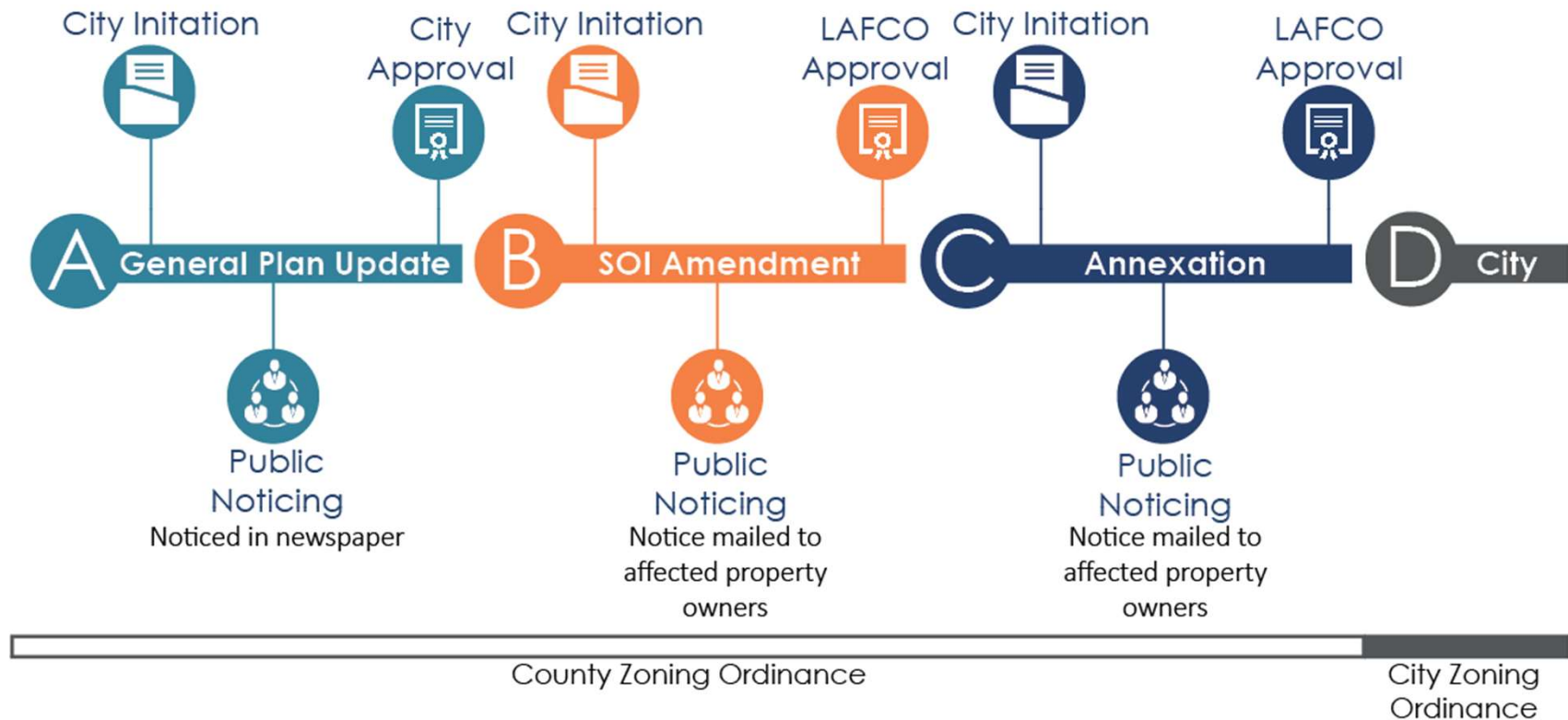
## Project Key Milestones

- Initiated project in 2018
- Draft vision statement to guide policy
- Land use alternatives and preferred scenario selection
- Drafted GP and EIR for public review



# FOLLOWING PLAN ADOPTION

## *General Plan to Annexation*

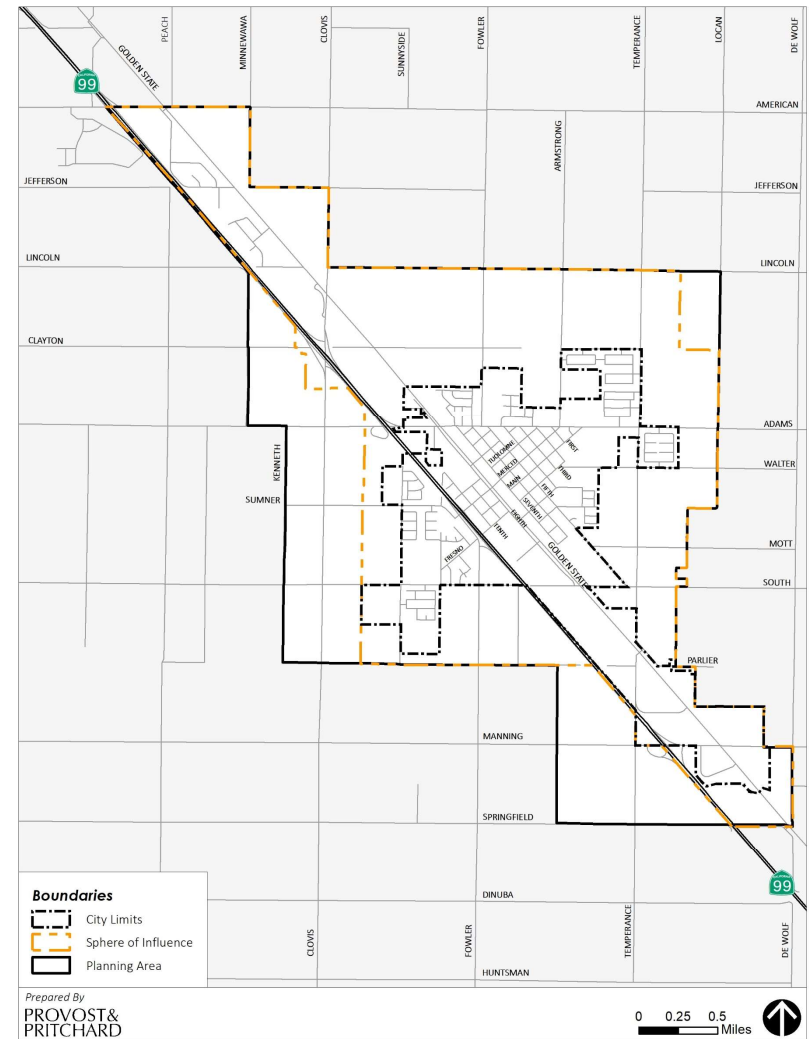


# LAND USE PLANNING

## *Planning Area Boundary*

Planning Area designated after public workshops and Planning Commission and City Council consideration

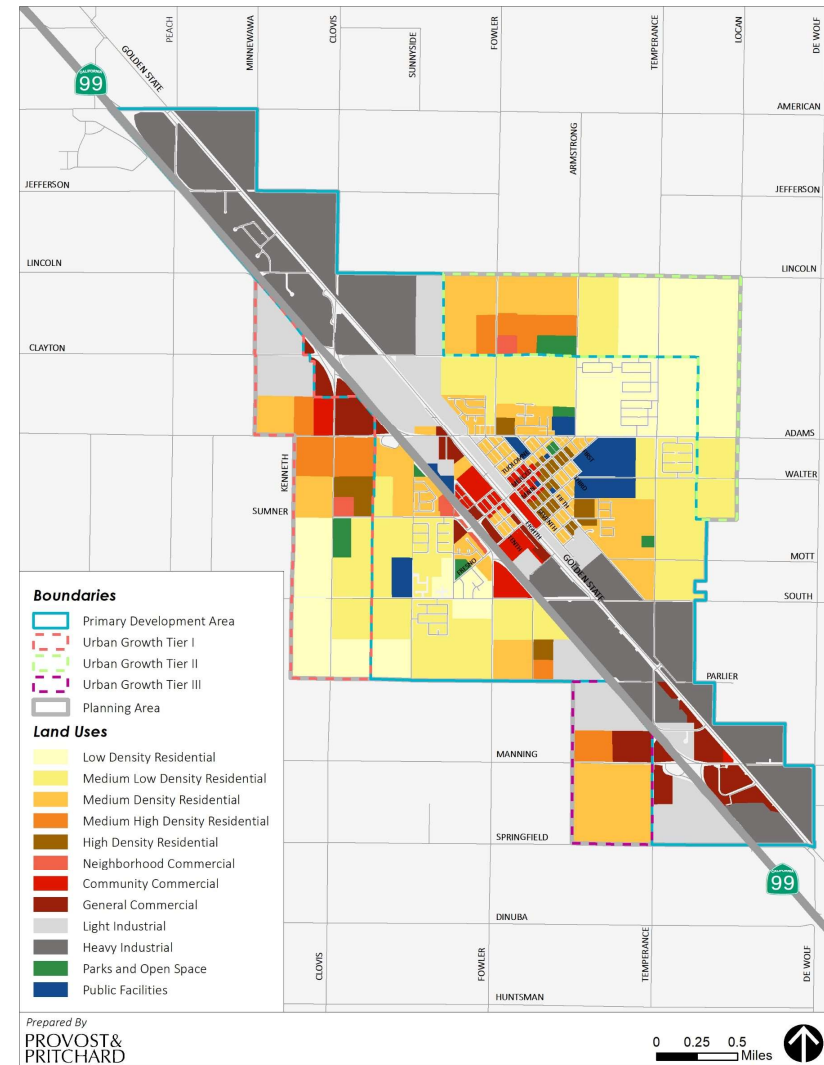
- Expansion area to the west as part of project initiation
- Additional expansion area to the south added based on preliminary public input
- Additional expansion area to the northeast added during alternatives analysis



# LAND USE PLANNING

## *Preferred Scenario*

- Assigns land use designations to all parcels within the Planning Area boundary
- Assumes buildout population of 46,000
- Includes a growth management strategy to help prioritize development
- Focuses on **ensuring orderly residential development** and **encouraging economic development** (commercial and industrial uses)

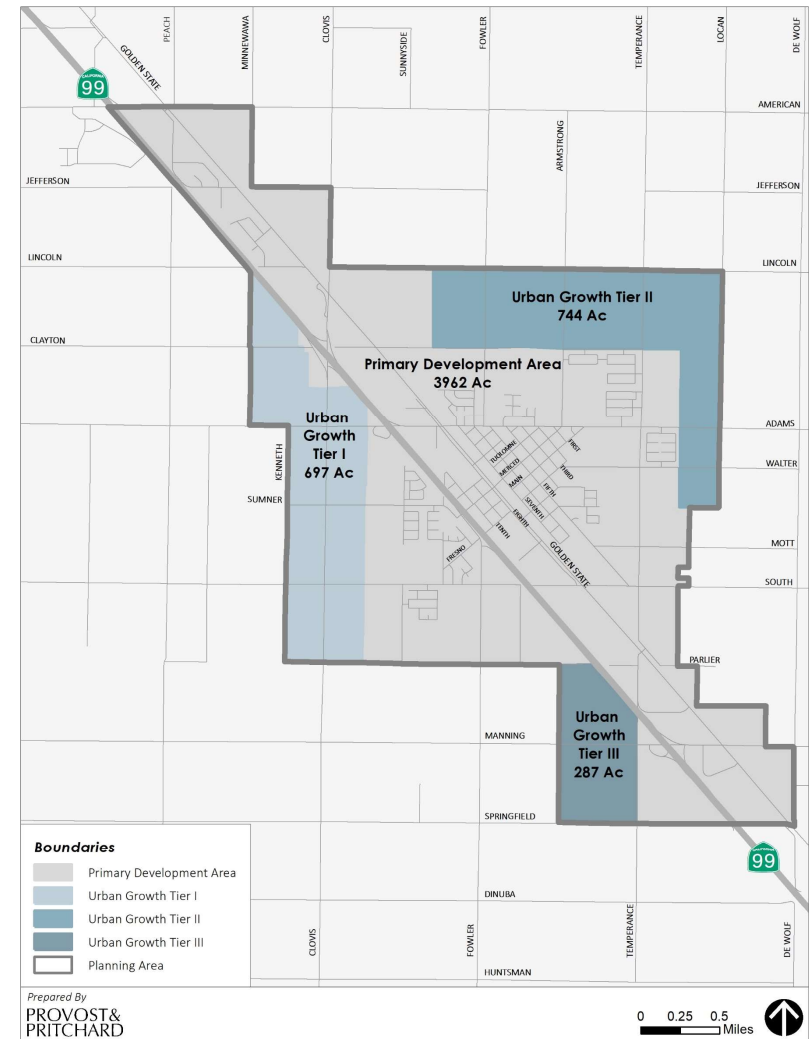


# GROWTH MANAGEMENT

## *Growth Boundaries*

Growth tiers established and directs annexation of land in subsequent tiers.

Growth Boundary	Acres	Units	Population	Employees
Primary Development Area (PDA)	3,962	6,823	22,243	27,753
Growth Tier 1	697	2,941	9,588	919
Growth Tier 2	744	3,037	9,901	112
Growth Tier 3	287	1,331	4,339	519
<b>Total</b>	<b>5,690</b>	<b>14,137</b>	<b>46,087</b>	<b>29,303</b>

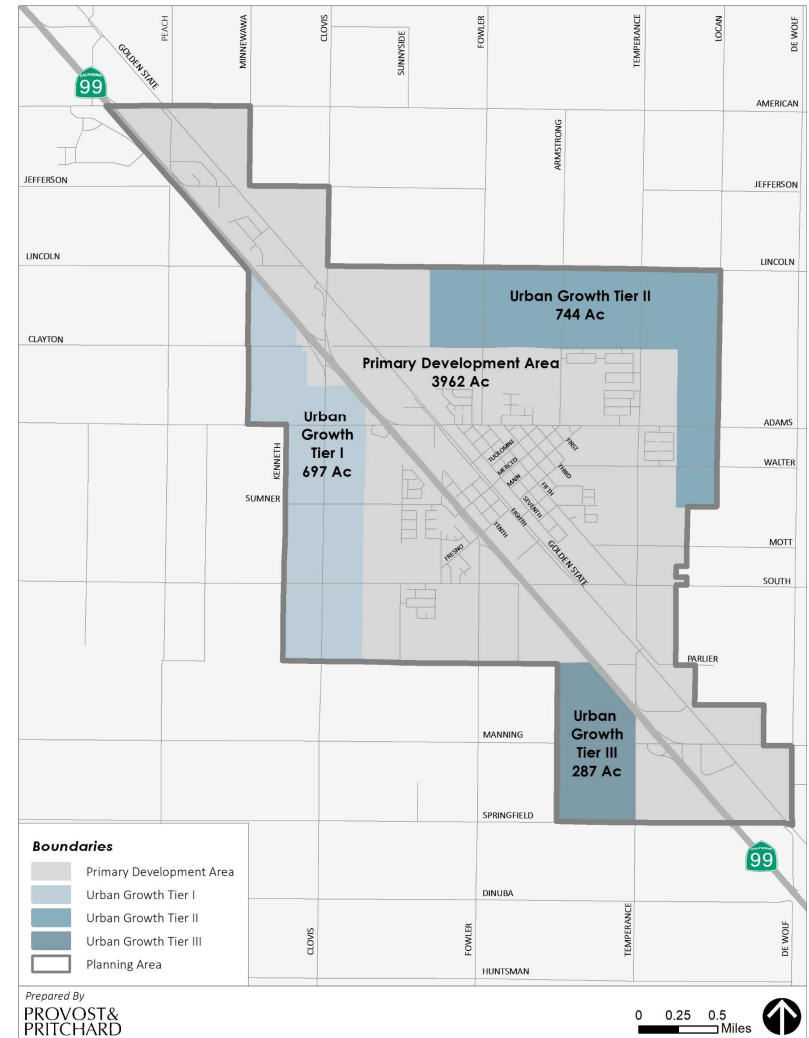


# GROWTH MANAGEMENT

## *Growth Thresholds*

Based on building permits issued by growth tier and established by land use type.

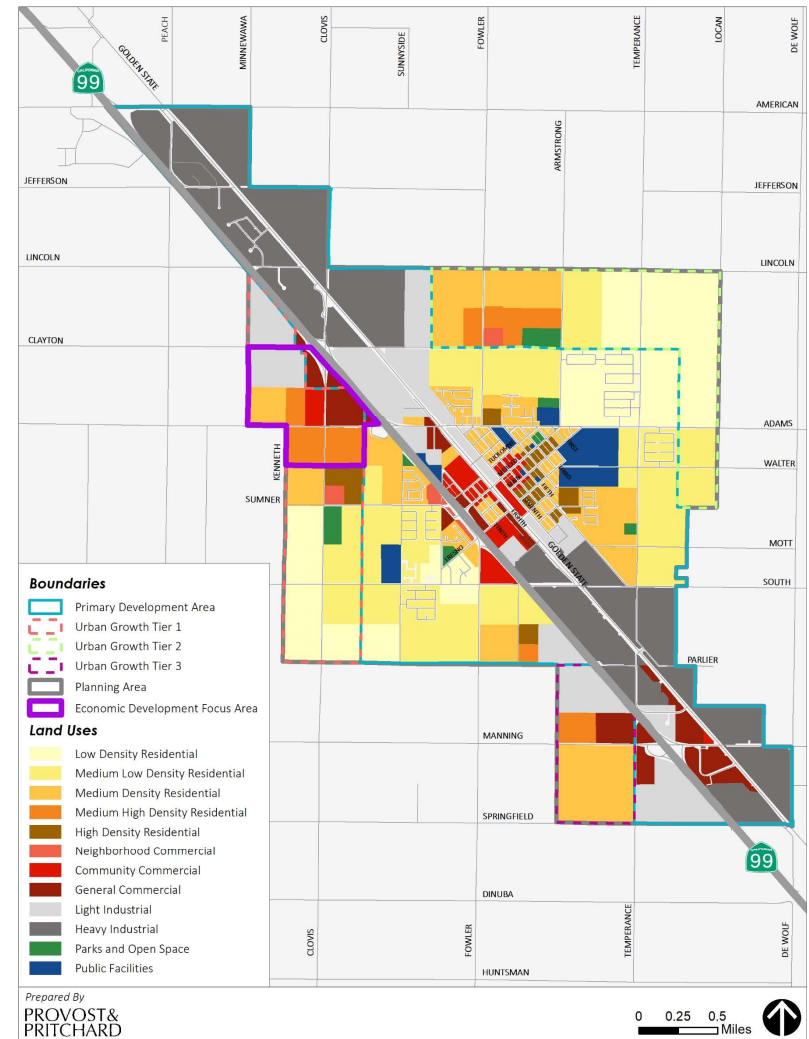
Land Use Type	Threshold
Industrial	None
Commercial	None
Low, Medium Low, Medium Density	Certain number of building permits must be issued for both: <ul style="list-style-type: none"> <li>Units in Low, Medium Low, Medium Density</li> <li>Units in Medium High and High Density</li> </ul>
Medium High, High Density	Certain number of building permits must be issued for: <ul style="list-style-type: none"> <li>Units in Medium High and High Density</li> </ul>



# LAND USE PLANNING

## *Economic Development Focus Area*

- EDFA is a designated area for focused industrial and commercial growth
- Approximately 260 acres on south side of the SR 99 / Clovis Avenue interchange
- Action item to revisit the EDFA in one year to determine if land uses need to be reevaluated to achieve economic development goals
- Boundary may also be refined





# GENERAL PLAN ERRATA

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# PURPOSE OF ERRATA

*Documents changes to the Public Review Draft 2040 General Plan for Planning Commission consideration and recommendation.*

Addresses changes in response to:

- Comments received during the public review process
- Clarifications to content
- Correction of typographical and clerical errors in the content

# COMMENTS RECEIVED

Commenter	Topic	Response
<b>Parm Pannu</b>	<p>Inclusion of APN 348-041-01 in Sphere of Influence</p> <p><i>Parcel located at the southeast corner of East Manning Ave and South Temperance Ave.</i></p>	<p>The parcel is included in the Planning Area, making it eligible for inclusion in the SOI. However, the SOI is controlled by LAFCO through a separate process.</p> <p><i>No revisions made.</i></p>
<b>Caltrans</b>	Language of Policy MOB-6 guidance text	<i>Revisions made.</i>
<b>Fresno County Department of Public Health</b> <i>(late response)</i>	Language of Action CH-8b	<i>Revisions made.</i>

# REVISION ONE

## *Table 4-1: Land use Designations and Consistency Matrix*

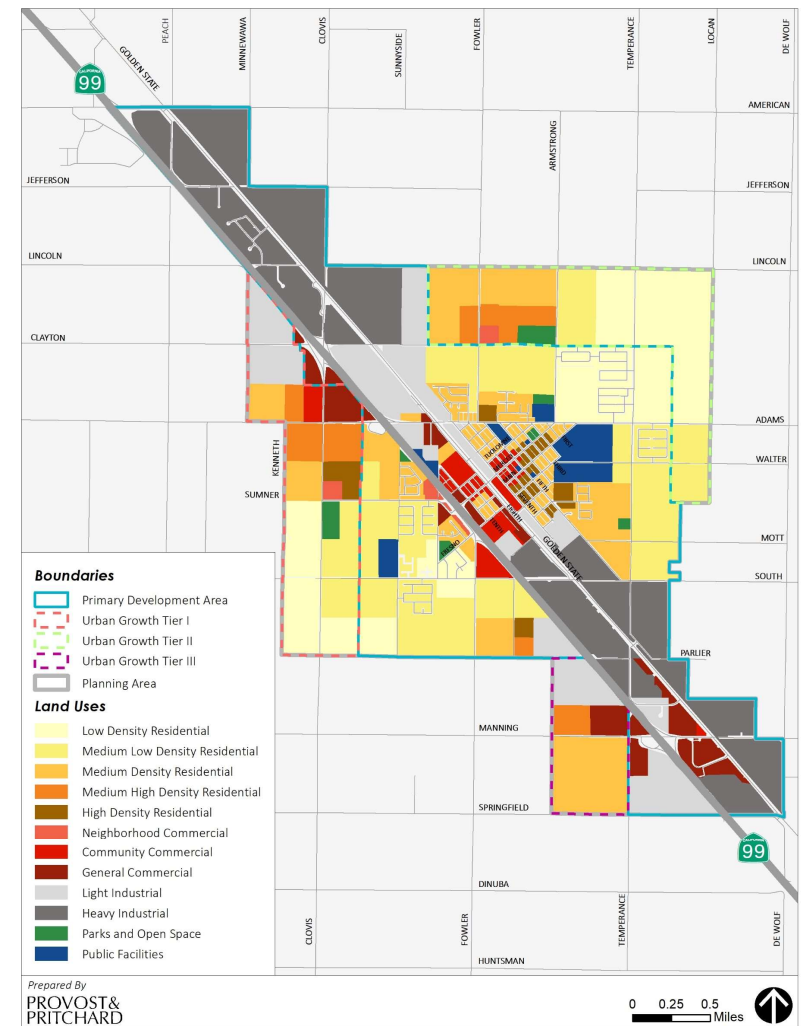
Neighborhood commercial provides for commercial uses serving convenience and commercial needs, but also offers general merchandise, variety, and specialty items and are intended to serve the smaller market area surrounding the site. Limited residential uses are also allowed in Neighborhood Commercial locations where appropriate.

This designation is typically programmed near activity centers, homes, and the downtown. Neighborhood Commercial uses are most appropriate on sites of 10 acres or smaller.

# REVISION TWO

## Figure 4-1: Land use Diagram

Portions of two parcels planned for Medium Density Residential were not correctly shown on Figure 4-1.



# REVISION THREE

## *Action Item CH-8b*

~~Establish~~ Enhance licensing and ~~advertising fees~~ protections related to tobacco sales and advertising.

# REVISION FOUR

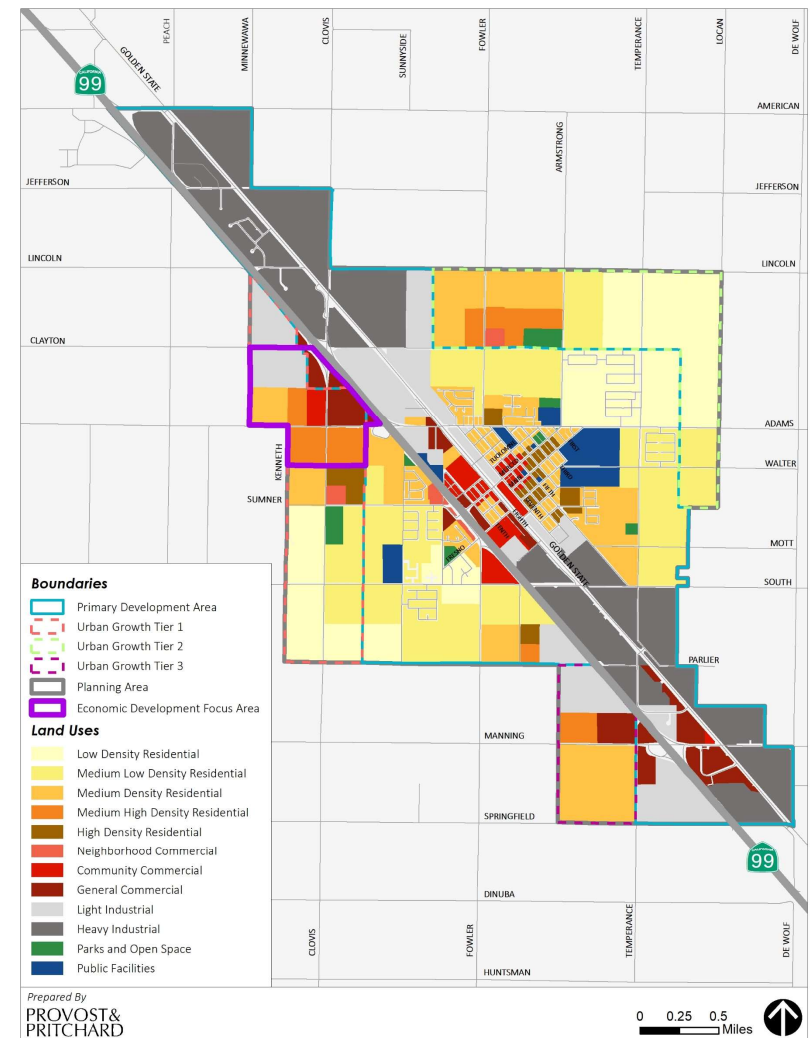
## *Policy MOB-6 Guidance Text*

Intelligent Transportation Systems (~~ITS~~ITAITS) are advanced information and telecommunications networks which aim to provide innovative services relating to different modes of transport and traffic management and enable users to be better informed and make safer decisions.

# REVISION FIVE

## Figure 10-1: Economic Development Focus Area

Portions of two parcels planned for Medium Density Residential were not correctly shown on Figure 10-1.





# FINAL EIR

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# PURPOSE OF FEIR

*Documents changes to the DEIR for Planning Commission consideration and recommendation.*

Addresses changes in response to:

- Comments received during the public review process
- Clarifications to content or information that known at the time of the DEIR
- Correction of typographical and clerical errors in the content

# COMMENTS RECEIVED

Four comment letters were received.

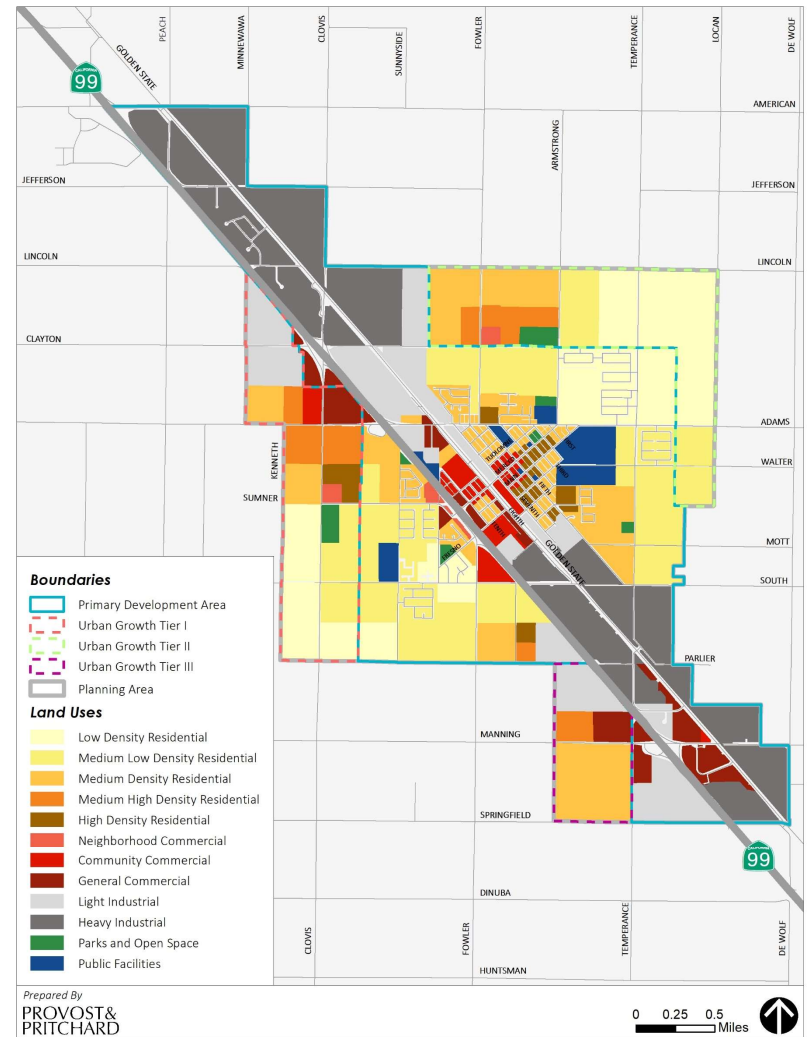
- Fresno Irrigation District
- California Department of Transportation (Caltrans)
- California Department of Fish and Wildlife
- San Joaquin Valley Air Pollution Control District (*late response*)

Responses are provided in the Final EIR. No changes made in response to the comments received.

# REVISION ONE

## Figure 2-4: Land use Diagram

Portions of two parcels planned for Medium Density Residential were not correctly shown on Figure 2-4.



# REVISION TWO

## *Section 4.21.3 Methodology and Thresholds of Significance*

According to the CEQA Guidelines Appendix G, the proposed Fowler 2040 GP would have a significant impact related to ~~utilities and service systems~~ wildfire if it would:

A background photograph of a street scene. In the center is a two-story brick building with a white upper section. To the left, there are bare trees and a street sign. To the right, there are more trees and a crosswalk. The sky is overcast. A large white rectangular box is overlaid on the middle of the image, containing the text 'NEXT STEPS'.

# NEXT STEPS

# RECOMMENDATION TO CITY COUNCIL

Adopt a resolution recommending that the City Council adopt a Statement of Overriding Considerations, certify the City of Fowler 2040 General Plan Environmental Impact Report (SCH No. 2021110053), and adopt the City of Fowler 2040 Fowler General Plan.

City Council hearing scheduled for April 18, 2023.