

# Errata to the Public Review Draft City of Fowler 2040 General Plan

This errata documents the revisions to the Public Review Draft City of Fowler 2040 General Plan, dated December 2022. The revisions are based upon (1) additional or revised information in response to comments received during the public review and comment period, (2) corrections to clarify intent, and/or (3) typographical and clerical errors.

## Comments Received

The Public Review Draft City of Fowler 2040 General Plan was released for a 58-day public review and comment period starting on December 22, 2022 and closing on February 15, 2023. During the review and comment period, two comment letters were received specifically related to the General Plan. One additional comment letter was submitted following the close of the comment period as noted below. Copies of each comment letter received are included as Attachments A-1 through A-3. Additional comments received pertaining to the City of Fowler 2040 General Plan Environmental Impact Report (EIR) have been addressed in the Final EIR, under separate cover.

Letter	Commenter	Date Received	Summary of Comment	Response/Revision
A-1	Parm Pannu	December 28, 2022	Requested that APN 348-041-01 (9148 South Temperance Avenue) be included in the General Plan Sphere of Influence.	<b>No revision made.</b> The commenter is requesting that APN 348-041-01 be included in the General Plan Sphere of Influence (SOI). The APN is located at the southeast corner of East Manning Avenue and South Temperance Avenue and is included in the General Plan Planning Area boundary, which is a prerequisite for being included in the SOI. Adoption of the General Plan does not change the SOI. Amendment of the SOI boundary would be a subsequent action by the City of Fowler involving an application to be filed by the City of Fowler to the Fresno County Local Agency Formation Commission, which has authority over amending the SOI boundary. Inclusion of APN 348-041-01 in the General Plan Planning Area boundary does make the property eligible for inclusion in the SOI Amendment application once that process is initiated by the City of Fowler.

Letter	Commenter	Date Received	Summary of Comment	Response/Revision
A-2	California Department of Transportation (Caltrans)	February 6, 2023	Recommended language change to Policy MOB-6 guidance text to correct the use of an acronym.	<b>Revisions made.</b> The recommended language change has been made. See <i>Revision No. 4</i> below.
A-3	Fresno County Department of Public Health	March 2, 2023 ( <i>late submittal</i> )	Recommend language change to Action CH-8b related to tobacco sales and advertising.	<b>Revisions made.</b> The recommended language change has been made. See <i>Revision No. 3</i> below.

## Revisions

The following documents revisions to the Public Review Draft City of Fowler 2040 General Plan. Revisions are identified here in ~~strikeout text~~ to indicate deletions and in underlined text to signify additions.

### **Revision No. 1 – Table 4-1: Land Use Designations and Consistency Matrix, Neighborhood Commercial (Page 18)**

The following revision is made to the description for the NC-Neighborhood Commercial land use designation to clarify the uses allowed within the designation. This revision is consistent with and reflects policy language contained in the General Plan document.

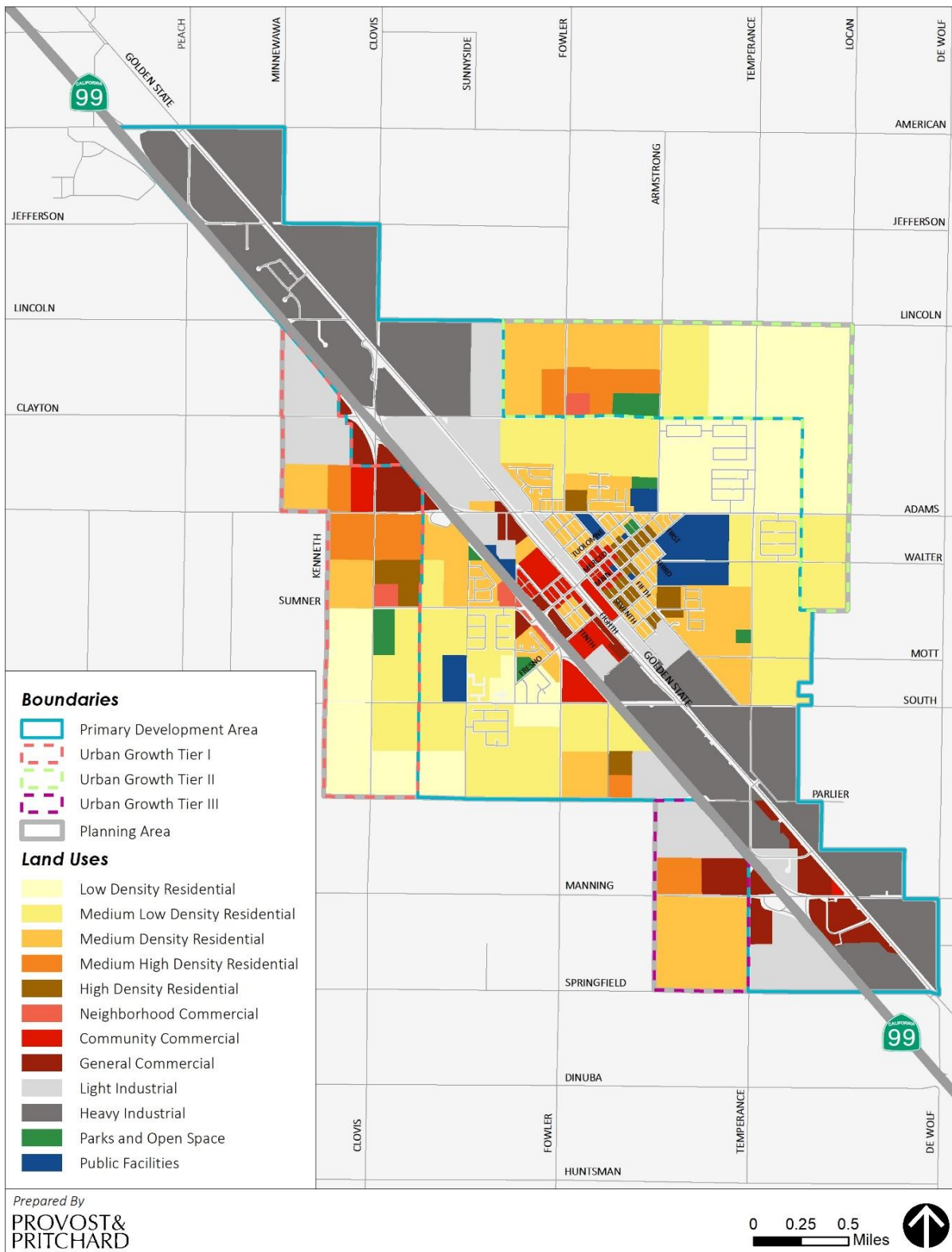
Neighborhood commercial provides for commercial uses serving convenience and commercial needs, but also offers general merchandise, variety, and specialty items and are intended to serve the smaller market area surrounding the site. Limited residential uses are also allowed in Neighborhood Commercial 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 No. 2 – Figure 4-1: Land Use Diagram (Page 26)**

Figure 4-1: Land Use Diagram depicts the land use designations within the City of Fowler Planning Area boundary. Portions of two parcels planned for Medium Density Residential on this figure did not print correctly and were therefore inadvertently omitted from Figure 4-1. The figure has been replaced with the corrected land use diagram, as shown below.

Figure 4-1: Land Use Diagram



### Revision No. 3 – Action Item CH-8b (Page 44)

The following revisions to Action Item CH-8b acknowledge that Fowler already has a tobacco retail licensing (TRL) program in place that has not been fully implemented and enforced. The revision provides the City with flexibility in improving the existing TRL program as appropriate.

**Action Item CH-8b** ~~Establish~~ Enhance licensing and ~~advertising fees~~ protections related to tobacco sales and advertising.

### Revision No. 4 – Policy MOB-6 Guidance Text (Page 66)

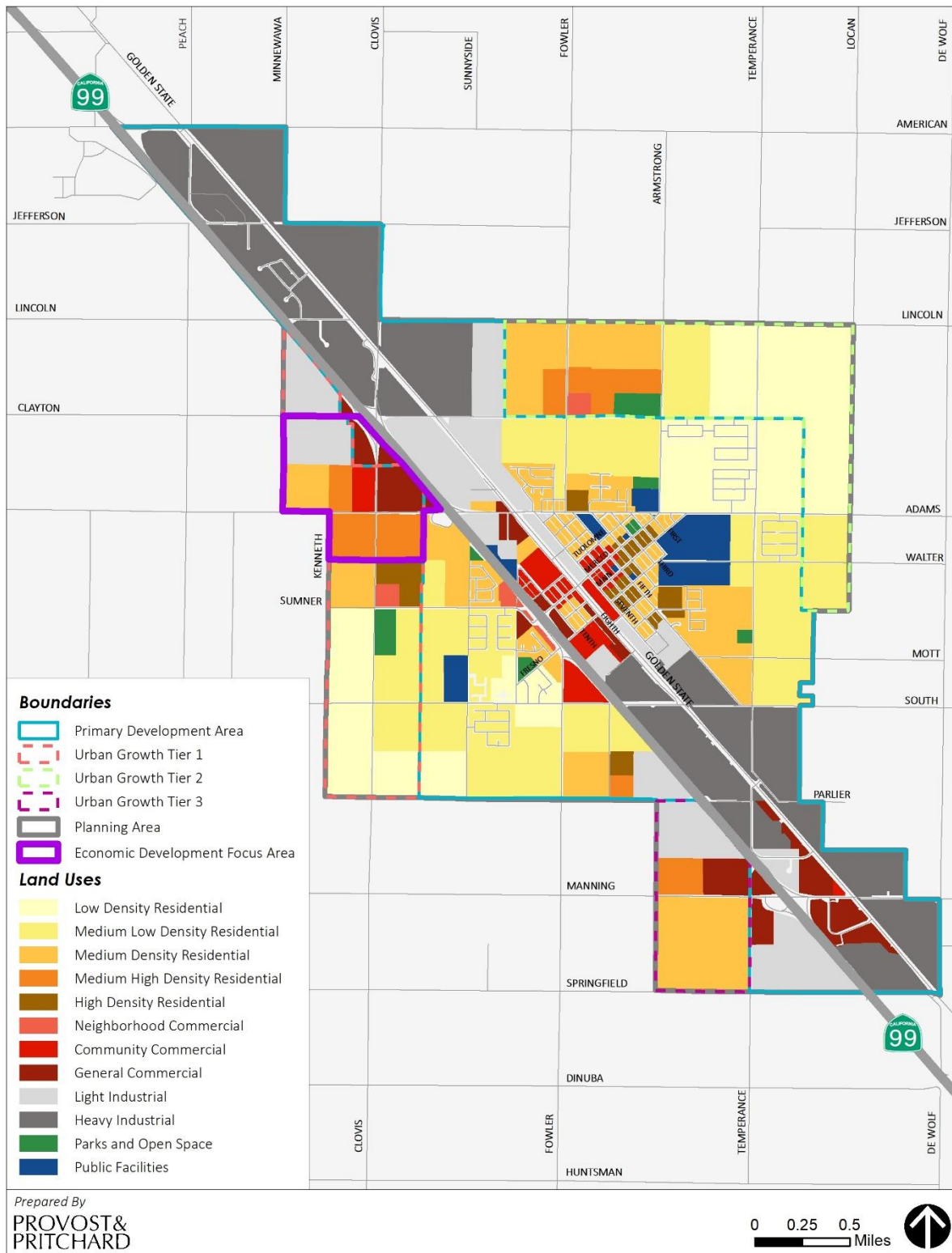
The following revision is a technical correction to the acronym referenced in the guidance text directly following Policy MOB-6.

Intelligent Transportation Systems (~~ITS~~ITS) 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 No. 5 – Figure 10-1: Economic Development Focus Area (Page 77)

Figure 10-1: Economic Development Focus Area identifies the Economic Development Focus Area (EDFA) as referenced in Policy ED-3. The EDFA is shown as a boundary with the land use diagram as a base map. The omissions on the land use diagram, as noted in Revision No. 2 above, also occurred on Figure 10-1. Therefore, Figure 10-1 has been replaced with the corrected land use diagram, as shown below. No changes to the EDFA boundary were made.

Figure 10-1: Economic Development Focus Area



# Attachment A-1

Parm Pannu, dated December 28, 2022

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**From:** Parmpreet Pannu <parmpreetpannu@outlook.com>

**Sent:** Wednesday, December 21, 2022 5:53 PM

**To:** Thomas Gaffery <tgaffery@ci.fowler.ca.us>

**Subject:** Fowler 2040 General Plan Issue

Hello Thomas,

Hope all is well. After reviewing the general plan, I have an issue with one of the parcels not being included into the sphere of influence. We would like to add parcel 34804101 (9148 S. Temperance Fowler, CA 93625) to be included in the GP sphere of influence. If we could bypass the sphere of influence and get it annexed into the city that would be even better. We have been waiting a long time for this parcel to be included in Fowler zoning ordinance as we are eager to develop the property to what would be C3 zoning.

Please let me know the steps or processes needed to be done to the draft of the GP to make this happen. I have reviewed some phone calls of the previous general plan meetings and I know this question was brought up for discussion. The Bedrosian family apparently requested something similar, and after looking at the area they had interest, it is indeed in the sphere of influence as it was not initially. Luckily this is still a draft and changes are able to be made.

Looking forward to hearing from you.

- Parm Pannu

## Attachment A-2

California Department of Transportation (Caltrans), dated  
February 6, 2023



## California Department of Transportation

DISTRICT 6 OFFICE  
1352 WEST OLIVE AVENUE | P.O. BOX 12616 | FRESNO, CA 93778-2616  
(559) 908-7064 | FAX (559) 488-4195 | TTY 711  
[www.dot.ca.gov](http://www.dot.ca.gov)



Governor's Office of Planning & Research

February 6, 2023

**FEB 6 2023**

### STATE CLEARING HOUSE

FRE-GEN

GPU – Draft General Plan Update  
City of Fowler 2040 General Plan and DEIR  
SCH # 2021110053

<https://ld-igr-gts.dot.ca.gov/district/6/report/28605>

### SENT VIA EMAIL

Thomas W. Gaffery IV, Community and Economic Development Director  
Community and Economic Development Department  
City of Fowler  
128 S. 5th Street  
Fowler, CA 93625

Dear Mx. Gaffery:

Thank you for the opportunity to review the Draft Fowler 2040 General Plan (GP) and the associated Draft Environmental Impact Report (DEIR). The Draft GP is a planning document that establishes policies and land uses that guide the growth and development for the City of Fowler specifically looking toward the planning horizon of 2040. The DEIR is a document that analyzes and discloses the potentially significant environmental impacts associated with the adoption of the Draft GP.

Caltrans provides the following comments consistent with the State's smart mobility goals that support a vibrant economy and sustainable communities:

1. It is understood that the City has adopted transportation impact criteria based on the Vehicle Miles Traveled (VMT) as presented in the Fresno Council of Governments' *Fresno County SB 743 Implementation Regional Guidelines*, as noted in the DEIR Appendix I, Traffic Study for the Draft GP. Caltrans encourages the City and project proponents of future developments coordinate with Caltrans in regard to projects that have the potential to impact the State Highway System (SHS), such as State Route (SR) 99 facilities.

2. Appendix I – Traffic Study, Page 10, intersections identified for potential control improvements include SR 99 northbound and southbound ramps at Clovis Avenue as well as the SR 99 southbound on-ramp at Fowler Avenue. It is recommended that when these identified improvements are warranted for implementation that they be coordinated with Caltrans. Further analysis on these improvements will be required and includes processes such as Caltrans' Intersection Control Evaluation (ICE) process.
3. Please note that future further studies such as transportation impact studies, queueing analyses, or safety analyses may be needed for the land uses near the SR 99 interchanges within the City of Fowler.
4. Chapter 9, Page 66, Policy MOB-6, shows Intelligent Transportation Systems abbreviated as "(ITA)". This intended abbreviation might be referring to "(ITS)" instead of what is currently showed on this page.
5. Caltrans encourages local agencies consider creating a VMT Mitigation Impact Fee to help reduce impacts to the SHS.
6. Local agencies are also encouraged to consider implementing policies that support multimodal transportation systems (such as bicycle and pedestrian facilities and public transportation services) to provide connectivity of modes within communities which also help reduce VMT.
7. Active Transportation Plans and Smart Growth efforts support the state's 2050 Climate goals. Caltrans supports reducing VMT and GHG emissions in ways that increase the likelihood people will use and benefit from a multimodal transportation network.

If you have any other questions, please call or email Christopher Xiong at (559) 908-7064 or [Christopher.Xiong@dot.ca.gov](mailto:Christopher.Xiong@dot.ca.gov).

Sincerely,



DAVID PADILLA, Branch Chief  
Transportation Planning – North

C: State Clearinghouse

## Attachment A-3

Fresno County Department of Public Health, dated March 2, 2023

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**From:** Gholamrezaei, Leila <lgholamrezaei@fresnocountyca.gov>  
**Sent:** Thursday, March 2, 2023 12:02 PM  
**To:** Thomas Gaffery <tgaffery@ci.fowler.ca.us>; Dawn Marple <dmarple@ci.fowler.ca.us>  
**Cc:** Gonzalez, Raul <raugonzalez@fresnocountyca.gov>  
**Subject:** General plan consideration

Good Morning Thomas and Dawn,

Congratulations on the release of the Fowler General Plan! We are excited about Fowler's commitment to reducing tobacco use and protecting the community from secondhand smoke. However, we suggest a minor revision to Action Item CH-8b to make it more legally sound since Fowler already has a tobacco retail licensing (TRL) program that has not been fully implemented and enforced. Please see the suggested revision below. This revision will provide the city with the flexibility to improve upon the existing TRL policy.

Recommended change: Action Item CH-8b ~~Establish~~Enhance licensing and ~~protections advertising fees~~ related to tobacco sales and advertising.

Thank you for all of your work on this. We look forward to continuing to partner in the future.

Sincerely,

*Leila Gholamrezaei-Eha, MPH | Health Educator*

**Fresno County Department of Public Health**

1221 Fulton Street, Fresno, CA 93721

Phone (559) 600-6440

[lgholamrezaei@fresnocountyca.gov](mailto:lgholamrezaei@fresnocountyca.gov)

\*Pronouns: she/hers\*

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