AGENDA

FRESNO LOCAL AGENCY FORMATION COMMISSION (LAFCo)
February 11, 2026 – 1:30 P.M.
Hall of Records, Room 301, 2281 Tulare Street, Fresno, California

COMMISSION MEMBERS	ALTERNATE MEMBERS	LAFCO STAFF
Mario Santoyo, Chair	Tom Chaney	Brian Spaunhurst, Executive Officer
Victor Martinez, Chair Pro Tem	Scott Robertson	Amanda Olivas, Clerk to the Commission
Nathan Magsig	Vacant	Jessica Gibson, LAFCo Analyst
Daniel Parra		Joel Matias, LAFCo Analyst
Buddy Mendes		Monica Leon, LAFCo Analyst
		Lizbeth Dominguez, LAFCo Analyst
		Jessica Johnson, LAFCo Counsel

LAFCo Office: 1401 Fulton Street, Suite 800, Fresno, CA - 93721 - (559) 600-0604
Staff reports prepared for each item listed in this agenda may be viewed at www.fresnolafco.org.

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1. **Call to Order and Roll Call**

2. **Pledge of Allegiance**

3. **Additions to the Agenda**

4. **Comments from the Public:** Any person wishing to address the Commission on a subject not listed on the agenda may do so at this time. (State your name and address and please keep your comments to three (3) minutes.)

5. **Potential Conflict of Interest:** Any Commission member who has a potential conflict of interest shall now identify the item and recuse themselves from discussing and voting on the matter pursuant to Govt. Code sec. 84308.

CONSENT AGENDA

All consent agenda items are considered routine in nature and will be enacted by one motion; there will be no individual discussion of these items unless requested by a member of the Commission or the public. Any item pulled from the consent agenda for discussion will be set aside until after approval of the consent agenda. Prior to taking any action the public will be given the opportunity to comment on any consent item. The consent agenda will be considered on or about 1:30 p.m.

6. **Recommendation:** Approve 6A by taking the following actions:

   A. Consider Approval: Minutes from the LAFCo meeting of January 14, 2026.

REGULAR AGENDA ITEMS

7. Consider Adoption: Municipal Service Review and Sphere of Influence Update for the City of Fowler (LAFCo File No. MSR-24-03/RSOI-214).

Recommendation: Adopt

8. Consider Approval: City of Fresno "Tulare-Peach No. 3b Reorganization." A proposed reorganization to annex approximately 9.46 acres to the City of Fresno and detach from the Fresno County Fire Protection District and the Kings River Conservation District, located on the west side of South Peach Avenue, between East Tulare Street and East Huntington Avenue within the unincorporated area of the City's Sphere of Influence (LAFCo File No. RO-25-13)

Recommendation: Approve.

9. Workshop: CALAFCO Voting Preferences

Recommendation: Discuss, Provide Direction.

10. Workshop: Fresno LAFCo Legal Counsel Request for Proposals

Recommendation: Form Ad-Hoc Committee; Provide Direction as needed.

11. Executive Officer Comments

12. Commission Comments / Reports

13. Adjournment

THE NEXT LAFCO MEETING will be held on March 11, 2026, at 1:30 p.m. in the Board of Supervisors' Chamber – Hall of Records, Room 301, Fresno, California.

PLEASE NOTE:

(1) "If you are an applicant for, or a participant in, any proceeding on the agenda for a land use entitlement and have made campaign contributions totaling more than $500.00 to any member or alternative member of the Commission within twelve (12) months prior to the Commission considering your application, please immediately inform the Commission of your contribution. State law disqualifies each Commissioner and Alternate Commissioner from participating in and voting on land use entitlement decisions (which include changes of organization and reorganizations) if the Commissioner or Alternative Commissioner has received campaign contributions from (i) an applicant for a land use entitlement, (ii) someone who lobbies the Commission or LAFCo staff regarding an application for land use entitlement, (iii) someone who testifies in person before the Commission regarding an application for land use entitlement, or (iv) someone who otherwise acts to influence the outcome of an application for land use entitlement. State law also prohibits applicants, agents, and participants from making campaign contributions to a Commissioner or Alternate Commissioner within twelve (12) months after the Commission's action. If you have any questions regarding these requirements (which are contained in the California Gov. Code sec. 84308 *et seq*.) please feel free to contact LAFCo staff at (559) 600-0604."

(2) In compliance with the Americans with Disabilities Act (**ADA**), if you need special assistance to participate at this meeting, please contact Ms. Amanda Olivas, Clerk to the Commission at 559-600-0604. Notification provided a minimum of 48 hours prior to the meeting will enable the Clerk to make reasonable arrangements to ensure accessibility to this meeting. Pursuant to the ADA, the meeting room is accessible to the physically disabled.

Fresno Local Agency Formation Commission
1401 Fulton Street, Suite 800, Fresno, CA 93721, (559) 600-0604

CONSENT AGENDA ITEM NO. 6-A

FRESNO LOCAL AGENCY FORMATION COMMISSION (LAFCo)

MEETING MINUTES
January 14, 2026

Members Present: Commissioners Chaney, Magsig, Mendes, Parra, Martinez

Members Absent: Commissioner Santoyo

Staff Present: Brian Spaunhurst, LAFCo Executive Officer
Amanda Olivas, Clerk to the Commission
Jessica Gibson, LAFCo Analyst
Joel Matias, LAFCo Analyst
Monica Leon, LAFCo Analyst
Lizbeth Dominguez, LAFCo Analyst
Jessi Johnson, LAFCo Counsel

1. **Call to Order and Roll Call**

   Chair Pro Tem Martinez called the meeting to order at 1:30 p.m.

2. **Pledge of Allegiance**

   Commissioner Magsig led the Pledge of Allegiance.

3. **Changes and Approval of Agenda**

   There were no changes to the agenda.

4. **Comments from the Public**

   Jeff Roberts issued comments and thanked staff for upcoming projects. Tim Henry, former Fire Chief for North Central Fire Protection District welcomed and introduced new Fire Chief.

5. **Potential Conflicts of Interest**

   There were no conflicts of interest.

CONSENT AGENDA

6. **A. Minutes from the LAFCo Meeting of December 10, 2025.**

   Motion: Approve Items 6A
   Moved: Commissioner Mendes
   Second: Commissioner Parra

Ayes: Commissioners Mendes, Parra, Chaney, Magsig, Martinez
Noes: 0
Absent: Commissioner Santoyo
Abstain: 0
Passed: 5-0-1-0

REGULAR AGENDA ITEMS

7. **Workshop: Mid-Year Budget Review and Work Plan Program Status for Fiscal Year 2025-2026**

   This was a receive and file item, no action was needed.

8. **Workshop: Audit**

   This was a workshop; no action was needed.

9. **Workshop: Southern Region Audit.**

   This was a workshop; no action was needed.

10. **Authorize Executive Officer to sign Contract with Sampson, Sampson & Patterson LLP to Perform LAFCo Audit.**

    Motion: Approve Item 10
    Moved: Commissioner Parra
    Second: Commissioner Mendes
    Ayes: Commissioners Parra, Mendes, Chaney, Magsig, Martinez
    Noes: 0
    Absent: Commissioner Santoyo
    Abstain: 0
    Passed: 5-0-1-0

11. **Executive Officer Comments.**

    LAFCo Executive Officer Brian Spaunhurst provided comments.

12. **Commission Comments/Reports.**

    There were no comments from the Commission.

13. **Adjournment.**

    The meeting was adjourned by Chair Pro Tem Martinez
    The meeting adjourned at 2:00 p.m.

_____

Amanda Olivas
Clerk to the Commission

FRESNO LOCAL AGENCY FORMATION COMMISSION (LAFCO)
EXECUTIVE OFFICER'S REPORT

AGENDA ITEM NO. 7

DATE: **February 11, 2026**

TO: **Fresno Local Agency Formation Commission**

FROM: **Brian Spaunhurst, Executive Officer**

BY: **Monica Leon, LAFCo Analyst I**

SUBJECT: **Consider Adoption:** Municipal Service Review and Sphere of Influence Update for the City of Fowler (LAFCo File No. MSR-24-03/RSOI-214)

Attachment A - Fowler SOI Update Map
Attachment B - Fowler MSR and SOI Update
Attachment C - Notice of Determination / CEQA Findings
Attachment D - SOI Determinations

Recommendations: Adopt the Municipal Service Review ("MSR") prepared for the City of Fowler and update the Fowler Sphere of Influence ("SOI") by taking the following actions:

Action 1: Municipal Service Review, LAFCo File No. MSR-24-03

A. Acting as Lead Agency pursuant to California Environmental Quality Act ("CEQA") Guidelines find that the MSR prepared for the City of Fowler is Categorically Exempt from the provisions of CEQA under § 15306, "Information Collection."

Action 2: City of Fowler SOI Update, LAFCo File No. RSOI-214

A. Acting as Responsible Agency pursuant to CEQA Guidelines, find that prior to approving the Fowler SOI Update, the City issued a Notice of Determination ("NOD") for the Proposal as shown in SCH No. 2021110053, prepared and certified by the City of Fowler as Lead Agency, were reviewed and considered, and determine these documents to be legally adequate pursuant to CEQA Guidelines § 15096. **(Attachment C)**

Action 3: Written Determinations and Recommendations

A. Find that the MSR prepared for the City of Fowler is complete and satisfies State law.

B. Find that the written determinations of the MSR have been prepared consistent with Government Code ("GC") § 56430 and adopt the MSR prepared for the City of Fowler. **(Attachment B)**

C. Find that approval of the requested City of Fowler SOI Update is based on sufficient information provided to the Commission in the MSR, SOI determinations, the Executive Officer's Report to the Commission, all other testimony, evidence and information provided by persons and interested agencies, and is in compliance with State law, including, but not limited to, Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 ("CKH").

D. Find that the proposed City of Fowler SOI Update fulfills LAFCo's purposes and responsibilities for planning and shaping the logical and orderly development and coordination of local governmental agencies to advantageously provide for the present and future needs of the County and its communities.

E. Adopt the required written determinations for the City of Fowler SOI Update and determine that these written determinations have been prepared pursuant to GC § 56425(e).

F. Find that all public notices of this Commission's hearing of this matter were duly given in accordance with State law.

G. Approve the "City of Fowler SOI Update" and revise the Fowler SOI to encompass three additional areas: 80 acres in the northeast, 418 acres on the south side, and 697 acres on the west side, approximately 1,195 acres as depicted in **Attachment A**.

H. Approval of the Fowler Sphere of Influence amendment shall be granted upon verification that the City has fully satisfied the requirements set forth in Government Code Section 56426.6(a).

I. Make the following Fowler MSR and SOI Update recommendations:

    a. Amend the City of Fowler General Plan Land Use Map to accurately reflect the city's official boundaries, ensuring consistency with the city limits established by LAFCo and resolving the existing mapping discrepancy.

    b. The City should continue enhancing its website by expanding access to essential public information and ensuring that residents and agencies can easily locate and utilize available resources.

Proponent: **City of Fowler**

Summary

This proposal is a request by the City of Fowler, via City Council Resolution, to add approximately 1,195 acres of territory into Fowler SOI ("Proposal"). The Proposal area is 80 acres on the northeast side, 418 acres on the south side, and 697 acres on the west side. **(Attachment A)**

Overview of Fowler MSR

This MSR update is prepared in response to the City of Fowler's SOI Update application (RSOI-214) filed with Fresno LAFCo.

The Proposal requests that the Commission consider a revision to the Fowler SOI to encompass approximately 1,195 acres. The entire area is located in the City's planning area, but outside the existing City SOI.

The proposed SOI revision as submitted by the City encompasses three areas: 80 acres on the northeast side, 418 acres on the south side, and 697 acres on the west side, approximately 1,195 acres which will allow for future annexations and ensure adequate capacity for the land uses identified in the General Plan. The proposed update reflects the City's long-term growth needs and planned development patterns.

As of January 2025, the California Department of Finance ("DOF") estimates that Fowler has a population of approximately 7,667, which indicates a 3.1 percent increase from Fowler's 2024 population of 7,436. The Fowler General Plan assumes a three percent planning growth rate for the City as its planning benchmark through year 2030.

The City of Fowler is a general law city with a "council-manager" form of government. The City is governed by a five-member elected council, each representing a geographically defined district within the City limits. There are two (2) advisory commissions created by the Fowler City Council that provide a platform for residents to participate in the City's governmental process.

On April 18, 2023, the City of Fowler adopted Resolution No. 2634, a resolution by the Fowler City Council adopting the Statement of Overriding Considerations and certifying the City of Fowler General Plan Environmental Impact Report (SCH # 2021110053).

City-County Agreement

As prescribed by State law, City of Fowler and Fresno County representatives convened to discuss the proposed SOI update. Both local agencies have reached a formal agreement by the way of a Memorandum of Understanding ("MOU") on the proposed SOI. On July 1, 2024, the City of Fowler and the County of Fresno entered into the Second Amendment and Restated MOU concerning standards for annexation and anticipated growth areas outside of the City's current SOI. The SOI application was included in the identified Future Growth Area of the second amendment and the first amendment dated February 8, 2011.

Although LAFCo is not a party to the City-County MOU, the agreement is evidence of an exchange of property tax revenue upon annexation, and includes standards of annexation, conditional commitments, and other matters of interest to both parties.

MSR Availability and Public Review

LAFCo Policy 112-05 requires that a draft MSR be posted on the Commission's website with a minimum 21-day public review period. The Fowler draft MSR was circulated January 21, 2026 through February 11, 2026.

A 21-day notice of Commission hearing was published January 21, 2026, in *The Business Journal* and affected agencies notified via email.

As of the date of this hearing, February 11, 2026, no public comments have been received.

Application Background

A) Request for Amendments of the Sphere of Influence

GC § 56428 authorizes any person or local agency to file a written request with the LAFCo executive officer requesting an amendment to a sphere of influence adopted by the Commission. GC § 56425 and 56430 govern LAFCo's procedural requirements and guidelines for assessing the requested SOI amendment.

On June 21, 2024 LAFCo received Fowler's initial SOI update application submitted on behalf of the Fowler City Council. The application was issued the LAFCo file number MSR-24-03/RSOI-214.Thereafter, LAFCo worked with City staff to retain city growth projection data and municipal service information to complete the draft Fowler MSR and SOI update.

B) Statutory Findings for a Sphere of Influence Amendment

A sphere of influence is defined and discussed in GC § 56076 and 56425. CKH defines a sphere of influence as the "plan for the probable physical boundaries and service area of a local agency, as determined by the Commission." (GC § 56076) Furthermore, CKH charges the Commission with approving spheres of influence "in order to carry out its purposes and responsibilities for planning and shaping the logical and orderly development and coordination of local governmental agencies to advantageously provide for the present and future needs of the county and its communities." (GC § 56425(a))

Prior to the City submitting an application to the Commission to update its sphere, representatives from the City and County met pursuant to GC § 56424(b) and discussed the proposed new sphere and explored methods to agree on development standards and planning and zoning requirements within the SOI expansion that would promote the logical and orderly development of areas within the sphere. On July 1,2024, the City of Fowler and the County of Fresno entered into the Second Amendment and Restated MOU concerning standards for annexation and anticipated growth areas outside of the City's current SOI. The SOI application

was included in the identified Future Growth Area of the second amendment and the first amendment dated February 8, 2011. A copy of the MOU is on the record with the Commission.

Written determinations for a sphere of influence amendment pursuant to CKH are presented here and analyzed in detail in **Attachment D** of this report:

1. The present and planned land uses in the area, including agricultural and open-space lands;
2. The present and probable need for public facilities and services in the area;
3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide;
4. The existence of any social or economic communities of interest in the area if the Commission determines that they are relevant to the agency; and
5. For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, that occurs pursuant to subdivision (g) on or after July 1, 2012, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.

Fowler SOI Analysis

Currently, City of Fowler encompasses approximately 1,728 acres, and the Fowler SOI contains 4,474 acres. The Proposal requests the Commission to revise the current Fowler SOI to add 1,195 acres of currently unincorporated land into the Fowler SOI to comply with the update to the 2040 City of Fowler General Plan.

By Commission policy, a sphere of influence is generally considered a 20 to 25-year planning horizon to identify the probable growth area of a community. The City has determined that the areas to be included in the SOI expansion facilitate and encourage orderly growth and development, both essential to the social, fiscal, and economic well-being of the community.

Analyses and determinations required by CKH are contained in the MSR and SOI Update prepared for the Commission and are augmented by the 2040 Fowler General Plan.

In summary, the MSR determinations support an SOI expansion as orderly and logical growth of the City that would provide for efficient extension of municipal services.

The MSR and supporting data provides the evidence to support each determination. GC § 56430 requires that in order to prepare and update spheres of influence, the Commission shall first conduct a municipal service review and prepare a written statement of its determinations with respect to each of the following:

1. Growth and population projections for the affected area.
2. The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.

3. Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence.
4. Financial ability of agencies to provide services.
5. Status of, and opportunities for, shared facilities.
6. Accountability for community service needs, including governmental structure and operational efficiencies.
7. Any other matter related to effective or efficient service delivery, as required by commission policy.

Required Findings and Determinations

Under CKH, there are a series of required findings that need to be made in respect to this Proposal. Staff presents in this report and attachments the evidence and analyses in support of the required findings.

SOI Expansion and Williamson Act Land Conservation Contracts

Under GC § 56426, and 56426.6(a), the Commission shall not approve a change to the sphere of influence of a local government agency of territory that is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (Chapter 7 (commencing with § 51200) of Part 1 of Division 1) if that local government agency provides, or would provide, facilities or services related to sewers, nonagricultural water, or streets and roads to the territory, unless these facilities or services benefit land uses that are allowed under the contract and the landowner consents to the change to the sphere of influence.

Williamson Act Contracts in the affected area are administered by Fresno County as a means to conserve productive agricultural resources. The City has informed LAFCo that there are some active Williamson Act Contracts within the areas requested to be included in the updated Fowler SOI.

Environmental Determination

MSRs are categorically exempt from the preparation of environmental documentation under a classification related to information gathering (Class 6 – Regulation § 15306), which states: "Class 6 consists of basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource. These may be strictly for information gathering purposes, or as part of a study leading to an action which a public agency has not yet approved, adopted, or funded." Indeed, MSRs collect data for the purpose of evaluating municipal services provided by the agencies. There are no land use changes or environmental impacts created by such studies.

Furthermore, this MSR qualifies for a general rule exemption from environmental review based upon California Environmental Quality Act, Regulation § 15061(b)(3), which states: "The activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty

that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA."

If the Commission approves and adopts the MSR and SOI update and determines that the project is exempt from CEQA, staff will prepare a Notice of Exemption as required by CEQA, Regulation § 15062.

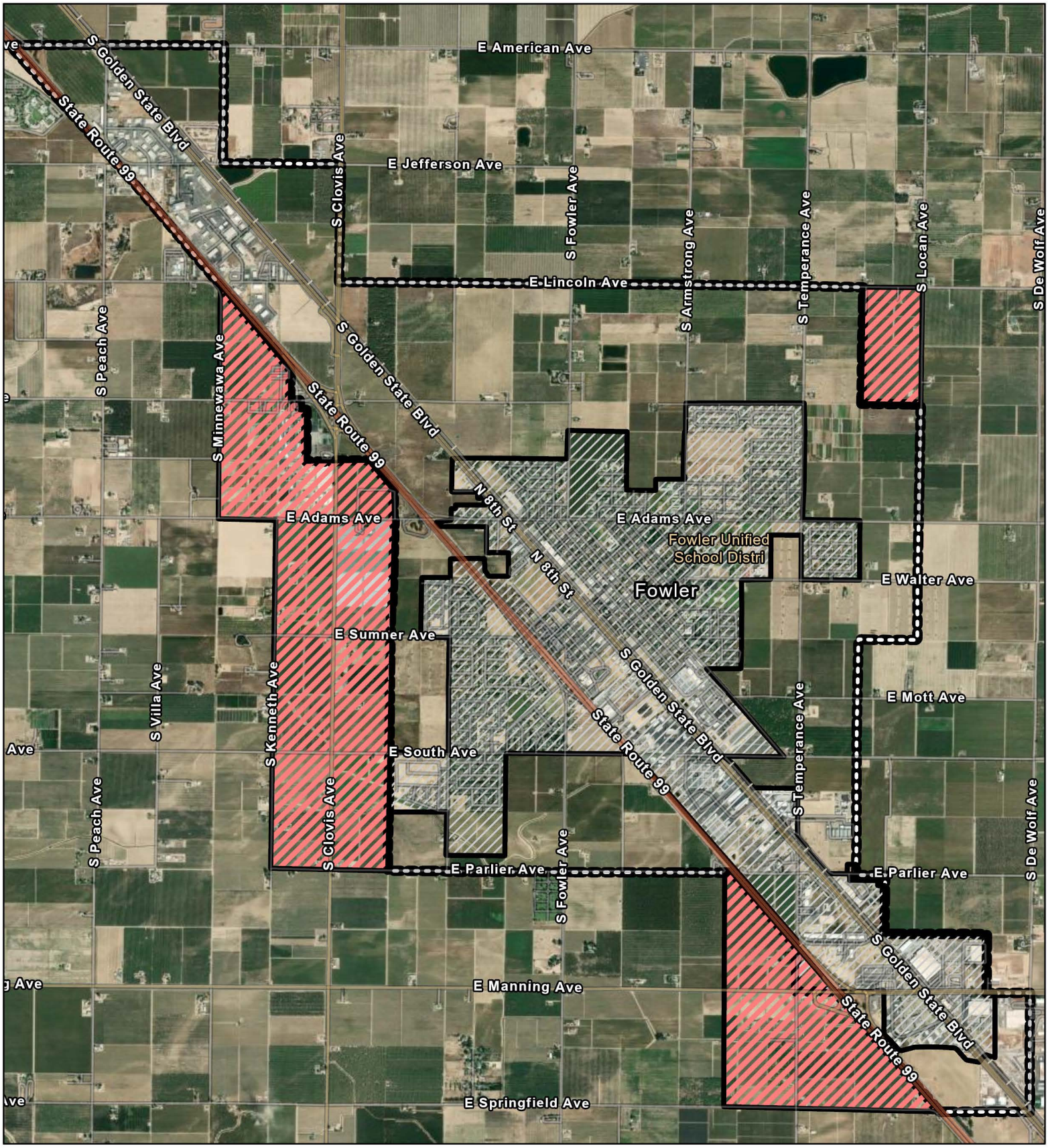
Individuals and Agencies Receiving this Report

- Jessica Johnson, LAFCo Counsel
- Bernard Jimenez, Planning & Resource Management Officer, Fresno County Department of Public Works and Planning
- Will Kettler, Manager, Fresno County Development Services & Capital Projects
- Michael Reid, City Manager, City of Fowler
- Matthew Flood, Community & Economic Development Director, City of Fowler
- Dawn Marple, City Planner, City of Fowler

Attachment A

City of Fowler SOI Update

LAFCO File- MSR 24-03/RSOI-214



Fresno Local Agency Formation Commission

- Proposed sphere revision
- Current City Limit
- Current SOI

0 0.17 0.35 0.7 Miles

N W E S

Incorporated:	1908
SOI Adopted:	June 24, 1974
SOI Updated:	July 11, 2007
Sphere Area:	4,474 Acres
City Area:	1,728 Acres

Attachment B

CITY OF FOWLER

MUNICIPAL SERVICE REVIEW AND SPHERE OF INFLUENCE UPDATE

Report to the
Fresno Local Agency Formation Commission

MSR-24-03 / RSOI-214

Prepared with the assistance of
The City of Fowler

Brian Spaunhurst, Executive Officer
Jessica Gibson, Analyst II
Monica Leon, Analyst I
Joel Matias, Analyst I
Lizbeth Dominguez, Analyst I
Clara Corl, Intern
Amanda Olivas, Commission Clerk

1401 Fulton Street, Suite 800
Fresno, CA 93721

Adopted:

DRAFT

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Profile: City of Fowler

Contact Information

City Manager: Michael Reid, City Manager
City Hall address: 128 S. 5th Street
Fowler, CA 93625
Phone: (559) 834-3113
Office hours: 8:00 a.m. to 5:00 p.m. Monday - Friday
Website: https://www.fowlercity.org/

Management Information

Incorporation date:[1] 1908
Enabling act: Government Code Title 4 (Government of Cities)
Organized as: General Law City

Governing body: Five City Council Members are elected by defined council district boundaries within the City; among themselves, a Mayor and Mayor Pro-tem are selected to serve 2-year terms; Council Members have staggered four-year terms.

Elections: Elections Code sec. 10100 *et seq.* (General Provisions)

Council members:

Name	Current Term
Juan Mejia, Mayor	December 2024 - December 2028
Amarjeet Gill, Mayor Pro Temp	December 2022 - December 2026
Leonard J. Hammer	December 2022 - December 2026
Karnig Kazarian	December 2024 - December 2028
Daniel T. Parra	December 2024 - December 2028

City Council meetings: On the first and third Tuesday of each month, 6:00 p.m. at City Council Chambers

Staffing: 39 Full-time employees

Service Information

Population served: 7,667
Incorporated limits: 1,728 acres
Sphere of influence: 4,474 acres
Proposal: Add 1,195 acres to the Fowler SOI (see Figure 2)

Fiscal Information

Budget: $41,738,509 (FY 2025-26)

Administrative Policies

Policies/Procedures: Yes **General Plan:** City of Fowler 2040 General Plan
Fowler Municipal Code: https://library.municode.com/ca/fowler/codes/code_of_ordinances
Previous SOI update: 2007 **Vision Statement:** Yes

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Preface

This Municipal Services Review ("MSR") is prepared by the Fresno Local Agency Formation Commission ("LAFCo" or "Commission") to examine the municipal services provided by the City of Fowler in support of an action by LAFCo on the Fowler sphere of influence ("SOI").

This MSR examines the following items and municipal services provided by the City:

- Governance and Accountability
- Agency Finances
- Growth and Population Projections
- Agriculture Preservation
- Disadvantaged Unincorporated Communities
- Parks and Recreation Services
- Law Enforcement
- Fire Protection Services
- Solid Waste Services
- Street Maintenance
- Wastewater Service
- Water Service
- Public Transportation
- Shared Facilities

Credits

Fowler staff provided a substantial portion of the information included in this document, including annual budgets, financial statements, various master plans, and assisted LAFCo staff to complete the MSR worksheet. LAFCo extends its appreciation to those individuals at the City of Fowler, Fowler's consulting group Provost & Pritchard, for providing information, supporting documents, and their valuable assistance in the development of this MSR update.

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Figure 1. Fowler City Limits and Sphere of Influence

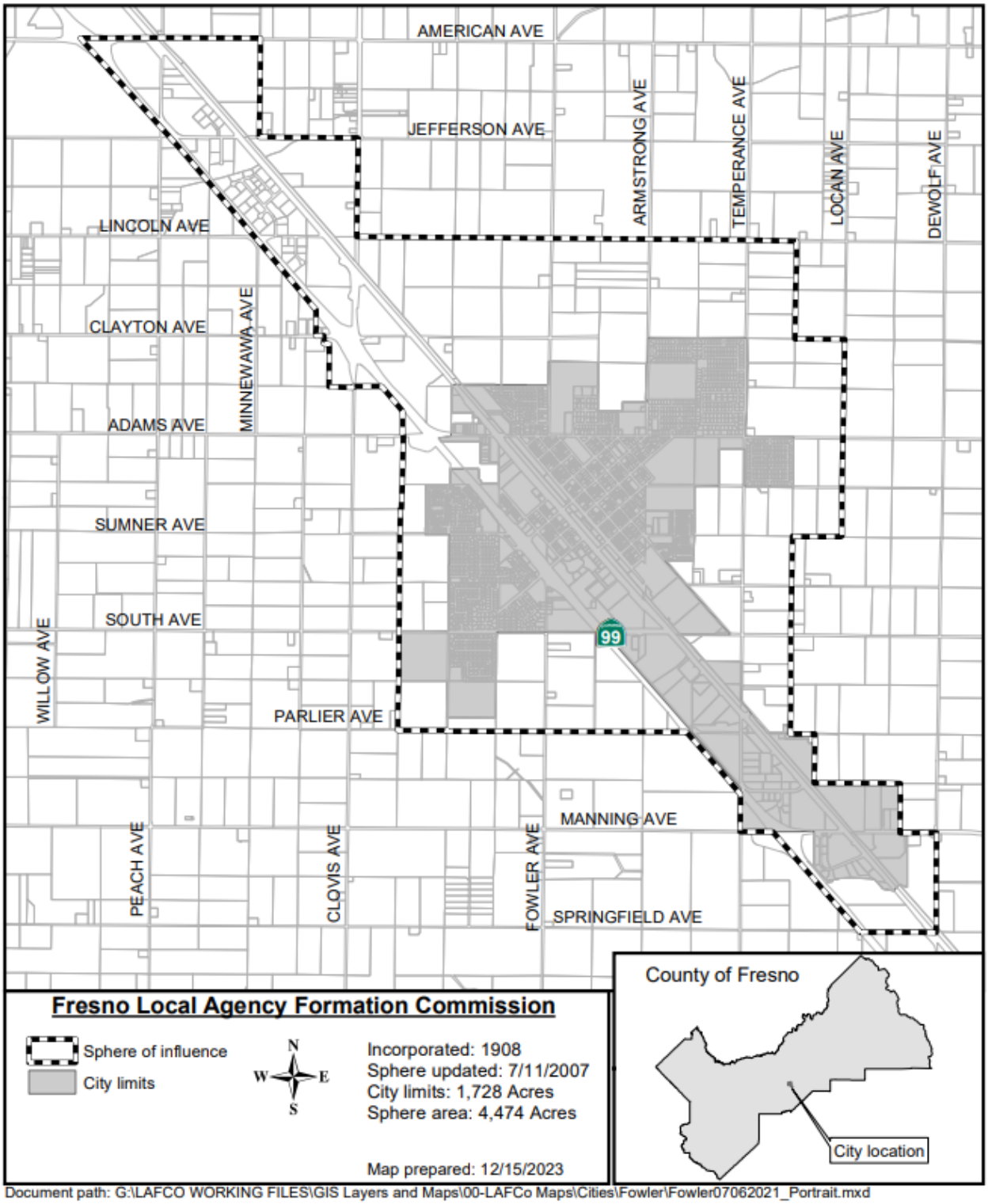
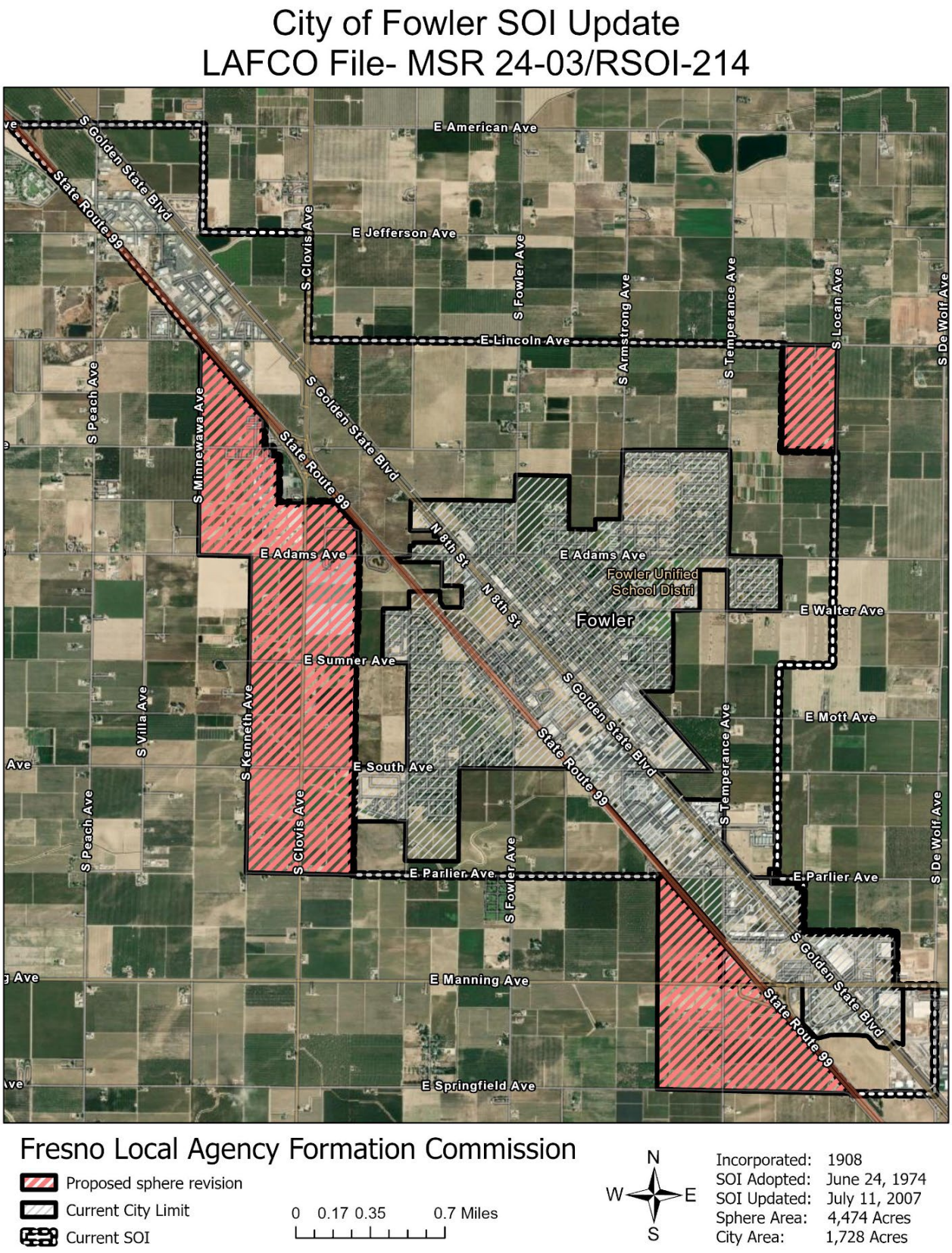


Figure 2. City of Fowler SOI Expansion Area



Executive Summary

Purpose of this Municipal Service Review

This MSR has been prepared in response to the City of Fowler's General Plan update. While the City has partially updated its General Plan in the past, the City has not prepared a comprehensive update of its General Plan since the original adoption. Since that time, new laws affecting General Plans have been passed, new social and environmental issues have emerged, and new planning strategies and practices have been developed. The Fowler General Plan looks ahead to the year 2040, establishing policies and land uses based on current issues and emergent trends. This MSR presents data and analysis in support of the Commission's determinations pursuant to Government Code ("GC") sections 56425 and 56430.This MSR evaluates the City's municipal services, existing development and service policies, and financial practices in place to provide public services into the existing and proposed SOI over the next 20 to 25 years.

Fowler Sphere of Influence and Proposed Update

The City of Fowler's Sphere of Influence (SOI) was originally adopted in 2007 and has remained unchanged since that time. The existing SOI encompasses approximately 2,746 acres of unincorporated territory, while the incorporated city limits contain 1,728 acres, for a combined planning area of 4,474 acres, as illustrated in Figure 1. The City is proposing a 1,195-acre expansion to its current SOI to support future annexations and to ensure adequate capacity for the land uses identified in the General Plan. The proposed update reflects the City's long-term growth needs and planned development patterns.

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City of Fowler Overview

The City of Fowler was founded as an outpost and switch station of the old Central Pacific Railroad, forerunner of the Southern Pacific railroad. Officially incorporated in 1908, Fowler is now home to over 7,470 residents[1] and boasts a thriving agricultural community.

The City of Fowler is located between the State's coastal mountain ranges and the Sierra Nevada Mountains. Fowler's geography is primarily flat land with State Route 99 flowing through the western portion of the City. Running parallel to State Route 99 is South Golden State Boulevard which serves as the main expressway for the City.

Fowler does not share any common boundaries with other cities, aside from a shared Sphere of Influence (SOI) boundary with the City of Selma to the southeast. Fowler is situated in the center of Fresno County, just south of the City of Fresno and slightly northwest of both Selma and Parlier. While not a specific representation, the Fowler SOI roughly follows State Route 99 on the west and east, Lincoln Avenue on the north, with Temperance Avenue establishing part of the eastern boundary and East Springfield Avenue marking the southern boundary.

The first Fowler SOI was established by LAFCo in June 24, 1974 and has been regularly updated and expanded to accommodate the growth of the City. Fowler's SOI and city limits encompass approximately 4,474 acres according to the Fresno LAFCo's records.

Fowler has partially updated its General Plan multiple times throughout its history; however, it has not been comprehensively updated since its original adoption date in 1976. This update establishes four urban growth tiers beginning with the Primary Development Area (PDA) and including Urban Growth Tiers I, II, and III. Development will first be concentrated in the PDA, which consists of approximately 3,957 acres. Urban Growth Tier I is located in the western portion of the planning area and includes approximately 697 acres designated for residential and commercial land. Urban Growth Tier II, located to the northeast, includes approximately 744 acres of residential and commercial, land uses. Finally, Urban Growth Tier III, located to the south, includes approximately 287 acres of residential and commercial land.[2]

In 2024, the City filed an application with LAFCo requesting a 1,195-acre expansion of the Fowler SOI to accommodate much needed land for future development. This 1,195-acre expansion area, including the existing SOI and City limit, is known as the Fowler Planning Area.[3] The City has submitted to LAFCo the necessary documents including but not limited to, all City approved land use entitlements for the RSOI-214 Fowler Sphere of Influence Update and supporting certified environmental analysis for the proposed SOI update.

The City may submit future annexation applications to LAFCo to incrementally expand the Fowler city limit to its ultimate area to accommodate future growth of the City as identified by the Fowler General Plan. Annexation and development of the Fowler SOI will depend on market demand and consistency with the Fowler General Plan. As planned, Fowler's SOI expansion will help accommodate the City's need for office space and commercial development, further implementing the goals and policies of the Fowler General Plan.

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[1] United States Census Bureau. Quick Facts, Fowler, CA. https://www.census.gov/quickfacts/fact/table/fowlercitycalifornia/LND110220
[2] City of Fowler 2040 General Plan, page 20.
[3] City of Fowler 2040 General Plan, page 3.

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The City's land uses are divided into 12 land use designations. These land uses and their corresponding acreages are listed in the table below.

Description	Acreage	
Residential Land Uses		
	City Only	**SOI Only**
LDR – Low Density Residential	123.9	425.3
MLDR – Medium Low Density Residential	159.9	725.9
MDR – Medium Density Residential	181.4	569.6
MHDR – Medium High Density Residential	-	190.0
HDR – High Density Residential	59.1	38.7
Commercial Land Uses		
	City Only	**SOI Only**
NC – Neighborhood Commercial	9.5	18.6
CC – Community Commercial	99.1	-
GC – General Commercial	99.9	81.8
Industrial Land Uses		
	City Only	**SOI Only**
LI – Light Industrial	102.3	243.5
HI – Heavy Industrial	334.7	772.1
Open Space Land Uses		
	City Only	**SOI Only**
P/OS – Parks and Open Space	9.9	71.2
PF – Public Facility	93.9	39.6
Unknown Land Uses		
	-	20.3
Total	**1,273.6**	**3,196.7**

Note: Acreages are rounded to the nearest number.

City Governance Structure

The City is governed by a five-member City Council who are elected at large. The City Council appoints a City Manager who is responsible for the day-to-day operations of the City. The City is administered by a City Manager and has 39 full-time and 1 part-time employees who assist in City operations.

City-County Memorandum of Understanding

7As prescribed by GC sec. 56425(b), the City and County representatives convened to discuss the proposed SOI update; additionally, both agencies reached a formal agreement by the way of a Memorandum of Understanding ("MOU") on the proposed Fowler SOI update.

Although LAFCo is not a party to the County-City MOU, the agreement provides a mutual agreement between both parties that addresses exchange of tax revenue upon annexation, standards of annexation, conditional commitments, and other matters of interest to both parties.

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The City has informed LAFCo that there are some active Williamson Act Contracts within the areas requested to be included in the updated Fowler SOI. At this time the City does not intend to affect the Williamson Act Contracts.

City Services and Issues Evaluated in MSR

This MSR examines the following City services:

- Governance and Accountability
- City Finances
- Growth and Population Projections
- Disadvantages Unincorporated Communities
- Circulation and Street Maintenance Services
- Agricultural Preservation
- Fire Protection Services (FCFPD)
- Law Enforcement Services
- Parks and Recreation Services
- Storm Drainage Services
- Water Services
- Wastewater Services (SKF)

In addition to the services that the City provides, the following local agencies provide services to Fowler residents:

- Fresno County Fire Protection District
- Consolidated Mosquito Abatement District
- Fresno County Library District
- Fowler Unified School District
- Selma-Kingsburg-Fowler County Sanitation District
- Waste Management (Trash Collection)
- Fowler Cemetery

Special districts that provide services to parcels located outside the City limits and within the Fowler SOI are:

- Fresno County Fire Protection District
- Consolidated Irrigation District

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1. Governance and Accountability

Well-managed organizations routinely evaluate their services, service plans, assess performance levels, and regularly look for ways to improve their service delivery. This section of the MSR examines the City's governance structure, boards and commissions, departments, planning documents, and existing practices that support its local governance and accountability.

Fowler's Vision Statement

The Fowler vision statement provides guidance for the implementation of the 2040 Fowler General Plan and its promise to its residents. Fowler's mission statement reads,

"The City of Fowler is a safe, affordable place to live with a small-town feel. Fowler's community events and thriving schools create a place where people can raise their families and know their neighbors. Fowlers foster a dynamic business-friendly environment where shared goals and cooperation support local businesses and new economic investment. Thoughtful policies help conserve natural resources and provide well-maintained infrastructure to support responsible growth and development while preserving the unique, small-town identity that makes Fowler a great place to live, work, and play."

Fowler City Council

The Fowler City Council carries out its responsibilities through the direction of the Fowler General Plan, Fowler Municipal Code, the annual budget, and other state laws. During the development of each annual budget, the City Manager keeps the City Council apprised on existing service levels, service demands, and future service needs of the City.

The City of Fowler is a general law city organized under and subject to statutes of the State of California. It is governed by a five-member elected council, with the Mayor serving as the presiding officer. Members of the City Council are elected at large for four-year terms on a staggered basis. The Mayor and Mayor Pro-Tem are selected by the City Council. City elections are held every two years to fill council members' seats with expiring four-year terms. Three of the five Council seats expire on the same cycle, while the remaining two terms expire on the following election cycle. Additionally, a Mayor is elected every two years in the general election for a two-year term. There is no limit on the number of times a candidate can run for re-election to the City Council.

Council members receive a monthly base salary of $150 per month for their meeting attendance while the Mayor receives a monthly base salary of $200 per month.[4] The City Council is accountable to the residents of the City.

The City Council meets regularly on the first and third Tuesdays of each month at 6:00 p.m. in the City Council Chambers, located at 128 S. 5th Street, Fowler, California, 93625. Regular council meetings are open to the public, and residents are encouraged to attend and participate in the City's decision-making process. Each agenda includes an opportunity to address the City Council on items not listed on the agenda. If a member of the public desires to make a formal presentation to the City Council, the person is encouraged to contact the City Clerk in advance to coordinate possible meeting dates. Meetings are

[4] Fowler Municipal Code, 2-1.201-202. Website: https://library.municode.com/ca/fowler/codes/code_of_ordinances?nodeId=TIT2AD_CH1CICO_ART2SA

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noticed in accordance with Brown Act requirements, including posting meeting information in public places 72 hours prior to each regularly scheduled meeting. The City Council also acts as the Fowler Redevelopment Agency and the Fowler Public Financing Authority.

The City's website provides City Council meeting agendas, minutes, and supplemental information dating from 2019 to today. This information can be found at https://www.fowlercity.org/meetings/recent. Service requests, comments, and complaints may be submitted through phone calls, email, letters, and in-person to the City Council, department heads, or the City Manager. The City's website provides contact information for each major City department.

Figure 1-1. City of Fowler Governing Body



The Fowler City Council may create a board, a commission, or a committee of the Council, or other body of the City by ordinance, resolution, or other formal action of the Council. There are currently two (2) commissions and one (1) committee created by the Council and serving many areas of the City's life and business. They provide a platform for public involvement in the governmental process. Legislative bodies created by the Council report to the City Council and are subject to the Brown Act.

Commissions and Committees

The Fowler Municipal Code authorizes the Mayor to nominate eligible individuals to be considered for official appointment by the City Council to serve on the Fowler Planning Commission and the Recreation Commission. Legislative bodies created by the Council, pursuant to Title 2 of the Fowler Municipal Code, report to the City Council and each board is subject to the Brown Act.

The City of Fowler's website provides additional information on each board's responsibilities, application information for potential candidates, and respective meeting information packets including but not limited to notices, agendas, and minutes for each of the boards. These boards are summarized as follows.

Fowler Planning Commission

The Fowler Planning Commission is a permanent board made up of five members who have been recommended for appointment by the Mayor and approved by the City Council to review, advise, and act on matters related to land use planning and development of the City. Planning Commissioners are appointed to four-year terms. Three of the five terms expire on December 31 of even-numbered years when a Presidential election is held (such as 2024, 2028, etc.). The remaining two terms expire on December 31 of even-numbered years when a California Gubernatorial election is held (such as 2026, 2030, etc.). The Planning Commission receives a per diem of $50.00.

This Commission conducts public meetings and makes decisions on various project applications including use permits, variances, parcel maps and design review for residential, commercial, and industrial development. The Planning Commission makes recommendations to the City Council on amendments to the General Plan and Zoning Ordinance and subdivision maps. All new construction in the City is generally subject to Planning Commission review with the exception of minor expansion of residential structures and interior remodels.

The Planning Commission works closely with the Fowler Community and Economic Development Division. Planning Commission Meetings are held on the first (1st) Thursday of each month at 6:30 p.m., in the Fowler City Council Chambers at City Hall.

Fowler Recreation Commission

The Fowler Recreation Commission consists of seven members appointed by the Mayor serving a two-year term commencing July 1st and expiring December 31st.[5] Four recreation commissioners are appointed in even-numbered years with three appointed in odd-numbered years. The Chairman elected by commissioners every January. The Chairman appoints the Vice-Chairman and Secretary to serve one year. Each commissioner must reside within the incorporated city limits, within the City's approved Sphere of Influence, or within the jurisdictional boundaries of the Fowler Unified School District.

The Recreation Commission voluntarily plans, organizes and facilitates community events, music, sports, games, plays, celebrations, and similar activities, including:

- Annual Blossom Trail City Springfest Celebration in Panzak Park.
- Annual Christmas Tree Lighting Ceremony
- Fowler's Fabulous 4th of July Celebration

City Attorney

The City Attorney is an appointed office established under California law and the Fowler Municipal Code. The City's Legal Counsel is retained through contract directly with the City Council. The City Attorney is the City's Chief Legal Advisor and represents the City in civil actions, prosecutes violations of the Municipal Code, drafts ordinances, resolutions, contracts, leases, deeds, covenants, bond, financial documents, and other City legal documents. All city departments contribute a fair share to fund the City's attorney costs. The City contracts its legal counsel services with Lozano Smith Attorneys at Law, a law firm based in Fresno.

[5] Fowler Municipal Code, 2-2.203, Terms of Office. Website: https://library.municode.com/ca/fowler/codes/code_of_ordinances?nodeId=TIT2AD_CH2COBO_ART2RECO

City Manager and Manager's Office

The City operates under the Council-Manager form of government, which means that the City Council appoints a City Manager who is responsible for overseeing the daily operations of the City. The Council works closely with the City Manager, various citizen advisory commissions and committees, and solicits public comments from its residents to make decisions and recommendations to City Council on behalf of its citizens. The current City Manager for the City of Fowler is Michael Reid.

The City Council provides policy directives to the City Manager who works with the City's administration team and the citizens to implement the policy framework of the Council. The City Manager also is authorized to study, draft, and make recommendations for the City Council to consider regarding the City's budget, community goals and policies, major capital projects, long-term community growth strategies, land use decisions, updates to City ordinances, capital improvement plans, financing programs, and strategic plans.

The City delivers municipal services with a combination of staff, contracts with other agencies, and contracts with consultants and/or private contractors. The City Manager is responsible for administering all operations, finances, activities, and projects consistent with City Council policy directives and applicable municipal, state, and federal laws. The City Manager appoints all department managers. Based on their recommendations, the City Manager is authorized to confirm any hire and/or terminate any employee of the City.

The City Manager's cabinet is comprised of the Community & Economic Development Director, the Director of Finance and Treasurer, the City Clerk/Personnel Manager, the Director of Public Works & Utilities, the Fire Department (contracted staff), the Police Chief, and the Recreation/Senior Center Supervisor.

City Staffing

The City of Fowler relies on paid professional and technical staff to conduct the daily business and operations of the City. According to the FY 2025-26 budget, the City employs a total of thirty-nine (39) authorized full-time equivalent ("FTE") personnel assigned to the various following City departments.

The City Clerk/Personnel Manager Division

There are three full-time staff members in the City Clerk/Personnel Manager Division: the City Clerk and two Administrative Assistants. The City Clerk performs various professional and managerial duties that support the City Manager, City Council, City Attorney, and works with the public to address any citizen's concerns. The City Clerk facilitates the execution of official and legislative processes, City Council meetings, agendas, minutes, ordinances, resolutions, and contracts, and documents the proceedings of the City's legislative and advising committees.

The City Clerk also manages the proper maintenance and disposition of city records and information consistent with statute. Among many responsibilities, the City Clerk conducts and oversees the City's election procedures in cooperation with the Fresno County Registrar of Voters, administering the Political Reform Act of 1974, attesting to the passing of resolutions and ordinances, and participating in all City Council meetings.

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The Administration Services Department

There are seven full-time equivalent staff members and one part-time employee in the City's Administration Services Department. The Administration Director also serves as the Assistant City Manager. The Administration Services Department oversees various city business activities, including City Finances, Utility Billing, Human Resources, Contracts, and Investments. Administration Services Department also provides annual reports, analysis, and other information to the City Council.

Community & Economic Development Department

The Community & Development Department has four full-time employees and consists of the Planning Division, Code Enforcement, Economic Development, and the Building Division.[6] The Community Development Department employs one full-time Director, one full-time Building Inspector/Official, contract City Planning staff, one full-time building Permit Technician, one full-time Code Enforcement/Project Manager, and one part-time Code Enforcement Officer.

The Planning Division is responsible for the City's current and long-range planning efforts. The Division's responsibilities include land use entitlements, review of residential subdivisions, site plans, multi-residential developments, environmental review, conditional use permits, conducting community meetings, and updating the zoning ordinance.

The Economic Development Division is responsible for attracting local investments, retaining small start- up businesses or large scale industrial or commercial investors and working with potential City clients. The Division also prepares and maintains statistical and demographic studies for the City.

The Building Division is responsible for the review, inspection, and issuance of all construction permits to the public. Certified inspectors and plan examiners evaluate proposed projects to ensure full compliance with the California Building Code. The Division administers all phases of the permitting and inspection process and upholds public health, safety, and welfare by regulating design, construction practices, and material quality prior to the issuance of occupancy permits.

In addition, the Building Division provides standardized plans and guidelines for minor structures, including patios and sheds, to assist property owners and builders. The Division also conducts building code enforcement activities and is authorized to issue citations for violations of municipal or building codes.

Finance Department

The City of Fowler Finance Department is responsible for managing the City's finances. This includes preparing annual budgets and maintaining the individual funds that hold funding revenues for the City's services and activities. Fowler's major financial accounts are the General Fund, the Special Revenue Funds, the Enterprise Funds, and the Debt Service Fund.

There are four full-time equivalent staff members in the City's Finance Department. Fowler has one Finance Director/City Treasurer who manages the City's fiscal affairs and ensures compliance with legal and professional standards. The Finance Director's main responsibilities include annual budget preparation, business licensing, costs and revenue accounting, disbursement and investment of City funds, preparation

[6] City of Fowler Adopted Budget 2025-26, page 5. Website: https://www.fowlercity.org/media/4371

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of financial reports, and grant management.

The City's Accountant is responsible for managing and monitoring all municipal financial activities, including budgeting, payroll administration, accounts payable and receivable, and the preparation of financial reports. This position ensures adherence to state and local regulatory requirements, maintains accurate financial records, and promotes the transparent and responsible stewardship of public funds.

The City employs one Accounting Technician who carries out routine financial functions such as processing invoices, tracking expenditures, reconciling accounts, and assisting with payroll. This position provides essential support to the Accountant and the Finance Director/City Treasurer by maintaining accurate transaction records and ensuring all financial activities comply with established City policies and procedures

The City also has one Finance Department Administrative Assistant who supports the above-mentioned employees by providing clerical and organizational support, such as managing schedules, preparing documents, and responding to internal and public inquiries. They also help process routine paperwork, maintain filing systems, and assist staff with distributing reports and organizing financial records.

Recreation Department

The City of Fowler Recreation Department hosts a variety of exciting events throughout the year to engage the community and create memorable experiences for residents of all ages. These events curated by the City of Fowler Recreation Department aim to foster community spirit, create lasting memories, and provide opportunities for residents to come together in a fun and engaging atmosphere. By participating in these events, community members can strengthen their connections with one another and build a sense of pride and belonging in their city. Fowler's Recreation Services Department employs one full-time staff member, and two part-time employees to meet the programming needs of the community.

The Department's services primarily consist of programming social recreational services and activities for children, youth, and senior citizens. The Department partners with other organizations to provide additional opportunities and events throughout the year, holiday parades, and community fairs. The Department oversees the following divisions: Aquatics, Enrichments, Special Events, Senior Programs, and Senior Nutrition. The Edwin Blayney Senior Center is located at 507 E Merced Street, Fowler, CA 93625 and is the temporary location while the David T. Cardenas Senior Center and Police Headquarters Building are under construction. Office hours are Monday through Friday 8:00 a.m. to 4:00 p.m.

Police Department

The Fowler Police Department is responsible for enforcement of state and city laws, investigation of crimes, apprehension of criminals, reducing traffic collisions, maintenance of ongoing crime prevention programs, and building ties with the community and other local law enforcement agencies. The Fowler Police Department is currently staffed by one Police Chief, two sergeants, two corporals, one cadet, eight police officers, one community service officer, and one crime analyst.

Public Works Department

The Public Works Department provides water and storm water collection services within the City. The Public Works Department ensures that all city-owned buildings and structures are safe, functional, clean, and have well-maintained facilities. Their duties include ensuring City Hall, Council Chambers, Police

Station, and Community Development trailers remain clean, functional, and secure for both staff and the public. This responsibility applies to any associating support infrastructure, including restrooms, the yard breakroom, and shop space. Additional duties include performing building system checks, lighting and plumbing maintenance, and custodial services as needed to support the operational readiness of the Fire Station. The Department also oversees cleaning, restroom servicing, and basic building maintenance to ensure a clean and accessible environment for community use of the Senior Center.

Continued responsibilities are also maintaining City parks and open space areas, including grounds and turf maintenance, irrigation system management, landscape and tree care, playground and recreation equipment maintenance, restroom and facility cleaning, trash and waste management, vandalism response, safety and accessibility compliance, landscape maintenance districts (Medians or LMDs).

The Public Works department also oversees the City of Fowler's Graffiti Abatement Program, administered through the Public Works and Utilities Department, plays a critical role in preserving the city's appearance, deterring vandalism, and maintaining community pride. Rapid response to graffiti incidents promotes a clean and safe environment, discourages further tagging, and enhances the overall quality of life for residents, businesses, and visitors.

Weekly inspections of high traffic areas, parks, alleyways, and key corridors such as Golden State Boulevard, Merced Street, and Fowler Avenue are conducted to proactively identify and abate graffiti. The goal is to remove graffiti within 24 to 72 hours of being reported, depending on severity and location, using appropriate methods such as pressure washing, chemical removal, or repainting. Additional duties include street lighting system operating, city vehicles maintenance, and street maintenance and repair.

The Public Works Department consists of twelve full-time employees and three part-time employees.[7] A Public Works Department Director oversees the management, reporting, and planning of the following divisions: Water, Wastewater, Solid Waste, Fleet Maintenance, Electrical/Street Lighting, Storm Water, Streets and Parks.

Management Practices

All City of Fowler employees are considered at-will employees. Full-time City employees are evaluated at a minimum of one time per year by their Department Manager. Each full-time employee participates in ongoing training and education at a minimum of one training course per year to stay current with industry trends. Human Resources tracks employee's completed training and/or course work and provides necessary documentation to update the employees' portfolio. The City Manager is informed on the fulfillment of employee training requirements.

The City makes available both mandatory and optional training and educational opportunities. Mandatory training topics for certain employees include anti-harassment and anti-discrimination, ethics, and sexual harassment. The Human Resources Division also offers optional training and workshops covering topics such as customer service, leadership development, work/life balance, basic fundamentals, and legal topics. City employees also have access to hundreds of no-cost self-paced online training courses in subject areas such as Safety in the Workplace and Professional Development.

[7] Ibid.

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Planning Department and Practices/Commission

The Planning Department oversees and promotes economic development, business expansion, retention and relocation, and housing assistance/rehabilitation programs. They assist with facilitating and preparing for the future growth and development of the City, ensuring that the high quality of life is maintained and enhanced and new businesses/jobs are developed and retained. The Department provides technical and professional staff support in all areas of development processing, environmental protection, and city and regional planning while coordinating the review of development applications and maintaining the City's General Plan and Zoning Ordinance. They also administer project review, processes General Plan Amendments, site plans, zoning changes, permits, lot line adjustments, variances, conditional use permits, subdivision maps and other items. Furthermore, they provide administrative planning services to the Planning Commission, City Council, and other City departments.

The Fowler General Plan is the central planning document and provides the City's vision through year 2040. Portrayed in Figure 1-2, the General Plan consists of five elements that set forth the City's policies for land use, circulation, conservation/open space/parks and recreation, safety, and noise. The General Plan evaluates three specific planning boundaries: City limits, the existing SOI, the Council-approved Expansion Area (the area ultimately forecast by the General Plan for the Fowler sphere of influence but not yet approved by LAFCo). The Fowler General Plan guides land use decisions that shape the development of the City by establishing policies for the general distribution, location, and extent of present and future land uses.

Figure 1-2: Required Elements by General Plan Chapter

Fowler General Plan Chapters	Required Elements								
	Land Use	Circulation	Housing	Conservation	Open Space	Noise	Safety	Air Quality	Environmental Justice
1: Introduction									
2: The Planning Process									
3: Community Vision									
4: Land Use	●								
5: Community Design	◑								
6: Housing			●						
7: Community Health and Equity					◑	●		●	●
8: Open Space	◑				●				
9: Mobility		●							
10: Economic Development	◑								
11: Community Resiliency and Safety			◑	●			●		
12: Public Facilities and Services									
13: Implementation Strategy				◑			◑		
Appendices							◑		◑

Legend:

● = *Addresses element requirements pursuant to the Government Code.*

◑ = *Addresses or supports element requirements pursuant to the Government Code which are not addressed in the primary chapter.*

The City's authority to regulate the use of land extends only to properties within its corporate boundary, known as the city limit. Outside of the city limit, but within the Fowler SOI, the General Plan is not limited to only providing guidance for future development and the scope of services; it also establishes the evidentiary basis for the Fowler SOI which is LAFCo's plan for the probable physical boundaries and service area of the City.

Other significant City planning documents include:

- 2023-2031 Multi-Jurisdictional Housing Element (6th Cycle)
- Bike, Pedestrian, Trail Master Plan
- 2016 Fresno County – Comprehensive Economic Development Strategy

In 2024, the City, along with thirteen other cities in the County of Fresno, jointly launched the Multi-Jurisdictional Housing Element ("MJHE") for the sixth round of housing element updates. Fresno COG coordinated the efforts of all fourteen participating cities and the County of Fresno. The MJHE covers the planning period of December 31, 2023, through December 31, 2031.

The City's annual financial planning documents include thorough analysis with respect to the City's policies, goals, and achievements during the year. Each year, all Departments provide an overview of the department goals for the upcoming fiscal year. The City's Public Works, Community & Economic Development, and Finance Departments also prepare annual updates to the City's Capital Improvement Plan.

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2. City Finances

This section of the MSR provides an overview of Fowler's financial condition and provides a context for assessing the City's financial ability to provide services. This section describes and evaluates the City's adopted budgets for FYs 2024-25 and 2025-26, annual audited financial statements for FYs 2022-23, the ongoing audit for FYs 2023-24, and the City's master fee schedule. Additional information was collected through communication with City staff.

Budget Process

The Fowler Municipal Code requires that the City Manager prepare a balanced budget and salary plan to submit to the City Council, outlining anticipated revenues and expenditures for the upcoming fiscal year. The Fowler Municipal Code requires that the City Council adopt a balanced budget no later than June 30, to ensure that continuity of government services remains intact.

The Fowler City Council considers the proposed budget during a noticed public hearing and may add, subtract, or change appropriations within revenues and reserve estimates, as available. The City has established fiscal policies that govern its financial administration. Fowler's financial policies are designed to protect the City's assets, provide stability in its funding base, and ensure that adequate funding resources are secured for the upcoming year.

Any budget changes that adjust increase or decrease approved expenditures between various accounts require consideration by City Council action. All appropriations lapse at the end of each fiscal year, June 30th. Budget appropriations may be revised during the year by requesting the City Council to consider a budget amendment. All proposed budget amendments are reviewed by the Administrative Services Department for their potential financial implications. The City's adopted budget is posted on the City's website and distributed to interested parties.

Fowler Financial Overview

According to the City, it maintains at least forty-five (45) various individual funds that hold funding revenues for City services and activities; however, these funds are consolidated for financial reporting purposes. Fowler's enterprise funds are generally self-sustaining, relying primarily on fees and charges for the services they provide. Additionally, capital projects supporting these services are generally funded through accumulated fees and financing mechanisms, with debt service covered by those fees, and may also be supplemented by grant funding when available.

The following funds summarize the City's major financial accounts:

- The **General Fund** is the general operating fund of the City. All general tax revenues and other receipts that are not allocated by law or contractual agreement to another fund are accounted for in the General Fund. The expenditures of this fund include the general operating expenses and capital costs which are not paid through other funds.

- **Special Revenue Funds** are used to account for specific revenues that are legally restricted to expenditures for particular purposes.

- **Enterprise Funds** are used to account for operations that are financed and operated in a manner

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similar to a private business enterprise, where the intent of the governing body is that the costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges.

- **Debt Service Funds** are used to account for the accumulation of resources and payment of principal and interest on general long-term debt.

The budget provides funding for thirteen (13) City departments: City Council, Administration, City Clerk, Finance, City Attorney, General Government, Police, Fire, Community Development, Information Technology, Public Works, Recreation, and Senior Center.[8] Each department budget consists of two main categories: wages and benefits, and maintenance and operation. Expenditures are balanced by anticipated revenues. For FY 2025-26, Fowler's citywide revenues are projected to be $21,009,294, while citywide expenditures are projected to be $41,738,509.[9]

City Revenues

The following sections discuss specific areas of the financial status of the City in more detail. These areas include overall city revenues and expenditures, the General Fund, several of the major enterprise funds, the Capital Improvement Programs, city assets and liabilities, the pension systems and other liabilities, debt service, and city bond ratings.

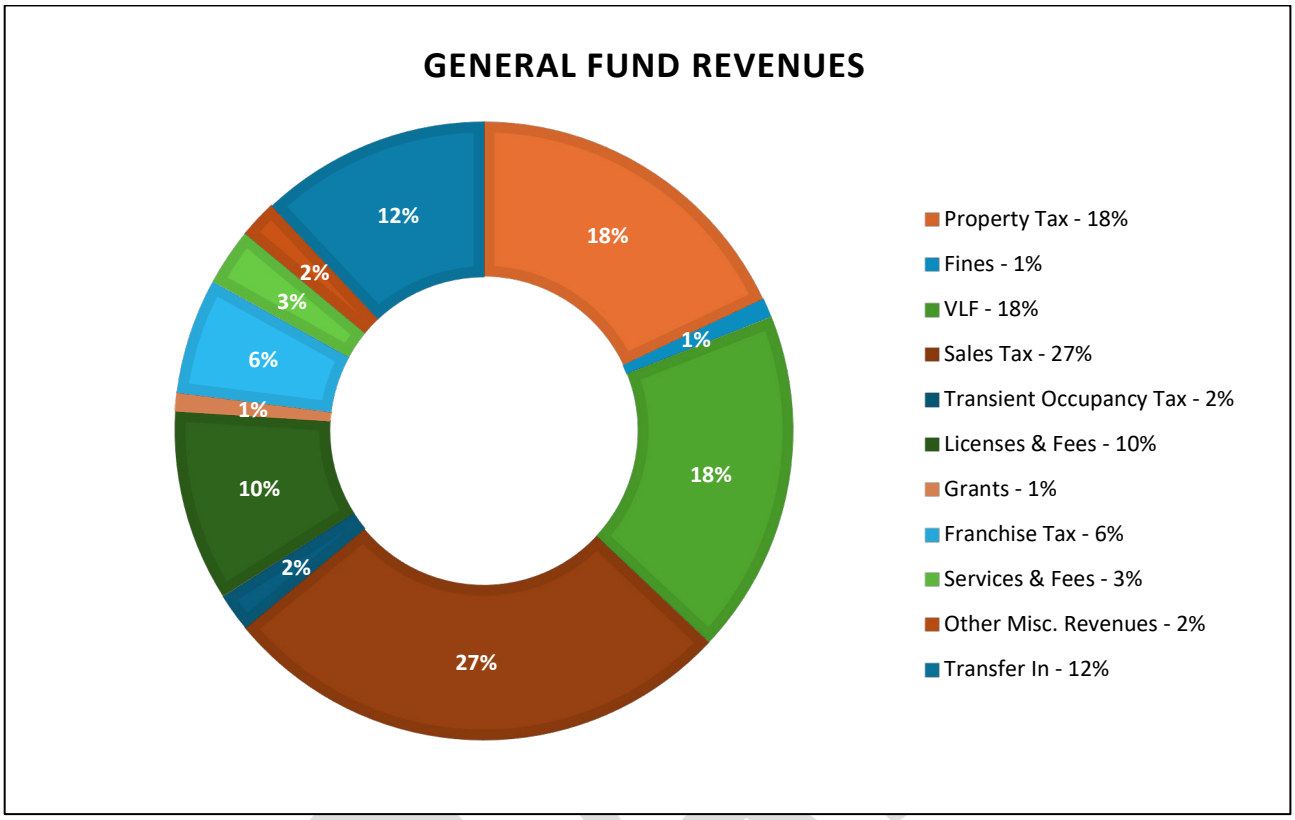
City of Fowler's primary sources of General Fund revenue consist of property taxes, sales taxes, franchise fees, motor vehicle in lieu of property taxes, and other miscellaneous revenues. For FY 2025-26, approximately 53 percent of Fowler's general fund revenues were from taxes. Additional general fund revenue consists of: Vehicle License Fees (VLF) (18%), Transfer In (12%), Licenses and Fees (10%), Services and Fees (3%), and Other Misc Revenues (3%).[10]

The City also receives restricted revenue such as state gasoline taxes for road infrastructure maintenance purposes, and other grants and directed revenues. Enterprise activities such as water, wastewater, and solid waste disposal services receive the significant majority of their revenues from charges for services.

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[8] City of Fowler Adopted Budget 2025-26, page 11.
[9] City of Fowler Adopted Budget 2025-26, page 2.
[10] City of Fowler Adopted Budget 2025-26, page 10.

Figure 2-1. General Fund Revenues



Sales & Use Taxes

Sales and use taxes comprise one of the largest portions of revenue for the City's General Fund, totaling approximately 27% of revenue for FY 2025-26. For FY 2024-25, the City projected $1,881,374 in sales tax revenue; with an adopted budget of $1,762,183 for FY 2025-26.[11]

According to the City, sales tax is a relatively volatile revenue source, and the City does its best to budget sales tax conservatively. The City cautions that sales tax revenue is impacted due to rising inflation and increased interest rates which reduces purchasing power from businesses and families.

Property Taxes

Property taxes and Property Taxes in Lieu of Vehicle License Fees ("VLF") comprise the largest source of revenue for the City's General Fund totaling approximately 36% of revenue for FY 2025-26. For FY 2025-26, City staff estimated the City would receive $770,000 in secured property tax revenue.[12]

The Fresno County Auditor-Controller/Treasurer–Tax Collector assesses property owners within the County and distributes the tax to the appropriate local agencies based on their shared percentage on its pre-Proposition 13 level of taxation. Fowler's property tax revenue fluctuates, and it is influenced by increased assessed valuations associated with new construction, new annexations to the City, and topped by the

[11] City of Fowler Adopted Budget 2025-26, page 54.
[12] City of Fowler Adopted Budget 2025-26, page 13.

statutorily regulation of maximum increases in assessed valuation of 2% per year.

Additionally, the City collects property tax in lieu of vehicle license fees. Most vehicles are assessed a VLF, in lieu of property tax, based on the purchase price/value when acquired and funds go to cities/counties. VLF decreases for the first 11 renewal years (18 for park trailers) or until the vehicle is transferred in ownership. In 2004, the State of California reduced the vehicle license tax rate to 0.65% of value, thus reducing the taxes allocated to counties and cities.[13]

Franchise Fees

Franchise fees comprised approximately 6 percent of the City's General Fund revenue for FY 2025-26. For FY 2024-25, the City is expected to secure $433,826 in franchise tax revenues. These fees are collected from cable, electricity, and gas utility providers, as well as SKF Sewer, and Waste Management. Below are the Franchise Tax Revenue numbers for the period of 2021 through 2025 which summarize the revenue collected from all five utility providers.[14]

Figure 2-2. Franchise Fees and Tax

Fiscal Year	Fund Name	Total
2021/22	Franchise Tax	$471,602
2022/23	Franchise Tax	$475,770
2023/24	Franchise Tax	$ 428,200
2024/25	Franchise Tax	$ 436,000

City Expenditures

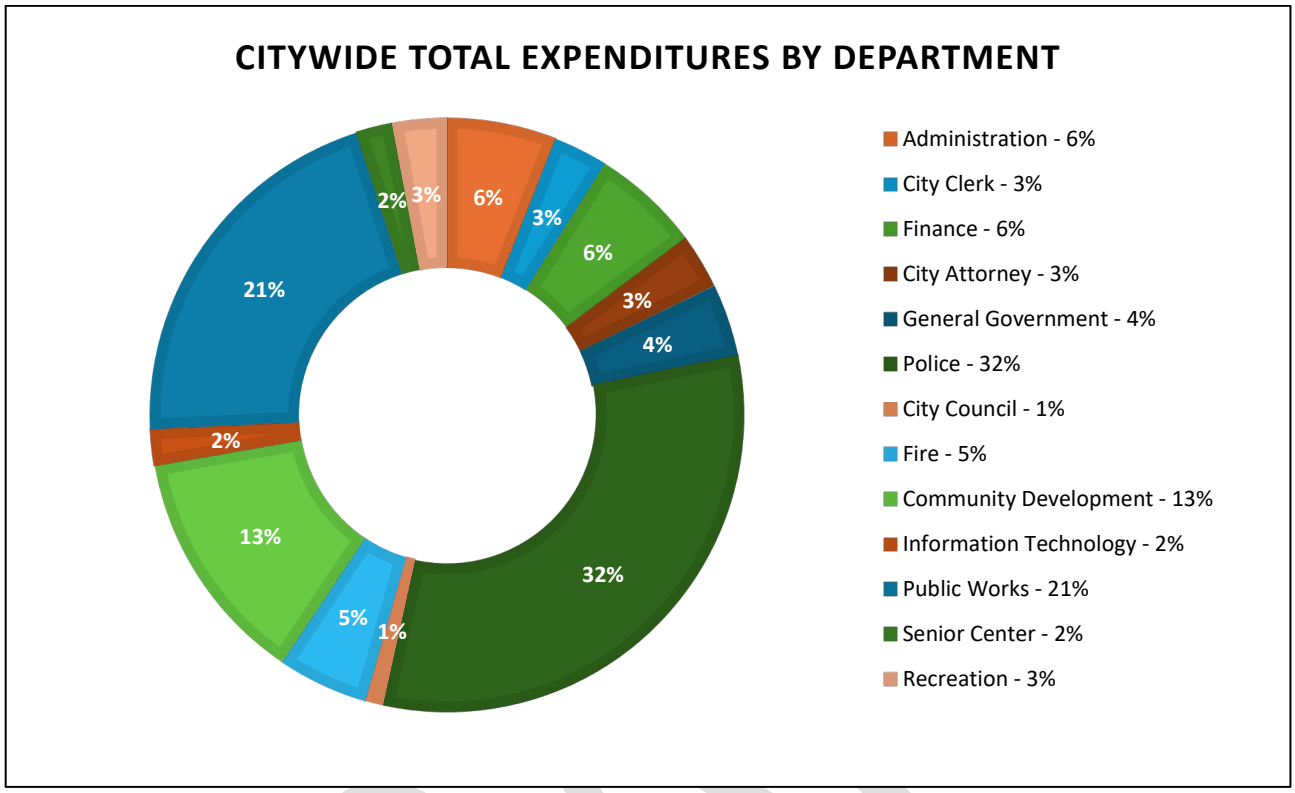
Primary General Fund expenditures consist of employee expenses inclusive of salaries, benefits and retirement contributions, operations and maintenance expenditures, pension obligation bonds and interdepartmental charges.

The City's FY 2025-26 budgeted expenditures for all funds totaled $7,547,951. The budget represents a nominal decrease of less than 2 percent when compared to the previous fiscal year, FY 2024-25.[15]

The largest expenditure category is Police, representing 32 percent of citywide expenditures. Public works comprise 21 percent of the City's net budget, while other major expenditure items include Community Development (13%), Administration (6%), and Fire Protection (5%). Figure 2-3 shows the Citywide total budget expenditures by department.[16]

[13] California Department of Motor Vehicles. 3.075 Vehicle License Fee (VLF) (CR&TC §10751-10753).
[14] City of Fowler Adopted Budget 2025-26, page 13.
[15] City of Fowler Adopted Budget 2025-26, page 11.
[16] Ibid.

Figure 2-3. Citywide Total Budget Expenditures by Department



Personnel Costs

This section provides an overview of Fowler's personnel costs by department. The City employs 40 employees across seven departments: Administration, Clerk, Community Development, Finance, Police, Public Works, and Senior / Recreation. The City of Fowler contracts with the Fresno County Fire Protection District (FCFPD) for all fire protection services.

The Fowler Police Department is the largest department in the City, employing 16 people which represents approximately 40 percent of all city employees. The Public Works Department is the second largest, while Finance is the third largest department in the City of Fowler. The City allocated approximately $5,425,362 to personnel costs for FY 2025-26. According to the Fowler FY 2025-26 budget, each department consists of the following staff levels:

- Police, 16
- Public Works/Water, 12
- Finance, 5
- Community Development, 4
- Senior / Recreation, 1
- Clerk, 1
- Administration, 1

Operations & Maintenance

Operations & maintenance costs amount to $5,748,273, equivalent to 14 percent of the City's FY 2025-26 total budget expenditures.[17] Operation & maintenance costs have increased by approximately 9 percent of the Total Citywide Expenditure when compared to the previous FY 2024-25.

Capital Outlay

Capital outlay costs amount to $29,627,507, equivalent to 29 percent of the City's FY 2025-26 total budget expenditures.[18] Capital outlay costs have decreased by approximately 12 percent of the Total Citywide Expenditure when compared to the previous FY 2024-25.

The City maintains a five-year Capital Improvement Plan ("CIP") and updates this program annually. The CIP focuses on sustainable economic development including roads, parks, critical infrastructure, and facility upgrades. The CIP outlines plan for capital improvement in the following areas: water infrastructure, sewer improvements, park projects, street construction and maintenance, city planning initiatives, and fleet updates.

For FY 2025-26, the City's capital outlay budget prioritized funding toward the following projects:

- Police Department & Senior Center
- Fire Station (Second Floor Buildout)
- Lift Station (Fowler & South)
- Street Projects: Manning Section 130 Signalization Project, South Avenue Reconstruction (Stanford to Fowler), Adams Avenue (Sidewalk and Curb Ramps), 4th & 5th Street Paving, and others.

Debt and Debt Service

There are currently two active debt accounts with the City of Fowler, Debt Service 88-1 Fund 320 and Fire Station Building Debt Service Fund 329.

The Debt Service 88-1 Fund 320 is used to account for accumulation of resources for, and the repayment of, City Bonds, interest and related costs. According to the City, the debt service has a remaining balance of $1,327,200 as of June 30, 2024, and has a maturity date of September 2043.

Fire Station Building Debt Service Fund 329 is used to account separately for debt service for the new fire station. Fire Station Building debt service will be allocated directly from the Utility Users Tax Fund ("UUT"). The debt service has a remaining balance of $1,192,950 as of June 30, 2024, and has a maturity date of September 2058.

Pensions and Retirement

The City of Fowler participates in the California Public Employees' Retirement System (CalPERS), a cost-sharing multiple-employer defined benefit plan. The City maintains four rate plans – two for Miscellaneous

[17] City of Fowler Adopted Budget 2025-26, page 13.
[18] City of Fowler Adopted Budget 2025-26, page 42.

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employees and two for Safety employees (police) – with benefit formula ranging 2.0% - 2.7% at age 55/62 for miscellaneous and 2.7%-3.0% at age 55/57 for safety members.

Employee contribution rates range from 7.96%-13.99%, while employer rates range from 8%-24.4%, depending on rate plan. In addition to the normal-cost percentage of payroll, CalPERS bills a fixed annual payment toward the plan's unfunded liability, which was $537,873 for FY 2024-2025 and an approximately 16% increase for FY 2025-2026 $625,953. The total pension contribution for FY 2025-2026 is $950,246 which is approximately 17% of the total personnel expenditures.

Overall, the City continues to meet all required pension contributions and actively manages its long-term CalPERS obligations to maintain retirement benefit sustainability for employees while balancing fiscal responsibility to the community.

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3. Growth and Population Projections

This section evaluates the growth and population analysis for the City of Fowler. It considers demographic information prepared by California Department of Finance, U.S. Census, and land use policy documents adopted by City of Fowler to identify growth estimates within the City's incorporated limits and the sphere of influence. [19]

State law defines a sphere of influence ("SOI") as a plan for the probable physical boundaries and service area of a local agency, as determined by the Commission.[20] The Commission's determination of the SOI is based on its analysis of growth and population projections of the local agencies and its plans to extend corresponding municipal services.

Land Use Planning

The Fowler General Plan was adopted by the City Council on April 18, 2023 and accounts for the City's growth through 2040. The General Plan establishes its land use foundation through a vision that was created through cooperative efforts involving the City Council, Planning Commission, City staff, and the community. It pledges to its residents, "The City of Fowler is a safe, affordable place to live with a small-town feel."

The General Plan creates policies and provides for the general distribution, location, and extent of present and future land uses that guide land use decisions that shape development of the City. The General Plan evaluated four planning boundaries that outline the City's planning strategy:

- City limits (1,694 acres)[21]
- LAFCo's Fowler SOI (4,495 acres)[22]
- "The Planning Area" which encompasses 5,690 acres and extends beyond the Fowler SOI. The City is committed to guiding land use and circulation within the planning area because of the potential impacts to the quality of life in Fowler.[23]

Guided by a series of Land Use Element ("LUE") goals and policies, the Fowler General Plan aims to balance future development with demand, prioritizing growth that aligns with community objectives, and ensure the efficient expansion of municipal services while maintaining services for existing development.

The General Plan LUE goals, adopted by the Fowler City Council, are listed as follows:

- **Goal LU-1**: Growth occurs logically and efficiently.
- **Goal LU-2**: A wide range of housing types are available to accommodate all housing needs in the community.
- **Goal LU-3**: Thriving commercial centers are located throughout the City.

[19] California Department of Finance, Population Estimates, published May 1, 2025.
[20] California Government Code section 56076.
[21] During the preparation of this MSR, a discrepancy was identified between LAFCo's City Limits for the City of Fowler and the City of Fowler's General Plan estimate for the City of Fowler's City Limits. This MSR recognizes that LAFCo's approved City Limits for Fowler is 1,728 acres.
[22] During the preparation of this MSR, a discrepancy was identified between LAFCo's SOI for the City of Fowler and the Fowler's General Plan estimate of LAFCo's SOI. This MSR recognizes that LAFCo's approved SOI for Fowler encompasses 4,474 acres, as of September 5, 2012
[23] During the preparation of this MSR, a discrepancy was identified between LAFCo's Planning Area for the City of Fowler and the General Plans Planning Area for the City of Fowler. This MSR recognizes that the Planning Area for the City of Fowler is 5,669 acres.

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- **Goal LU-4**: There are continued opportunities for the expansion of industrial land uses.

As per the Fowler General Plan, the City aligns community objectives with efforts of balances existing development with future growth. The Fowler General Plan utilizes a land use table to portray Fowler's anticipated incentives. Figure 3-1 represents the land uses and their density/intensity.

Figure 3-1: Land Use Designations and Consistency Matrix

Designation		Description	Density/ Intensity
Residential Land Use			
	LDR – Low Density Residential	Low density residential is characterized by larger lots for single family residential development. Lot sizes would typically range from 8,500 to 12,000 square feet and larger. It is not envisioned that lots greater than one acre in size would be appropriate within the City limits. This designation is typically programmed near the edges of the community and agricultural land to allow for compatible transition of uses.	0.0-3.6 du/ac*
	MLDR – Medium Low Density Residential	Medium low density residential is characterized primarily by single family homes. Lot sizes would typically range from 7,000 to 10,000 square feet. This designation is typically programmed near the edges of the community and agricultural land to allow for compatible transition of uses	3.7-5.5 du/ac
	MDR – Medium Density Residential	Medium density residential is characterized by detached single family residential development, attached dwelling units, apartments, or townhomes. Lot sizes would typically range from 3,500 to 7,000 square feet. This designation is typically programmed between the higher and lower residential densities and serves as a transitional land use. It is also appropriate near neighborhood commercial and park land use designations	5.6-13.5 du/ac
	MHDR – Medium High Density Residential	Medium high density residential is characterized by apartments, townhomes, or detached or attached single family residential development. Lot sizes for smaller lot single family development may range from 3,500 to 5,000 square feet. This designation is typically programmed near commercial centers, the downtown, and parks.	8.0-13.5 du/ac
	HDR – High Density Residential	High density residential is characterized by apartments or townhomes and is intended to be located near major community facilities, business centers, and downtown. This designation is typically programmed near commercial centers, the downtown, and parks.	13.6-21.8 du/ac
Commercial Land Use			
	NC – Neighborhood Commercial	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.	Maximum FAR 0.4†

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		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.	
	CC – Community Commercial	Community commercial provides an activity center oriented towards the downtown district. The designation is also appropriate outside the downtown in primary commercial districts where a range of retail, financial, governmental, and entertainment activities occur. Mixed use residential uses are also encouraged in Community Commercial locations. This designation is typically programmed near major intersections and State Route 99.	13.6-21.8 du/ac Maximum FAR 0.4
	GC – General Commercial	General commercial provides for commercial areas with a wide range of retail and service activities along major traffic corridors and at the interchange of major streets with Highway 99 and Golden State Boulevard and are intended to provide for visitor-serving uses, including restaurants, lodging, and gasoline service areas. This designation is typically programmed near major intersections and State Route 99	Maximum FAR 0.4
Industrial Land Use			
	LI – Light Industrial	Light industrial provides for uses such as business park, research and development, low intensity warehousing, fabricating, assembly, and other similar industrial uses, which are typically conducted indoors. This designation is typically programmed along the State Route 99 and Golden State Boulevard corridor in order to provide a buffer between Heavy Industrial uses and non-industrial designations.	Maximum FAR 0.6
	HI – Heavy Industrial	Heavy industrial provides for uses such as manufacturing, fabricating, process, assembling, wholesale and storage uses, trucking terminals, and quasi-public and utility structures and facilities. Heavy industrial often requires exposed or unenclosed processing and storage of uncovered materials or equipment. This designation is typically programmed along the State Route 99 and Golden State Boulevard corridor.	Maximum FAR 0.6
Open Space and Public Facilities Land Use			
	P/OS – Parks and Open Space	Parks and open space include areas of permanent open spaces, parks, and/or areas precluded from major development. This designation is dependent on land acquisition for determining the final location. Parks should be equally distributed throughout the City.	Maximum FAR 0.25
	PF – Public Facilities	Public facility includes areas owned and/or maintained by public or institutional agencies such as facilities owned by the City, schools, hospitals, and similar facilities	Maximum FAR 0.25

*du/ac: dwelling units per acre
†FAR: floor area ratio

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Residential uses make up a significant portion of the land uses within the planning area at 55 percent. Industrial uses occupy approximately 34.3 percent of the planning area, while commercial and open spaces uses occupy just 6.9 and 3.6 percent, respectively. City of Fowler land uses are listed in Table 3-1.

The General Plan Planning Area encompasses approximately 5,669 acres, which is approximately 1,195 acres larger than the 4,474 acres in the existing SOI. The table below depicts the City's land uses identified by the 2040 General Plan.[24]

Table 3-1. Fowler 2040 General Plan Land Use Acreage

Land Use Designation	Total Acreage (%)[a,b,c]
Low Density Residential	790 (16.5%)
Medium Low Residential	937 (18.9%)
Medium Residential	733 (14.7%)
Medium High Residential	203 (4.1%)
High Residential	83 (1.7%)
Residential Subtotal	**2,746** (55%)
Neighborhood Commercial	28 (0.6%)
Community Commercial	104 (2.1%)
General Commercial	210 (4.2%)
Commercial Subtotal	**342** (6.9%)
Light Industrial	598 (12%)
Heavy Industrial	1,105 (22.2%)
Industrial Subtotal	**1,703** (34.3%)
Parks/Open Space	55 (1.1 %)
Public Facilities	123 (2.5%)
Open Space Subtotal	**178** (3.6%)
Total	**4,970**[c]

[a] Acreage is for Fowler 2040 General Plan planning area
[b] Excludes Public Right-of-Way
[c] Total may differ from the sum due to rounding

Current Population

As of January 1, 2025, the California Department of Finance ("DOF") estimates that the City has a population of approximately 7,667, which indicates a 3.1 percent increase from Fowler's 2024 population of 7,436.[25] As per the applicant, the City of Fowler provides extraterritorial sewer service to areas outside of city limits but still within the SOI. One property receives extraterritorial water service within the SOI, outside of city limits.

[24] During the preparation of this MSR, a discrepancy was identified between LAFCo's Planning Area for the City of Fowler and the General Plans Planning Area for the City of Fowler. This MSR recognizes that the Planning Area for the City of Fowler is 5,669 acres.
[25] California Department of Finance, Population Estimates, published May 1, 2025. Website: https://dof.ca.gov/forecasting/demographics/estimates/e-4-population-estimates-for-cities-counties-and-the-state-2021-2025-with-2020-census-benchmark/

The City estimates that between 93 and 96 people live in unincorporated land within the SOI. The City's estimated calculation is derived by multiplying the 30 residential dwelling units by the City's approximate 3.2 persons per household (high), and the County's 3.1 persons per household throughout the entire county (low).[26]

Figure 3-2. Annual Estimates of Resident Population: January 1, 2016 to May 1, 2025

	2016	2017	2018	2019	Census (April 1, 2020)	2021	2022	2023	2024	2025
Fowler, California	6,122	6,263	6,349	6,440	6,713	6,837	6,952	7,193	7,436	7,667

Source: State of California, Department of Finance Table E-4

In contrast, according to the US Census 2019-2023 American Community Survey five-year reports, City of Fowler's population averaged 6,930 residents during the surveyed time period. Of the total City population, 71.3 percent are 18 years or older, and 12.6 percent were 65 years old and over.[27] The City's male to female is 46.3 percent and 53.7 percent, respectively. The majority of the City's population identify themselves as Hispanic/Latino.

Within the City limits, there are approximately 2,382 housing units. Of the available housing units, roughly 106 are unoccupied. Approximately 55.4 percent of the occupied homes are owner occupied, while less than 45 percent are renter occupied. The average household size is 3.02, while the average family size is 3.76. During 2019-2023, there were approximately 1,587 families residing within the City.

The City of Fowler is known as "The Blossom Trail City." After the establishment of the Fresno County Blossom Trail in 1988, Fowler naturally adopted its name after its unique involvement in the trail. With its distinctive raisin and nut packaging plants, the City has promoted a sense of community and tourism that expresses Fowler's agricultural beauty.[28]

According to the US Census 2019-2023 American Community Survey 5-year reports of Fowler's population 25 years and over, 20.3 percent graduated from high school, approximately 20.7 percent have college experience, approximately 16.4 percent earned a bachelor's degree, and approximately 7.2 percent have a graduate or professional degree. Income levels within the City are lower than those of the County. During 2019-2023, the City's average household income was $61,071, and Fresno County's average household income was $71,689 for the same period.

The City of Fowler preserves the community's character through the vital support to its local businesses. Advocacy for local businesses not only fosters the cultural diversity among goods and services but also creates a sustainable city. During 2019-2023, the City of Fowler consisted of approximately 2,723 employed civilians, which means working people over 16 years of age. The City currently has 249 business licenses. 211 of them are active, 34 of them have a delinquent status, while four (4) are currently pending approval.

The City of Fowler employs a workforce of 46 individuals, comprising 39 full-time staff and 7 part-time staff.

[26] Household size obtained from the Fresno Multi-Jurisdictional 2023-2031 Housing Element, MJHE pages 2-10.
[27] U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates, City of Fowler.
[28] Fresno County Blossom Trail. Website: https://www.goblossomtrail.com/PointsofInterest.asp

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Recent Growth Trends

The City of Fowler's historic population data between 2000 and 2025 is presented in Figure 3-4. Between 2000 and 2010, Fowler experienced growth of nearly 39.9 percent. Between 2010 and 2016, overall growth averaged over 9.9 percent. Between 2016 and 2025, the average annual growth was 2.53 percent. These trends are one of the major indicators of the City's potential growth over the Fowler General Plan's 2040 planning horizon.

Fowler's Growth Projections

While the State Department of Finance provides regional growth projections for the San Joaquin Valley, the City of Fowler has adopted an average annual growth rate of approximately three percent through 2030 as its planning benchmark. This policy assumption forms the basis for the City's long range population forecast, as illustrated in Figure 35, which extends projections through 2035.

Another source of information referenced in this report is a more recent study, "Fresno County 2060 Growth Projection," prepared by the Fresno Council of Governments ("COG"). The study provides population growth estimates, job growth projections, and housing characteristics in Fresno County. COG compiled multiple jurisdictional information about planned development projects that will drive regional growth in the short term and long term.

Figure 3-4. Historical Population Growth, 2000-2025

YEAR	POPULATION	% INCREASE
4/1/2000	3,979	
4/1/2010	5,570	39.9%
1/1/2016	6,122	9.9%
1/1/2017	6,263	2.3%
1/1/2018	6,349	1.4%
1/1/2019	6,440	1.4%
4/1/2020	6,713	4.2%
1/1/2021	6,837	1.8%
1/1/2022	6,952	1.7%
1/1/2023	7,193	3.5%
1/1/2024	7,436	3.4%
5/1/2025	7,667	3.1%

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Figure 3-5. Population Forecast, 2025-2035

Based on 3% Growth Rate	
Year	**Total Population**
2025	7,667
2026	7,897
2027	8,134
2028	8,378
2029	8,629
2030	8,888
2031	9,155
2032	9,430
2033	9,713
2034	10,004
2035	10,304

The COG study forecasted a 0.97 percent annual population growth rate within the Fowler SOI. COG estimated that approximately 3,250 new residents may be accommodated within the Fowler SOI by 2060 and that the City of Fowler would reach the following population levels by the listed years.[29]

Figure 3-6. Fresno COG's Fowler Population Estimates

Year	Total Population
2020	6,713
2022	7,310
2025	7,660
2030	8,240
2035	8,910
2040	9,550
2045	10,110
2050	10,480
2055	10,630
2060	10,560

Housing Element

Legislature has declared that LAFCo's role in promoting orderly formation and development of local agencies includes consideration of accommodating additional growth and providing necessary governmental services and housing for persons and families of all incomes in the most efficient manner feasible.[30]

According to the Regional Housing Needs Allocation for the Fowler 2023-2031 Housing Element, the City has the potential to add an estimated 339 dwelling units, based on current vacant and/or underutilized parcels within the years 2013-2023.

[29] Fresno County 2023-2060 Growth Projections, page 4. Website: https://www.fresnocog.org/wp-content/uploads/2023/11/2024-Fresno-COG-2023-2060-Growth-Projections-REPORT.pdf

[30] California Government Code section 56001, Legislative Findings and Declarations, State Interest.

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The City of Fowler anticipates a bountiful amount of residential development that will occur on land within the current Fowler SOI. The City expands infrastructure and resources with approved development and annexation.

Figure 3-7. Regional Housing Needs Allocation 2023-2031

Jurisdiction	*Housing Units by Income Level*				Total Housing Units
	Very Low*	Low	Moderate	Above Moderate	
Fowler	94	57	47	141	339

*Adjusted to include extremely low-income units
Source: Fresno COG Regional Housing Needs Allocation Plan, November 2023.

Land Use Entitlements, City Approvals for Development

As of the writing of this MSR, the City is actively processing applications for new subdivisions and commercial structures. Of these applications, several are residential and/or commercial development projects, which include the following:

1. Tentative Subdivision Map No. 6486 – proposed Tentative Map for 871 single family homes over 138.9 acres.
2. Tentative Subdivision Map No. 6520 – proposed Tentative Map for 180 single family homes over 39.67 acres.
3. Tentative Subdivision Map No. 6519 – proposed Tentative Map for 183 single family homes over 38.5 acres.
4. Tentative Subdivision Map No. 6529 – proposed Tentative Map for 194 single family homes over 38.67 acres.
5. Tentative Subdivision Map No. 6537 – proposed Tentative Map for 199 single family homes over 40 acres.
6. Site Plan Review No. 25-22 – proposed truck sales and service center over 17.63 acres
7. Conditional Use Permit No. 22-41 – approved truck stop, tire repair, three restaurants, and 120 room hotels over 18.72 acres.
8. Site Plan Review No. 23-13 – approved 10-unit multi-family development over approximately 0.52 acres.
9. Tentative Subdivision Map No. 6471 – approved tentative map for the development of 44 light industrial lots over 30.65 acres.
10. Tentative Subdivision Map No. 6501 – approved tentative map for the development of 103 single family homes over 19.86 acres
11. Tentative Subdivision Map No. 6409 – approved tentative map for the development of 114 single family homes over 23.24 acres.
12. Conditional Use Permit No. 25-04 – approved 116-unit multi-family development over 7.59 acres. Project subject to securing grant funding.

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Building Permits

Figure 3-8 describes the number of total building permits issued between 2020 through September 2025.

Figure 3-8. Building Permit Activity, 2020 to 2025

	2020	2021	2022	2023	2024	2025
Type of Use	46	118	90	53	86	82
New single-family homes, detached				1		
New single-family homes, attached						1
Multi-family residences	8	2	3	1	3	2
Other nonresidential building		4	2	2	3	7
Structures other than building		1	4		2	
Solar installations, non-residential	85	82	97	116	66	39
Solar installations, residential		118	93	73	124	67
Residential additions/alterations		12	21	12	13	16
Nonresidential additions/alterations		2		1		
Additions/alterations garages and carports		1		2	2	
Nonresidential HVAC (Changeout)	15	11	22	22	19	9
Residential HVAC (Changeout)	4	1	2	5	4	
Demolition, single-family residential		1		2	4	
Demolition, all other buildings / structures	8	19	9	3	11	6

Source: Building Division

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Vacant Land Inventory

During the 2025 MSR process, the City informed LAFCo that there were approximately 1,321 acres of vacant land and 560 acres of underdeveloped land with the SOI. Underdeveloped land consists of lands that are mostly vacant open space and farmland but contain a residence or minor structures onsite. Of the 1,321 acres of vacant land in the SOI, 77 acres are designated by the General Plan for single-family low-density residential uses. Of the 560 acres of underdeveloped land within the SOI, 195 acres are designated by the General Plan for single-family low-density residential uses.

Fowler's Growth Strategies

The City of Fowler's General plan adopts a growth management strategy that encourages the organization of land development to efficiently control the expansion of municipal services while preserving current services. These strategies promote a balance with the demand for new development, thereby preventing the premature conversion of farmland and other natural resources and open spaces.

Fowler has implemented urban growth boundaries to regulate growth in accordance with state regulations. In adopting this method, each growth tier is managed through an associated threshold that dictates the timing of an annexation to the city. These thresholds are determined on the number of building permits issued for residential, commercial, and industrial development.

The growth management strategy applies to four urban growth tiers: Priority Development Area (PDA), Urban Growth Tier I, Urban Growth Tier II, and Urban Growth Tier III. *See Figure 3-8.*

Priority Development Area (PDA) – The area where growth and development are highly prioritized consisting of approximately 3,962 acres. It reinforces infill development within and around the City limits, along the expansion of industrial and commercial lands along the State Route (SR) 99 and Golden State Boulevard corridors.

Urban Growth Tier I – The area located west of the PDA encompasses approximately 697 acres and is designated for mixed-use zoning, including a combination of residential, commercial, and open space uses.

- Annexation of area anticipated for Medium High Density Residential or High Density Residential in Tier I only after:
    - 112 building permits are issued for new dwelling units on properties zoned for MHDR or HDR to the PDA after December 31, 2021.
- Annexation of area anticipated for Low Density Residential, Medium Low Density Residential, or Medium Density Residential in Tier I only after:
    - 1,512 building permits for new dwelling units on properties zoned for LDR, MLDR, and MDR have been issued to the PDA after December 31, 2021.
    - 1,552 building permits are issued for new dwelling units on properties zoned for MHDR or HDR to the PDA after December 31, 2021

Urban Growth Tier II – The area located to the north and east of the PDA comprises approximately 744 acres and is primarily designated for residential land uses, with limited commercial development.

- Annexation of area anticipated for Medium High Density Residential or High Density Residential in Tier II only after:

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- 789 building permits are issued for new dwelling units on properties zoned for MHDR or HDR in the PDA or Tier I.

- Annexation of area anticipated for Low Density Residential, Medium Low Density Residential, or Medium Density Residential in Tier II only after:
  - 3,005 building permits for new dwelling units on properties zoned for LDR, MLDR, or MDR have been issued to the PDA or Tier I after December 31, 2021.
  - 1,068 building permits for new dwelling units on properties zoned for MHDR or HDR in the PDA or Tier I have been issued after December 31, 2021.

Urban Growth Tier III – The area is located south of the PDA and west of Manning Avenue, comprising of approximately 287 acres. This section is planned for residential, commercial, and industrial land use.

- Annexation of area anticipated for Medium High Density Residential and High Density Residential in Tier III only after:
  - 1,492 building permits for new dwelling units on properties zoned for MHDR or HDR have been issued to the PDA, Tier I, or Tier II after December 31, 2021.
- Annexation of area anticipated for Low Density Residential, Medium Low Density Residential, and Medium Density Residential in Tier III only after:
  - 5,245 building permits for new dwelling units on properties zoned for LDR, MLDR, or MDR have been issued to the PDA, Tier I, or Tier II after December 31, 2021.
  - 2,053 building permits for new dwelling units on properties zoned for MHDR or HDR in the PDA, Tier I, or Tier II have been issued after December 31, 2021.

In addition to the growth management strategy, the City of Fowler's Planning Department has also adopted plans focusing on the facilitation and preparation for the future development of the city.

- Traffic Impact Analysis Guidelines-Resolution No. 2763 – Provides guidance to the City of Fowler on how to assess transportation impacts of projects in accordance with the California Environmental Quality Act (CEQA).

- Community Landscapes Plan (2019) – Focuses on improving the health and economic stability of the community, specifical those impacts by significant greenhouse gas emissions from nearby freeways and railroads, through the delineation of districts, greenways, modification of land use policies, and more.

- Central Fowler Revitalization Plan (2007) – Identify improvements to Merced Street and Golden State Boulevard that would foster a safe, welcoming pedestrian environment, while also creating a plan to revitalize surrounding blocks for a vibrant, unified downtown.

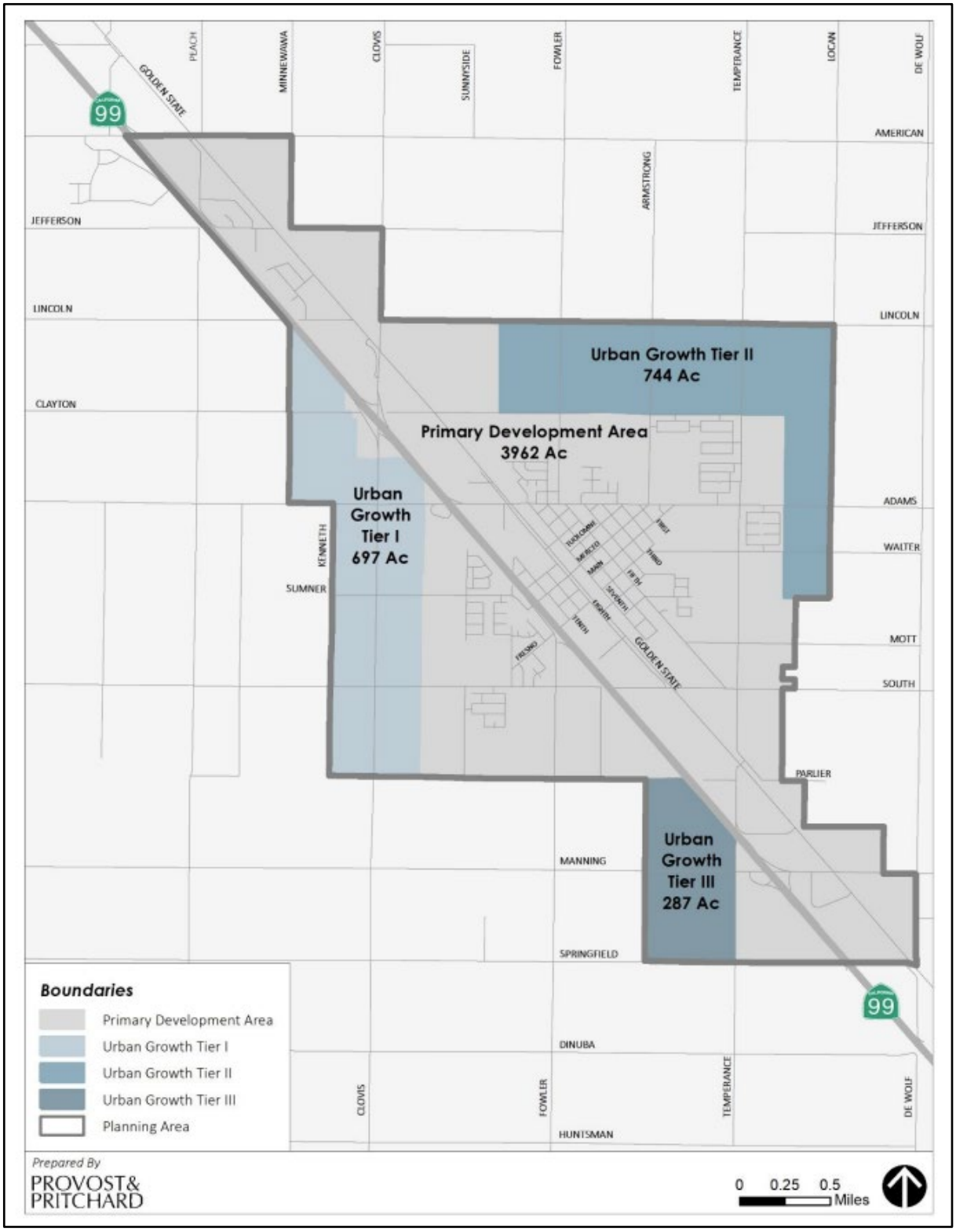
- South Kings Groundwater Sustainability Agency (SKGSA) – Responsible for sustainable management of groundwater in the portion of the King's Subbasin underlying the SKGSA's boundary.

- Bicycle, Pedestrian, & Trails Master Plan (2024) – Transform Fowler into a vibrant, walkable city with safe and comfortable travel options.[31]

[31] City of Fowler Bike, Walk, & Trails Plan. Website: https://www.fowlercity.org/planning/page/bike-walk-trails-plan

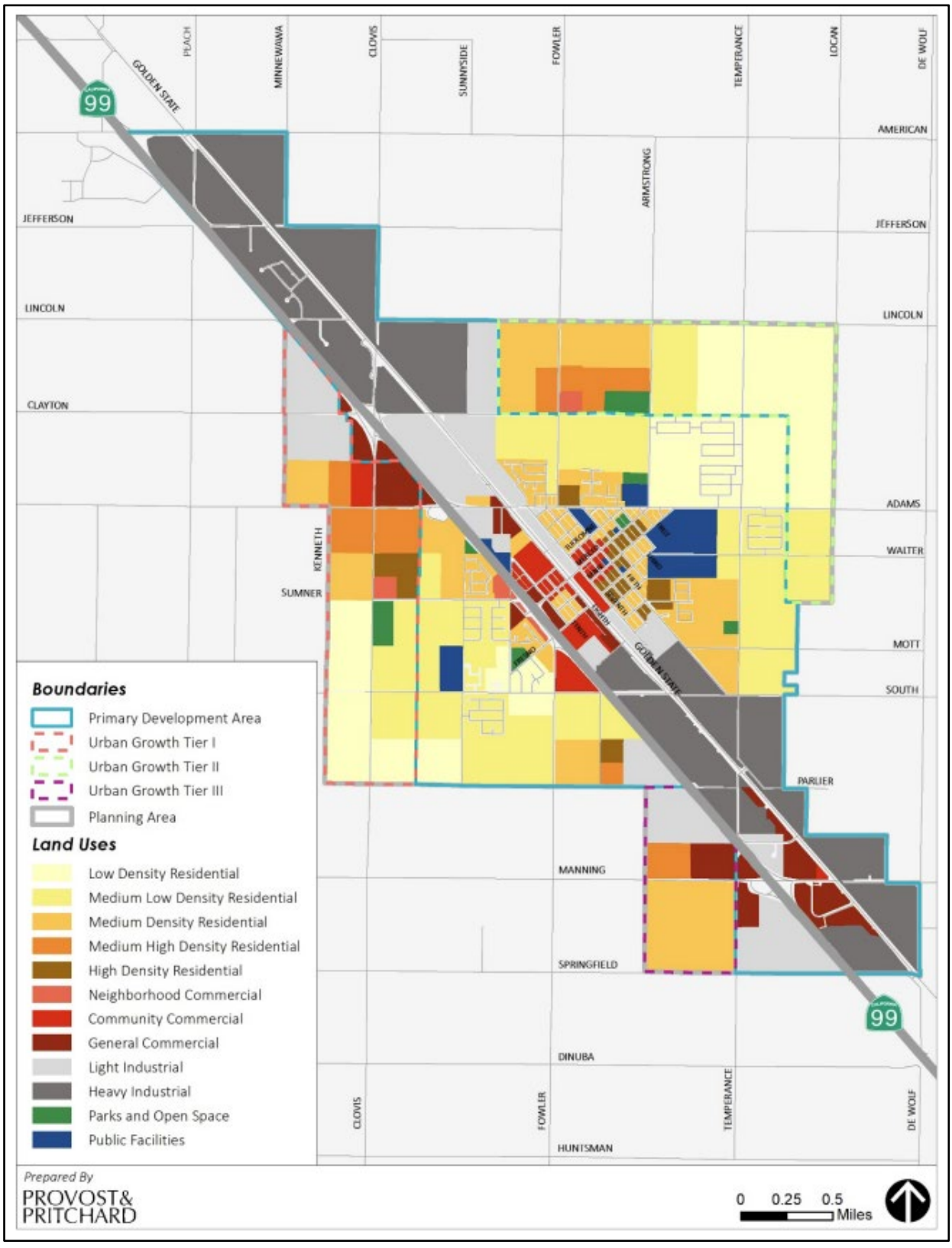
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Figure 3-8: Growth Management Tiers



Source: City of Fowler 2040 General Plan

Figure 3-9: Land Use Diagram



Source: City of Fowler 2040 General Plan

The Fowler General Plan goals and policies represent the official City position regarding the desired nature, disposition, and quality of development within the community. To effectively manage City growth through 2040, the General Plan includes numerous goals and policies promoting compact development, in-fill development, and significant increases to residential and commercial density ranges. By design, these tools are to ensure a managed, controlled, and orderly growth pattern over the entire planning horizon.

Annexation Policies

Currently, the City of Fowler's General Plan establishes the City's Annexation Policy, which entails its commitment by the City to maintain an updated Memorandum of Understanding with County of Fresno.[32] As of September 2017, the County and City of Fowler Memorandum of Understanding (MOU) sets forth the following:

a) The County shall not approve any discretionary development permit for new urban development within the City's SOI unless that development has first been referred to the City.
b) That development is orderly.
c) County shall require development standards of the City, when development is within the existing SOI.
d) The City application for the annexation of any new territory be consistent with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.
e) City initiated annexations shall have development imminent, with at minimum fifty (50) percent of the proposed area having an approved site plan and/or tentative map.

In the General Plan, LU-7a Action Item - Review the Memorandum of Understanding (MOU) with the County of Fresno and initiate negotiations to amend the MOU, if necessary, to ensure City review of development applications with the City's Sphere of Influence.

Furthermore, all annexation requests to the City are subject to LAFCo's Policy 210 – Standards for Annexation to Cities and Special Districts That Provide Municipal Services and Policy 210.09 - Prezoning Requirement. In summary, the following LAFCo policies regulate the City's ability to annex new territory into the City's corporate boundaries:

- 210.01. Proposal is consistent with the affected agency's sphere of influence and does not conflict with the goals and policies of the Commission.
- 210.02. Proposal to annex to a city is consistent with the affected City's land use plan by prezoning and approval of planning entitlement applications. Proposal to annex to a special district has been deemed consistent with the affected special district's service plan.
- 210.03. Proposal mitigates any significant adverse effect on continuing agricultural operations on adjacent properties by execution of a right-to-farm covenant.
- 210.04. Proposal is consistent with the affected city's general plan, is contiguous to the affected city, and demonstrates in its service plan that it will result in logical, orderly, and efficient service delivery.
- 210.05. Proposal shows that there is existing substantial development or gives an indication of imminent development in the form of an approved tentative subdivision map or site plan

[32] City of Fowler 2040 General Plan, Land Use Element Policy, LU 2.5.10. *Note: existing LU 2.5.10 language will be amended by City in 2020 to ensure consistency, as it currently states 50% (which is from the previous MOU).*

review, requiring municipal services.

- 210.06. Proposal's service plan demonstrates that development can be provided all necessary services, public improvements, and facilities.
- 210.07. Proposals that would create islands are discouraged. Boundaries should minimize creation of peninsulas and corridors and should include any developed islands or substantially surrounded area with the proposed developing area.
- 210.08. There is a timely availability of water supplies adequate for projected needs as specified in GC sec. 65352.5.

Collaborative Regional Planning Efforts

The City of Fowler has actively participated in the San Joaquin Valley Blueprint planning process. Initiated in 2006, the Blueprint process is a collaborative regional effort comprised of seven Valley Councils of Governments (COGs) and one Regional Transportation Planning Agency, collectively representing jurisdictions throughout the San Joaquin Valley

In 2010, the San Joaquin Valley Blueprint Council, the decision-making body of the Blueprint planning process, adopted 12 Growth Principles that reflect its vision for the future of the San Joaquin Valley. The San Joaquin Valley Blueprint Smart Growth Principles are:

a) Create a range of housing opportunities and choices.
b) Create walkable neighborhoods.
c) Encourage community and stakeholder collaboration.
d) Foster distinctive, attractive communities with a strong sense of place.
e) Make development decisions predictable, fair, and cost-effective.
f) Mix land uses.
g) Preserve open space, farmland, natural beauty, and critical environmental areas.
h) Provide a variety of transportation choices.
i) Strengthen and direct development towards existing communities.
j) Take advantage of compact building design.
k) Enhance the economic vitality of the region.
l) Support actions that encourage environmental resource management.

In the process of updating the Fowler General Plan, the Growth Principles have been used to develop or update many of the Fowler General Plan policies.

Future Fowler Sphere of Influence Updates

During the preparation of this MSR, the City of Fowler informed LAFCo that no additional SOI revisions are anticipated within the next five years. The current SOI proposal, which seeks to expand the City's boundaries by approximately 1,195 acres, is the only revision under consideration. The proposed expansion encompasses three areas: 80 acres in the northeast, 418 acres on the south side, and 697 acres on the west side.

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4. Agriculture Preservation

Municipal Service Reviews ("MSR") and Spheres of Influences ("SOI") empower LAFCo to implement its legislative objective to "discourage urban sprawl, preserve open-space and prime agricultural lands, and encourage the orderly formation and development of local agencies based upon local conditions and circumstances (GC section 56301)." Although LAFCo does not have direct land use authority and does not manage service-providing agencies, LAFCo serves as an intermediary for the state in addressing growth challenges through the implementation of SOI determinations and periodic SOI updates for cities and special districts as mandated in GC section 56425. In this section, the MSR will evaluate the City's policies that support the preservation of agricultural farmland.

Prime Agriculture

LAFCo notes that there are two similar definitions for "Prime Agricultural Land" set forth in California statute. State law defines "Prime Agricultural Land" ("PAL") for cities and counties in Government Code Section 51201 as any of the following:

a. All land that qualifies for rating as class I or class II in the Natural Resource Conservation Service land use capability classifications.
b. Land which qualifies for rating 80 through 100 in the Storie Index Rating.
c. Land which supports livestock used to produce food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture.
d. Land planted with fruit- or nut-bearing trees, vines, bushes, or crops which have a nonbearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than two hundred dollars ($200) per acre.[33]
e. Land which has returned from the production of unprocessed agricultural plant products and annual gross value of not less than two hundred dollars ($200) per acre for three of the previous five years.

In contrast, LAFCo law provides a similar but not identical definition: Cortese-Knox-Hertzberg Local Government Reorganization Act, Government Code Section 56064 defines PAL as an area of land, whether a single parcel or contiguous parcels, that has not been developed for a use other than an agricultural use and that meets any of the following qualifications (substantive differences with GC sec. 51201 are italicized):

a) Land that qualifies, *if irrigated*, for rating as class I or class II in the USDA Natural Resources Conservation Service land use capability classification, *whether or not land is actually irrigated, provided that irrigation is feasible.*
b) Land that qualifies for rating 80 through 100 Storie Index Rating.
c) Land that supports livestock used for the production of food and fiber and that has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture in the National Range and Pasture Handbook, Revision 1, December 2003.
d) Land planted with fruit or nut-bearing trees, vines, bushes, or crops that have a nonbearing period of less than five years and that will return during the commercial bearing period on an annual

[33] California Government Code section 51201.

basis from the production of unprocessed agricultural plant production not less than *four hundred dollars ($400)* per acre.

e) Land that has returned from the production of unprocessed agricultural plant products an annual gross value of not less than *four hundred dollars ($400)* per acre[34] for three of the previous five calendar years.

Fowler General Plan 2040 Development Capacity and Growth Management

Fowler's 2040 General Plan uses a tiered growth strategy to manage population increase, economic development, and land use while protecting agricultural resources and ensuring sustainable infrastructure expansion. This structure ensures balanced and sustainable growth by prioritizing infill development, protecting farmland, and aligning infrastructure expansion with actual demand. This will help the City of Fowler remain resilient, efficient, and community focused as it grows toward 2040.

The projected growth plan supports approximately 48,130 residents and 30,670 jobs at full buildout. The growth management aligns development with city goals, manages service expansion, and prevents premature urban sprawl.

Figure 4-1. The General Plan Urban Growth Tiers

Urban Growth Tier	Area (Acres)	Development Focus
Priority Development Area (PDA)	3,962	Infill, industrial, and commercial development
Growth Tier I	697	Mix of residential, commercial, and open space west of PDA
Growth Tier II	744	Primarily residential with limited commercial to the North and East
Growth Tier III	287	Residential, commercial, and industrial use south of PDA

Growth management strategies encourage the orderly development of land to effectively manage municipal service expansion and maintain services for existing development. Additionally, they aim to balance growth with demand for new development, reducing the premature conversion of farmland and other natural resources and open space areas.

Fowler has established urban growth boundaries to effectively manage growth while meeting the requirements of state legislation. In adopting this approach, the City has established growth boundaries and associated thresholds to determine when development may occur from one growth boundary to the next. Once development thresholds within a specific growth tier have been met, additional growth tiers are opened, allowing infrastructure to expand, but only after a majority of the development potential within existing urban areas has been realized.

[34] California Government Code section 56064.

Fowler General Plan: Land Use Goals, Policies and Action Items

Implementation of the City of Fowler 2040 General Plan anticipates future population and economic growth and presents the land use policies to accommodate this planned growth. These actions aim to focus on infill development within the PDA before additional growth is considered in the subsequent Urban Growth Tiers. Per the Fowler 2040 General Plan, "This element also includes policies to discourage the premature conversion of productive agricultural lands, protect agricultural lands that border the City's planning area, and encourage more urban agriculture uses throughout the City."

The City's collective Land Use, Development Capacity and Growth Management, and Policies are designed to ensure the avoidance and premature conversion of agricultural land. While not ensuring the permanent preservation of all agricultural land within the Fowler SOI, the General Plan growth tiers seek to avoid and discourage the premature conversion of productive agricultural land prioritizing infill development within the urbanized areas of the City.

Goal LU-1 Growth occurs logically and efficiently.

Goal LU-2 A wide range of housing types are available to accommodate all housing needs in the community.

Goal LU-3 Thriving commercial centers are located throughout the City.

Goal LU-4 There are continued opportunities for the expansion of industrial land uses.

Land Use and Zoning Compatibility

Land uses established by the General Plan are implemented by other local regulatory documents, primarily the Zoning Ordinance. The Zoning Ordinance sets specific standards for what types of uses can locate within a certain land use designation, as well as standards for site and building design. Because the General Plan and Zoning Ordinance work together to regulate development activity, it is required zoning be consistent with the General Plan[35].

Policy LU-1 Development shall occur in accordance with the planned land uses as shown on Figure 3-9: Land Use Diagram.

Policy LU-2. Other zoning districts may be determined to be consistent with a land use designation based on compatibility with the intent of the designation and its specified density or intensity range. Such density or intensity range shall be calculated based on gross acres.

Policy LU-3 For a plan amendment and/or rezoning request, the City may require submittal of supplemental information to determine the need for the plan amendment or rezoning.

Supplemental information would be in addition to the items required for submittal at the time of application for a plan amendment or rezoning request.

[35] City of Fowler 2040 General Plan, pages 16-20.

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Policy LU-4 The overall maximum density of the land use designation shall not be exceeded, except when a project is eligible for increased density as part of a Planned Unit Development or under the State Density Bonus Law.

Policy LU-5 Residential developments may use the average density across the total project site to meet density requirements, so that development may be clustered at higher densities in certain areas, so long as the project total does not exceed the maximum density permitted by the General Plan.

Policy LU-6 Coordinate planning of the unincorporated area within the Sphere of Influence ("SOI") with Fresno County and encourage the County to zone unincorporated areas within the SOI for continued agricultural use.

Policy LU-7 Request Fresno County refers to all proposals for development located within the City's Sphere of Influence to the City for annexation. In cases where annexation is not feasible, the City may request the County attach conditions of approval to such applications to ensure the development will conform to City standards, will agree to annex when feasible, and will not be detrimental to future urban development in the City.

- **Action Item LU-7a** Review the Memorandum of Understanding ("MOU") with the County of Fresno and initiate negotiations to amend the MOU, if necessary, to ensure City review of development applications with the City's Sphere of Influence.

Fowler General Plan: Agricultural Resources

The California Department of Conservation's Farmland Mapping and Monitoring Program ("FMMP") produces maps and statistical data used for analyzing impacts on California's agricultural resources. As part of this process, agricultural land is categorized according to soil quality and irrigation status. These agricultural categories include Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, and Urban and Built-Up Land. Most of the planning areas are designated as Prime Farmland or Urban and Built-Up Land.[36]

Policy SAF-32: Facilitate urban agriculture by supporting community gardens and recognize their value in providing fresh food in urban areas in addition to their recreational, community building, landscaping, and educational value.

- **Action Item SAF-32a** Review and revise, as needed, zoning regulations to allow community gardens and similar urban agriculture uses.
- **Action Item SAF-32b** Review and revise local policies, including plant lists, to ensure local landscaping attracts butterflies and other pollinating species.

Policy SAF-33: Promote the preservation and economic viability of agricultural land adjacent to the Fowler planning area.

[36] City of Fowler 2040 General Plan, pages 84-85.

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- **Action Item SAF-33a** Amend local ordinances to require open space or other buffers for new development abutting agricultural areas planned for long-term use.

Policy SAF-34: Discourage the premature conversion of productive agricultural lands.

- **Action Item SAF-34a** Utilize master plans and the Capital Improvement Program ("CIP") to implement the extension of urban services efficiently and responsibly.
- **Action Item SAF-34b** Support the use of Williamson Act contracts to prevent the premature conversion of farmland and review and revise, as needed, the Fowler Municipal Code to facilitate the continuation of Williamson Act Contracted parcels, as appropriate, following annexation.

The Williamson Act is a program that enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value.

- **Action Item SAF-34c** Review and revise, as appropriate, zoning regulations allowing for continued agriculture use in the City limits where no development is proposed in the near-term.

Policy SAF-35 Require new development occurring in proximity to existing agricultural uses to acknowledge the potential effects of agricultural operations.

- **Action Item SAF-35a** Adopt a Right-to-Farm Ordinance.
- **Action Item SAF-35b** Prior to adoption of a Right-to-Farm Ordinance, continues to require that purchasers of homes located in the vicinity of agricultural operations be provided a Right-to-Farm notification of such activities by way of deeds and/or escrow documentation.

Existing Land Uses

Land immediately surrounding the Fowler city limits consists of predominantly agricultural and incidental rural residential land uses. Residential uses make up the largest category within the city limits at nearly 31 percent, followed by vacant land at 22 percent. Agricultural uses make up a significant portion of both the SOI and expansion area, at 84.2 percent and 89.7 percent, respectively.

Within the overall planning area, agriculture occupies 63.9 percent of the land; residential uses occupy approximately 10 percent, industrial uses make up 9.4 percent, while commercial and office use occupy just 2.7 percent. Public uses, such as churches, government facilities, schools, and other utilities, occupy an additional 5 percent. The remaining 9 percent comprises vacant land and right-of-way. Most existing development lies on the east side of SR 99, although substantial residential development exists to the west. Retail and industrial uses are generally clustered along the eastern side of SR 99.

Williamson Act Contracts

The California Land Conservation Act, or Williamson Act was adopted in 1965 to encourage the preservation of agricultural lands in view of the increase in trend toward their "premature and unnecessary"

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urbanization.[37] The Williamson Act enables counties and cities to designate agricultural preserves and offer preferential taxation to agricultural landowners based on the income-producing value of the land. In return for the preferential tax rate, the landowner is required to sign a Land Conservation Contract ("LCC") with the county or city agreeing not to develop the land for a minimum of 10 years. The LCC is renewed automatically on its anniversary date unless a notice of nonrenewal or a petition for cancellation is filed with the respective agency.

According to the Williamson Act Enrollment Finder, many properties located in the Fowler SOI are identified under LCC. As of June 2025, there are 60 parcels within the proposed Fowler SOI that are identified under an existing LLC.

According to the Fowler 2040 General Plan, the City intends to, "support the use of Williamson Act contracts to prevent the premature conversion of farmland and review and revise, as needed, the Fowler Municipal Code to facilitate the continuation of Williamson Act Contracted parcels, as appropriate, following annexation.[38]

Fresno LAFCo Policy Standards for Annexation

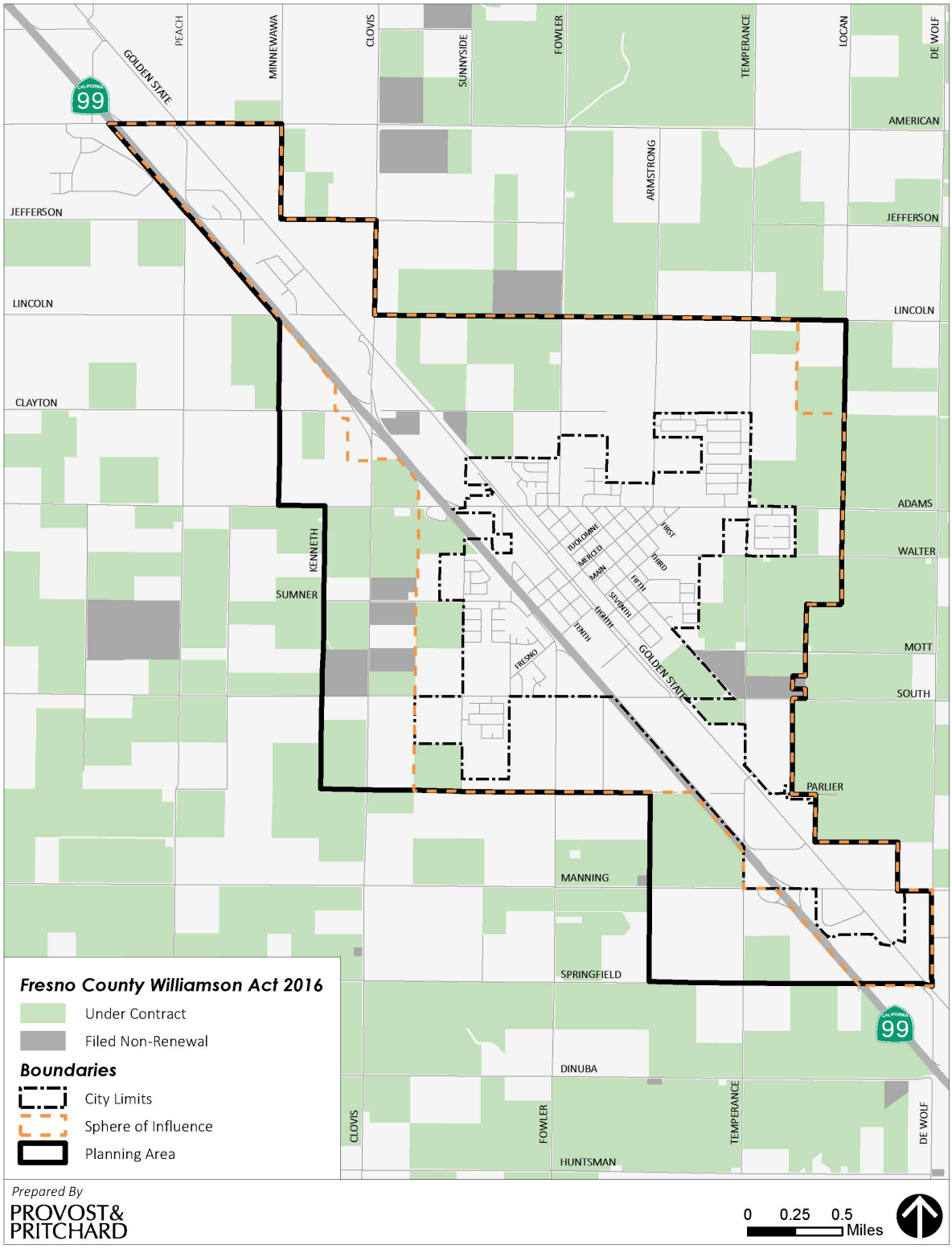
The Fowler General Plan provides policies that support orderly and logical annexations to the City. All annexations into the City of Fowler are subject to LAFCo's Policy 210 – Standards for Annexation to Cities and Special Districts and Policy 210.09 – Prezoning Requirement. LAFCo policy 210, requires that each proposal is consistent with the adopted SOI of a city, and that the proposal is consistent with City or County general plan, and that each proposal results in planned, well ordered, efficient development patterns and service areas, and it discourages urban sprawl.

Prior to filing an annexation application with the LAFCo, each city must prezone the subject territory consistent with the City's general plan for any land proposed to be annexed by the city or petitioners. Pre-zoning is the legal process of placing a city zoning designation by action of the City Council to unincorporated territory or a portion of territory outside the city limits. LAFCo's standards for annexation also require that each proposal demonstrate that development can be provided with all urban services and improvement or facilities necessary through a service plan. As such, annexations must be contiguous to existing city limits and do not create islands, and minimize creation of peninsulas and corridors, or distort jurisdictional boundaries.

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[37] California Government Code section 51200 *et seq*., The California Land Conservation Act of 1965.
[38] City of Fowler 2040 General Plan, page 85.

Figure 4-2. Land Conservation Contracts within Fowler SOI



5. Disadvantaged Unincorporated Communities

The purpose of Senate Bill 244 (Wolk, 2011) is to address the complex legal, financial, and political barriers that contribute to regional inequity and infrastructure deficits within disadvantaged unincorporated communities ("DUC"). Cities, counties, special districts, and LAFCo all required by SB 244 to identify and include DUCs in their respective long-range planning.

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 ("CKH") requires LAFCos to make determinations regarding DUCs for any updates to a SOI of a local agency (a city or special district) that provides public facilities or services related to sewer, municipal and industrial water, or structural fire protection. State law directs LAFCos to consider and prepare written determinations regarding the present and planned capacity of public facilities and adequacy of public services, and infrastructure needs or deficiencies for any DUCs.

A DUC is defined as an inhabited unincorporated territory with an annual median household income that is less than 80 percent of the statewide annual median household income as defined by California Water Code section 79505.[39] Furthermore, on January 9, 2013, Fresno LAFCo exercised its authority and adopted a local policy refining the DUC definition to consist of at least 15 dwelling units, at a density not less than one unit per acre.

Pursuant to LAFCO Policy 111-03, when approving any new or updated SOI for a city or special district, the city or special district shall be required to identify DUCs within or contiguous to their boundaries in their applications for Commission action.

CKH prohibits LAFCo from approving an annexation to a city of any territory greater than 10 acres if a DUC is contiguous to the proposed annexation, unless an application to annex the DUC has been filed with LAFCo.[40] An application to annex a contiguous DUC shall not be required if a prior application for annexation of the same DUC has been made in the preceding five years or if the commission finds, based upon written evidence, that a majority of the registered voters within the affected DUC are opposed to annexation.

This section of the MSR uses the American Community Survey ("ACS") five-year estimates for years 2019 to 2023 datasets to identify the demographic composition of various locations near the City. The ACS is sponsored by the U.S. Census Bureau and is part of the Decennial Census Program. According to the U.S. Census Bureau, the ACS five-year reports are the most reliable form of information generated by the U.S. Census because they are multiyear estimates utilized to describe average characteristics of population and housing to give an average value over the full data period.

According to the 2019-23 ACS five-year estimates, Fowler's reported income levels are lower than that of the County. During 2019-23, Fowler had a reported MHI average of $61,071, while Fresno County reported an MHI average of $71,434. During the same timeline, the Statewide MHI for California was $96,334. Per Water Code, any location with a MHI less than $77,067 meets the income threshold for a Disadvantaged Community. Based on MHI levels, Fowler is considered a Disadvantaged Community.

[39] California Government Code section 56046 – definition of "inhabited territory".
[40] Fresno LAFCo policies also qualify contiguous as 'or within 300 feet' to the proposed annexation.

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However, for the purpose of the LAFCo process, a DUC must be *inhabited*, located *outside* of a city's incorporated limits, within or contiguous to a city's SOI, and have at least 15 dwelling units at a density not less than one unit per acre. LAFCo staff did not identify any DUCs as defined by Commission policy in or within a mile of the Fowler SOI.

Fowler 2025 MSR – DUC Determination

In 2020, the Fresno Local Agency Formation Commission (LAFCo) mapped DUCs in Fresno County, and there were no DUCs identified within the General Plan planning area.

The City informed LAFCo that it is complying SB 244, the planning for Disadvantaged Unincorporated Communities Act, through its commitment with the Regional Collaboration Program, as called out in the 2023-2031 Multi-Jurisdictional Housing Element Action Plan for the City of Fowler. This plan states that the City of Fowler will continue to participate in the Countywide Housing Element Technical Committee to collaborate on housing program implementation and regional issues, including disadvantaged unincorporated communities, infrastructure challenges, farmworker housing, homelessness, and fair housing.[41]

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[41] 2023-2031 MJHE Participating Agencies: Fresno County, Clovis, Coalinga, Fowler, Huron, Kerman, Kingsburg, Mendota, Parlier, Reedley, San Joaquin, Sanger, and Selma.

6. Parks and Recreation Services

The City of Fowler's mission is to provide parks and recreation facilities that are safe, accessible, and connected to the community. Allowing passive and active recreation opportunities that are abundant and coordinated across local facilities and organizations.

Event and recreation services are provided by the Recreation Department, while the Public Works Department is responsible for maintaining the City's recreational facilities, streetscape, parks, trails, other landscaped open space areas, city trees, and city building grounds. The following includes all parks within the City of Fowler.

- Panzak Park – 2.3 acres
- Donny Wright Park – 5.4 acres
- Margaret Cowings Park – 0.2 acres
- Fowler Veterans Monument – 0.1 acres
- Shirakawa Park – 1.4 acres
- K. Hovnanian 2 Neighborhood Park – 4.1 acres
- Somerset Crossing Neighborhood Park – 1 acres
- Abbey Park Neighborhood Park – 1.5 acres

The Recreation Commission

The Fowler Recreation Commission consists of seven members appointed by the Mayor serving a two-year term commencing July 1st. Four of the commissioners are appointed in even number years, while three are appointed in odd numbered years. The Chairman is elected by Commissioners every January.

The Chairman appoints a vice-chairman and secretary to serve one year. All members must reside within the incorporated city limits, within the City's approved Sphere of influence, or within the jurisdictional boundaries of the Fowler Unified School District. The Recreation Commission meetings are held on the second Tuesday of each month at 6:00 p.m. in City Hall Council Chambers, 128 S. 5th Street, Fowler, California 93625.

Current Recreation Commission Members

Chair	Talene Kasparian-Cleveland
Vice Chair	Stephanie Mejia
Secretary	Monique Valasquez-Lopez
Member	Roy Alatorre
Member	Paul Khasigian
Member	Ailynn Martinez
Member	Jessica Monique Leal

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The Recreation Commission, with the leadership of the Recreation Department, coordinates community events, music, sports, games, plays, celebrations and similar activities such as Annual Blossom Trail City Springfest Celebration in Panzak Park, Annual Christmas Tree lighting ceremony, and the Fowler's 4th of July Celebration. The delivery of recreational programs to residents is executed through various partnerships with local agencies, organizations, and community volunteers.

Furthermore, the City hosts "Wednesday Nights at the Park," a special Fowler event where residents are welcome to gather at Panzak Park to enjoy food trucks, live entertainment, craft vendors, and more. This event allows resident connectivity, promotes local businesses, and fosters community spirit. It occurs weekly from 6:00 p.m. to 9:00 p.m., live music starting at 7:00 p.m. until closing. Each Wednesday the City brings creativity and fun by assigning a theme to the night. Some of these themes include: "Bollywood Night," "Low Rider Night," and "Viva Las Vegas Night."

Senior Center

The Edwin Blayney Senior Center offers services to seniors around the Fowler community. Services include nutritional lunch program, exercise classes, crafts, bingo, healthy living information and homebound meal program. While the David T. Cardenas Senior Center and Police Headquarters Building is under construction, the Edwin Blayney Senior Center's temporary home is across the street at the Fowler Baptist Church- 507 E. Merced Street Fowler, CA. 93625. The Center is the daily meeting place for Fowler's seniors and offers daily activities and lunch along with opportunities for social contact, special outings, resources, and other assistance programs.

Additionally, Fowler has various intergovernmental partnerships that support the city's vision to build and maintain sustainable parks and recreational programs. Fowler's intergovernmental partnerships include, but are not limited to, the following:

- Public Works Department provides park maintenance services
- Police Department provides law and code enforcement
- The Development Department oversees land uses planning
- Fowler Unified allows for shared use of their facilities

Bicycle, Pedestrian, & Tails Master Plan

The Plan represents a collaborative initiative aimed at transforming the City of Fowler into a vibrant, walkable community through the safe interconnection of transportation options for all ages and abilities. This strategic and comprehensive approach addresses key challenges Fowler is facing, including connectivity, public health, safety, and more. It seeks to link trails to bikeway networks, parks, and outlying residential area. With active input from community members, City staff successfully developed a plan that aligns with the needs and aspirations of the City. The Plan is guided by five goals to ensure effectiveness and success:

- Develop a framework for the City's Active Transportation Network.
- Prioritize safety and accessibly for people of all ages and abilities.
- Recommend new infrastructure, policies, and programs to support walking, rolling, and biking in Fowler.
- Create a road map for implementation.
- Engage with residents in an inclusive and meaningful way.

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General Plan: Open Space

The Open Space Element of the 2040 General Plan provides goals and policies that address the provision of parks, trails, community centers, and multipurpose facilities to ensure the growth and development of the City of Fowler. The General Plan Land Use Diagram identifies several sites for future parks and open space in newly planned areas. These sites include underutilized lands as well as multi-benefit areas. The Fowler Bicycle, Pedestrian, & Tails Master Plan aligns with the following General Plan Open Space Element goals:[42]

- **Goal OS-1:** Open space areas form a connected network, linking Fowler's residential neighborhoods to passive and active recreation opportunities.
- **Goal OS-2:** Open space areas enhance community livability, provide opportunities for improved public health, and are equitably distributed throughout the City.
- **Goal OS-3:** Recreational programming facilities meet the needs of community members of all ages and abilities.
- **Goal OS-4:** Open space acquisition, development, programming, and maintenance is adequately and reliably funded.
- Goal OS-5: Improve quality of life and environmental resilience through the development and maintenance of the City's urban forest.

The City of Fowler has set a standard of three acres of park/open space per 1,000 residents. This includes a designated two acres of neighborhood park per 1,000 residents and one acre of community park per 1,000 residents. [43]

The General Plan classifies the City's Park facilities in three categories: Community Plaza, Neighborhood Park, and Community Park. The Community Plaza provides opportunities for public gatherings or social events within an urban context. There is no size requirement for public plazas. Neighborhood Parks may be up to two acres in size and provide both passive and active open space within the community and within residential subdivisions when dedicated for public use. Access radius is 0.25 miles. Service Level Requirements are 2.0 per 1,000 residents. Community Parks range in size from just over two acres to twenty-five acres and provide amenities for multiple age groups and opportunities for passive and active recreation. Access radius is 0.5 Miles. Service Level Requirements are 1.0 per 1,000 residents.

Facilities and Capacity

The City of Fowler maintains approximately sixteen acres of existing park and recreation facilities that contain building space dedicated to recreational and educational purposes distributed among the City's sites. Other facilities that provide site amenities include both passive and active recreation activity features such as a senior center, a park support facility, and a City administrative building.

The covered area of the Panzak Park is available to rent subject to availability of desired date. Rental fees for Residents are lower than Non-Residents. The park has a stage but is currently off limits to rental. Figure 6-1 and Figure 6-2 provide visual information on the existing park and recreation facilities in the City of Fowler.

[42] City of Fowler 2040 General Plan, pages 52-59.
[43] Ibid.

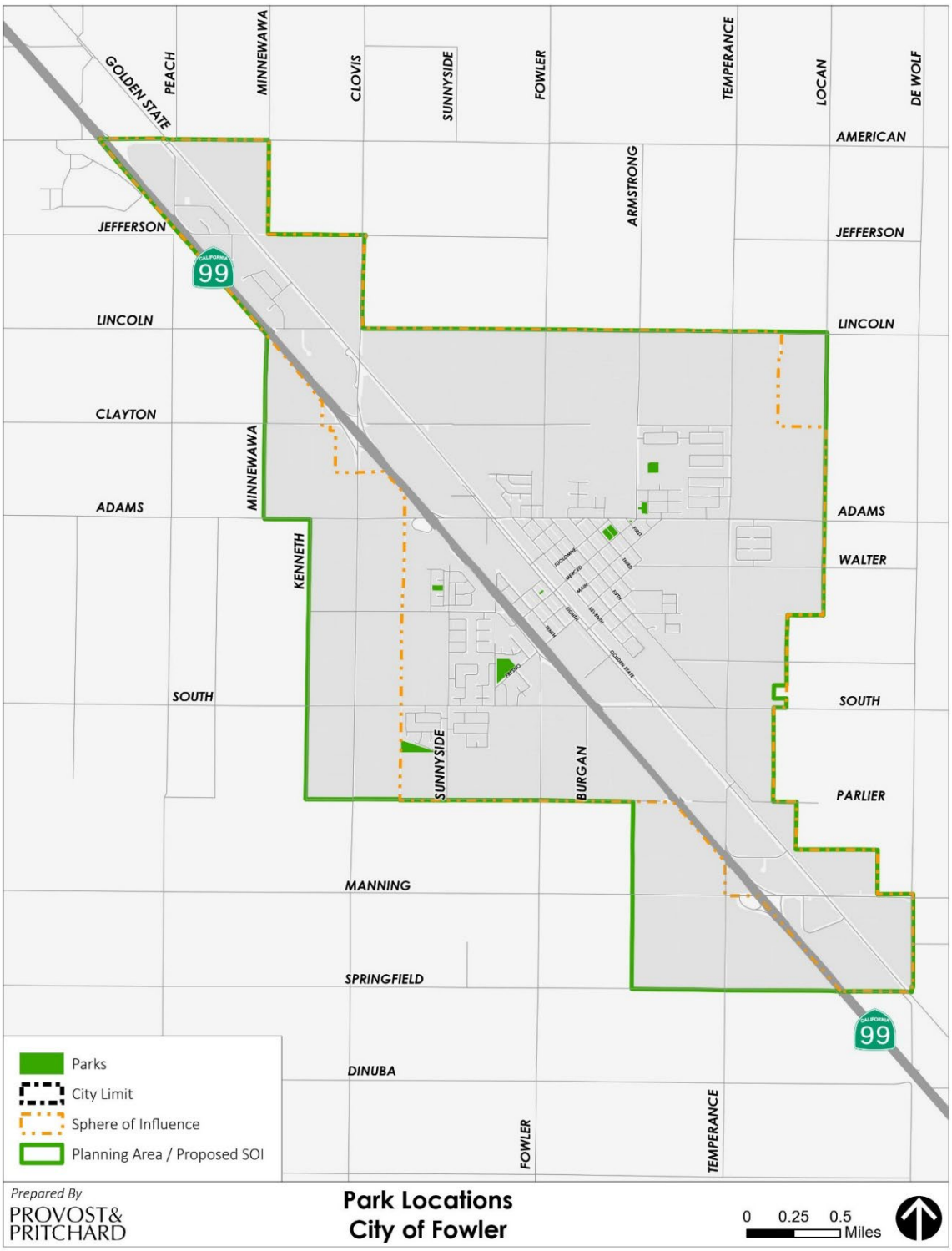
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Figure 6-1. City of Fowler Park and Recreation Facilities

Name	Location	Hours of Operation	Purpose / Amenities
City Parks			
Panzak Park	500 E. Merced Street Fowler, CA 93625	24 hours	Community Plaza
Donny Wright Park	630 W. Fresno Fowler, CA 93625	24 hours	Community Park
Margaret Cowings Park	Near corner of Merced & 9th Street Fowler, CA. 93625	24 hours	Community Park
Fowler Veteran's Monument	Corner of E. Merced St. & Adams Fowler, CA 93625	24 hours	Neighborhood Park
Shirakawa Park	729 E. Bonita Court Fowler, CA 93625	24 hours	Neighborhood Park
K. Hovnanian 2 Neighborhood Park	1337 West Randy Avenue, Fowler, CA 93625	24 hours	Neighborhood Park
Somerset Crossing Neighborhood Park	699 S Argyle Ave, Fowler, CA 93625	24 hours	Neighborhood Park
Abbey Park Neighborhood Park	250 North Vista Avenue, Fowler, CA 93625	24 hours	Neighborhood Park
Edwin Blayney Senior Center	108 N 3rd St, Fowler, CA 93625-2355		Senior Center

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Figure 6-2. Fowler Park Facilities



Demand for Service

Four major factors influencing service demand for the City's parks and recreation facilities and services are population growth, range of recreational activities offered by the Department, constituent outreach, and price. The wider the range of recreational opportunities, the greater the chance that a resident will find a preferred option, therefore potentially more people would be using services offered by the City. Similarly, the more constituents are aware of the recreational opportunities, the more likely a greater number of people will be making use of the available facilities. In addition, the City of Fowler provides recreational programs for both its adult and youth groups.

The Department does not track resident versus non-resident participation. The City's does not have an estimate of neighborhood park visitors that are residents from immediate surrounding areas. The programs and facilities that might attract out-of-town residents include the yearly Fowler Fall Festival, 4th of July fireworks show, Christmas Tree lighting, and weekly "Wednesday Nights at the Park."

Department Staffing

The Recreation Department is responsible for recreational events throughout the year. The City of Fowler has one full-time equivalent (FTE) employee assigned to the City's recreation department and two part-time employees. The full-time position belongs to the Recreation & Senior Center Supervisor who oversees the Recreation Department and the Senior Center, along with all events related to the Department.

Service Adequacy

This section reviews indicators of service adequacy attributed to the City's park and recreation services, specifically developed parkland per 1,000 residents. The City's General Plan, and its Park & Recreation Master Plan established a desired parkland standard to provide 3 acres of parkland per 1,000 residents.

Based on the City's recent population estimate of 7,667 residents and the park goals set forth by the General Plan, the City is working successfully toward meeting the park area goals. Currently, the City has 8 designated city parks that total approximately 16 acres.

The City of Fowler owns 16 acres of all categories of parkland. Based on the General Plan, park space standard of three acres per 1,000 residents, the current inventory of parkland equates to 2.1 acres per 1,000 residents, with an overall deficit of approximately 6.9 acres. Full buildout of the Fowler 2040 General Plan would add approximately 41,526 additional residents, resulting in a total population of 49,193. At that level, the City will require an additional 131.6 acres of parkland to maintain the General Plan goal. However, historical growth trends of Fowler would predict a population growth of between two and three percent. A constant three percent growth rate through 2040 would result in a population of 11,945 people, which would result in the need for an additional 19.8 acres of parkland with a total parkland acreage of 35.8 acres.

In FY 2025-26, the Department spent approximately $108,000 on maintenance and operating expenditures.[44] These funds were primarily allocated to support all City-sponsored events, including "Wednesday Nights at the Park," the Fowler 4th of July show, installation of seasonal banners along

[44] City of Fowler Adopted Budget 2025-26.

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Merced Street, and the purchase of a brand-new Christmas tree.

The National Recreation and Park Association (NRPA) Special Report indicates that among the agencies throughout the country that operated public park facilities and responded to the NRPA survey in 2025, the median operating expenditures per acre of parks and non-park sites was $11,061 per acre. Fowler's median operating expenditure per acre of parks and non-park sites was $3,725 per acre.[45] Non-park sites include public lawn areas, public open space areas, and non-park designated landscapes.[46] The typical park and recreation agency serving a jurisdiction with fewer than 20,000 people spend a median of $9,512 per acre of park and non-park sites. The median decreases to $8,979 per acre for agencies serving jurisdictions with populations between 20,000 and 49,999. The typical operating expenditure per acre of park land rises with population density.

According to the National Recreation and Park Association (NRPA) 2025 Special Report, agencies nationwide that operate public park facilities reported a median operating expenditure of $11,061 per acre for parks and non-park sites. Nonpark sites include public lawns, open space areas, and other landscaped areas not formally designated- as parks.

For agencies serving jurisdictions with fewer than 20,000 residents, the median operating cost is $9,512 per acre. For those serving populations between 20,000 and 49,999, the median decreases slightly to $8,979 per acre. Overall, the typical operating expenditures per acre of park land tends to increase as population density rises.

It should be noted that the cost of operation of parkland is greatly dependent on the type of facilities made available at a park. For example, a facility with restrooms, recreation centers, and recreation programs may be more costly to maintain and operate than a park that only requires occasional landscaping.

The Department has generally adequate capacity to provide services to its residents. Limited financing is the most significant capacity constraint for the Department. Capital improvements have been deferred in recent budget years leading to aged infrastructure that is frequently more costly to maintain the older it becomes.

Infrastructure Needs

The Department's Capital Improvement Program ("CIP") has a budget of approximately $132,401. Projects funded by the Parks and Recreation Facilities are listed below:

- Prop 68 New Harris Park - $79,401
- Prop 68 Donny Wright Park Improvements - $53,000

Another current challenge is to identify funding to construct and sustainably maintain new park space. The City of Fowler CIP has estimated costs for the next three to five years for future developments for the Public Works Department. These capital improvement projects planned to be funded by Park Impact Fees are included in Figure 6-3:

[45] City of Fowler 2025-26 Adopted Budget divided by park space acreage
[46] 2019 NRPA Agency Performance Review, Park and Recreation Agency Performance Review. Website: https://www.nrpa.org/globalassets/research/research-reports/2025-agency-performance-review-report.pdf

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Figure 6-3. City of Fowler Parks and Recreation Department Capital Outlay Expenditures

Project Description	2024-25	2025-26	2026-27	2027-28	2028-29
8-acre Site				$2,000,000	
Panzak Park Amenities Rehabilitation				$250,000	
Panzak Park Band Shell				$500,000	
Kensington Estates Neighborhood Park				$750,000	
Ahronian Neighborhood Park				$750,000	
Fowler ranch Well Trail & Cul-de-Sac Connection				$150,000	

Source: The City of Fowler Capital Improvement Plan

Agreements for Recreational Space and Programs

The City has a shared-use agreement in place for the use of Fowler Unified School District facilities.

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7. Law Enforcement Services

The Fowler Police Department ("Fowler PD" or "Department") is responsible for law enforcement within the City of Fowler. The Department currently operates out of headquarters at 128 S 5th Street Fowler, CA 93625. This location serves as the main base for their law enforcement activities, including patrolling, investigations, and administrative functions. This section of the Municipal Service Review discusses law enforcement services and public safety in the City of Fowler.

Mission Statement

The Fowler Police Department's mission statement is to serve and protect our community with honesty, integrity, and compassion.

General Plan Goals and Vision

The Fowler General Plan presents the following law enforcement goals and policies:

Goal PF-1: Fowler provides reliable public facilities, utilities, and community services that meet the needs of the existing community and planned growth.

Goal PF-2: Fowler maintains and manages the orderly and efficient expansion of public facilities, utilities, and community services.

Provision of Public Facilities

Policy PF-1: Require private and public land developments to provide all on-site and off-site facility improvements or pay in-lieu fees necessary to mitigate any development-generated public facility impacts.

- **Action Item PF-1a:** Require the developer to be responsible for the improvement and/or provision of adequate public facilities and services to maintain existing service levels for existing residents and businesses. This may include the installation of additional public facilities, water, or road infrastructure, or the provision of fees for emergency, public safety, and City services.

Policy PF-2: Consider providing public cost sharing of public services under certain circumstances to encourage desirable and innovative development within the City.

Policy PF-3: Ensure that land divisions and developments are approved only when a project's improvements, dedications, and fees fully cover incremental costs to the City and other agencies. Such improvements and infrastructure include parks, major streets, traffic signals, streetlights, drainage systems, sewer, water, fire, police, schools, and other related facilities.

Policy PF-4: Regularly evaluate and update, as necessary, development impact fees and other applicable City fees.

Policy PF-5: Require dedication of necessary rights-of-way as part of the land division and land use review processes.

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Policy PF-6: Prepare and maintain resources and mechanisms to adequately plan for, develop, and maintain public facilities.

- **Action Item PF-6a:** Prepare, adopt, and periodically update a Capital Improvement Program ("CIP") which outlines and prioritizes necessary updates and additions to public facilities for a minimum 5-year period. Review and update the CIP on an annual basis.

Policy PF-7: Use special districts as appropriate to provide broad neighborhood improvements such as drainage, open space, and other public works projects.

City Facilities and Public Safety

Policy PF-8: Provide City departments with adequate office and building space for employee workspace and equipment storage.

- **Action Item PF-8a:** Develop a City Hall Site Master Plan to ensure continued supply of adequate office and building space for employee workspace and equipment storage.
- **Action Item PF-8b:** Prepare a Fire Station Master Plan to ensure adequate facilities to support Fire Department staffing and equipment.
- **Action Item PF-8c:** Prepare a Public Works / Corporation Yard Master Plan.
- **Action Item PF-8d:** Prepare a facilities report that tracks all City-owned facilities and update annually.

Policy PF-9: Consult the Police Department during the review of development proposals to ensure projects integrate design strategies intended to prevent crime to the extent feasible and to address impacts on police protection services.

Policy PF-10: Form proactive community partnerships that develop responsible ownership for public safety in Fowler, inform the public in how they can improve their personal safety, use a preventative approach that is issue-oriented, support innovative approaches to problem-solving, establish mutual trust and communication among Police Services staff and the community, and provide positive role models and values through activities in the neighborhoods and community as a whole.

- **Action Item PF-10a:** Continue to implement existing community programs and consider new programs that encourage opportunities for the police force to connect with the community.

Policy PF-11: In cooperation with the Fresno County Fire Protection District, provide firefighting equipment, facilities, and staffing sufficient to ensure adequate response and fire flow at all times.

Policy PF-12: Ensure adequate water supplies are available for fire suppression throughout the City and require development to construct all necessary fire suppression infrastructure and equipment.

Policy PF-13: Maintain mutual aid agreements with other fire and emergency service departments in Fresno County to ensure adequate service throughout the City of Fowler and its planning area.

Policy PF-14: Maintain staffing levels of City emergency service departments, including fire and police.

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- **Action Item PF-14a:** Prepare a staffing plan for the Police Department to establish target staffing levels and update the plan periodically. The following staffing targets shall be used until the staffing plan is prepared and adopted:
    - Target an average staffing level of 1.5 police officers per 1,000 persons when the City population is less than 10,000.
    - Target an average staffing level of 1.25 police officers per 1,000 persons once the City reaches a population of 10,000 or more.
- **Action Item PF-14b:** Explore options to staff full-time or part-time fire fighters and support staff.

Policy PF-15: Incorporate new technologies and analytical tools into policing strategies to ensure efficiency of labor force.

- **Action Item PF-15a:** Require security camera systems to be installed in commercial and industrial areas with interoperability into City policing systems.

Community Resiliency and Safety

Goal SAF-2: Emergency management efforts are coordinated and planned.

Policy SAF-2: Continue to implement the Fresno County Multi-Hazard Mitigation Plan to address disasters such as earthquakes, drought, flooding, hazardous material spills, water contamination, epidemics, fires, extreme weather, major transportation accidents, and terrorism.

- **Action Item SAF-2a:** Review and revise, as necessary, the Municipal Code to ensure effective organization, responsiveness, and continuity of government during declared emergencies.
- **Action Item SAF-2b:** Procure generators, or another suitable alternative, for back-up power at City Hall, the Police Department, the Fire Department, and all domestic water distribution infrastructure.
- **Action Item SAF-2c:** The City, in conjunction with other local, State, and Federal agencies, shall ensure operational readiness of the Emergency Operations Center (EOC), conduct annual training for staff, and maintain, test, and update equipment to meet current standards.[47]

Fowler Police Department

The Fowler Police Department is committed to enhancing the quality of life for residents by ensuring safety and security through the delivery of quality services. They are responsive to the concerns of the community. The Department prioritizes a community-centered policing approach by adopting innovative strategies that foster engagement and addresses the needs of all community members. This is achieved through proactive enforcement, high visibility, and prompt responses to service calls.

The Fowler PD implements local and state laws, maintains public order, investigates complaints, manages traffic regulations, conducts crime investigations, apprehends criminal offenders, provides maintenance of ongoing crime prevention programs, and participates in joint crime prevention efforts with local law enforcement agencies.

[47] City of Fowler 2040 General Plan – goals, policies, and action items are from previous General Plan, City policy documents, or the Environmental Impact Report (EIR), page 8.

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To improve efficiency and support crime reduction efforts, the department actively integrates current and emerging technologies into its operations and long-term planning.

The Fowler PD employs 13 full-time sworn officers, including one chief, two sergeants, two corporals, and eight police officers. Additionally, the Department employs one community service officer and one crime analyst. The Department is currently led by the Police Chief**,** Greg Gularte, who is responsible for overseeing all operations and ensuring that the department's mission is carried out effectively. Under the Police Chief, there are two sergeants and two corporals which make up the leadership team of the department. The Department provides a full range of law enforcement functions including:

- **Patrol Services:** Officers with the Fowler Police Department are responsible for patrolling the community to deter and respond to criminal activities. Officers enforce laws, conduct traffic stops, respond to emergencies, and provide a visible presence to ensure public safety.

- **Investigations Services:** This includes handling all facets of criminal investigations, including gathering evidence, interviewing witnesses, and working to solve cases. Detectives in this division focus on more complex and serious offenses, such as homicides, sexual assaults, and fraud.

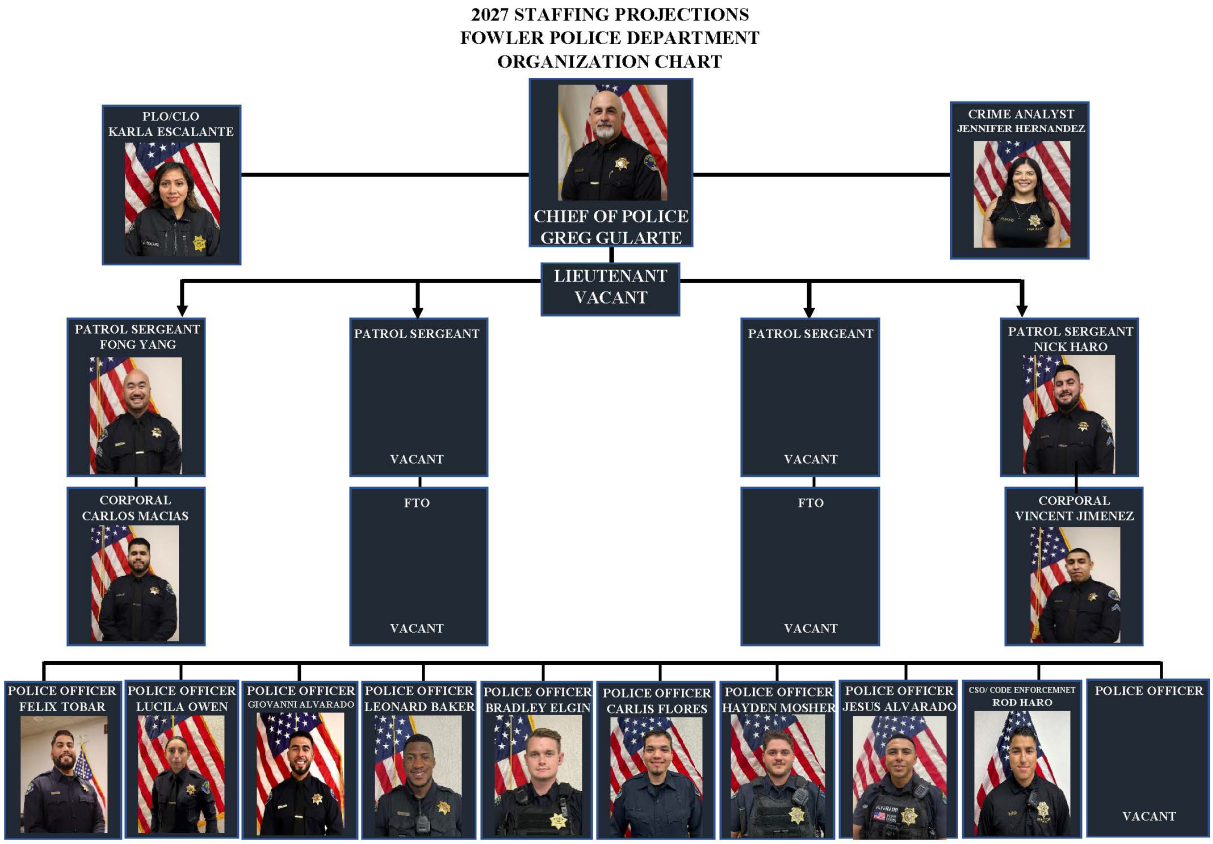
- **Administration Services:** The Chief of Police and supervisors effectively manage the administrative functions of the department including record-keeping, budgeting, personnel management, and ensuring compliance with departmental policies and procedures. Administration services also provide various support functions, such as training, equipment maintenance, community outreach and involves specialized tasks such as crime prevention programs and public education initiatives**.**

The Department has mutual aid agreements with the Fresno County Sheriff's Department, California Highway Patrol, and nearby cities. The County Sheriff's Department is contracted for more complex services, including Crime Scene Investigation, SWAT, bomb disposal, as well as dispatch services. The Sheriff's Department has a substation located in the City of San Joaquin. Prisoners that are booked in Fowler are transported immediately to the County jail.

The Fowler PD also responds occasionally to calls outside of city limits, though this is rare – fewer than twenty times per year. The Police department dedicates one police officer to the School Resource Officer Program ("SRO") while school is in session. This program's funding is shared with Fowler Unified School District and the City of Fowler.

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Figure 7-1. Fowler Police Department Structure



Budget

The Fowler Police Department expenditures for FY 2024-25 are $2,250,529, or 32 percent of the Fowler General Fund. This budget focuses on improving our recruitment and retention of sworn officers by adjusting base pay so that wages and benefits for our sworn officers are more in line with smaller law enforcement agencies in the Central Valley. In addition, the Department is requesting additional revenues to finish the two-year patrol rifle conversion and to purchase two drones over a three-year period. These drones will assist officers on high risk calls for service as well as assist the City's Building Official with inspections of roofs and taller structures in Fowler.

Services and operations continuing from the prior fiscal year include Service Officer program, School Resource Officer (cost shared with Fowler Unified School District), support for important community events-such as national night out, trunk-or-treat, and Wednesday nights at Panzak Park.

District Sales Tax (Measure N) focuses on improving public safety equipment to serve the residents of Fowler. This includes the purchase of additional patrol rifles to finalize the two-year rifle conversion of this equipment, and to purchase two drones over a three-year period. The budget also funds a portion of the Fresno County Fire Protection District contract.

Figure 7-2. Fresno County Fire Protection District Response Times

Call Type	Queue Time	Response Time
Priority 1	1.43 minutes	2.16 minutes
Priority 2	3 minutes	5.63 minutes
Priority 3	5 minutes	2.66 minutes

Clearance Rates

Cleared crimes refer to offenses for which at least one person was arrested, charged with the offense, and turned over to the district attorney for prosecution. A crime can also be considered cleared by exceptional means if the offender dies, the victim refuses to cooperate, or extradition is denied. There are no official or adopted standards or guidelines on the proportion of crimes that should be cleared.

Clearance rates allow police departments to determine the number of cases that are being cleared. In order to better serve the community's needs, police departments must be aware of specific metrics in order to deploy resources accordingly. As a police department, the accepted measure of police performance has become standard and includes reported crime rates, overall arrests, clearance rates, and response times. However, caution should be used in using these methods to identify police performance as it varies by population density and cultural factors.

- Clearance rates help fulfill one of the core missions of the police, apprehending offenders, but can also contribute to another core mission: crime prevention.
- The reluctancy of a District Attorney to file cases may impact the clearance rate. Most cases result in an arrest based on probable cause but might not be filed if, in the opinion of the District Attorney, there is little chance of conviction due to circumstances.

The FPD had a Department of Justice ("DOJ") clearance rate of 93.8 percent for violent crimes (homicide, forcible rape, robbery and aggravated assault) committed in 2024, a clearance rate of 14.2 percent for burglary crimes, and 8 percent for motor vehicle theft during the same period. Aggregating those clearance rates, the Fowler Police Department in 2024 solved 62.5 percent of violent and property crimes in 2024.

Demand for Service

The City experienced no increase in violent crimes reported when comparing 2023 and 2024 statistical years. For reported property crimes in the City of Fowler in 2024, there was an 8.2% decrease when comparing 2024 reported crimes to those reported in 2023. Though there has not been an increase or decrease in crime in any specific area of Fowler since crime is not centralized to a specific neighborhood or location.

For 2024, as compared to 2023, overall crime rates decreased by 7.5% equating to a decrease of .82 per 1,000 population less crimes per year. The total crime rate (violent crime and property crime) in the City of Fowler for 2023 was 18.07 crimes per 1,000 population. The total crimes per 1,000 population for the City of Fowler for 2024 was reduced to 17.25.

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In 2024, there were 139 collisions in Fowler. For comparison purposes, in 2023 there were 151 total collisions in the city representing an 8 percent decrease in total collisions over that one-year period.

Similarly, injury collisions were reduced from 22 in 2023 to 20 injury collisions for 2024, representing a 9.1 percent reduction over that one-year span.

Overall, during 2024 FPD informed LAFCo that it received 3418 calls (1418 emergency "911" calls and 2000 non-emergency calls) to the Fresno County Sheriff's Department dispatch center. In 2024, the FPD reviewed and prepared 164 police reports.

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8. Fire Protection Services

The City of Fowler is currently under a cooperative fire protection agreement with the Fresno County Fire Protection District ("FCFPD") to provide fire protection and emergency response services. The full service agreement was established in July 2022 to ensure that Fowler was included under the district's broader regional resources, including trained personnel, equipment, and dispatch coordination to provide fire protection, emergency medical, and rescue services within the designated "City Service Area" of Fowler.[48] This ensures that the City of Fowler receives timely and effective emergency response, leveraging the regional resources and dispatch capabilities of FCFPD and the California Department of Forestry and Fire Protection ("CAL FIRE"). The agreement also designates the FCFPD Fire Chief as the lead authority for coordinating these services within the city limits.[49]

Service Adequacy and Response

The FCFPD provides comprehensive fire suppression, prevention, and emergency medical services. While the current arrangement meets the city's needs, the desire for an increased level of service reflects Fowler's commitment to enhancing response times and tailoring services to its growing population.

Infrastructure and Staffing

The City of Fowler currently receives fire protection and emergency response services through a contract with FCFPD. This partnership provides the community with professional, reliable service while maintaining fiscal responsibility. By utilizing the County's established infrastructure, resources, and personnel, the City is able to deliver high-quality fire protection in a cost-effective manner.

Fiscal Considerations

Contracting with Fresno County Fire Protection District allows Fowler to benefit from the economies of scale achieved by a regional fire service provider. The County's ability to share staffing, equipment, and administrative resources across multiple jurisdictions significantly reduces overhead and operational costs for the City. This approach ensures that Fowler receives comprehensive fire protection services without bearing the full expense of operating a standalone municipal department.

Through this arrangement, the City gains access to advanced training programs, specialized response equipment, and proven emergency management systems—all at a fraction of the cost required to develop and maintain these capabilities independently. While continuing to work with FCFPD, the City of Fowler remains committed to evaluating long-term service models, including staffing at the local fire station. These efforts aim to balance service quality, fiscal sustainability, and community needs. The current contract model serves as an effective bridge, providing essential fire protection coverage while supporting the City's broader planning and development goals.

[48] Fresno County Fire Protection District, About Us. Website: https://www.fresnocountyfire.org/about-us

[49] City of Fowler and Fresno County Fire Protection District Transition Agreement. Website: https://www.fresnocountyfire.org/2024-07-17-board-meeting

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The City's Community Development Department collaborates with FCFPD on fire prevention planning, including fire and life safety inspections and plan reviews. This coordination supports public safety and ensures that new developments meet fire code standards.

Fowler General Plan: Safety Element

The General Plan's Safety Element sets forth a comprehensive vision, goals, and policies that provides the department with a clear understanding of its purpose. The General Plan's core safety goals as its mission to carry out the day-to-day function of the department.

Fire Hazards

The Fowler General Plan addresses the CAL FIRE state law requirement to map the significant fire hazard areas. The City of Fowler is classified as a Local Responsibility Area ("LRA"), meaning the City is not located within a high-risk area for fire hazards but is considered to have moderate risk. As an LRA, Fowler holds financial responsibility of preventing and suppressing wildfires is primarily the responsibility of a local agency (city, county, city and county, or district).[50]

The three safety policies of the Fowler General Plan are as follows:[51]

Policy SAF-29: Promote education programs related to fire safety, fire prevention, and emergency preparedness.

Policy SAF-30: Consult the Fire Department during the review of development proposals to ensure projects adequately address safe and comply with applicable fire and building codes.

Policy SAF-31: Require property owners to remove excessive and/or overgrown vegetation to prevent and minimize fire risks to surrounding property.

Automatic and Mutual Aid Agreement(s)

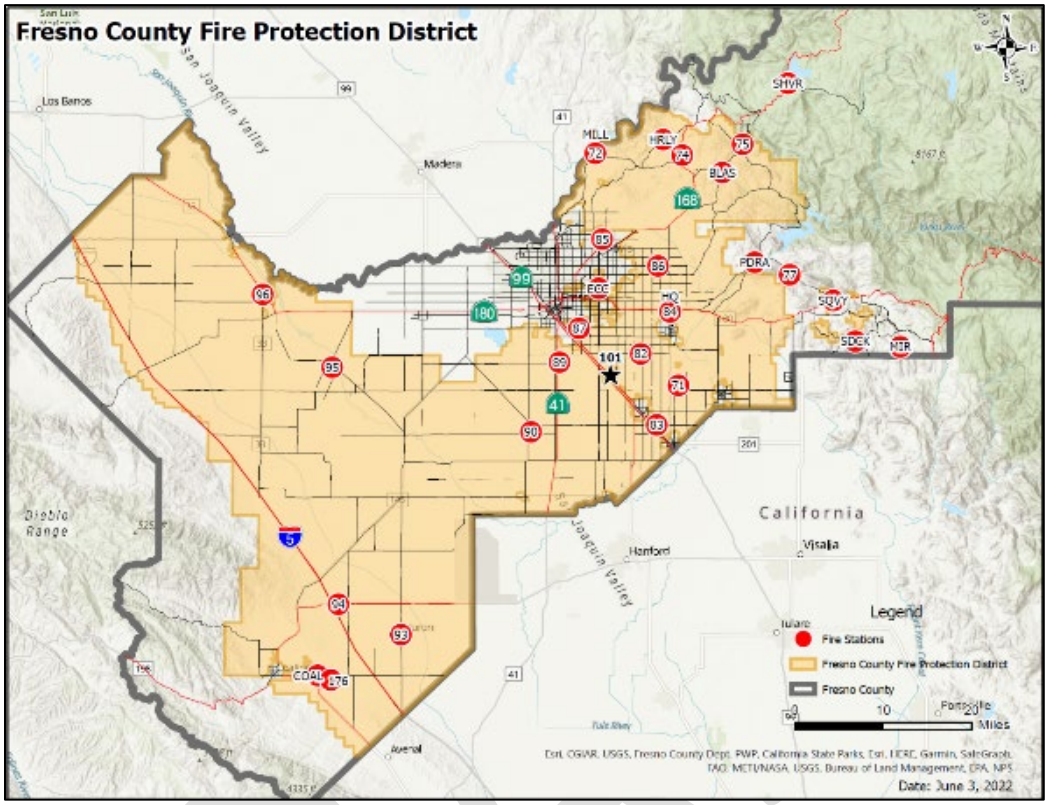
The intent of the Automatic and mutual aid agreement(s) is to provide/receive additional emergency resources from neighboring agencies to mitigate emergencies. These automatic and mutual aid agreements enable the fire agencies to continually meet industry standards and best practices established by the National Fire Protection Association.

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[50] California Department of Forestry and Fire Protection. Website: https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones?itid=lk_inline_enhanced-template

[51] City of Fowler 2040 General Plan, page 84.

Figure 8-1. Fire Stations and Service Area



Source: Fresno County Fire Protection District

Fire Department Structure

Fire protection services are regulated by federal and state regulations. The International Fire Code ("IFC") is a model code regulating minimum fire-safety requirements for new and existing buildings, facilities, storage, and processes. The model code includes specialized, technical, fire- and life-safety regulations, as well as establishing standards for fire hydrants, automatic sprinkler systems, fire alarm systems, fire and explosion hazards safety, use and storage of hazardous materials, protection of emergency responders, industrial processes, and many other general and specialized fire-safety requirements.

At state level, the 2022 California Fire Code is a fully integrated code based on the 2021 IFC and regulates fire protection and safety standards associated with all building and construction standards. The California Fire Code is found in Title 24 of the California Code of Regulations, Part 9 with a July 2024 supplement.

Furthermore, the Fowler General Plan identifies land use categories, development standards, and other general provisions that ensure all new development is achieved consistently with the City's fire restrictions. Locally, fire regulations are found in the Fowler Municipal Code – Title 4: Public Safety and Title 8: Building Regulations – that address building access, signage, and exiting requirements for all commercial and residential structures within the City.

Fowler's Fire Personnel and Services

The City's adopted budget for FY 2025-26 addresses the current level of service provided by Fresno County Fire Protection District. This grants Fowler a reliable safety framework and enhances mitigation of fire risks. The District not only effectively delivers fire prevention and emergency response but also oversees building permits and various inspections. Located within the heart of the San Joaquin Valley, the District service area spans roughly 4,200 square miles and serves over 220,000 citizens.[52]

The District is governed by a seven-member Board of Directors, appointed by the Fresno County Board of Supervisors. Staff is provided through a cooperative agreement with CAL FIRE and is managed by the District Fire Chief. Under the collaboration of the Board of Directors, the Fire Chief's purpose is to provide Fire Protection Services as necessary to both the District and the City. The Fire Chief must communicate with the City of Fowler Representative for Fire Protection Services to maintain periodic updates and enforce department policy and procedures.

The Fresno County Fire Protection District is structured with three divisions working under the supervision of the Fire Chief: Administration, Operations, Special Operations. For additional information regarding the Fresno County Fire Protection District, please visit their website at www.fresnocountyfire.org.

Fowler's Fire Facilities and Capacity

The City of Fowler's fire station is currently under construction. Once completed, the facility will be equipped to operate as a fully staffed, full-time fire station, contingent upon budget availability and Council approval. This investment represents a significant step toward strengthening the City's public safety infrastructure and improving response times for residents and businesses.

According to the District, a typical response time averages just over nine minutes once notified of the event to arrival at the scene of the incident. Although there is no stated policy on standard emergency response times, the department strives to maintain a total reflex time goal of less than 10 minutes to process the emergency call, dispatch resources, and then travel to and arrive at emergencies within the City.

Service Adequacy

The FCFPD has a class rating of "Class 3/3Y" through the Insurance Services Office ("ISO"). The classification places the District in the top 10 percent of communities nationwide with a PPC of Class 3 or better. With a community's Class 3 rating, many insurance providers give a discount on annual insurance premiums for residences and businesses. The ISO is an agency that evaluates fire protection features for all fire departments to establish rates for underwriters, such as property insurance providers. ISO uses a rating system that is based on a scale of 1 through 10, with 1 being the best fire protection rating and 10 being the worst. The ISO rating "Class 3" is based on ISO Public Protection Classification Program's assessment and scoring in four primary areas: 1) Emergency Communications, 2) Water Supply, 3) Community Risk Reduction, 4) Fire Department.

[52] Fresno County Fire Protection District, About Us. Website: https://www.fresnocountyfire.org/about-us

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In 2024, the Fresno County Fire Protection District received 492 calls for service in Fowler. Of these, 63 were classified as fire events, 344 were medical, including vehicle accidents, and 85 were "other" calls for service such as electrical or gas hazards.[53]

The ISO had initially upgraded the City of Fowler's ISO rating from Class 4 to Class 3. However, the Insurance Services Office has since determined the rating is no longer applicable due to the network of fire resources being located more than five miles from the City of Fowler. [54]

Funding Resources

The City of Fowler's funding comes from a variety of sources, such as the General Fund, Special Revenue Fund, and the Enterprise Fund. Funding for the Fire Department is generally accounted for by the Special Revenue Fund. The City's Special Revenue Fund represents 55 percent of citywide revenue and consists of revenue from Utility Users Tax ("UUT"), District Sales Tax, Measure C, SB1, Impact Fees, and various grant funds.[55]

Development impact fees are paid by new residential, commercial, and industrial development projects. The development impact fees may be used by the City to purchase land and fund the construction of new public facilities, such as a newly remodeled fire station.

Fowler has continuously reached out for funding to account for developer fees to provide the purchasing of vehicles and equipment to its fire station. Fowler has budgeted costs that include a new fire station, completed in 2021 and is currently in its second-floor buildout improvements. Fire Fund 790 in Fowler's 2025-26 Adopted Budget refers to the funding specifically for the new fire stations. As of July 1st, 2025, this fund has a balance of $40,518. Similarly, Fire Fund 730 applies to developer fees for the purchasing of new vehicles and equipment. Figure 8-2 illustrates the data of Fire Fund 730 throughout the years; the highlight for this budget includes the costs for the fire station buildout.

Figure 8-2. AB 1600 Fire Fund 730

AB 1600- Fire 730	FY 21-22 Actual	FY 22-23 Actual	FY 23-24 Actual	FY 24-25 Adopted	FY 24-25 Projected	FY 25-26 Adopted
Total Revenues	$150,840	$226,107	$111,099	$82,700	$129,585	$80,500
Total Expenditures	$18,175	$229,625	$74,794	$505,000	$321,398	$500,000
Net Increase/ Decrease in Fund Balance	$132,665	$-3,518	$36,305	$-422,300	$-191,813	$-419,500

Source: City of Fowler Adopted Budget FY 2025-26

[53] City of Fowler Adopted Budget 2025-26, page 31.
[54] Website: https://www.fowlercity.org/sites/g/files/vyhlif9891/files/media/fire-department/file/4556/Fowler-ISO-Rating-FCFPD.pdf
[55] City of Fowler Adopted Budget 2025-26, page 2.

Utility Users Tax

The Utility Users Tax Fund is designated to fund essential municipal services by separately accounting for local revenues. Not only does the UUT fund a portion of Fowler's contract with FCFPD, but it also includes a Fire Station principal and interest debt service and the fire station buildout. Figure 8-3 demonstrates the capital expenditure of the Fire 2030 data. The last fire transfer payment into the Fowler's General Fund was FY 2021-2022 for $33,749.

Figure 8-3. Utility Users Tax Fire Expenditures

Utility Users Tax – 200	FY 25-26 Adopted
Improvements - Fire Station Buildout	1,377,057
Equipment	$-
Fire Station Principal Payment	$23,000
Fire Station Interest Payment	$29,000
Fire Transfer to General Fund	$-

Source: City of Fowler Adopted Budget FY 2025-26

For FY 2025-26, the Fire Department's budget amounts to $340,813.[56] The Fire Department's primary source of revenue is the Special Revenues Fund, impact fees, and grants. For FY 2025-26, the Fire Department's revenue streams total approximately $80,500. The revenue balance is augmented by the development impact of fees and interest income.

For FY 2025-26, a major portion of the Fire Department's expenditures are allocated toward the fire station buildout. The Fire Department's budget shows a total expenditure amount of $500,000.

Infrastructure and Personnel Needs

The City of Fowler currently has a Capital Improvement Program in place. Its focus is to enhance sustainable economic development by upgrading infrastructure throughout the city, including roads, parks, critical infrastructure, and facility upgrades.

[56] City of Fowler Adopted Budget 2025-26, page 18.

9. Solid Waste Services

On November 7th, 2023, the City of Fowler renewed a franchise agreement with USA Waste of California, Inc. ("WM" or "Contractor" or "Franchisee") for 10 years, ending on December 31st, 2033. The administration and oversight of this Franchise Agreement shall be under the supervision of the Fowler City Manager's office.

WM provides the City of Fowler with exclusive solid waste, recycling, and organic waste collection services, as well as management of billing and customer service. WM provides curbside residential solid waste, recycling, and green waste disposal services within the City limits. WM also provides Commercial Bundled Collection Services for commercial accounts, including Container Solid Waste, Recyclable Material, and Organic Waste collection service to Commercial Customers. Using Roll-Offs, the Contractor may provide Solid Waste, Recyclable Material, Organic Waste, and/or Construction & Demolition (C&D) collection services to Industrial Customers serviced upon request or as scheduled with the Customer. WM collects and removes all Solid Waste that is placed in Containers at least once every week or more frequently if required to handle the waste stream of Industrial Accounts.

General Plan Consistency

The City of Fowler 2040 General Plan[57] outlines specific goals and policies related to Solid Waste Services. Those include, but are not limited to the following:

- **Goal SAF-1**: The community is resilient to the effects of a changing climate.
- **Goal PF-1:** Fowler provides reliable public facilities, utilities, and community services that meet the needs of the existing community and planned growth.

Solid Waste

Policy PF-25: Facilitate activities that reduce waste production and/or encourage recycling or reuse of waste when possible, to reduce the amount of solid waste sent to landfill in order to meet State targets.

Policy PF-26: Ensure solid waste pick-up and disposal facilities are sufficient to meet new development needs.

Annual Clean-ups

WM and the City Manager coordinate various annual community clean-up events which collect waste ranging from e-waste and old mattresses, to tires and other debris. According to the renewed Franchise Agreement, each year during the term of the Agreement, Contractor shall provide two (2) community clean-up events for residents of the City at a time and place as the Parties may reasonably agree. Each event shall be for a period of four (4) hours, and Contractor shall provide Roll-Offs and service such roll-offs at no cost to the City. City shall provide staff and/or volunteers to manage entry and exit of residents from the events. Residents may bring a single load of up to two (2) cubic yards total of Solid Waste or E-Waste per event using their personal vehicle, and Contractor shall not charge a fee to any resident for such waste disposals.

[57] City of Fowler 2040 General Plan, pages 78, 88, 92. Website: https://www.fowlercity.org/media/151

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Location and Customer Service

WM's transfer and processing facility is located at 4333 E. Jefferson Avenue, Fresno, CA 95370, and is open from 8 a.m. – 5 p.m., Monday-Friday. Customer service is available via local phone number, with office hours from 8:00 a.m. to 5:00 p.m. on Monday-Friday, and 8:00 a.m. to 12:00 p.m. on Saturdays. The franchisee is responsible for providing prompt, reliable service to residents at all times.

Solid Waste Operations

Standard residential service in Fowler consists of three 96-gallon carts: one for solid waste, one for recyclables, and one for organic waste (including green waste), all collected weekly on the same day. Additional carts are available upon request at the applicable rate. WM also offers temporary bin and roll-off services for larger disposal needs. Residential collection begins no earlier than 6:00 a.m. on the scheduled collection day, and all carts must be placed at the curb for pickup.

Waste generated by Fowler is sent to the Kettleman Hills Waste Management Facility, located approximately 52 miles southwest of Fowler. Solid waste is first sent to a Waste Management transfer facility to separate recyclable from the rest of the waste produced. As of 2019, the facility has a total capacity of 15,600,000 cubic yards with a remaining capacity of 3,580,000 cubic yards, or 22.9 percent. In 2019 Fowler generated 7,518.94 tons of solid waste, or 8,354.38 cubic yards. According to the Environmental Impact Review for the Fowler 2040 General Plan, WM collected approximately 7,518.94 tons of solid waste in 2019. This generation accounts for approximately 0.23 percent of the remaining capacity of the facility.[58]

In 2019, the population of Fowler was 6,605. On average, each resident of Fowler generated approximately 1.26 cubic yards of solid waste. At full buildout of the Fowler 2040 General Plan the City would contribute approximately 60,879 cubic yards of solid waste, or 12.70 percent of the facilities remaining capacity in 2019. Fowler's current contribution to the closure of the facility is not substantial, however, as buildout occurs and population increases, the impact the City has on the capacity of the facility would increase. In the event of the closure of the facility within the life of the Fowler 2040 GP, Waste Management would provide an alternative site to collect waste generated from Fowler. The City of Fowler would be required to comply with all applicable solid waste reduction goals. In addition, policy PF-26 listed below would aid to reduce any potential impacts. Therefore, impacts would be less than significant.[59]

Service Adequacy

The City does not operate a landfill. Instead, WM is required to discard all collected materials at an approved facility that complies with all state regulations. The franchisee also promotes local recycling programs and, with the assistance of the City, implements local measures to increase diversion rate which is the amount of waste that is recycled or composted as opposed to ending up in a landfill with other non-recyclables.

Landfills are regulated by the Environmental Protection Agency, the California Department of Resources, Recycling, and Recovery ("CalRecycle") and a designated local enforcement agency; in County of Fresno

[58] City of Fowler 2040 General Plan DEIR, page 334. Website: https://files.ceqanet.lci.ca.gov/273959-3/attachment/fsq3JL6bnbfFzOrFcOX7QNpw507RygRukQwZa8Xi9pem-Sttnd-P15YeZYdiCZlJ4GPX_A6jK7PFSJOx0

[59] Ibid.

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the County's Department of Public Health, and the Environmental Health Division. Furthermore, Assembly Bill (AB) 939, California's Integrated Waste Management Act of 1989, is a state mandate that requires local agencies to participate in the creation of the County of Fresno Integrated Waste Management Plan. This plan provides an overview of the waste management infrastructure for Fresno County and the 15 cities within the County. It describes the County infrastructure and plan administration, the most recent countywide solid waste management practices, summarizes the Source Reduction and Recycling Elements, Household Hazardous Waste Elements, and Non-disposal Facility Elements for the County, and provides financing information.

According to the Franchise Agreement, WM complies with State solid waste mandates: AB 1826 Recycling of Commercial Organic Waste; AB 341 Mandatory Commercial Business and Public Entities Recycling Plan, as well as various County and State quarterly and yearly reports to Cal Recycle Electronic Annual Report, Recycling Program Report, and Household Hazardous Waste Report.[60]

The City complies with the County of Fresno Integrated Waste Management Plan, which has been approved and filed with CalRecycle. During year 2024, the Kettleman Hills Waste Management Facility was inspected twelve times from January 1, 2024 to December 31, 2024, there have been no violations or areas of concern reported to CalRecycle.

Solid Waste Franchise Financing

This Franchise Agreement includes a monthly franchise fee consisting of ten percent (10%) of Gross Revenue collected by WM from Accounts and Customers. This is the same franchise fee as the previous franchise agreement.[61] In the adopted Fiscal Year 2025-2026 Budget, this amount is forecasted at $178,000 per year. The solid waste franchise agreement operation is funded primarily through user fees, and service charges for specific services if requested.

At this time, the City of Fowler does not have an established program to support its Solid Waste franchise financing operations, including an adopted Solid Waste Capital Fund.

Joint Power Authority

The City is a member agency to the nine member Southeast Regional Solid Waste Commission ("SERSWC"), a Joint Power Agency formed in 1971, consisting of the following member agencies: County of Fresno, Fowler, Kingsburg, Orange Cove, Parlier, Reedley, Sanger, and Selma. The JPA was formed to manage and fund the operation of the Southeast Regional Disposal Site ("SERDs"). SERDs is located at Academy Avenue and Dinuba Avenue, and the landfill received nonhazardous solid waste originating from each member city. In 1990, SERDs ceased to accept solid waste, and the site is currently in post-closure maintenance service.

County of Fresno Resources Division is responsible for managing all post- closure maintenance services. Each member city contributes an annual fee, based on a percentage formula to fund the monitoring and reporting responsibilities of SERSWC. In 2024-25, Fowler's SERSWC contribution fee was $18,000 and is paid by WM on behalf of the City.

[60] City of Fowler 2040 General Plan, Public Works Department Plan DEIR, page 330.
[61] City of Fowler Solid Waste Franchise Agreement, Section 3.1 Revenue to the City, page 10. Website: https://acrobat.adobe.com/id/urn:aaid:sc:US:5a424f72-613a-4455-ac42-5038bf59005b

10. Circulation and Street Maintenance Services

This section reviews Fowler's adopted policies, its circulation and mobility network, and describes the City's circulation and maintenance services. The Fowler Public Works Department's Street Maintenance Division performs street maintenance services on approximately 37.5 miles of paved city streets. [62] Fowler's Street Maintenance Division plays a vital role in maintaining the integrity and safety of the city's streets. The scope of street maintenance services includes signage, striping, lighting, pothole patching, sidewalk repairs, weed/trash abatement, tree maintenance, and maintenance of the storm drainage infrastructure.

General Plan Goals: Circulation, Mobility and Street Maintenance Services

The Fowler's General Plan, Chapter 9: Mobility, outlines goals and policies designed to support a connected, efficient, sustainable, and economically vibrant community as growth occurs. The City prioritizes improvements to roadways, sidewalks and bike lanes to ensure safe and efficient travel for their residents. Emphasis is placed on encouraging public transit, cycling, and walking to reduce congestion and environmental impact, while promoting seamless connections within Fowler and to neighboring areas. These efforts aim to enhance economic development and local quality of life through a complete and accessible transportation network. Collectively, the following goals in the General Plan set the vision for Fowler's complete street system and transportation network, fostering safe and accessible mobility for all residents as growth occurs.

General Plan Goals: Circulation and Mobility Policies[63]

Goal MOB-1 Fowler's streets are a safe and enjoyable environment for pedestrians, cyclists, motorists, and people of all ages and abilities.

Goal MOB-2 The circulation system is safe, connected, and well-integrated with public transit and neighboring jurisdictions.

Goal MOB-3 Goods movement throughout the planning area is efficient and safe.

Goal MOB-4 The circulation system is adequately maintained.

Goal MOB-5 Safe, well-designed, multi-modal connections exist across State Route 99, Golden State Boulevard, and the Union Pacific Railroad.

Circulation

Policy MOB-1 Design and construct a multimodal circulation system as shown on Figure 9-1: Circulation Diagram.

- **Action Item MOB-1a** Establish and implement a Roadways Master Plan that addresses the

[62] Pavement Management System Implementation, 2025, page 2.
[63] City of Fowler 2040 General Plan, pages 63-65.

following:

- Identification of design standards, and exceptions to those standards where deviations are appropriate, for the roadway network. Design standards should include pedestrian, bicycle, public transit, and vehicular accommodations to ensure the circulation network is designed for complete streets.
- Identification of Transportation System Management (TSM) and Transportation Demand Management (TDM) strategies for improving efficiencies in the circulation system for all modes of travel.
- Integration of a Vision Zero goal of reducing traffic fatalities and sever injuries to zero and adopting strategies to achieve this goal.

Policy MOB-2 Streets are designated and planned according to the functional classifications listed in Table 9-2.

Policy MOB-3 The right-of-way for arterials and collectors may be reduced to avoid disrupting existing development if the travel way generally meets the street classification design requirements listed in Table 9-2.

Policy MOB-4 Support the creation of a transportation network that provides for efficient movement of people and goods while accounting for environmental effects.

- **Action Item MOB-4a** Prepare guidelines for the evaluation of vehicle miles traveled. The guidelines should include significance criteria for evaluating impacts, thresholds of applicability for discretionary projects, and guidance on analyzing transportation impacts.
- **Action Item MOB-4b** Identify a range of actions available for developments to mitigate transportation impacts, specifically targeted at reducing vehicle miles traveled.

  A vehicle mile traveled (VMT) is a measure of one vehicle traveling on a roadway for one mile. VMT is measured by calculating the distance traveled by vehicles within a given region. Regardless of how many people are traveling in one vehicle, each vehicle traveling on a roadway generates one VMT for each mile it travels.

Travel Management

Travel management policies provide guidance on how people and automobiles move efficiently within the circulation network and improve the safety and performance of the roadways by establishing level of service thresholds, encourage effective transportation management systems, and prioritize operational improvements over physical improvements.

Policy MOB-5 Encourage a Level of Service (LOS) "C" throughout the local circulation network. LOS “D” may be allowed during peak hours at intersections of major streets, at State Route 99 interchanges, and along street segments where additional improvements are not feasible. LOS “D” may also be allowed along streets with the potential for a high level of pedestrian and bicyclist activity. LOS “E” may be permitted during peak hour use of certain road intersections and segments where pedestrian and bicycle activity is prioritized.

Areas in Fowler with a high potential for pedestrian and bicyclist activity may include streets within the downtown area or areas along connecting routes between residential uses and commercial areas, schools, or parks. These areas may shift over time as new development occurs

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and as new businesses and residents locate within the planning area.

Policy MOB-6 Use Intelligent Transportation Systems (ITS) to improve the safety and performance of the circulation network, consistent with the Fresno County ITS Strategic Plan.

Intelligent Transportation Systems (ITA) 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.

Policy MOB-7 Prioritize operational solutions over major structural improvements to existing roadways where feasible.

Examples include signalization, use of directional signs or pavement markings, and diversion of traffic onto under-utilized streets

Policy MOB-8 Explore opportunities for management and maintenance of traffic control facilities to fall under the City's jurisdiction.

Active Transportation Facilities

Policy MOB-9 New development may be required to provide off-site pedestrian and/or bicycle facilities to address gaps in the active transportation network.

Policy MOB-10 Develop a multi-purpose recreational bikeway network and support facilities.

- **Action Item MOB-10a** Review and revise, as needed, the Zoning Ordinance to include provisions for short-term and long-term bicycle parking and storage facilities.

Policy MOB-11 Ensure Street and road projects are adequately designed to accommodate safe and convenient pedestrian and bicyclist access.

- **Action Item MOB-11a** Review and revise, as needed, public works standards to include pedestrian and bicycle safety features where appropriate.

  Examples include provisions for pedestrian and bicycle access like sidewalks, pedestrian signal indicators, bike lanes, bike boxes, and timing of traffic signals to allow safe pedestrian street crossing. Meandering sidewalks are discouraged. Special consideration should be given to the needs of children, seniors, and persons with disabilities.

- **Action Item MOB-11b** Establish design standards to ensure the bikeway network is easily identifiable and consistent with standard signs and markings, as designated by the State of California Traffic Control Devices Committee and the State Bikeway Committee.

Policy MOB-12 Require traffic calming techniques in the design of new local streets where such techniques will manage traffic flow and improve safety for pedestrian and bicyclist users.

Traffic calming techniques are mainly physical measures that aim to reduce motor vehicle

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speeds, alter driver behavior, and improve conditions for non-motorized street users such as pedestrians and bicyclists. Such techniques may include but are not limited to narrow drive lanes, bulb-outs, raised crosswalks, or tighter corner turns.

Public Transportation

The Fresno County Rural Transit Agency (FCRTA) provides fixed-route bus services and on-demand transportation linking Fowler with the cities of Selma, Kingsburg, and Fresno. The nearest local passenger rail station is in the City of Fresno and provides Amtrak services terminating in Emeryville, Sacramento, Stockton, and Bakersfield. The following policies support the continued access and expansion of these services.

Policy MOB-13 Coordinate with Caltrans, Fresno Council of Governments (COG), Fresno County Rural Transit Agency (FCRTA), and other responsible agencies to identify the need for additional mobility infrastructure and/or services along major commuter travel corridors.

Mobility infrastructure and services may include features such as park and ride facilities, on-call micro transit, or mobility as a service program, among others. The intent of these facilities and services along commuter corridors is to provide connectivity from Fowler to neighboring centers of employment and regional transit hubs, such as nearby Amtrak stations.

Policy MOB-14 Identify opportunities for a multi-modal transit hub within the City. A multi-modal transit hub joins all modes of transportation - automobiles, public transit, bicycles, and pedestrians - into one convenient location to make it easier for travelers to use multiple modes of transportation and encourage the use of alternative transportation modes.

Policy MOB-15 Support the development of paratransit service programs.

Policy MOB-16 Support transit operator efforts to maximize return for short- and long-range transit needs.

- **Action Item MOB-16a** Actively participate in the development of short and long-range transit plans, including the Fresno County Long Range Transit Plan and transit plans prepared by the Fresno County Rural Transit Agency (FCRTA).

  The City may provide support through identifying funding mechanisms, including federal and state grants, partnering on grant applications, or supporting state enabling legislation.

Policy MOB-17 Incorporate the potential for public transit service expansion throughout the City.

- **Action Item MOB-17a** Review and revise, as needed, public works standards to incorporate design features to accommodate future public transit stops.

Policy MOB-18 Improve route options and access for public transit City-wide, specifically west of State Route 99.

- **Action Item MOB-18a** Coordinate with Fresno County Rural Transit Agency (FCRTA) and other public transit agencies to facilitate additional transit stops.

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- **Action Item MOB-18b** Ensure that pedestrian and bicycle facilities are provided along and/or near transit routes, whenever feasible, to improve access and connectivity.
  Pedestrian and bicycle facilities may include items such as adequate sidewalks, bike racks, shade structures, and route maps.

Goods Movement and Truck Routes

Goods movement and truck route policies focus on the movement of goods, ensuring local roadways and developments provide appropriately located, well-designed truck routes and loading areas. The following policies also designate truck routes throughout the City.

Policy MOB-19 Designated truck routes for use by heavy commercial and industrial traffic shall include Golden State Boulevard, Manning Avenue, and Temperance Avenue, as shown in Figure 9-2: Goods Movement.

Policy MOB-20 Encourage the efficient movement of goods.

Goods movement refers to the large-scale distribution of goods and not the last mile movement required to deliver goods directly to consumers.

- **Action Item MOB-20a** Identify economically feasible street and highway improvement and maintenance projects that will improve goods movement.
- **Action Item MOB-20b** Identify opportunities to support commercial and industrial access to existing rail facilities within the planning area.

Policy MOB-21 Facilitate goods movement and delivery through internal site design of commercial and industrial areas.

Policy MOB-22 Ensure truck access points and loading facilities are designed to reduce conflict with sensitive land uses.

Sensitive land uses include homes, schools, day care centers, playgrounds, and medical facilities.

Regional Coordination

Policy MOB-23 Coordinate with Caltrans in the design of capital improvement projects near State Route 99.

Policy MOB-24 Continue to support Golden State Boulevard as a secondary route connecting the Kingsburg-Selma-Fowler corridor and providing access to the City of Fresno, Calwa, and Malaga.

Policy MOB-25 Coordinate local transportation planning with the Fresno Council of Governments (COG) Regional Transportation Plan (RTP), Fresno County Rural Transit Agency (FCRTA), and other agencies on relevant transportation plans to ensure eligibility for state and federal funding.

Policy MOB-26 Collaborate with Fresno County to integrate right-of-way and improvement standards for roads that cross jurisdictional boundaries. For development outside the City's boundaries, but within

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the Sphere of Influence (SOI), City and County staff will cooperate and agree on reasonable design standards and negotiate logical transitions from City to County Standards. In general, for such development under County jurisdiction but within the SOI, City Standards should apply if annexation would logically occur in the short to intermediate range.

Financing Polices

Policy MOB-27 Provide for the logical, timely, and economically efficient extension of road infrastructure improvements.

- **Action Item MOB-27a** Annually review and revise the Capital Improvement Program (CIP) to ensure roadway improvements are prioritized and scheduled for construction over at least a 5-year period.

Policy MOB-28 Seek all available means to finance improvements, including State and Federal grants.

Policy MOB-29 Use appropriate entitlement processes and financial tools to ensure new development contributes a fair share of the transportation improvements and/or costs to provide necessary improvements.

- **Action Item MOB-29a** Participate in the establishment of regional transportation mitigation fees and/or benefit districts to be assessed on new development. The fees shall cover a reasonable share of the costs of providing local and subregional transportation improvements needed for serving new development.

  Entitlement processes, such as annexations, the use of development agreements, and the CEQA process, may all be valuable tools in determining impacts, associated costs, and potential improvements needed to develop and maintain the transportation system relative to the construction of new development. Additional tools to ensure new development contributes appropriately to the circulation network could include revenue sharing and tax allocation agreements.

Standards for Roadway Development and Access

Policy MOB-30 Existing points of ingress and egress shall be consolidated whenever possible. Driveway consolidation for new development shall be consistent with City standards and implemented through access agreements along arterials.

- **Action Item MOB-30a** Review and revise, as necessary, City standards to establish criteria for site ingress and egress and driveway locations.

Policy MOB-31 Ingress and egress to shopping centers shall minimize left-turn movements into and out of parking or loading areas.

Policy MOB-32 Review standards for traffic signalization and revise to reflect alternative ways, beyond the current warrant study, for the installation of traffic lights, stop signs, and alternative signalization methods.

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Policy MOB-33 Require residential developments along arterials to back-on to such streets with ornamental fencing, landscaping, and waiver of access, or to provide frontage roads with limited points of access to the street. “Open ended cul-de-sacs” to major streets are required for pedestrian access.

An open-ended cul-de-sac is designed to allow pedestrians, bicyclists, or other non-automotive traffic pass through connecting paths at the end of the cul-de-sac, typically linking to the larger transportation network or open space system.

Policy MOB-34 Limit access points and intersections of streets and highways based on the road’s General Plan classification and function. Access points must be located a sufficient distance away from major intersections to allow for safe, efficient operation.

- **Action Item MOB-34a** The distance between commercial driveways on arterial streets should be not less than 400 feet. Where practical and desirable, commercial driveways should be located on adjacent collector streets rather than on arterial streets.
- **Action Item MOB-34b** Driveway access to major activity centers, including multifamily development, should be located no closer than 200 feet to the intersection of a collector or arterial street.

Street Classification

Two major functions of roadways are to provide mobility for through traffic and to provide direct access to adjacent properties. Specific roadways prioritize these two functions differently. For instance, arterial roadways prioritize the movement of traffic over access to individual adjacent properties, whereas local streets prioritize access to private properties. Roadways also consider bicycle and pedestrian mobility and circulation. Each type of street plays an intentional role in the overall transportation network, ensuring efficient and organized movement of people and goods.

Roadways in the City are categorized according to the volume and the level of service they are designed to provide. Roadway functional classifications in Fowler include Freeways, Expressways, Arterial streets, collector streets, and local streets.

Freeways carry regional traffic through the community with access only at interchanges with major streets.

Expressways connect regional destinations on the non-freeway system and generally pass through several jurisdictions. Traffic carrying capacity is maintained through access control at 2-mile intervals.

Arterial Streets serve as the principal network for cross-town traffic flow. They connect areas of major traffic generation within the urban area and connect with important county roads and state highways. They also provide for the distribution and collection of through traffic to and from collector and local streets.

Collector Streets provide for traffic movement between arterial and local streets, traffic movement within and between neighborhoods and major activity centers and limited direct

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access to abutting properties.

Local Streets are two- to three-lane roadways designed to provide direct access to properties, while discouraging excessive speeds and volumes of motor vehicle travel incompatible with neighborhoods being served through the implementation of multiple, well-connected routes and traffic calming measures.

Freeways serve to connect otherwise disconnected areas with the larger network of roadways and communities. Freeways are essential for the movement of goods and people across the region, allowing for ease of travel across great distances. The Freeway Street Designation in Fowler is State Route 99.

Expressways connect regional destinations on the non-freeway system and generally pass through several jurisdictions. They are designed for fast and efficient long-distance travel. Traffic carrying capacity is maintained through access control at 2-mile intervals. The Expressway Street Designation in Fowler is Golden State Boulevard.

Arterial streets in and surrounding Fowler serve as the principal network for traffic flow. Arterials provide for the distribution and collection of through traffic to and from collector and local streets serving residential, commercial, and industrial land uses, and access major travel generators. The Arterial Street Designations are American Avenue, Fowler Avenue (West/South of Hwy 99), Temperance Avenue and Manning Avenue.

Collector streets provide connectivity between local streets and the arterial street system. Many Collector streets have a mix of residential and commercial properties. The Collector Street designations are 5th Street, 7th Street, 8th Street, Armstrong Avenue, Clayton Avenue, Fowler Avenue (north of Adams), Fresno Street, Lincoln Avenue, Merced Street, South Avenue, Sumner Avenue, Walter Avenue, Adams Avenue, and Temperance Avenue (south of SR 99).

Local streets are exclusively intended to provide direct access in and out of residential areas. Local streets are designed as two-to-three-lane roads with street parking available. They have lower traffic volumes and speeds compared to arterial and collector streets making them pedestrian friendly.

Infrastructure, Facilities, and Infrastructure Needs

The Public Works Department is responsible for various repairs and maintenance throughout Fowler. The Department has identified several areas of improvement needed. The City owns various equipment and machinery needed to provide reliable and responsive street maintenance services. The Department inventories its capital assets and implements a Strategic Plan that indexes the Department's facilities and infrastructure needs. The Department's Strategic Plan objective is to maintain safe, efficient, and accessible transportation infrastructure through proactive maintenance, modernization, and partnerships. The key areas of focus for the Streets Division are as follows:

- Road Maintenance
- Sidewalk Repairs and ADA compliance
- Traffic Signal and Crosswalk Safety Enhancement
- Bikeway and Striping enhancements

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The Department references these four listed focus areas to prepare and update its five-year CIP.

Finance and Projects

The City funds street maintenance services through several accounts within the Public Works Department. According to the FY 2025-26 Fowler budget and CIP, the Public Works' Street Maintenance budget amounted to $6,827,566 for city improvements. The majority of the City's revenues for streets, street improvements, and operation are obtained from the Fowler General Fund, the Local Transportation Fund (LTF 8), and Special Revenues such as Measure C Grants, SB1, Surface Transportation Block Grant Program (STBG), Highway Tax, and Transportation taxes. Overall, the City informed LAFCo that Fowler's street and transportation facilities serve all modes considered in the General Plan's Circulation Element.

According to the City's CIP for FY 2025-26, the City allocated $6,081,272 for improvements to streets and sidewalk, including the Manning Section 130 Signalization Project ($1,855,000), South Avenue Reconstruction – Stanford to Fowler ($1,032,062), 5th Street Paving – Tuolumne to Main ($308,573), and 4th Street Paving – Vine to Main ($304,573).[64]

These improvements maintain an emphasis on the rehabilitation of the City's pavement, reconstruction, and the improvement and extension of bike infrastructure; with the intention to improve circulation and mobility throughout Fowler.

According to the City's FY 2025-26 budget, the Public Work Department's Street Maintenance CIP consists of the following street improvement investments:[65]

- $308,573 for paving 5th Street – Tuolumne to Main
- $304,573 for paving 4th Street – Vine to Main
- $75,000 for paving 1st Street – Main to Merced
- $100,000 for various crack/slurry seals
- $400,000 for Merced streetscape
- $20,000 for the annual street restriping program
- $20,000 for the annual street sign replacement program
- $30,000 for ADA curb ramp and sidewalk reconstruction
- $10,000 for semiannual pothole patching
- $600,000 for Adams Avenue – sidewalk & curb ramps
- $1,807,250 for the Manning section 130 signalization project
- $700,000 for Fresno Street – 7th to 3rd
- $216,248 for South Avenue reconstruction – Stanford to Fowler (required 11.47% local match for federal funding)
- $1,032,062 for South Avenue reconstruction – Stanford to Fowler
- $286,206 for Adams Avenue rehabilitation – SR99 to Stearns
- $38,565 for 7th & Merced Street right turn pocket (required 11.47% local match for federal funding)
- $132,795 for 7th & Merced Street right turn pocket

[64] City of Fowler Adopted Budget 2025-26, pages 100-101.
[65] Ibid.

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The Department regularly pursues state and federal transportation grants to fund major facilities or related machinery for maintenance of city streets, materials, and traffic flow improvements. The City also works with the Fresno Council of Governments and the Fresno County Transportation Authority to leverage local transportation funds.

The City's Street Maintenance Division main challenge is attributed to the ongoing cost to keep pace with street maintenance needs. The City does not have a consistent funding source to maintain the streets at its current service level without additional support from state or federal funding opportunities.

Pavement Management System Implementation

The condition of street pavement is typically evaluated by local agencies using a Pavement Management System ("PMS"), which regularly evaluates pavement condition and establishes a cost-effective maintenance strategy. Each segment of pavement is rated for distress (i.e., cracks and potholes) and the extent and severity of distress. Having an up-to-date PMS allows the local agency to quickly and efficiently assess road maintenance needs and efficiently allocate resources.

Produced by Nichols Consulting Engineers ("NCE") in 2019 and updated in 2025, the PMS reviews pavement conditions across the 37.5 miles of road within Fowler on behalf of the Fresno Council of Governments ("COG") using StreetSaver® pavement management software. The study's stated purpose is to help city staff and policymakers make informed decisions about pavement maintenance and investment.

According to the study, the average Pavement Condition Index ("PCI") of Fowler's roads is 63 which is categorized as "Fair," with residential roads in the worst condition, averaging a PCI of 57. Approximately 30 percent of the network falls into "Poor" or "Very Poor" condition categories, signaling urgent needs. The study outlines four possible scenarios for the following decade which would result in either worse road conditions, maintain the existing PCI of 63, improve PCI to 65, or improve PCI to 70.[66]

The first scenario assumes the city continues its current annual budget of $550,000, which would cause the PCI to drop to 51 by FY 2033/2034 and deferred maintenance to rise to $49.4 million. The second scenario, requiring $2.2 million annually, would maintain the current PCI of 63 but still allow deferred maintenance to increase to $31.1 million. The third scenario, requiring $2.4 million annually, would improve the PCI to 65 but allow deferred maintenance to increase to $29 million. The fourth and most ambitious scenario proposes $3 million per year, improving PCI to 70 and cutting deferred maintenance to $23 million. The executive summary concludes that the City increase the budget to at least $2.2 million per year in order to maintain the pavement network condition of 63.

The City has determined that the following actions will be taken to improve driving conditions within Fowler. The City will continue to prioritize the road segments with the lowest PCI and apply for federal and state grants to maximize the City's general fund and Measure C local dollars to be leveraged as a local match for the larger grant funds. There is no guarantee that $2.2M in funding will be available per year, but the City will leverage as much funding as is made available to maintain and rehabilitate the roadways. According to the City of Fowler Adopted Budget Fiscal Year 2025-26, staff oversees numerous paving projects each year, based on funding from the State, Fresno COG, and grants.

[66] Pavement Management Program Update, September 2025, pages 1-8.

Maintenance of the City's storm drainage piping and basins is essential to safeguard Fowler's public and private property against potential flooding. In addition to ongoing operational funding, this budget includes funding for several specific drainage projects. This budget includes funding for various capital improvement projects including improvements and paving next to Florist ($50,000), a Storm Water Master Plan ($150,000), and miscellaneous repairs ($45,000).[67]

Street Maintenance

The Street Maintenance Division ("SMD") is a subdivision of the Public Works Department and is responsible for ensuring the quality and safety of our local streets. Street Maintenance includes signage, striping, lighting, pothole patching, sidewalk repairs, weed/trash abatement, tree maintenance, and maintenance of the storm drainage infrastructure. Staff also oversee numerous paving projects each year, based on funding from the State, Fresno COG, and grants. Maintenance of the City's storm drainage piping and basins is essential to safeguard Fowler's public and private property against potential flooding.

The SMD maintains approximately 37.5 miles of streets: 8.1 miles classified as arterial roads, and 7.3 miles are collector roads 22.1 miles are residential/local roads.[68] Additionally, the City owns and maintains six signalized intersections and approximately three miles of separated shared used paths. The City currently does not maintain streets outside of the Fowler City Limits.

Traffic paint and signage services include painting curbs, crosswalks, bike routes, right turn pockets, most traffic related signage, and other essential traffic control devices. Paint and sign crews make sure all roadway paint (crosswalks, turn lanes, painted curbs, and other pavement markings) and all traffic signs (stop signs, no parking signs, street name signs, etc.) are installed and visible to the public. Additionally, the Division repairs any traffic signs that have been damaged, destroyed, or vandalized.

The Division owns its equipment, tools, and necessary materials to maintain the street, curb, and gutters that move traffic and convey water into the storm drains. The City's equipment can be used to make basic street improvements to streets and sidewalks as necessary.

Concrete maintenance includes repair of damaged sidewalks and curbs or gutter replacement of the concrete infrastructure within the City limits.

The City contracts with an external on-call contractor to repair and maintain the traffic signals within the City limits and crews respond to signal malfunctions 24 hours a day. The City relies on residents to notify the City of any abnormalities that need to be addressed.

The Division's crew also maintain the City's temporary ponding basins, pump stations, and City well sites to ensure drainage to permanent regional facilities in the event of flooding.

The Division has adopted a street sweeping schedule that occurs two times a month. Residents are asked to move vehicles, equipment, trash cans, and any items that would prevent the street sweeper from the ability to properly clean the debris off the street on their scheduled days. This allows sweepers to freely remove trash from gutters and streets on a regular basis.

[67] City of Fowler Adopted Budget 2025-26, pages 100-101.
[68] Pavement Management Program Update, September 2025, pages 1-8.

Within the Public Works Department, personnel work with residents and neighborhoods to identify projects for funding in future budgets. Such projects include traffic signs, signals, street lighting, undulations, re-stripping, traffic and safety concerns, and any other concerns addressing both vehicle and pedestrian traffic and safety.

The City of Fowler Public Works Department regularly conducts street maintenance surveys and traffic counts, frequently evaluates the condition of the City's streets, and develops an updated PMS to guide future maintenance and repair efforts. With this evaluation methodology, the City is able to determine whether existing roadways are in need of repair or maintenance and secure the appropriate funding resources through the City's Community Improvement Program (CIP), which matches potential projects with regional (Measure C, RSTBG, etc.), state (SB1, etc.) or federal funding (CMAQ, etc.) programs and sources. Additionally, in compliance with the Americans with Disabilities Act (ADA), the Public Works Department works with the Engineering Department to identify and improve access within the public rights- of-way to ensure more mobility for the disabled.

Service Adequacy

Routine funding from state and federal resources historically has not kept up with the additional demands needed to maintain existing streets and roads. On the federal level, transportation funding is reliant on a per gallon gas tax that has remained unchanged over several decades or one-time congressional bills that provide large injections of cash which are allocated based on competitive application processes. During this time, vehicles have been increasingly fuel-efficient resulting in less revenue being generated though the number of miles travelled has increased.

Funding at the state level has several of the same challenges as the primary funding source of state transportation funds being derived from taxes on gasoline and diesel. The improvements in fuel economy, combined with a reluctance to increase federal and state fuel taxes, have negatively impacted road quality in Fowler. Specifically, since these are not stable and consistent funding streams, the lack of continual funding has negatively impacted the conditions of the City's roads, streets, sidewalks, etc.

According to the City, it foresees that Senate Bill 1 ("SB1") funding will assist many local agencies and fund much needed road improvements. Senate Bill 1, known as the Road Repair and Accountability Act of 2017, is a transportation funding package focused on improving the local and state roadway systems. SB1 established fuel taxes and vehicle fees which will generate new funding for roadways, including up to $1.5 billion per year allocated directly to counties and cities for local road maintenance, safety improvements and complete street improvements including facilities for bicycles and pedestrians. With this new funding source, the City would be eligible to secure funding to continue critical services, including pothole filling and pavement maintenance work. According to the Fresno COG, the City of Fowler's share of SB1 dollars is estimated at $199,525 for FY 2025-26.[69] In FY 2025-26, the City is projected to spend $700,000 SB1 dollars for street improvements [70] on the Fresno Street 7th to 3rd project.[71]

Pavement management studies have shown that it is more cost effective to maintain pavement in good

[69] Fresno Council of Governments, SB1. Website: Senate Bill 1 - Fresno Council of Governments

[70] City of Fowler Adopted Budget 2024-25, page 69.

[71] California Local Government Finance Almanac 2024-25 & 2025-26, pages 1-3. Website: Local Street and Road Estimates

condition over its useful life than to let it deteriorate to the point that it requires a major overlay or reconstruction. Deferring maintenance can increase long-term maintenance costs as much as four times greater than a consistent preventative maintenance strategy, according to the Transportation Research Board. Street reconstruction is typically needed once asphalt is 20-35 years old, with the asphalt lifespan depending on the use of preventative maintenance efforts. During 2025, the City is performing preventative maintenance on many of its roadways, including pothole repairs. Repairs happen routinely throughout the year as potholes are reported. There is not a set schedule, but the latest repair happened as recently as late November 2025.

Traffic congestion is measured based on the daily number of vehicle hours of delay due to congestion. Historically, Level of Service ("LOS") analysis has relied upon a conventional perspective of the primary use of public streets by motor vehicles rather than considering all modes of travel, including public transportation, bicycling and walking. LOS on streets and highways is rated on a scale of A-F, where "A" is the best rating and "F" the worst. LOS "E" means significant delays, unstable traffic flow, and rapidly fluctuating speeds and flow rates; LOS "F" means considerable delay with forced traffic flow and speeds dropping to zero.

The City's General Plan proposes a Policy under the Travel Management System, which serves to outline the ideal LOS at various times of the day as well as the ideal LOS at specific intersections. Policy MOB-5 Encourage a LOS "C" throughout the local circulation network. LOS "D" may be allowed during peak hours at intersections of major streets, at State Route 99 interchanges, and along street segments where additional improvements are not feasible. LOS "D" may also be allowed along streets with the potential for a high level of pedestrian and bicyclist activity. LOS "E" may be permitted during peak hour use of certain road intersections and segments where pedestrian and bicycle activity is prioritized.

Another important indicator of roadway service demand is the City's vehicle miles of travel ("VMT"). VMT per street mile is the total mileage traveled by all vehicles on a given day, divided by the mileage of roadway in the jurisdiction. The daily VMT for the Fowler planning area under existing conditions is 247,894. Under future conditions (buildout of the Fowler 2040 General Plan, the projected daily VMT would be 1,240,395. In comparison to existing conditions, VMT would increase by approximately 992,501, or 500%.

The Fresno Council of Government's Public Transportation Infrastructure Study identified strategies for transportation investments and land use policies that would result in measurable reductions in vehicle miles traveled ("VMT") and improve mobility choices for greater Fresno County residents.[72] Reducing VMT reduces the need to expend funds on fuel, lowers vehicle wear and tear, preserves scarce roadway capacity for more important trips, and helps people increase their physical activity and therefore health.

During calendar year 2025, the City reported that it received approximately 7-10 calls per month for road repair requests. Generally, road repair requests consist of pothole repairs and cave-ins, crack sealing, street sweeping, traffic signal repairs, and maintenance of storm drainage and drainage ways.

Street Maintenance Services are the responsibility of the City and Traffic signal repairs and street maintenance have transitioned from the City of Fresno to the City of Fowler as of August 2025. The City informed LAFCo staff that the City's local roadways meet the existing needs for public roadway facilities

[72] Fresno Council of Governments, Public Transportation Infrastructure Study. Website: https://www.fresnocog.org/public-transportation-infrastructure-study/

and services within the City and meet the minimum standard as identified by the General Plan Circulation Element. The City anticipates that it is able to meet probable needs for public roadway facilities and services as the City grows outwards.

Staffing

The Public Works Department is responsible for the overall operation of the City's Street Maintenance Services. The Public Works Department functions as a generalist agency, meaning that Department staff perform multiple services. The Public Works Department is comprised of 13 full-time employees.

The Department is overseen by a Director who reports to the City Manager. The Director of the Public Works and Public Utilities is responsible for seven divisions consisting of: Administration, Water, Streets, Parks, Facilities, Fleet, Animal Services.

The Streets & Parks Division regularly shares maintenance workload with Sweeping Corporation of America to include street maintenance and repair, sidewalks, storm drainage facilities, parks, fleet and equipment, tree trimming, sign maintenance and replacement, streetlights, concrete repair, and median island landscape maintenance. The Streets and Parks Divisions employ 9 full-time equivalent ("FTE") staff. Street sweeping services are provided by the Sweeping Corporation of America and facilitated through an ongoing contract with the city.

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Figure 10-1. City of Fowler Existing Roadways

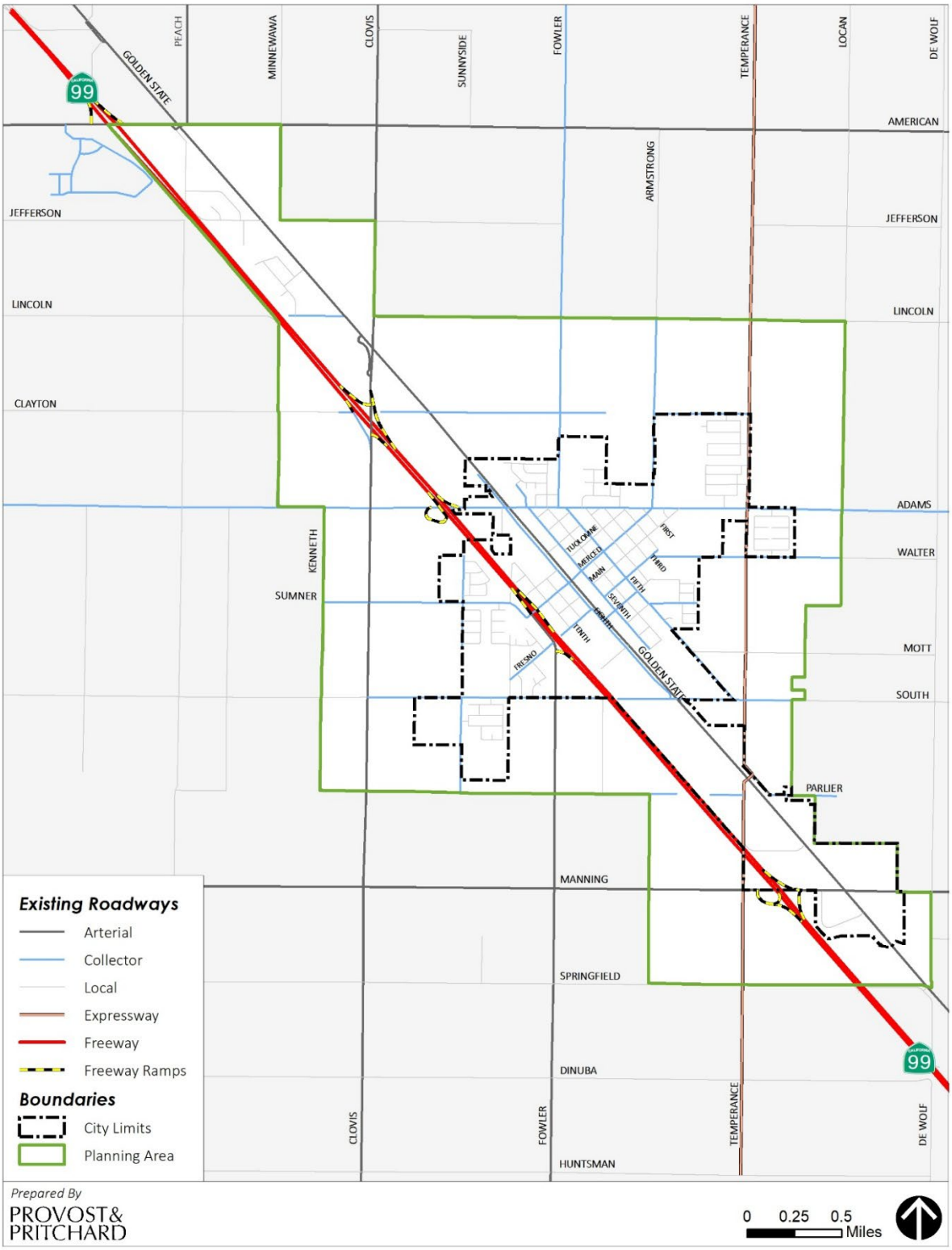
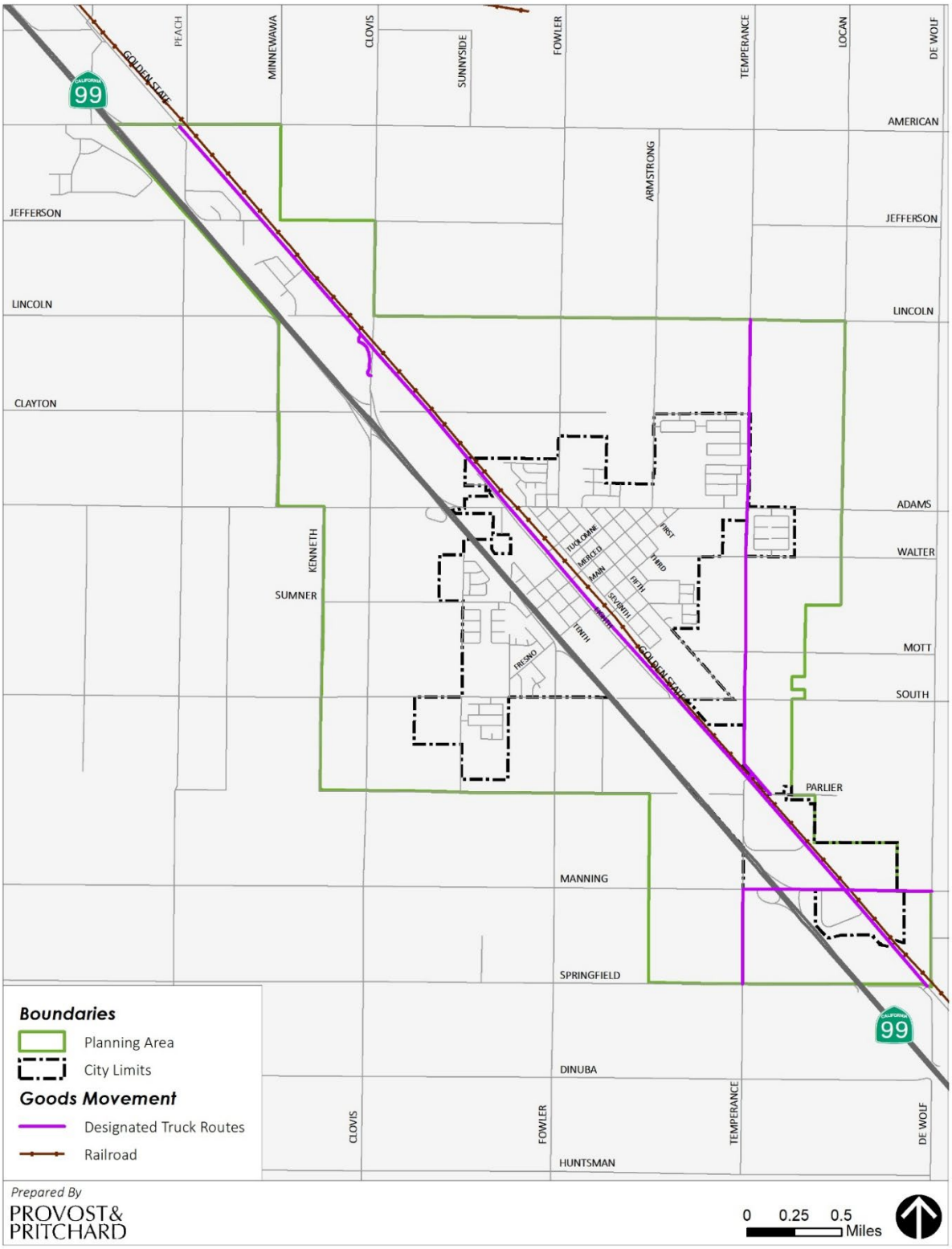


Figure 10-2. Goods Movement



11. Wastewater Services

The City of Fowler receives wastewater collection and treatment services from the Selma-Kingsburg-Fowler County Sanitation District ("SKF"), a public agency established in 1971 by the Fresno County Board of Supervisors. SKF serves the cities of Selma, Kingsburg, and Fowler by providing comprehensive wastewater management services, including collection, treatment, and disposal.

Facilities and Infrastructure

SKF operates a robust wastewater management system, which includes a treatment plant and an extensive collection network. The collection system spans roughly 176 miles of pipeline and 24 lift stations. In the City of Fowler, approximately 60% of gravity sewer mains are 8 inches or smaller in diameter, with larger mains incorporated into system capacity planning per SKF's 2024 Master Plan Update.

The centralized treatment facility, located at 11301 E. Conejo Avenue in Kingsburg, CA, has the capacity to process over 2.9 billion gallons of wastewater annually, meeting stringent California regulatory standards. The plant utilizes a two-stage screw pump system and covers about 550 acres. Operations are supported by a computerized preventive maintenance schedule and a comprehensive monitoring program that collects more than 900 samples annually. The facility also features a 24-hour alarm system and on-call personnel to respond to emergency situations.

In addition, SKF operates twenty-four (24) pumping stations throughout its three member cities. These stations are equipped with 24-hour monitoring systems to ensure system reliability. The collection department maintains over 176 miles of gravity sewer lines and 4 miles of force mains in public rights-of-way, cleaned on a 24-month schedule to minimize blockages and overflows.

Each city maintains ownership of interceptors within its jurisdiction, while SKF manages the regional infrastructure—including sewer lines connecting the cities to the treatment facility and the percolation/evaporation ponds situated on a 550-acre property south of East Conejo Avenue near Kingsburg. The district's service area covers approximately 8,920 acres, with a sphere of influence (SOI) encompassing about 17,245 acres.

The overall system includes about 180 miles of sewer pipelines ranging from 8 to 42 inches in diameter and 24 wastewater pump stations. SKF operations are regulated by the California Regional Water Quality Control Board under Order No. 5-01-255.

System Capacity and Planning

According to the 2024 Collection System Master Plan ("CSMP"), SKF evaluated the hydraulic capacity of its collection system using Peak Wet Weather Flow ("PWWF"), Average Dry Weather Flow ("ADWF"), and Peak Dry Weather Flow ("PDWF"). At the time of the plan, ADWF was estimated at 4.15 million gallons per day (mgd), PDWF at 7.59 mgd, and the design capacity for PWWF was 15.36 mgd. The CSMP outlines buildout projections consistent with member cities' growth tiers.

Fowler, the smallest of the three member cities by population, is located roughly 10 miles south of Fresno. It supports industrial uses that generate substantial wastewater volumes. For the 2040 General Plan

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effort, Fowler adopted a growth management strategy to balance growth with demand for new development, prioritize development in alignment with the community goals, and effectively manage municipal service expansion and maintain services for existing development. The growth management strategy includes the establishment of four urban growth tiers. The Priority Development Area ("PDA") indicates the top priority for growth and development, followed by Growth Tiers I, II, and III.

The PDA encompasses approximately 3,962 acres and focuses on infill development within and around the City limits as well as development of industrial and commercial lands along the State Route (SR) 99 and Golden State Boulevard corridors. Growth Tier I includes approximately 697 acres planned for a mix of residential, commercial land, and open space uses to the west of the PDA. Growth Tier II includes approximately 744 acres to the north and east of the PDA and is planned for primarily residential land uses with some minor commercial uses. Growth Tier III includes approximately 287 acres to the south of the PDA west of the Manning Avenue interchange and is planned for residential, commercial, and industrial land uses.

Each growth tier has an associated threshold that determines when annexation into the area may occur. Thresholds are based on building permits issued and are identified for residential, commercial, and industrial development

SKF currently serves areas within and adjacent to Fowler's city limits, including one property that receives extraterritorial water service. The service area within Fowler accommodates roughly 7,154 residents.

General Plan Policies

Fowler's 2040 General Plan includes the following goals and policies regarding wastewater facilities, collection and treatment.

Goal PF-1 Fowler provides reliable public facilities, utilities, and community services that meet the needs of the existing community and planned growth. PP

Goal PF-2 Fowler maintains and manages the orderly and efficient expansion of public facilities, utilities, and community services.

Provision of Public Facilities

Policy PF-1 Require private and public land developments to provide all on-site and off-site facility improvements or pay in-lieu fees necessary to mitigate any development-generated public facility impacts.

- **Action Item PF-1a** Require the developer to be responsible for the improvement and/or provision of adequate public facilities and services to maintain existing service levels for existing residents and businesses. This may include the installation of additional public facilities, water, or road infrastructure, or the provision of fees for emergency, public safety, and City services.

Water Supply and Distribution

Policy PF-16 Design and construct water system infrastructure as needed to meet current and future water demands and system requirements.

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- **Action Item PF-16a** Prepare and maintain a Water Systems Master Plan to estimate future water demands, identify an adequate supply of water to meet future demands, and identify potential new water supplies.

Policy PF-17 Continue to establish development fees and user rates that are sufficient to operate, maintain, and upgrade (for current and future regulatory requirements) the City's water, wastewater, and stormwater infrastructure.

Policy PF-18 Continue to cooperate with the Selma-Kingsburg-Fowler County Sanitation District to design and construct wastewater system infrastructure as needed to safely convey, treat and recycle, and dispose of current and future wastewater flows and achieve future regulatory and system requirements.

Policy PF-19 Actively participate in the Selma-Kingsburg-Fowler County Sanitation District wastewater master plan update proves to ensure it aligns with planned land uses and projected demands for the City of Fowler.

Long-Term Growth and Coordination

In 2024, SKF adopted an updated Collections Sewer System Master Plan to guide the development and expansion of its infrastructure using Primary, Tier 1, Tier 2, and Tier 3 projections. These projections ensure that future infrastructure investments reflect the planned growth of member cities.

SKF uses each city's adopted general plan and SOI to project population growth and development needs. Infrastructure planning is closely coordinated with member agencies through the City-County review process, ensuring that SKF's capacity and services expand in alignment with urban development.

While the proposed amendment to Fowler's SOI falls outside SKF's current SOI, the district continues to base growth projections on local planning frameworks. As detailed in the Master Plan, the existing treatment plant has sufficient capacity to accommodate projected growth under Fowler's General Plan. Much of the anticipated increase in wastewater flow will come from residential development, which the facility is well-equipped to manage.

As of the latest reporting, the plant is treating approximately 4.2 mgd, or approximately 50% of its 8.0 mgd capacity.

Funding

SKF operations are funded through a combination of connection fees, monthly service charges, and state and federal grants.

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SKF Budget Overview – Fiscal Year 2025–2026

The SKF proposes adjustments to the annual sewer service charges for equivalent single-family residences ("ESFRs") as follows:

- **Selma:** $637.72 (up from $583.14)
- **Kingsburg:** $595.72 (up from $543.14)
- **Fowler:** $608.72 (up from $557.14)

The rate increases reflect rising costs associated with:

- Infrastructure repair, refurbishment, and replacement
- Operational services and supplies
- Staff salaries and benefits
- Labor expenses
- Reduced industrial usage of the treatment facility

Figure 11-1. ESFR Annual Unit Cost Breakdown:

Category	**Annual Cost**
Operation & Maintenance Service Charge	$433.13
District Refurbishment & Replacement	$106.59
Subtotal	**$539.72**
Selma R&R Charge	$98.00
Kingsburg R&R Charge	$56.00
Fowler R&R Charge	$69.00
Total Annual Sewer Charges:	
Selma	$637.72
Kingsburg	$595.72
Fowler	$608.72

All customer classes—including industrial, commercial, institutional, multi-residential, and single-family residential—are charged uniformly based on gallons of wastewater, pounds of suspended solids (SS), and pounds of biochemical oxygen demand (BOD).

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Figure 11-2. Fowler Collection System Capital Refurbishment & Replacement Activites

SELMA-KINGSBURG-FOWLER COUNTY SANITATION DISTRICT
FUNCTION #3 (COLLECTION SYSTEM CAPITAL REFURBISHMENT & REPLACEMENT) ACTIVITIES (FY 2025-26)

BEGINNING BALANCE

	Beginning FY Cash Balance	$ 1,810,873	$ 1,810,873

REVENUE		PROPOSED BUDGET	APPROVED BUDGET
4400-300-05	Service Charges - Residential, Commercial, Institutional	213,073	213,073
4405-300-05	Service Charges - Industrial	91,272	91,272
5400-300-05	Interest Earnings	34,111	34,111
	TOTAL REVENUE	338,456	338,456

EXPENDITURES

8000-305-05	Miscellaneous Repairs	45,000	45,000
8011-305-05**	CCTV Inspection and Review	55,000	55,000
8016-305-05**	Sewer Improvements (Alley Between 6th/7th Street and Tuolumne/Modesto) (2/2)	415,000	415,000
	TOTAL EXPENDITURES	515,000	515,000

ENDING BALANCE

	Ending FY Cash Balance Reserve	1,634,329	1,634,329

NOTES

1) *Asterisk denotes item previously authorized by Board for expenditure. The amount shown is the total approved budget and may be expended over more than one fiscal year. *Asterisk plus "encumbered" or (enc.) denotes a previously-authorized item with the amount shown being the anticipated remaining budget for this fiscal year.

2) **Asterisks denotes the item is a multiple-year project as noted in Capital Improvement Project.

3) Beginning balance may be different from previous fiscal year's ending balance. This may be due to projects, miscellaneous repairs and emergency repairs over or under budget, and revenue actuals. The annual audit and board actions reflect the differences.

12. Water Services

This section of the MSR provides a general assessment of water service provided by the City of Fowler. The City of Fowler's Department of Public Works ("Fowler DPW") Water Division is responsible for the ground water wells with on-site disinfection and remediation facilities, a water distribution system, and associated water storage facilities.

Water Division

The Water Division operates under the administration direction of the Fowler Department of Public Works ("DPW"). The Water Division's headquarters are located at 128 5th Street, Fowler, CA 93625. The Water Division is responsible for all aspects of the city's public water system, operated under domestic water supply ID #CA1010006 issued by the State Water Resources Control Board, Division of Drinking Water ("SWRCB") issued on January 1, 1976.

The Fowler Water Division oversees all aspects of the city's water system, including water delivery, service initiation and termination, billing, collection, and payment services. Their responsibilities include overseeing tie-ins, fulfilling reporting requirements, and supporting the maintenance, security, and enhancement of the water system. They conduct regular testing of water system, emergency power systems, ensure compliance with regulations, manage and monitor the quality and distribution of drinking water, and protect the groundwater management program while being consistent with State regulations.

Additionally, they manage city contracts, joint power agreements, and future master planning of the water infrastructure. Regular repair and replacement of water lines, pumps, meters, and other equipment are carried out to maintain the system's integrity. Furthermore, water services include maintenance and operations of groundwater wells, maintenance of all water meters, and the entire distribution system.

As of November 2025, the water division provides potable water to 2,305 active service connections for domestic, commercial, institutional, and industrial uses.[73]

Fowler General Plan Goals

The City of Fowler General Plan Public Facilities Element, Open Space and Conservation element establish policies for its public facilities. The following general plan policies establish direction regarding the City's water services.

Goal PF-1 Fowler provides reliable public facilities, utilities, and community services that meet the needs of the existing community and planned growth.

Goal PF-2 Fowler maintains and manages the orderly and efficient expansion of public facilities, utilities, and community services.

[73] California Drinking Water Watch, Water System Details. Website: https://sdwis.waterboards.ca.gov/PDWW/JSP/WaterSystemDetail.jsp?tinwsys_is_number=879&tinwsys_st_code=CA&wsnumber=CA1010006

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Provision of Public Facilities

Policy PF-1 Require private and public land developments to provide all on-site and off-site facility improvements or pay in-lieu fees necessary to mitigate any development-generated public facility impacts.

- **Action Item PF-1a** Require the developer to be responsible for the improvement and/or provision of adequate public facilities and services to maintain existing service levels for existing residents and businesses. This may include the installation of additional public facilities, water, or road infrastructure or the provision of fees for emergencies, public safety, and City services.

Policy PF-2 Consider providing public cost sharing of public services under certain circumstances to encourage desirable and innovative development within the city.

Policy PF-3 Ensure that land divisions and developments are approved only when a project's improvements, dedications, and fees fully cover incremental costs to the City and other agencies. Such improvements and infrastructure include parks, major streets, traffic signals, streetlights, drainage systems, sewer, water, fire, police, schools, and other related facilities.

Policy PF-4 Regularly evaluate and update, as necessary, development impact fees and other applicable City fees. Policy PF-5 Require dedication of necessary rights-of-way as part of the land division and land use review processes.

Policy PF-6 Prepare and maintain resources and mechanisms to adequately plan for, develop, and maintain public facilities.

- **Action Item PF-6a** Prepare, adopt, and periodically update a Capital Improvement Program which outlines and prioritizes necessary updates and additions to public facilities for a minimum 5-year period. Review and update the CIP on an annual basis.

Policy PF-7 Use special districts as appropriate to provide broad neighborhood improvements such as drainage, open space, and other public works projects.

Water Supply and Distribution

Policy PF-16 Design and construct water system infrastructure as needed to meet current and future water demands and system requirements.

- **Action Item PF-16a** Prepare and maintain a Water Systems Master Plan to estimate future water demands, identify an adequate supply of water to meet future demands, and identify potential new water supplies.

Policy PF-17 Continue to establish development fees and user rates that are sufficient to operate, maintain, and upgrade (for current and future regulatory requirements) the City’s water, wastewater, and stormwater infrastructure.

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Water Quality and Conservation

Policy SAF-13 Conserve and, where feasible, create or restore areas providing water quality benefits such as undeveloped open space areas, basins, and drainage canals.

Policy SAF-14 Maintain the domestic water system in accordance with appliable water quality standards.

- **Action Item SAF-14a** Monitor funding sources for improvements, if necessary, to maintain the domestic water system in accordance with applicable water quality standards.

Policy SAF-15 Require new development to protect water quality through site design, pollution prevention, storm water treatment, runoff reduction measures, best management practices ("BMPs"), and Low Impact Development ("LID") strategies.

Policy SAF-16 Require the use of native, drought tolerant, or low water use landscaping in both public and private development to reduce or eliminate the need for landscape irrigation.

- **Action Item SAF-16a** Review and revise, as necessary, the adopted water efficient landscape standards for consistency with the State Model Water Efficient Landscape Ordinance, as amended. As required, submit reports on the City's implementation of its landscape standards to the California Department of Water Resources and/or other agencies.
- **Action Item SAF-16b** Update City design standards to require residential developers to provide a no-turf landscape option that is priced the same as the standard landscape option.

Policy SAF-17 Promote programs to improve water efficiency in new and existing buildings.

Policy SAF-18 Explore the use of recycled water to irrigate landscape areas.

- **Action Item SAF-18a** Coordinate with Selma-Kingsburg-Fowler ("SKF") County Sanitation District on what options are available to reuse recycled water.

Groundwater Management

Policy PF-21 Protect groundwater resources within the planning area. This includes protecting the occurrence of groundwater recharge, as well as the quality and quantity of available groundwater resources.

Policy PF-22 Support local efforts to implement the Sustainable Groundwater Management Act ("SGMA"). Coordinate with applicable Groundwater Sustainability Agencies ("GSAs") to implement appropriate policies and programs identified in adopted Groundwater Sustainability Plans ("GSPs").

Policy PF-23 Where appropriate, integrate identified actions and projects from the Groundwater Sustainability Plans into the City's Capital Improvement Program.

Policy PF-24 Where feasible, require on-site systems that facilitate groundwater recharge and/or retention and reuse of water on-site.

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City Water Plans

The City of Fowler plans for its water supply through the development of the General Plan to ensure the sustainability, reliability, and quality of its water supply. These plans examine the feasibility of Fowler's planned growth. The plans have included measures to manage and conserve the city's water resources, such as promoting water efficient landscaping ground water recharge programs, and providing infrastructure upgrades. A Water Master Plan is currently in the developing stages.

The City of Fowler also collaborates with local irrigation districts to fund and construct groundwater recharge projects, which helps maintain groundwater levels. Additionally, the city promotes water conservation among residents, businesses, and agricultural users to reduce overall water demand and ensure a sustainable supply.

Regulations and Fowler's Water Distribution System

The City relies solely upon groundwater from six active groundwater wells to serve its rate payers. According to city, its water system consists of approximately 250,000 lineal feet of water lines ranging from 2-12 inches, and are made of Asbestos Concrete, PVC C-900, Ductile Iron, Cast Iron, SDR-35 PVC, and Steel. There are 378 fire hydrants.

The City of Fowler does not currently have a water storage facility. An Elevated tank exists at the city's corporation yard on 5th street between Main Street and Fresno Street. This tank was filled with water from well #1, which was abandoned in 2006. The tank is currently offline and needs significant repair before being reintroduced to the system. Also, the existing tank is only 60,000 gallons, which may not meet the storage needs of the community.

Pursuant to requirements of the City's public water system permit, the city regularly tests its entire water system, from wells to service connection points, to collect water quality samples that are reported to the SWRCB.

Each of the wells in operation supply water to a distribution system located in City streets, Caltrans Right of Way, and alleys. As of 2005, the City is authorized to draw groundwater from well site numbers: 2, 4, 5A, 6, 7, 8A. The well sitesare equipped with appropriate electrical controls to maintain adequate pressures to supply the public distribution system. Well sites 6, 7, and 8A are equiped with emergency back up generators. According to the City, Well 7 has a treatment facility under construction to mitigate the 1,2,3 - Trichloropropane ("TCP") contamiant detected at the well site. While the site is not yet operational, the City projects it to be fully operational by February 2026.

The City operates a Public Water Supply #CA1010006 with the latest amendment issued on December 30, 2005, by the California Water Resources Control Board. This permit is part of the environmental impact report and regulatory compliance with the City's water system. This permit ensures that the city's water system operations comply with state regulations and standards, addressing environmental concerns and promoting sustainable water management practices.

The State Water Resources Control Board and the Regional Water Quality Control Boards are regulatory agencies in charge of water quality. SWRCB tracks surface water conditions throughout California as well as water bodies with contaminants exceeding water quality standards. The City pumps an annual average

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of 677 million gallons (equivalent to 2078 acre-feet of water) for potable use. The maximum day demand ("MDD") averages 4.1 million gallons, or 2,869 gallons per minute. The City has a maximum production capacity of 5,900 gallons per minute from the six active wells and therefore can meet MDD even with the highest producing well off-line as required by California Waterworks Standards. Figure 12-2 summarizes capacity levels for each of the City's active well sites.

The current static water level in the wells is on average between 85 to 95 feet. According to city staff, the depth of groundwater in Fowler has experienced some fluctuations over the past years, primarily due to factors like seasonal changes and overall groundwater conditions. However, the city has managed to maintain a relatively stable groundwater level, averaging between 85 to 95 feet.

Figure 12-1. Fowler's Active Wells and Production Capacities

Active Well Number	Estimated Capacity (GPM)	Constituents of Concern
Well No. 2	300	
Well No. 4	450	
Well No. 5A	1,100	
Well No.6	1,250	
Well No. 7 (Under Construction)	1,700	TCP
Well No. 8A	1,100	
Well No.9 (Under Construction)	TBD	N/A
Total	5,900	

Ground Water Supply

The City has historically relied on groundwater and draws its supply from the Kings Subbasin of the San Joaquin Valley Groundwater Basin. The Kings Subbasin underlies Fowler, as well as Fresno, Kings, and Tulare Counties. The South Kings Groundwater Sustainability Agency ("SKGSA") boundary encompasses the city and district limits of the member agencies, total an area of 9,635 acres on the San Joaquin Valley floor in the County of Fresno. According to the Department of Water Resources ("DWR"), the Kings Subbasin was identified in 1980 to be in critical condition of overdraft in Bulletin 118-80.

The 2003 update of DWR's Bulletin 118 identifies groundwater overdraft as the condition of groundwater basin or subbasin in which the amount of water withdrawn by pumping exceeds the amount of water that recharges the basin over a period of years, during which the water supply conditions approximate average conditions.

According to the Kings River Conservation District, overdraft conditions in the Kings Subbasin are estimated to average 52,462 million gallons per year from years 1964 to 2004. Estimates show that approximately 3.2 million gallons of groundwater have been "mined" in the last 50 years, that is, pumped without being replaced. The Kings River Conservation District's models project that overdraft conditions will average around 3,975 million gallons per year through year 2035. The DWR bulletin acknowledges

that groundwater recharge programs are being conducted by various water agencies within the Kings Subbasin to ensure that groundwater pumping will continue to be a viable water supply for the future.[74]

Service Adequacy

This section reviews indicators of service adequacy, including the California Department of Public Health ("DPH") system evaluation now conducted by the SWRCB, Division of Drinking Water. The City's water system is comprehensively inspected by SWRCB every two years, and certain areas of the distribution system are sampled in a rotation to collect data throughout each year.

Up until recently, the DPH was responsible for the enforcement of the federal and California Safe Drinking Water Acts and the operational permitting and regulatory oversight of public water systems in California. Domestic water providers of at least 200 connections were subject to DPH inspections. In recent years, responsibility has been moved to the California Water Resources Control Board's Division of Drinking Water (DDW) for the enforcement of these water quality standards, and inspections of all the City of Fowler's water facilities.

In 2018, DDW issued a compliance order based on the presence of 1,2,3 Trichloropropane (1,2,3 TCP) over the recently adopted maximum contaminant level ("MCL"). The City of Fowler is currently in the process of constructing a Granular Activated Carbon ("GAC") filtration system that would remove the substance from the Water System to comply with DDW standard.

Sustainable Groundwater Management Act of 2014 ("SGMA")

The City lies within the Kings Groundwater Sub-Basin, which is also within the San Joaquin Basin Hydrologic Area. The Kings Sub-basin has been identified as critically over drafted.

California's Sustainable Groundwater Management Act was signed into law on September 16, 2014. This three-part legislation requires local agencies to develop groundwater sustainability plans that are compatible with their regional economic and environmental needs. SGMA creates a framework for sustainable local groundwater management for the first time in California's history. SGMA required local agencies to form Groundwater Sustainability Agencies ("GSAs") in local groundwater basins by June 2017 and requires the adoption of Groundwater Sustainability Plans ("GSPs") for groundwater basins deemed high priority by 2020.

The City of Fowler lies within the South Kings Groundwater Sustainability Agency, which is coterminous with the city limits of Kingsburg, Fowler, Parlier, Sanger and the district boundary of the Del Rey Community Service District. The South Kings GSA aims to facilitate collaboration between local agencies to come up with useful strategies to implement the SGMA in the South Kings subbasin. In addition, the MOU contracts other agencies that overly the subbasin to coordinate with the GSA to implement a Groundwater Sustainability Plan (GSP) and meet the requirements of the Act.

Groundwater within the South Kings Subbasin generally meets primary and secondary drinking water standards for municipal water use. However, the groundwater basin is impacted by chemical contaminants that affect the City's ability to use the groundwater basin resource without filtration of one

[74] California's Groundwater Bulletin 118, Update 2003. Website: water.ca.gov/-/media/DWR-Website/Web-Pages/Programs/Groundwater-Management/Bulletin-118/Files/Statewide-Reports/Bulletin_118_Update_2003.pdf

of the City's well sites. The contaminant impacting the City's groundwater supply is 1,2,3-Trichloropropane ("TCP").

Of the City of Fowler's six currently active wells, only one exceeds the MCL for the contaminant 1,2,3-TCP. Wells 4, 5A, 6, and 8A remain as non-detect or within allowable limits on annual averages. However, to address this contamination for Well 7, a GAC vessel treatment system is under construction and scheduled to be operational by February 2026.

Groundwater Recharge Projects

The City of Fowler has undertaken several groundwater recharge projects to ensure a sustainable water supply. In 2014, the city entered into an agreement with the Consolidated Irrigation District ("CID") to help fund these projects. The agreement outlines specific funding from the city to construct groundwater recharge projects that benefit Fowler.

These projects typically involve building recharge basins or modifying existing structures to allow for efficient infiltration of surface water into the groundwater basin. The city also collaborates with local irrigation districts to identify suitable locations for these recharge basins and utilizes available surface water to fill them. Regular monitoring ensures the effectiveness of these projects in replenishing the aquifer and maintaining groundwater levels.

One very important project is the City of Fowler Well No. 9, which intends to supplement the city's water supply system by constructing a new groundwater well. This well is expected to yield approximately 1,200 gallons per minute ("gpm") and will be drilled to a depth of approximately 720 feet.

The City of Fowler has partnered with the CID on several groundwater recharge projects. Here are some key projects that benefit the city:

1. **Adams & Academy Recharge Basin**: This 30-acre basin is still under construction. Thanks to special provisions from the state, CID was allowed to put up temporary berms so the basin could take water for flood control and recharge during the historic 2023 water year 2.
2. **Groundwater Recharge Programs**: In 2014, the City of Fowler entered into an agreement with CID to fund groundwater recharge programs. These programs are designed to enhance the city's water supply and ensure sustainability.
3. **Collaboration with Kings Subbasin Groundwater Sustainability Agencies**: The City of Fowler continues to work with the Kings Subbasin Groundwater Sustainability Agencies to route projects that may affect or be affected by groundwater recharge efforts.

Water Service Demand

The City of Fowler has a water usage rate system. As of February 21, 2024, there were approximately 2,250 active metered connections for domestic, commercial, institutional, and industrial uses. Its metered accounts consist of the following approximate number of users: 2020 residential, 120 commercial, 65 industrial/institutional, and 45 landscape/irrigation connections. The City of Fowler has owned and operated the water system for city residents since about 1908. The activity date for the well system is January 1, 1976.

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Projected Water Demand

According to Fowler, the City anticipates an increase in water consumption by a five percent average annual growth rate through 2030 simply by the current interest and tentative subdivision and parcel maps progressing through the entitlement process.

Water Funding

The City charges user fees to all water customers to cover the costs of water production, distribution and treatment. The City's water rates are based on water usage, either single family residential, multiple family residential, commercial account Institutional or Industrial accounts.

In June 2024, according to Resolution No. 2727 the City Council approved a new rate plan for the Water Division that is in compliance with Proposition 218 requirements beginning July 1, 2024. User rates are based on usage and shall be increased by 5% annually each July 1 over a 5-year period. The City's water rates consist of a Base monthly rate of $26.35 for up to 12,000 gallons per month, and an additional $4.74 per additional 1,000 gallons per month for all residential, commercial and industrial properties.

For all industrial properties there is an initial rate increase of 8.70% for year 1 and an annual increase of 5% each year thereafter during the 5-year period. There is a base rate of $40.15 for up to 12,000 gallons per month, and an additional $4.02 per additional 1,000 gallons per month. The 5% was necessary to fully fund all revenue requirements.

The City of Fowler funds its water service provisions through 2 major accounts, The Enterprise Fund Account and Special Revenue which includes the following:

- Water Fund 500 –It is funded by user rates and accounts for delivery of clean and safe drinking water, regulatory monitoring and compliance, and associated expenditures to maintain the City's public water distribution system in operation. The Water Fund includes funding for Capital improvement. It was established to serve as an ongoing capital set aside for Water Division capital projects. Furthermore, currently funding for day-to-day operational expenditures such as salaries, supplies, Vehicles, and fuel are comingled with funds that are needed for longer term uses, such as equipment/facility maintenance and/or replacement and large-scale infrastructure rehabilitation projects.

- Water Well Maintenance 501 – The fees in this fund are charged to new development to supplement the cost of new water infrastructure such as new Water Wells or to upsize water mains. This is funded by interest income.

- Groundwater Recharge CID ("SKGSA") 502 – The fees in this fund are charged to new development to include the acquisition and development of recharge basins and conveyance pipelines and facilities. The Budget includes transfer of funds to Groundwater CID to offset expenses for The Groundwater implementation projects for the Groundwater Sustainability Plan, as required by SGMA and Department of Water Resources in an effort to reach sustainability.

- TCP Fund 503 – This fund was established from a litigation settlement. This fund is to be used for the design and construction of a new water treatment facility. This budget will fund continued

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improvements for Well #7 treatment plan. It included $269k for engineering design, and $1.2 million for Well #7 treatment plant.

- AB1600-Water – The fees in this fund are charged to new developments to supplement the cost of new water facilities in the city. This will fund the Water Master Plan, Well #4 Hydro Tank Replacement, Well #5 Shade Structure, Generator, and A/C, Well #6 Flow Meter and Shade Structure, Equipment- A/C, Water Valve Replacement and Flow Meter.

The responsibilities for the water system are shared between the Public Works employees – billing & collection, maintenance & operation, handled respectively by Administrative Services and Public Works. The budget document reflects working capital for the fund balance. Only activities directly related to the City's water system may be accounted for in this fund.

According to the City's budget for FY 2025-26, the Public Works Department oversees a total budget of $1,628,067 for the City's Public Works services. For FY 2025-26, the total Water Service revenues are anticipated to amount to $1,879,896. The Water Division also receives additional revenues from the following funds: AB1600-Water fund with a projected revenue of $140,000

For the same year, the total water service expenditure is anticipated to amount to $2,620,516.

Water Division Staffing

The City employs four (4) full-time equivalent staff in the Water Division when fully staffed. The following bullet points summarize the Water Division's personnel and their responsibilities.

- Lead Water Operator (1): Responsible for the maintenance, repair, and construction of City water lines.
- Water Operator I (1): Responsible for the installation, repair, and maintenance of City facilities and water system facilities.
- Water Operator in Training (2)

The City's water system requires that the chief operator be certified at a T2 level for treatment and a D3 level for distribution. The City's lead operator is certified at a T2, and four operators are certified at D3, which meets the system's certification requirements.

Infrastructure Needs

Between 2024 and 2025, total projected Community Investment Program (CIP) expenditures for the Water Division are approximately $8,155,479. The CIP expenditures are summarized in the following categories along with the total expenditure for each category:

1. Fire Hydrant & Water Valve Replacement (Impact Fee) ($227,500)
2. Fire Hydrant Replacement ($72,600)
3. Water Valve Replacement (Impact fee) ($117,000)
4. Water Meter Replacement ($20,000)
5. Water Services Replacement ($130,000)
6. EPA FY23 Appropriation Act – Water System Interconnection ($943,877)

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7. New Water Well #9 ($3,332,425)
8. Water Well #7 TCP Plant ($2,148,132)
9. Water Tower Rehabilitation ($20,000)
10. Annual contributions Per SGMA/SKGSA ($405,216)
11. Water Master Plan (Impact Fee) ($150,000)
12. Water Master Plan ($100,000)
13. Water System GIS Database ($50,000)
14. Recycled Water Feasibility Study ($125,000)
15. Well 4 Deferred Maintenance – Hydro Tank Replacement (Impact Fee) ($72,000)
16. Well 4 Deferred Maintenance – Hydro Tank Replacement ($48,000)
17. Well 5 Deferred Maintenance – Shade Structure, Generator, A/C (Impact Fee) ($87,000)
18. Well 5 Deferred Maintenance – Shade Structure, Generator, A/C ($58,000)
19. Well 6 Deferred Maintenance – Flow Meter, Shade Structure, A/C (Impact Fee) ($33,000)
20. Well 6 Deferred Maintenance – Flow Meter, Shade Structure, A/C ($15,729)

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13. Public Transportation Services

The City does not directly provide public transportation services; however, the City is a member agency in the Fresno County Rural Transit Agency ("FCRTA"). FCRTA operates through an inter-agency service agreement to provide public transportation to the rural areas of Fresno County.[75] Through its membership, FCRTA also provides funding for the Reedley Transit program.

FCRTA is a Joint Powers Agency ("JPA") established in 1972 to implement public transit services within Fresno County. FCRTA is structured as a joint-powers authority, with representation from cities and the County. The governing board of the FCRTA consists of one Fresno County Supervisor and a mayor or councilperson from each of the cities that are part of the JPA. The County representative gets six votes while city representatives get one vote each, for a total of 19 votes. The board appoints a general manager of the organization responsible for managing FCRTA's operation. Through 25 transit subsystems, FCRTA serves the rural transit needs throughout Fresno County, and also provides service to the adjacent counties of Kings, Tulare, and Madera.

FCRTA's Inter-City Transit Kingsburg-Reedley route makes two connections stop in the City of Fowler. FCRTA bus routes operate a scheduled route 247 days a year. The transportation service operates daily round trips, Monday through Friday; no service is provided on Saturdays, Sundays, or major holidays. The following sections summarize public transportation within Fowler.

Transit Routes

FCRTA operates 26 transit subsystems, 18 fixed routes, six days a week using a fleet inventory of 100 vehicles. There are two FCRTA transit routes that travel through the City of Fowler. FCRTA's Inter-Transit line connects Reedley residents to neighboring communities and the greater Fresno County area. These routes depart and drop off riders at the two listed stations:

- Bus Shelter – 7th Street & Merced Street
- Adventist Health/Valley Children's Bus Shelter – Across W. Fresno Street from 230 S. 9th Street, Fowler CA

Inter-City Transit Kingsburg-Reedley Route

Kingsburg-Reedley Inter-City Transit makes one round trip in the morning and two round trips in the afternoon that serve the residents of Reedley, Kingsburg, Fowler, Parlier, and Fowler. This transit route has scheduled their departures from Fowler Bus Shelter and the Adventist Health/Valley Children's Bus Shelter to coordinate with the needs and times of the public.

As portrayed in Figure 13-1, departures to Parlier/Reedley occur twice in the morning and once in the afternoon, while departures to Selma/Kingsburg occur once in the morning and twice in the afternoon. The fixed route inter-city service fares for all members of the public is $2.25 per one-way trip ($4.50 for round trip) to Reedley and $1.50 per one-way trip ($3.00 for round trip) to Kingsburg.[76] Service is provided by two twenty-two passenger, wheelchair accessible, modified vans.

[75] Fresno County Rural Transit Agency, About Us.
[76] Fresno County Rural Transit Agency, Kingsburg-Reedley Route Guide. Website: https://www.ruraltransit.org/wp-content/uploads/2024/02/Kingsburg_Reedley.pdf

Figure 13-1. Inter-City Kingsburg-Reedley Route Departures from the City of Fowler

Bus Station	*Morning*		*Afternoon*	
Departures to Parlier & Reedley				
Fowler Bus Shelter	7:22 AM	11:23 AM	2:53 PM	
Adventist Health/Valley Children's Bus Shelter	7:29 AM	11:30 AM	3:00 PM	
Departures to Selma & Kingsburg				
Fowler Bus Shelter	9:45 AM		12:50 PM	4:15 PM
Adventist Health/Valley Children's Bus Shelter	9:52 AM		12:57 PM	4:22 PM

Source: Fresno County Rural Transit Agency

Inter-City Transit Southeast Route

The Southeast Route provides two morning round trips and one afternoon trip to Fresno, serving the residents of Kingsburg, Selma, Fowler, and Fresno. Similar to the Kingsburg-Reedley transit route, the scheduled departures occur from two main locations: the Fowler Bus Shelter at 7th Street and Merced Street, and the Adventist Health/Valley Children's Bus Shelter. Departures from the Fowler Bus Shelter occur at 7:28 a.m., 10:23 a.m., and 3:28 p.m., with the Adventist Health/Valley Children's Bus Shelter departures following five minutes after. The fixed-route fare is $1.25 for a one-way trip and $2.25 for a round trip between Fowler and Fresno, applicable to all members of the public and discounts available for certain parties.[77]

Fowler Transit Subsystem

The FCRTA currently funds the transit program in Fowler effective July 1, 2019. According to the FCRTA website, subsystem Fowler Transit provides local in-city demand responsive service Monday through Friday from 7 a.m. to 4:30 p.m. and Saturdays from 8 a.m. to 4:30 p.m. With reservation-based, demand responsive services, riders call their local transit provider, identify their location, desired destination and departure time. A driver is then dispatched to pick-up and transport the patron. Demand responsive service is limited to within the rural transit service area during regular service hours.

According to the FCRTA website, passenger fares are subsidized to be reasonable and encourage frequent trips. One-way fares for service within a community range from 50 cents to 75 cents for the general public. Senior citizens, disabled, and veterans ride for free on intra-city buses.

Fares for inter-city service are generally half the price of fares granted to common carriers by the California Public Utilities Commission. They range from 75 cents to $6.00 per one-way trip, depending on distance traveled. Fares may be subject to change.

[77] Fresno County Rural Transit Agency, Inter-City Transit Southeast. Website: https://www.ruraltransit.org/wp-content/uploads/2024/06/Southeast-Transit.pdf

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Public Transit Demand

The current ridership trend, based upon data provided by FCRTA, indicates that the demand for transit services remains constant. According to FCRTA's *Short Range Transit Plan for the Rural Fresno County Area 2026-2030*, Fowler Transit's ridership increased 139 passengers in FY 2023-24, representing a 9.40 percent change from the previous FY 2022-23.[78]

Infrastructure and Facilities

FCRTA is the agency responsible for providing metropolitan transit service for the City and for implementing short and long-range transit plans, making recommendations, and addressing infrastructure needs. FCRTA's infrastructure investments are reflective of the decisions made by the JPA, as a whole.

FCRTA presently operates a fleet of 130 vehicles, of which 43 are powered by CNG, 36 are powered by electric batteries, 50 are powered by unleaded gasoline, and one is a non-motorized trailer. The City's fleet and facilities consist of 100 buses, 11 electric vans and buses, 45 CNG vehicles, 44 gasoline vehicles, a maintenance facility, and a transit center. FCRTA does not operate any diesel power vehicles.

FCRTA's maintenance facility, located at 1870 Dockery Selma, CA, consists of 4,500 square feet and can accommodate up to 8-10 buses. The FCRTA is responsible for the day-to-day management of the Inter-City Transit Buses. FCRTA has 44 full-time equivalent ("FTE") employees that range from the agency's administration to bus route drives. Some specified services are contracted with private and public operators. FCRTA office is located within the Council of Fresno County Governments ("Fresno COG") office in Fresno. Fresno COG staff perform the planning and finance functions of the FCRTA. In each of the local services, there is an administrative role played by a transit supervisor employed by the contracting transit provider. In general, a total of 43.6 FTE operating staff (both public and contract) are required to fully administer and operate the FCRTA systems.

FCRTA is in the process of investing in additional zero emission vehicles. All new buses have low floors, outfitted with ramps for easy access by passengers who use mobility devices, or have difficulty climbing stairs. All FCRTA buses have bike racks that can hold at least two bicycles at a time. Future bus procurements will include three position bike racks.

FCRTA owns and maintains two bus stops, two bus signs, and two benches in the City of Fowler. The Fowler Transit Dial-A-Ride program maintains a total of four vans, which are maintained and serviced by FCRTA. The preventative maintenance consists of a regular tune-up of vehicles to ensure maximum performance and fuel economy are obtained. Gasoline tune-ups are performed at per factory month or per factory of mile intervals.

Due to age and usage, periodic rehabilitation of transit amenities has been necessary to maintain an attractive, safe, and functional condition. Examples of rehabilitation include sidewalk repair, painting and repair of structures, and replacement of benches and trash receptacles.

[78] Short Range Transit Plan for the Rural Fresno County Area 2026-2030, page 78. Website: https://www.ruraltransit.org/wp-content/uploads/2025/05/SRTP-FCRTA-2026-2030-.pdf

Passenger amenities such as shelters, benches, information signs, and trash receptacles are provided at many transit stops. Transit stop improvements are also provided by private developers as conditions of project approval by the City.

Historically, FCRTA has prioritized updating aging vehicles and equipment through its Capital Budget. Recently, evolving requirements have shifted the focus toward investing in electric vehicles (EVs), EV chargers, and related charging infrastructure. In addition, FCRTA has procured a range of advanced technologies, including Level 2 and Level 3 EV chargers, and solar-powered Level 2 Resiliency Hubs. Moreover, they have invested in a Micro Battery Storage and an Energy Management System. The majority of this technology and equipment will be housed and operated at the new FCRTA Maintenance facility, alongside most of the agency's fleet.[79]

Service Adequacy

One of the primary challenges FCRTA has faced in recent years has been driven in large part by trying to keep up with the demand at peak times. Lack of demand on slower days also proved to be a challenge for drivers. Both factors have contributed to ridership inconsistency throughout the past year as well.

This section reviews indicators of service adequacy with respect to Fowler Transit only. FCRTA uses several performance measures to assess system operating reliability. Key indicators are passengers per revenue hour, total operating expense per passenger, and total operating expense per revenue hour. Passengers per revenue hour measure the degree of consumption of public transportation services in relation to the amount of service available, which can be indicative of the level of service effectiveness and ability to meet customer needs. Ridership in Fowler Transit has declined in recent years, leading to the discontinuation of its own dedicated bus. However, FCRTA recommends the City continues to monitor efficiency and effectiveness to ensure Fowler residents are receiving adequate services.

The operating cost per passenger is based on how much cost is incurred per unit of travel, which is one measure of cost effectiveness of transportation services, or the value obtained for the dollars invested in transit. Fowler Transit operating costs averaged $51.72 (2024) per passenger. According to FCRTA's Short Range Transit Plan for the Rural Fresno County Area 2026-2030, the system average cost per passenger was $31.69.[80]

Operating cost per revenue hour measures how much cost is incurred per unit of service, which is an indicator of cost efficiency of services. By having knowledge of the cost structure on different routes, costs can be kept as low as possible while meeting safety and operating rules.

Fowler Transit spent approximately $212.92 (2024) per revenue hour. Comparable transit agencies averaged $101.18 in expenses per revenue hour. Fowler Transit's higher operating cost per revenue may be a function of greater service frequency than other providers.

FCRTA partners with the Fowler Police Department to deliver system wide protection. Uniformed patrol officers will do random checks of the vehicles. Fowler Transit also participates in video policing throughout the City with surveillance cameras aboard the buses. Fowler Transit completed installation on board all of its buses, and the initiative is serving as a deterrent to vandalism and other crimes.

[79] Ibid.

[80] Short Range Transit Plan for the Rural Fresno County Area 2026-2030, page 66.

Although the FCRTA is the agency responsible for providing intra-city demand responsive transit service and for implementing short and long-range transit plan recommendations, its actions may be affected by policies and programs of external agencies. These agencies include the Federal Transit Administration (FTA) and the State of California Transportation Department (CALTRANS).

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14. Shared Facilities, Opportunities for Shared Facilities

Future City growth may present additional opportunities for Future City growth may present additional opportunities for sharing of public facilities to offset costs, promote greater efficiencies, and improved economies of scale in provisions of municipal services.

As previously noted in this MSR, the City has joint functions such as mutual aid/request agreements and share facilities with other local agencies located in the County of Fresno. Nonetheless, if future shared facilities were to be sought after then the following local agencies listed below may provide potential opportunities to create additional shared facilities:

Selma-Kingsburg-Fowler County Sanitation District
Formed in 1971, SKF was established under the County Sanitation District Act to provide wastewater collection, treatment, and disposal services for the cities of Selma, Kingsburg, and Fowler.

Consolidated Irrigation District
Formed in 1921, to secure Kings River water for irrigation delivery and groundwater recharge within the District. In addition to irrigation, the district is responsible for groundwater management, recharge management, water rights protection, repair and replacing infrastructure, and ensuring regulatory compliance with state law.

Consolidated Mosquito Abatement District
Formed in 1946, to provide relief from the nuisance of biting mosquitoes and to protect the public from the threat of mosquito-borne diseases, such as encephalitis and malaria.

County of Fresno

The County of Fresno provides countywide services including elections, voter registration, law enforcements, jails, vital records, property records, tax collection, public health and social services. In addition, the County serves as the local land use authority for all unincorporated areas located outside the City and within the Reedley SOI.

County of Fresno, Public Library

Operates a branch library within the City of Fowler and is part of the San Joaquin Valley Library System. This 8,660 sq ft facility provides public computers and Wi-Fi, a meeting room (up to 50 people), Courtyard performance area, book drop area on the west side, recycling site for batteries and fluorescent lights. The library hosts Storytime, family craft nights, workshops, summer lunch and literacy programs for children.

Fresno County Fire Protection District

Formed in 1994, as the result of the consolidation of the Mid Valley Fire Protection and the Westside Fire Protection Districts. The District provides fire prevention and suppression, emergency medical response, search and rescue, and emergency dispatch services. It also conducts building permits and inspections.

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Fowler Unified School District

FUSD is the local education provider in the Fowler area, it consists of 9 school campuses in configurations that include TK to 5th grade, 6th to 8th grade, middle school, and 9th to 12th grade high school campuses.

Fresno County Rural Transit Agency (FCRTA)

Established in 1979, the FCRTA is the public transportation provider for 13 rural cities throughout Fresno County including Coalinga, Firebaugh, Fowler, Huron, Kerman, Kingsburg, Mendota, Orange Cove, Parlier, Reedley, Sanger, San Joaquin, Selma and 39 unincorporated communities.

Kings River Conservation District

Formed in 1951, to provide for planning of flood protection, management of water, including essential flood control and groundwater management services. Kings River Conservation District cooperates with other agencies to achieve a balanced and high-quality water supply, provides on-farm support in efficient water conservation practices, and develops power resources for the public good.

Fowler Cemetery District

Formed in 1933 to provide burial and interment of human remains to meet the cultural, economic, religious, and social needs within the Fowler area. The District is an public special district governed by a five-member board of trustees.

San Joaquin Valley Air Pollution Control District

Formed in 1992, the public health agency has focuses to improve the health and quality of life through monitoring and regulating air quality in the San Joaquin Valley, including the City of Fowler.

West Fresno County Red Scale Protective District

Formed in 1958, to implement control measures to assist growers with pest exclusion, eradication efforts, support, and the testing and mapping of citrus pests. The District has no employees. It contracts for secretarial support, and the testing and mapping of citrus pests.

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15. Municipal Service Review Determinations

LAFCo has prepared this MSR consistent with GC sec. 56430 in order to update the Fowler SOI in accordance with GC sec. 56425. The purpose of the service review is to get a "big picture" of the public services provided by a local agency, determine service needs, and make recommendations in order to promote the orderly development of local agencies.

The MSR was prepared in conjunction with the City's application (LAFCo file No. MSR-24-03 and RSOI-214) to LAFCo, requesting the Commission to expand the Fowler SOI and add approximately 1,195 acres to the east and south of the City. The majority of the land in the affected territory will continue to operate as agricultural related uses and/or rural residential within the updated Fowler SOI until such time as development is proposed. The SOI update would add new territory that is planned for urban uses by the 2040 Fowler General Plan Update.

In summary, the service review found that the City is efficiently providing its various municipal services within its corporate boundaries, and has adequate capacity, phased infrastructure improvement programs, and adequate planning efforts by type of service to promote planned growth and development within the proposed Fowler SOI update.

LAFCo staff reviewed the proposed Fowler SOI update in light of the data collected during the MSR process, communicated with City representatives, reviewed the 2040 Fowler General Plan, the Fowler General Plan certified Final Environmental Impact Report, the Fowler SOI amendment application, the 2024-25 and 2025-26 Fowler Annual Budget, and the approved 2024 County-City Memorandum of Understanding regarding standards for annexation and development in order to provide the Commission a thorough SOI update recommendation for its consideration.

Based on the information and analysis in the MSR, this section of the report fulfills the requirements of Government Code section 56425 and allows LAFCo to update the Fowler SOI, consistent with the written determinations for the City of Fowler. In determining the sphere of influence of each local agency, the commission shall consider and prepare a written statement of its determinations with respect to each of the following pursuant to Government Code Section 56425 (e):

1) The present and planned land uses in the area, including agricultural and open-space lands.

- The City of Fowler adopted and maintains a General Plan. The 2040 Fowler General Plan establishes its land use foundation through a vision statement and supportive goals and policies. The General Plan creates policies and provides for the general distribution, location, and extent of present and future land uses that guide land use decisions that shape development of the City through year 2040.

- Land uses surrounding the Fowler city limits in both the existing SOI, the proposed SOI, and the General Plan planning area are predominantly in active agricultural operations.

- The focus of the 2040 Fowler General Plan is to balance growth and investment in existing neighborhoods as well as new growth areas. The General Plan calls for a balance of residential development between low, medium, and higher density projects. The General Plan presents strategies to prevent premature loss of prime agricultural lands that surround Fowler.

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2) The present and probable need for public facilities and services in the area.

- The City of Fowler provides a wide array of municipal services within its corporate limits. Extension of infrastructure and municipal resources would be necessary to accommodate future urban development within the Fowler SOI update. The City implements its General Plan, as identified in the MSR, and regularly identifies community service needs in its annual budget.

- The City of Fowler has established development impact fees, and developer-required mitigation in the form of infrastructure improvements required from new projects and similar programs to monitor existing and future public service needs. Development within the Fowler SOI is required to extend physical infrastructure to individual sites and pay pro-rata fees for other City services as a condition of project approval to annex into the City. The physical infrastructure is generally available adjoining the City limits.

3) The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

- The City demonstrates that it has adequate capacity to provide the necessary municipal services, as identified in the MSR, to its constituency within its existing incorporated boundaries. The City of Fowler regularly reviews its service levels and updates its regulatory service permits; City officials monitor each department's performance within the City.

4) The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.

- Not applicable.

5) For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, that occurs pursuant to subdivision (g) on or after July 1, 2012, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.

- LAFCo determines that no territories in the existing and proposed SOI update meet the DUC criteria as defined by Fresno LAFCo's Policy 106 and CKH.

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16. Sphere of Influence Update Determinations

The LAFCo has prepared this MSR for the City of Fowler in accordance with Government Code section 56430. State law requires LAFCos to identify and evaluate public services provided by the City and possible changes to the City SOI. The following provides LAFCo's written statement of its determinations with respect to each of the following seven topics:

1) Growth and population projections for the affected area.

- The City of Fowler has experienced steady growth over the past thirty years and anticipates this will continue through the foreseeable future. Fowler's population is 7,367 as of 2024, a 2.51% growth rate based on years 2021-2024.

- The 2040 Fowler General Plan update was adopted by the City Council in April 2023. The General Plan accounts for the City's growth using a 17-year planning horizon, through year 2040. The General Plan establishes its land use foundation through a vision that was created through cooperative efforts involving the City Council, Planning Commission, City staff, and the community.

2) The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.

- According to LAFCo's database there are no DUCs within Fowler's SOI nor within one mile of the adopted SOI boundaries.

3) Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence.

- The 2040 Fowler General Plan provides the vision and guidance for capital improvements and the development of city infrastructure, is used to create development impact fees, and provides the basis for environmental analysis of the growth of the City.

- Based on evidence analyzed by LAFCo staff, city services and services provided to the City by other agencies appear adequate to support planned growth and development.

4) Financial ability of agencies to provide services.

- The Fowler Municipal Code directs the City Manager to prepare a balanced budget and proposed salary plan, outlining anticipated revenues and expenditures for the upcoming fiscal year and submitting these to the City Council.

- For the City of Fowler FY 2025-26, citywide revenues are projected to be $21,009,294. Citywide expenditures are projected to be $41,738,509. General fund revenues are projected to be $7,584,445, representing 36% of the citywide revenue budget. General fund expenditures are projected to be $7,547,951, resulting in a balanced budget with a surplus of $36,494. Special revenue funds revenues are projected to be $11,486,953 and represent 55% of citywide revenue. Expenses are projected at $29,016,694. Enterprise fund revenues are projected to be

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$1,937,896 and represent 9% of the citywide revenue. Expenses are projected to be $5,173,864.[81]

- The Fowler General Plan establishes the foundation for most of the Council's budgeting decisions in terms of capital facilities, staffing, programs, utility infrastructure, and levels of service. Fowler's budget and financial statements are prepared in accordance with generally accepted accounting principles.

- The City maintains individual fund accounts that fund City services and activities. The City's budget provides funding for six major departments: City Attorney, City Manager, Human Resources, City Clerk, Community Services Administrative Services, Community Development, Police, and Public Works.

- The City has established fiscal policies that govern its financial administration. The City's financial policies are designated to protect the City's assets, provide stability in its funding base, and ensure that adequate funding resources are secured for upcoming year.

5) Status of, and opportunities for, shared facilities.

- LAFCo notes that the geographic distance between Fowler and other neighboring agencies is large enough that identifying opportunities beyond the existing shared facilities are limited.

- The City is a member agency the Fresno County Rural Transit Agency. Through its membership, the Fresno County Rural Transit Agency provides funding for the Fowler Transit Program.

- The Fowler Police Department maintains automatic and mutual aid agreements for policing services with the Fresno County Sheriff's Office and the California Highway Patrol.

6) Accountability for community service needs, including governmental structure and operational efficiencies.

- Fowler is a general law city with a "council-manager" form of government. The city is governed by a five-member City Council and also a five-member Planning Commission elected by district and accountable to the residents of the City.

- The City Council appoints a city manager who is responsible to oversee the daily operations of the City. The Council works closely with the City Manager, various citizen advisory commissions and committees, and solicits public comments from its residents to make decisions and recommendations to City Council on behalf of its citizens.

- The Fowler City Council carries out its responsibilities through the implementation of the Fowler General Plan Fowler Municipal Code, and other state and federal laws.

- The City Council meets on the first and third Tuesdays of each month at 6:00 p.m. in the City Council Chambers located at 128 S. 5th Street Fowler, CA 93625. The Planning Commission regularly meets on the first Thursday of the month at 6:30 p.m. in the City Council Chambers

[81] City of Fowler Adopted Budget 2025-26, page 2.

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located at 128 S. 5th Street, Fowler, CA 93625. Meetings are noticed and consistent with Brown Act requirements, which include posting meeting information in public places 72 hours prior to each scheduled meeting.

- The City's website provides City Council and Planning Commission meeting agendas, and copies of the minutes and related staff reports. Agendas & Minutes – City of Fowler (fowlercity.org).

- The City delivers municipal services with a combination of staff and contracts with other agencies. The City currently employs a total of 39 full-time and 7 part-time personnel assigned to the various City departments.

- Under City Policy, each full-time employee is required to participate in ongoing training and education at a minimum of one training course every four months to stay current with industry trends. Mandatory training topics for certain employees include anti-harassment and anti-discrimination, ethics, and sexual harassment.

7) Any other matter related to effective or efficient service delivery, as required by commission policy.

- LAFCO has reviewed its local policies and there are no other pertinent matters.

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17. Recommendations

In consideration of information gathered and evaluated in this Municipal Service Review, it is recommended that the Commission:

1. Receive this report and any public testimony regarding the proposed Municipal Service Review and proposed sphere of influence update.

2. Find that the Municipal Service Review is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines section 15306 (Information Collection).

3. Approve the recommended Municipal Service Review determinations, together with any changes deemed appropriate.

4. Approve the recommended sphere of influence update determinations, together with any changes deemed appropriate.

5. Find that as a Responsible Agency, Fresno LAFCo considered the certified 2040 Fowler General Update EIR (SCH No. 2021110053) for its review and update of the Fowler SOI update, and LAFCo anticipates that future urban development within the affected area would be developed as contemplated in the City's certified General Plan Update EIR.

6. Determine that the proposed Fowler SOI update is consistent with the 2040 Fowler General Plan EIR has been adequately considered for the proposed Fowler SOI expansion.

7. Revise the Fowler SOI to include approximately 1,195 acres in three areas. The northeast area is 80 acres, the south side area is 418 acres, and the west side area is 697 acres.

8. Amend the City of Fowler General Plan Land Use Map to accurately reflect the city's official boundaries, ensuring consistency with the city limits established by LAFCo and resolving the existing mapping discrepancy.

9. Continue enhancing its website by expanding access to essential public information and ensuring that residents and agencies can easily locate and utilize available resources.

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16. Acknowledgements

This Municipal Service Review and sphere of influence update was prepared by Fresno LAFCo. Supporting documentation was made available through the effective partnership with the City of Fowler and support from the City's planning consultant Provost and Pritchard for providing information, supporting documents, and their valuable assistance in the development of this MSR update for the City of Fowler.

Available Documentation – documents used for the preparation of this report consist of public records and are available at the Fresno Local Agency Formation Commission Office located at:

Fresno Local Agency Formation Commission
1401 Fulton St. Suite 800
Fresno, CA 93721

The Municipal Service Review is available on Fresno LAFCo's website:
http://www.fresnolafco.org/MSR.asp

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Attachment C

Print Form

E202310000112

Notice of Determination

Appendix D

To:

☐ Office of Planning and Research

U.S. Mail: P.O. Box 3044, Sacramento, CA 95812-3044

Street Address: 1400 Tenth St., Rm 113, Sacramento, CA 95814

☒ County Clerk
County of: Fresno
Address: 2221 Kern Street
Fresno, CA 93721

From:
Public Agency: City of Fowler
Address: 128 South 5th Street
Fowler, CA 93625
Contact: Thomas W. Gaffery IV
Phone: (559) 834-3113 x103

Lead Agency (if different from above):
City of Fowler
Address: 128 South 5th Street
Fowler, CA 93625
Contact: Thomas W. Gaffery IV
Phone: (559) 834-3113 x103

FILED
APR 19 2023
TIME 12:21pm
FRESNO COUNTY CLERK
By Cyan Edmisten DEPUTY
Cyan Edmisten

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2021110053

Project Title: City of Fowler 2040 General Plan Final Environmental Impact Report

Project Applicant: City of Fowler

Project Location (include county): City of Fowler, Fresno County

Project Description:

The City of Fowler 2040 General Plan Final Environmental Impact Report (FEIR) analyzed the 2040 General Plan goals and policies. The FEIR analyzed impacts to environmental resources and provided mitigation measures to reduce impacts to less than significant, with Air Quality, Greenhouse Gases, and Agricultural resources requiring a Statement of Overriding Consideration.

This is to advise that the City of Fowler (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on April 18, 2023 (date) and has made the following determinations regarding the above described project.

1. The project [☒ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:
https://fowlercity.org/general-plan-update-welcome/public-review-documents/

Signature (Public Agency): TWGaffery IV Title: Community & Econ Dev Director

Date: 4/18/2023 Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011

Attachment D

Sphere of Influence Update Determinations

The LAFCo has prepared this MSR for the City of Fowler in accordance with Government Code section 56430. State law requires LAFCos to identify and evaluate public services provided by the City and possible changes to the City SOI. The following provides LAFCo's written statement of its determinations with respect to each of the following seven topics:

1) Growth and population projections for the affected area.

- The City of Fowler has experienced steady growth over the past thirty years and anticipates this will continue through the foreseeable future. Fowler's population is 7,367 as of 2024, a 2.51% growth rate based on years 2021-2024.

- The 2040 Fowler General Plan update was adopted by the City Council in April 2023. The General Plan accounts for the City's growth using a 17-year planning horizon, through year 2040. The General Plan establishes its land use foundation through a vision that was created through cooperative efforts involving the City Council, Planning Commission, City staff, and the community.

2) The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.

- According to LAFCo's database there are no DUCs within Fowler's SOI nor within one mile of the adopted SOI boundaries.

3) Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence.

- The 2040 Fowler General Plan provides the vision and guidance for capital improvements and the development of city infrastructure, is used to create development impact fees, and provides the basis for environmental analysis of the growth of the City.

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7) Any other matter related to effective or efficient service delivery, as required by commission policy.

- LAFCO has reviewed its local policies and there are no other pertinent matters.

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FRESNO LOCAL AGENCY FORMATION COMMISSION (LAFCO)
EXECUTIVE OFFICER'S REPORT

AGENDA ITEM NO. 8

DATE: **February 11, 2026**

TO: **Fresno Local Agency Formation Commission**

FROM: **Brian Spaunhurst, Executive Officer**

BY: **Lizbeth Dominguez, LAFCo Analyst**

SUBJECT: **Consider Approval – City of Fresno "Tulare-Peach No. 3b Reorganization."** A proposed reorganization to annex approximately 9.46 acres to the City of Fresno and detach from the Fresno County Fire Protection District and the Kings River Conservation District, located on the west side of South Peach Avenue, between East Tulare Street and East Huntington Avenue within the unincorporated area of the City's Sphere of Influence (LAFCo File No. RO-25-13)

Applicant: City of Fresno

Landowners/Parties of Real Interest: City of Fresno, Golden State Developers, Gumersindo Sanchez & Kelly Shane

RECOMMENDATION: Approve by Taking the Following Actions:

Action 1:

A. Acting as Responsible Agency pursuant to California Environmental Quality Act (CEQA) Guidelines, find that prior to approving the proposed reorganization, the environmental effects of the Proposal as shown in the CEQA documents prepared, adopted, and submitted by the Lead Agency, were reviewed, and considered, and determine these documents to be adequate pursuant to CEQA Guidelines Section 15096.

Action 2:

A. Find that the proposed annexation is consistent with LAFCo Policies and the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 ("CKH").

B. Find pursuant to CKH and information in the record that:
   a. The territory is uninhabited pursuant to Gov. Code § 56079.5
   b. No affected agencies have submitted a written demand for notice and hearing or otherwise opposed the annexation.

C. Assign the distinctive short form designation “Tulare-Peach No. 3b Reorganization” and approve the reorganization subject to the following conditions of approval:

   a. Pursuant to Fresno LAFCo Policy 108-07, the Executive Officer shall record the approved application if all conditions have been satisfied and once he or she has determined that the facts pertaining to the application during the time of recording are materially similar to those facts considered by the Commission when the application was approved. “Facts”, as used in the proceeding sentence, are defined to include, but are not limited to, whether or not the proposed project is materially similar to the project described in any application before the Commission.

   b. In order to ensure logical boundaries and the efficient provision of public services by the City, the annexation shall include the full right-of-way width of adjacent roadways currently existing, including any proposed expansion or reduction of roadway right-of-ways included in a development application for the proposed project in the affected territory. The City shall acquire all property, real or personal, within the affected territory. (Gov. Code § 56886(h).)

D. Waive further Conducting Authority Proceedings and order the reorganization subject to the requirements of CKH and the conditions of approval listed above.

E. This commission’s action approving this proposal shall expire one year from the date of this resolution unless all proceedings are complete including condition compliance and the Certificate of Completion is issued by the Executive Officer.

F. Authorize and direct the Executive Officer to mail certified copies of this resolution as provided in Government Code Section § 56882 and file as appropriate in the office of the Fresno County Clerk all environmental documents, if any, pertaining to the approval of this proposal, as required by State Law.

Executive Summary

On October 16, 2025, the City of Fresno adopted Resolution No. 2025-282 requesting the Commission to begin proceedings for the “Tulare-Peach No. 3b Reorganization” to detach approximately 9.46 acres from the Fresno County Fire Protection District and the Kings River Conservation District and annex it to the City of Fresno.

Proposal/Land Use

- The proposal consists of the detachment of 9.46 acres from the Fresno County Fire Protection District and the Kings River Conservation District and annexation to the City of Fresno.
- Information related to the proposal’s affected territory, land use, proposed development, special districts, surrounding areas, and existing/proposed services can be found on **Attachment A.**

- The affected territory is within the City of Fresno's sphere of influence **(Attachment B)** and is contiguous to the Fresno city limits **(Attachment C).**
- Approximately 4.18 acres of the affected territory has been pre-zoned from the Fresno County RA-NB (Single Family Residential/Neighborhood Beautification) zone district to the City of Fresno RS-5 (Single-Family Residential, Medium Density) zone district; approximately 4.8 acres of the subject property from the Fresno County AL20 (Limited Agriculture) zone district to the RS-5/ANX (Single-Unit Residential, Medium Density/Annexed Rural Residential Transitional Overlay) zone district, as per Pre-zone Bill No. B-44, City Ordinance No. 2025-44.
- The territory is uninhabited (1 registered voter).
- The proposal is consistent with the Fresno General Plan.

Consistency with LAFCo Policies, Standards, and Procedures

- The County has determined that the proposal is consistent with the Memorandum of Understanding (Master Tax Sharing Agreement) and the Standards for Annexation between the City of Fresno and County of Fresno (see Letter from Paul Nerland).
- The proposal is consistent with the CKH and LAFCo Policies, Standards, and Procedures, including, but not limited to, sections 100 and 200.
- The property within the proposal has been prezoned to the City of Fresno RS- 5 (Single-Unit Residential, Medium Density) and RS- 5/ANX (Single-Unit Residential, Medium Density/ Annexed Rural Residential Transitional Overlay) zone districts by Resolution No. 2025-282.

Revenue & Tax Code

Fresno County has determined that the proposed Tulare-Peach No. 3b Reorganization involving the annexation of 9.46 acres is consistent with the standards of annexation contained in the Memorandum of Understanding between the City of Fresno and County of Fresno. Therefore, no further tax negotiations are necessary pursuant to Revenue and Tax Code section 99.

Sustainable Groundwater Management Act

California's Sustainable Groundwater Management Act ("SGMA") was signed into law on September 16, 2014. This three-part legislation requires local agencies to develop groundwater sustainability plans that are compatible with their regional economic and environmental needs. SGMA creates a framework for sustainable local groundwater management for the first time in California's history.

SGMA requires local agencies to form Groundwater Sustainability Agencies ("GSAs") in local groundwater basins by June 2017 and requires the adoption of Groundwater Sustainability Plans ("GSPs") for groundwater basins deemed critically over drafted by year 2020. The North Kings GSA represents the City of Fresno.

After annexation, the water entitlement within the area will be managed by the City of Fresno. The Fresno Department of Public Utilities ("DPU") has determined that adequate water services

are available to serve the project site subject to implementation of the Fresno General Plan policies and the construction and installation of public facilities and infrastructure in accordance with Department of Public Works standards, specifications, and policies.

Environmental Determination

The City of Fresno, acting as "Lead Agency" under CEQA, adopted a Negative Declaration For Annexation Application No. P23-02268. and Prezone Application No. P23-02269. The Notice of Determination for the Negative Declaration was filed with the Fresno County Clerk's office on October 20, 2025, Document No. E202510000196 consistent with the requirements of CEQA. There is no substantial evidence in the record that this project may have additional significant, direct, indirect or cumulative efforts on the environment that are significant.

As "Responsible Agency", the Commission is required to review and consider the City's environmental documents prior to taking its action. If the Commission determines that these documents are adequate, pursuant to CEQA, it may make the required findings provided under "Recommendations" above.

Pursuant to CEQA Guidelines section 15096(i), if the Commission determines that these documents are adequate, a Notice of Determination will be prepared and filed with the County of Fresno Clerk's office in compliance with section 21152 of the Public Resources Code.

Costs and Other Changes Affecting Residents or Landowners

Landowners will be required to connect to City sewer services within five years of the service being available.

Agencies and Individuals Submitting Comments

- Elections IT, Fresno County Elections Department
- Bryant Vandervelde, Supervising Cadastral Tech, Fresno County Assessor's Office
- Kevin Tsuda, Environmental Health Specialist II, Environmental Health Division
- Bonique Emerson, AICP. VP of Planning/Planning Manager, Precision Civil Engineering
- Laurence Kimura, P.E. Chief Engineer, Fresno Irrigation District
- Dave Merritt, Kings River Conservation District
- Antonio Tolentino, Engineer 1 Fresno Metropolitan Flood Control District

Territory Boundaries

The boundaries of the proposed annexation **are** definite and certain, and the County Assessor has determined that the map and legal description **are adequate** to file with the State Board of Equalization.

Registered Voter Data

The County of Fresno Elections Office reported that there is **one** registered voter in the affected territory.

Compliance with the Requirements of CEQA

Lead Agency: City of Fresno
Level of Analysis: Negative Declaration
Finding: A Negative Declaration was prepared for the project pursuant to the provision of CEQA and adopted by the City Council. It was determined that there are not project specific impacts which require specific mitigation measures. (See Environmental Documents at www.fresnolafco.org under the LAFCo Commission Hearing quick link in the February 11, 2026 file).

Individuals and Agencies Receiving this Report

- LAFCo Counsel
- Bernard Jimenez, Planning and Resources Management Officer
- Kings River Conservation District
- Fresno County Fire Protection District
- Juan Lara, Planner III, City of Fresno
- Bonique Emerson, AICP. VP of Planning/Planning Manager, Precision Civil Engineering
- Fresno Unified School District

https://fresnocounty.sharepoint.com/sites/LAFCo/SharedFiles/LAFCo Projects/Cities/Fresno/RO/RO-25-13/Staff Report Draft-RO-25-13_LD.docx

Attachment A

PROPOSAL INFORMATION

1. Affected Territory

Acreage:	9.46
Current Land Use:	AL-20 (Limited Agriculture) RA-NB (Single Family Residential Agriculture/Neighborhood Beautification)
Number of Residences/ Population:	Residents: 3 / Population: 3 estimated
Registered Voters:	Voters: 1
Assessor Parcel Number(s):	463-140-01, 463-140-02, 463-140-03, 463-140-04

2. Proposed Development – The applicant proposes to subdivide the affected territory into 44 single-unit residential properties with a pocket park.

3. Surrounding Territory – North: Rural Residential, East: Rural Residential, South: Single Family Residential, West: Rural Residential

4. Existing Service Agencies and Proposed Service Changes

Service	Existing Service	Change
Water	Domestic Water / Private Wells	Bakman Water District
Sewer	Sewer Collection / Private Septic	City of Fresno Sewer
Fire Protection	Fresno County Fire Protection District	City of Fresno Fire Department
Solid Waste	Private Collection	City of Fresno
Storm Drainage	Fresno Metropolitan Flood Control District	FMFCD
Parks and Rec	City of Fresno	City of Fresno
Police	Fresno County Sheriff's Dept	City of Fresno Police Dept.

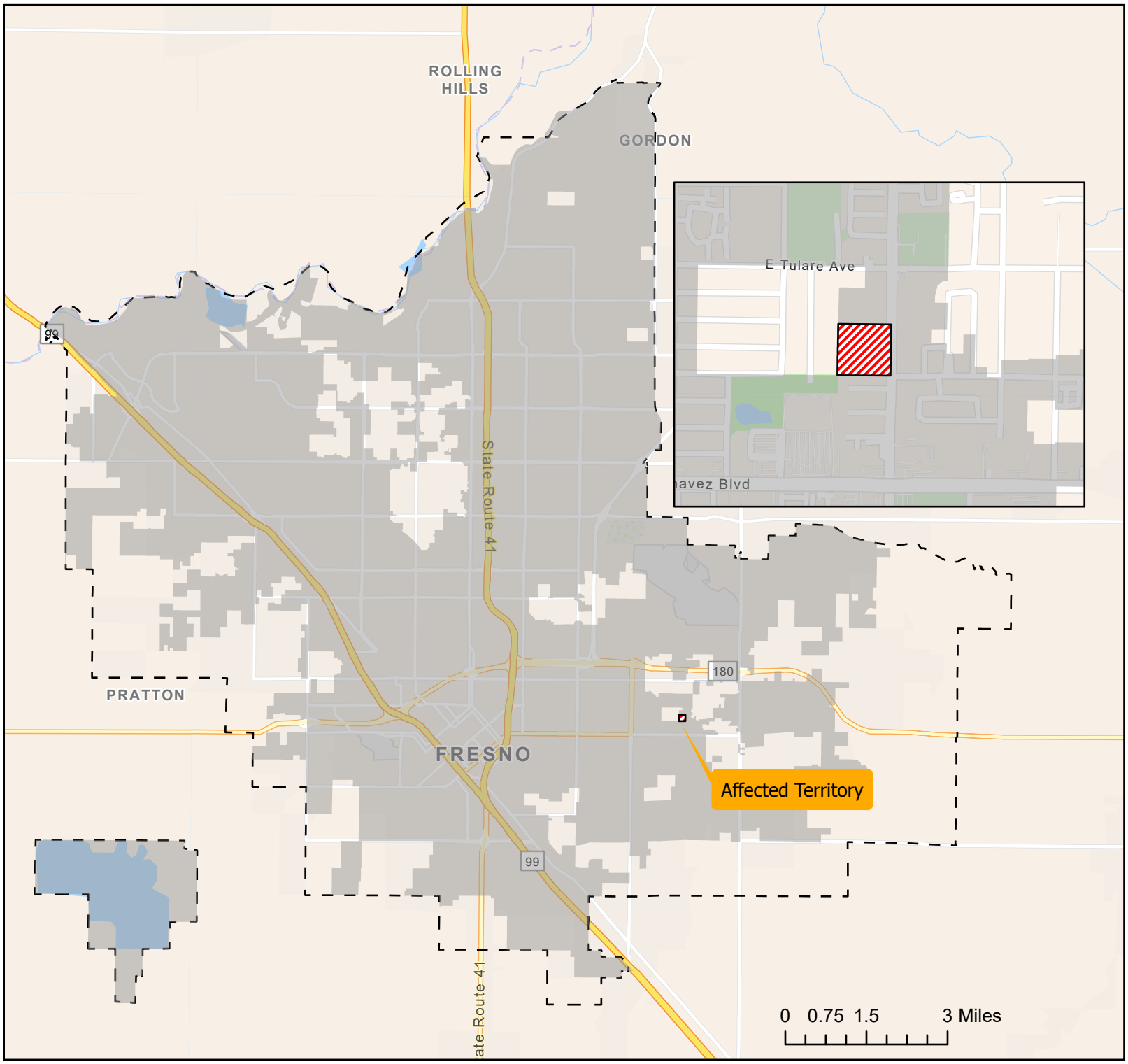
(See Service Plan on our website at www.fresnolafco.org)

5. Cities and Districts Included Wholly or Partially Within the Affected Territory

Fresno County	Fresno County Library
State Center Community College District	Fresno County Fire Protection District
Kings River Conservation District	Fresno Metropolitan Flood Control District

West Fresno Red Scale Pest Control District	Fresno Mosquito and Vector Control District
Fresno Unified School District	Fresno County School Service
Fresno County Sherriff's Department	Fresno Irrigation District

Attachment B

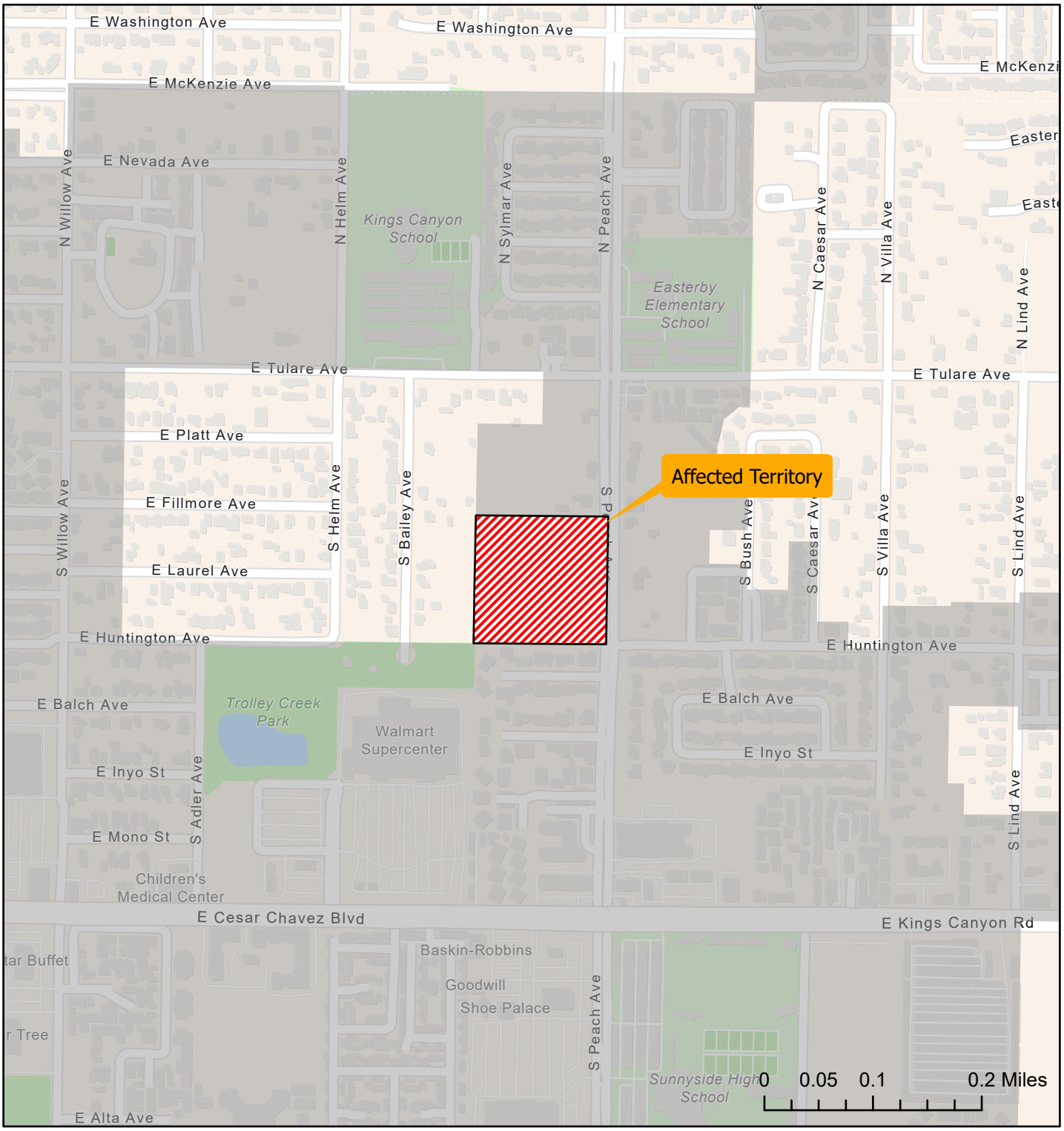


Fresno Local Agency Formation Commission

- Affected Territory
- Fresno City Limits
- City of Fresno SOI

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Attachment C



Fresno Local Agency Formation Commission

Affected Territory

Fresno City Limits

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FRESNO LOCAL AGENCY FORMATION COMMISSION (LAFCO)
EXECUTIVE OFFICER'S REPORT

AGENDA ITEM NO. 9

DATE: **February 11, 2026**

TO: **Fresno Local Agency Formation Commission**

FROM: **Brian Spaunhurst, Executive Officer**

SUBJECT: **CALAFCO Voting Preferences**

RECOMMENDATION: Discuss and Provide Direction.

Discussion

On February 23, 2026, CALAFCO will hold a Special Corporate Business Meeting which includes proposed amendments to the CALAFCO Bylaws. These proposed amendments include:

1. Eliminate CALAFCO Director "seat type" categories for LAFCO Commissioner Directors, with all Directors elected at-large from within their respective regions;

2. Allow Executive Officers to be eligible to serve as voting members of the CALAFCO Board of Directors, elected from within their respective regions; and

3. Make other non-substantive formatting and other non-substantive edits as noted.

Fresno LAFCo's voting delegate will have the option to vote for these proposed amendments which will be presented as a single, non-bifurcated amendment. The development of these proposed amendments is a result of feedback received from members of CALAFCO. Staff recommends Commission discussion on this subject and overall direction to be provided to the Voting Delegate. The CALAFCO Agenda packet including the proposed language is provided in Attachment A. An FAQ was also created by CALAFCO staff and is provided in Attachment B

CALAFCO

2026 Special Corporate Business Meeting

Monday, February 23, 2026
10:00 a.m. to 11:30 a.m.

Meeting Access

https://us02web.zoom.us/j/87609758294?pwd=NNdz0U0B9qrp2nVx6KiOqVxZh2iWyl.1
Meeting ID: 876 0975 8294
Passcode: 639868
Phone: 669-444-9171

SPECIAL MEETING AGENDA

1. Call to Order/Roll Call of Member LAFCOs — Wendy Root Askew, Chair; José Henríquez, CALAFCO Executive Officer

2. New Business *(pages 2-44)* — Wendy Root Askew, Chair; Michelle McIntyre, Interim Executive Director; Pamela Miller, Transition Team Consultant
   2.1. Consider and Approve recommended changes to the Association Bylaws

3. Report on the Association's work ahead — Wendy Root Askew, Chair; Michelle McIntyre, Interim Executive Director; Pamela Miller, Transition Team Consultant

4. Announcements/Comments

Adjourn to the 2026 Annual Business Meeting, to be held on Thursday, October 22, 2026, at 9:00 a.m. at the Sheraton Grand Sacramento Hotel, located at 1230 J Street, Sacramento, CA, 95814.

SPECIAL CORPORATE BUSINESS MEETING STAFF REPORT

Item: **Consider and Approve Recommended Changes to Association Bylaws – Board Seat Types and Executive Officer Eligibility**

Meeting Date: February 23, 2026

Submitted By: Michelle McIntyre, Interim Executive Director

STAFF RECOMMENDATION

Staff presents for consideration by Member LAFCOs proposed amendments to the CALAFCO Bylaws that would:

1. Eliminate CALAFCO Director "seat type" categories for LAFCO Commissioner Directors, with all Directors elected at-large from within their respective regions;

2. Allow Executive Officers to be eligible to serve as voting members of the CALAFCO Board of Directors, elected from within their respective regions; and

3. Make other non-substantive formatting and other non-substantive edits as noted.

These provisions are presented as a single, non-bifurcated amendment. If approved by the Member LAFCOs, the amendment would take effect immediately, and the changes would apply to the October 2026 CALAFCO Board elections.

BACKGROUND

In 2025, CALAFCO initiated a governance and organizational review to assess whether the Association's existing structures continue to meet members' needs. A consultant was retained to conduct an organizational culture assessment and to review CALAFCO's Bylaws, Policies and Procedures, regional and Board structure, Board and Officer eligibility requirements, committee effectiveness, and comparable best practices. That work informed subsequent Board discussions and provided a foundation for advancing targeted governance updates.

Bylaws
of the
California Association of Local Agency Formation Commissions

Article I

OFFICES

1.1 Principal Office. The principal office of California Association of Local Agency Formation Commissions ("Corporation") is located at California Local Agency Formation Commissions, 1451 River Park Drive, Suite 185, Sacramento, California 95815~~1~~.

1.2 Change of Address. The Board of Directors ("Board") (as that term is defined in Section 4.1.1 of these Bylaws) hereby is granted full power and authority to change the location of the principal office of Corporation. Any such change shall be noted by the Secretary in these Bylaws, but shall not be considered an amendment of these Bylaws.

Article II

MEMBERS

2.1 Classification and Qualifications of Members. The Corporation shall have three (3) classes of members as follows: Member Local Agency Formation Commissions ("Member LAFCOs"); Officers of Member LAFCOs; and Associate Members. Member LAFCOs shall be any local agency formation commission ("LAFCO"), which have paid the required annual membership dues and assessments and have indicated by appropriate action their desire to join the Corporation. Officers of Member LAFCOs shall be any regular or alternate Commissioner, executive officer, deputy executive officer, legal counsel, or deputy legal counsel of any Member LAFCO in good standing as a Member LAFCO. Associate Members of the Corporation shall be any member of the public, a government agency, a business, or an educational institution, either who or which has paid the required annual membership dues and assessments and has indicated by appropriate action their desire to join the Corporation. Notwithstanding any other provision in these Bylaws to the contrary, the terms generally meaning "approval of members or the membership" or "ratification by the members or membership" or "adopted by the members or membership" shall mean such approval or ratification or adoption by Member LAFCOs eligible to vote.

2.2 Membership Dues. The Board shall identify the privileges, and set the amount of membership dues, in accordance herewith, for membership categories during the budget adoption process. The membership dues payable to the Corporation for the admission calendar year by newly admitted members shall be payable in full

[1] ~~Office location changed on August 1, 2023.~~

at the time of admittance. The amount of membership dues and the time or times of payment may, in accordance herewith, be determined and fixed by the Board, and a member, upon learning of any change in such amount or the time or times of payment, may avoid liability therefor by promptly resigning from membership. ~~(Amended 6 September 2006)~~

2.2.1 Notwithstanding the foregoing, Member LAFCO annual membership dues shall be levied based upon a formula that includes the following components:

~~(1)~~(A) Dues are population based. The fiscal year 2020-2021 dues uses a 0.013802199 per capita rate and 2020 population estimates based on data from the California Department of Finance.

~~(2)~~(B) A base charge as set by the Board, which shall be the same for each Member LAFCO. The base charge for fiscal year 2020-2021 is $1,000 per Member LAFCO.

~~(3)~~(C) A population threshold as set by the Board.

~~(4)~~(D) Population estimates per County updated annually based on data provided by the California Department of Finance.

~~(5)~~(E) The per capita rate shall be set by the Board.

~~(6)~~(F) No Member LAFCO will pay less than its current dues based on the baseline dues of fiscal year 2018-2019.

2.2.2 Based on the above-described formula, the fiscal year 2020-2021 dues for each Member LAFCO are as follows:

County	Population Estimate 2020	Population For Dues Calculation	Base Dues	Per Capita Dues	Base + Per Capita Dues	Total Per Capita Rate
ALAMEDA	1,703,660	700,000	1,000	9,662	10,662	0.0063
ALPINE	1,107	1,107	1,000	15	1,015	0.9171
AMADOR	37,560	37,560	1,000	518	1,518	0.0404
BUTTE	230,701	230,701	1,000	3,184	4,184	0.0181
CALAVERAS	44,953	44,953	1,000	620	1,620	0.0360
COLUSA	23,144	23,144	1,000	319	1,319	0.0570
CONTRA COSTA	1,178,639	700,000	1,000	9,662	10,662	0.0090
DEL NORTE	26,997	26,997	1,000	373	1,373	0.0508
ELDORADO	189,576	189,576	1,000	2,617	3,617	0.0191
FRESNO	1,033,095	700,000	1,000	9,662	10,662	0.0103
GLENN	29,691	29,691	1,000	410	1,410	0.0475

County	Population Estimate 2020	Population For Dues Calculation	Base Dues	Per Capita Dues	Base + Per Capita Dues	Total Per Capita Rate
HUMBOLDT	137,711	137,711	1,000	1,901	2,901	0.0211
IMPERIAL	195,814	195,814	1,000	2,703	3,703	0.0189
INYO	18,724	18,724	1,000	258	1,258	0.0672
KERN	930,885	700,000	1,000	9,662	10,662	0.0115
KINGS	154,549	154,549	1,000	2,133	3,133	0.0203
LAKE	65,302	65,302	1,000	901	1,901	0.0291
LASSEN	30,626	30,626	1,000	423	1,423	0.0465
LOS ANGELES	10,435,036	700,000	1,000	9,662	10,662	0.0010
MADERA	162,990	162,990	1,000	2,250	3,250	0.0199
MARIN	265,152	265,152	1,000	3,660	4,660	0.0176
MARIPOSA	18,031	18,031	1,000	249	1,249	0.0693
MENDOCINO	90,175	90,175	1,000	1,245	2,245	0.0249
MERCED	286,746	286,746	1,000	3,958	4,958	0.0173
MODOC	9,422	9,422	1,000	130	1,130	0.1199
MONO	13,986	13,986	1,000	193	1,193	0.0853
MONTEREY	454,599	454,599	1,000	6,274	7,274	0.0160
NAPA	143,800	143,800	1,000	1,985	2,985	0.0208
NEVADA	99,548	99,548	1,000	1,374	2,374	0.0238
ORANGE	3,260,012	700,000	1,000	9,662	10,662	0.0033
PLACER	397,368	397,368	1,000	5,485	6,485	0.0163
PLUMAS	19,374	19,374	1,000	267	1,267	0.0654
RIVERSIDE	2,500,975	700,000	1,000	9,662	10,662	0.0043
SACRAMENTO	1,572,886	700,000	1,000	9,662	10,662	0.0068
SAN BENITO	60,067	60,067	1,000	829	1,829	0.0305
SAN BERNARDINO	2,230,602	700,000	1,000	9,662	10,662	0.0048
SAN DIEGO	3,398,672	700,000	1,000	9,662	10,662	0.0031
SAN FRANCISCO	905,637	700,000	1,000	9,662	10,662	0.0118
SAN JOAQUIN	782,662	700,000	1,000	9,662	10,662	0.0136
SAN LUIS OPISPO	284,126	284,126	1,000	3,922	4,922	0.0173
SAN MATEO	792,271	700,000	1,000	9,662	10,662	0.0135
SANTA BARBARA	460,444	460,444	1,000	6,355	7,355	0.0160
SANTA CLARA	2,011,436	700,000	1,000	9,662	10,662	0.0053
SANTA CRUZ	282,627	282,627	1,000	3,901	4,901	0.0173
SHASTA	180,198	180,198	1,000	2,487	3,487	0.0194
SIERRA	3,129	3,129	1,000	43	1,043	0.3334
SISKIYOU	44,186	44,186	1,000	610	1,610	0.0364

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County	Population Estimate 2020	Population For Dues Calculation	Base Dues	Per Capita Dues	Base + Per Capita Dues	Total Per Capita Rate
SOLANO	453,784	453,784	1,000	6,263	7,263	0.0160
SONOMA	515,486	515,486	1,000	7,115	8,115	0.0157
STANISLAUS	572,000	572,000	1,000	7,895	8,895	0.0156
SUTTER	101,418	101,418	1,000	1,400	2,400	0.0237
TEHAMA	65,119	65,119	1,000	899	1,899	0.0292
TRINITY	13,389	13,389	1,000	185	1,185	0.0885
TULARE	487,733	487,733	1,000	6,732	7,732	0.0159
TUOLUMNE	53,976	53,976	1,000	745	1,745	0.0323
VENTURA	869,486	700,000	1,000	9,662	10,662	0.0123
YOLO	229,023	229,023	1,000	3,161	4,161	0.0182
YUBA	79,087	79,087	1,000	1,092	2,092	0.0264

2.2.3 Dues may be increased by the Board on an annual basis to reflect changes in the Consumer Price Index (CPI) for California based on data provided by the California Department of Finance.

2.2.4 Member LAFCO dues may be reduced by the Board if financial hardship is demonstrated to the satisfaction of the Board.

2.2.5 Officers of Member LAFCOs shall not pay membership dues.

2.2.6 Notwithstanding the foregoing, Associate Member annual membership dues shall be established by action of the Board.

2.3 Assessments. Assessments may be imposed on members by resolution of the Board, except that any such assessments established by the Board first must be ratified by the voting membership before becoming effective. A member, upon learning of an assessment, may avoid liability therefor by promptly resigning from membership.

2.4 Number of Members. There shall not be any limit on the number of members the Corporation may have.

2.5 Membership Book. The Corporation shall keep in any form capable of being converted in written form a membership book containing the name, address, and class of each member. The book also shall contain the fact of termination and the date on which such membership ceased. Such book shall be kept at the principal office of the Corporation and shall be subject to the rights of inspection required by law and as set forth in Section 2.6 of these Bylaws.

2.6 Inspection Rights of Members.

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2.6.1 The accounting books and records and minutes of proceedings of the members, the Board, and committees of the Board shall be open to inspection upon written demand on the Corporation of any member at any reasonable time, for a purpose reasonably related to such person's interests as a member.

2.6.2 Inspection pursuant to this Section 2.6 of these Bylaws by a member may be made in person or by agent or attorney, and the right of inspection includes the right to copy and make extracts at such member's sole expense and cost.

2.6.3 If any record subject to inspection pursuant to this Section 2.6 of these Bylaws is not maintained in written form, the Corporation shall at its expense make such record available in written form.

2.6.4 Notwithstanding the foregoing, the right of a member to inspect and copy or obtain a copy of the list of names and addresses of members is as prescribed by Sections 6330 through 6338, inclusive, of the California Corporations Code ("CCC").

2.7 Certificates of Membership. The Corporation shall not issue membership certificates; however, the Corporation reserves the right to issue identity cards or similar devices to members which serve to identify members qualifying to use the facilities or services of the Corporation.

2.8 Nonliability of Members. A member of the Corporation shall not, solely because of such membership, be personally liable for the debts, obligations, or liabilities of the Corporation.

2.9 Transferability of Membership. Neither the membership in the Corporation nor any rights in the membership may be transferred or assigned for value or otherwise.

2.10 Termination of Membership.

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2.10.1 The membership and all rights of membership automatically shall terminate on the occurrence, where applicable, of any of the following:

(A) Death.

(B) The voluntary resignation of a member, effective as of the date notice of such resignation is either personally hand-delivered to the President or Secretary of the Corporation or deposited in United States first-class mail, postage prepaid.

(C) The nonpayment of required dues, assessments or fees.

2.10.2 Termination of membership shall not relieve the resigning member from any obligation for charges incurred, services or benefits actually rendered, dues, assessments, or fees, arising from contract or otherwise prior to such effective date of resignation, and shall not diminish any right of the Corporation to enforce any such obligation or obtain damages for its breach.

Article III

MEETINGS OF MEMBERS

3.1 Place. Meetings of members shall be held at the principal office of the Corporation or at such location within the State of California as may be designated from time to time by the Board.

3.2 Regular Meetings. Regular meetings shall be as determined by the Board. The business to be conducted at such meetings shall include, but not be limited to:

(A) ~~the~~ The election to the Board as provided in Article IV of these Bylaws;

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(B) ~~the~~ The written resolution of any Member LAFCO in good standing, provided such resolution was submitted to the Board at least sixty (60) days prior to such meeting; and

(C) ~~the~~ The written resolution of any Member LAFCO in good standing not submitted in accordance with the immediately preceding ~~clause (2)~~subparagraph (B), provided not less than fifty percent (50%) of Member LAFCOs eligible to vote are present and not less than two-thirds (2/3) of such present members agree to waive the 60 day prior notice requirement in the immediately preceding ~~clause (2)~~subparagraph (B).

3.3 Special Meetings. Special meetings may be called by the Chairperson or by a majority of the voting Member LAFCOs of the Corporation for any lawful purpose.

3.4 Notice of Meetings. Notice of member meetings shall be given in writing as follows:

3.4.1 Written notice of regular and special meetings shall be given not less than thirty (30) days nor more than ninety (90) days prior to the meeting to each Member LAFCO and Associate Member of the Corporation. Such notice shall state the place, date and hour of the meeting, and in the case of the annual meeting, those matters which the Board, at the time of the mailing of the notice, intends to present for action by the members.

3.4.2 Notice of any meeting, written ballot, or report shall be given either personally, by first-class United States mail, postage prepaid, or other means of written communication, addressed to the member at the address of such member appearing on the books of the Corporation or given by the member to the Corporation for the purpose of notice; or if no such address appears or is given, at the place where the principal office of the Corporation

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is located. The notice, written ballot, or report shall be deemed to have been given at the time when delivered personally, deposited in the mail, or otherwise sent, as the case may be. An affidavit of mailing of any notice, written ballot, or report in accordance with the provisions of this Section 3.4.2 of these Bylaws, executed by the Secretary, shall be evidence of the giving of the notice, written ballot, or report.

3.4.3 Except as otherwise prescribed by the Board in particular instances and except as otherwise provided by applicable law, the Secretary shall prepare and give, or cause to be prepared and given, the notice of meetings and the written ballots.

3.5 Approvals. No action may be taken at a regular or special meeting unless a majority of the voting Member LAFCOs are present. The Corporation may act on all matters upon the majority vote of the voting Member LAFCOs present at the meeting. All such approvals shall be made a part of the minutes of the meeting.

3.6 Quorum.

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3.6.1 A quorum at any meeting shall consist of not less than fifty (50%) of the Member LAFCOs entitled to vote.

3.6.2 Except where a greater vote is required by the Articles of Incorporation, these Bylaws, or applicable law, if a quorum is present, the affirmative vote of a majority of the Member LAFCOs present shall be the act of the members.

3.6.3 In the absence of a quorum, any meeting of members may be adjourned from time to time by the vote of a majority of the Member LAFCOs present, but no other business may be transacted.

3.6.4 When a meeting is adjourned to another time or place, notice need not be given of the adjourned meeting if the time and place thereof is announced at the meeting at which the adjournment is taken. The meeting shall not be adjourned for more than forty-five (45) days. At the adjourned meeting, the Corporation may transact any business which might have been transacted at the original meeting.

3.7 Voting of Membership.

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3.7.1 Each Member LAFCO, in good standing, is entitled to one (1) vote on each matter submitted to a vote of the members. A Member LAFCO's vote may be cast by the Officer of a Member LAFCO designated in writing to the Executive Director or the Board by such Member LAFCO prior to or at the meeting. Members in the class of either Officer of a Member LAFCO or Associate Member are not entitled to vote on any matter submitted to a vote of the members.

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3.7.2 Cumulative voting shall not be authorized for any purposes.

3.7.3 Proxies are not permitted.

3.8 Written Ballot of Members.

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3.8.1 Whenever the Member LAFCOs are to vote on any proposal for action which could be taken at any regular or special meeting of members, the members may, in the discretion of the Board (unless a specific method of voting is prescribed by these Bylaws), vote by written ballot without a meeting pursuant to this Section 3.8 of these Bylaws.

3.8.2 A written ballot shall be mailed to every Member LAFCO entitled to vote on the matter pursuant to Section 3.4.2 of these Bylaws.

3.8.3 The written ballot shall set forth the time by which the ballot must be received in order to be counted and the minimum number of written ballots which must be returned to meet the quorum requirement.

3.8.4 If the vote is for other than Directors, then the written ballot shall set forth:

(A) The proposal to be voted on, and for this purpose related proposals may be grouped as a single proposal for the written ballot.

(B) Offer the member a choice between approval and disapproval on each such proposal.

(C) Specify that the proposal must be approved by a majority of the written ballots voting on the proposal, provided that sufficient written ballots are returned to meet the quorum requirement.

3.8.5 Approval by written ballot shall be valid only when the number of votes cast by ballot within the time period specified equals or exceeds the quorum required to be present at a meeting authorizing the action, and the number of approvals equals or exceeds the number of votes that would be required to approve at a meeting at which the total number of votes cast was the same as the number of votes cast by ballot.

3.8.6 A written ballot may not be revoked.

3.9 Unanimous Written Consent of Members. In addition to the written ballot procedure of Section 3.8 of these Bylaws, any action required or permitted to be taken by the members may be taken without a meeting if all members individually or collectively shall consent in writing to the action. The written consent or consents shall be filed with the minutes of the proceedings of the members. The action by written consent shall have the same force and effect as the unanimous vote of the Member LAFCOs.

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3.10 Conduct of Meetings.

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3.10.1 The President of the Corporation or, in their absence, the Vice President of the Corporation, or in their absence, any other person chosen by a majority of the voting members present in person shall be Chairperson of and shall preside over the meetings.

3.10.2 The Secretary of the Corporation shall act as the Secretary of all meetings; provided that in his or her absence, the Chairperson shall appoint another person to act as ~~secretary~~ Secretary of the meetings.

3.10.3 The Chairperson shall decide questions of order at Member meetings subject to appeal by a majority of the quorum.

3.11 Inspectors of Election.

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3.11.1 In advance of any meeting, the Board may appoint inspectors of election to act at the meeting and any adjournment thereof. If inspectors of election are not so appointed, or if any person appointed fails to appear or refuses to act, the Chairperson of any meeting may, and on the request of any Member LAFCO present shall, appoint inspectors of election (or persons to replace those who fail or refuse) at the meeting. The number of inspectors shall be either one or three. If appointed at a meeting on the request of one or more Member LAFCOs, the majority of Member LAFCOs present shall determine whether one or three inspectors are to be appointed.

3.11.2 The inspectors of election shall determine the number of memberships outstanding, the number present at the meeting, the existence of a quorum, receive votes, ballots or consents, hear and determine all challenges and questions in any way arising in connection with the right to vote, count and tabulate all votes or consents, determine when the polls shall close, determine the result and do such acts as may be proper to conduct the election or vote with fairness to all Member LAFCOs.

3.11.3 The inspectors of election shall perform their duties impartially, in good faith, to the best of their ability and as expeditiously as is practical. If there are three inspectors of election, the decision, act or certificate of a majority is effective in all respects as the decision, act or certificate of all. Any report or certificate made by the inspectors of election is prima facie evidence of the facts stated therein.

Article IV

DIRECTORS

4.1 Number.

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4.1.1 The authorized number of Directors of the Corporation shall be ~~twenty-two~~nineteen (19) ~~(22)~~, of which ~~twenty~~ sixteen (~~20~~16) shall be voting members and elected from among the Member LAFCOs. ~~(or in the case of the Regional Officers (as that term is defined below in Section 4.1.1 (5) of these Bylaws), until such time as these Bylaws are amended to permit Executive Officers to be directly elected to the Board, elected from Executive Officers from within their regions) as follows:~~

~~(A) Four (4) Directors shall be city members or alternates of LAFCOs, of which two (2) Directors shall be elected at each annual meeting;~~

~~(B) Four (4) Directors shall be county members or alternates of LAFCOs, of which two (2) Directors shall be elected at each annual meeting;~~

~~(C) Four (4) Directors shall be public members or alternates of LAFCOs, of which two (2) Directors shall be elected at each annual meeting;~~

~~(D) Four (4) Directors shall be special district members or alternates of LAFCOs, of which two (2) Directors shall be elected at each annual meeting;~~

~~(E) Four (4) Directors shall be regional officers, elected by the Executive Officers from within their regions ("Regional Officers").~~

4.1.2 ~~Two~~ Three (~~2~~3) nonvoting Directors shall be appointed as follows:

(A) One Director, elected by the Executive Officers from within their respective region and appointed by the Executive Director and Regional Officers, shall be the Executive Officer of the Corporation;

~~(A)~~(B) One Director, appointed by the voting members of the Board, shall be the Executive Director of the Corporation; and

~~(B)~~(C) One Director, appointed by the voting members of the Board, shall be a legal counsel or deputy legal counsel of a Member LAFCO.

Collectively, the Directors shall be known as the Board of Directors ("Board").

4.1.3 The State shall be divided into four (4) regions as follows for the purpose of electing ~~Board Members~~Directors: Northern, Central, Coastal and Southern. The counties in each of the four (4) regions shall be determined by the Board ~~of Directors~~.

Each region shall elect four (4) Directors at-large from within their respective region. ~~comprised of one city member, one county member, one public member and one special district member.~~ Only Commissioners, Alternate Commissioners, and Executive Officers of Member LAFCOs in good standing and whose membership dues and assessments are fully paid may be nominated and elected.

4.2 Nomination; Election; and Term.

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4.2.1 Prior to the annual meeting, the Board shall appoint an election ~~recruitment~~ committee consisting of one member from each ~~Region~~region, in accordance with election procedures adopted by the Board. The committee shall solicit nominations and conduct regional elections for positions on the Board, the terms of which will expire ~~with the annual meeting~~ December 1 in accordance with the length of term of office, pursuant to Section 4.2.6, to which they were elected. Effective with the 2026 Board elections, newly elected ~~Board members~~Directors shall begin their term on December 1 in the year of their election and be seated at the first Board meeting thereafter. Directors-elect are encouraged to attend Board and planning session meetings in the interim.

4.2.2 In the event that: (a) less than fifty (50) percent of the regions' Member LAFCOs vote, or (b) no nominations are received for an open ~~director~~ Director position in the region, then nominations shall be received from any region for that Director position ~~the open director position becomes at large~~ for one term and shall be elected at the annual meeting.

4.2.3 Nominations shall be made from the floor at the annual meeting for any ~~at-large~~ position described in Section 4.2.2. ~~The nominations shall be from the same category as the open director position.~~

4.2.4 Only Commissioners, Alternate Commissioners, and Executive Officers of Member LAFCOs in good standing and whose membership dues and assessments are fully paid may be nominated and elected to be a Director by the method of nomination authorized by the Board or by any other method authorized by law.

4.2.5 Directors shall be elected at a regular or special meeting or by written ballot as authorized by Section 3.8 of these Bylaws. Directors shall be eligible for reelection without limitation on the number of terms they may serve, unless elected to an at-large position that is not within their region.

4.2.6 ~~Directors are elected for a term of two (2) years.~~For the 2026 election, eight (8) of the Directors shall be elected for a one (1) year term, and eight (8) Directors shall be elected for a two (2) year term. Beginning with the 2027 election and thereafter, terms shall be two (2) years, and each region shall elect two (2) Directors at-large from within their respective region during each election cycle.

4.2.7 A vacancy occurring in the office of Director may be filled by the Board for the balance of the unexpired term and until a successor has been elected and qualified by the Board in accordance with Board-adopted election procedures.

4.2.8 Each elected Director shall hold office until the expiration of the term for which elected and until a successor has been elected and qualified.

4.2.9 The Board shall make such rules as are necessary to carry out the provisions of Section 4.2.

4.3 Vacancies on Board. A vacancy or vacancies on the Board shall exist on the occurrence of the following:

(A) The death or resignation of any Director;

(B) The declaration by resolution of the Board of a vacancy in the office of a Director who has been declared of unsound mind by an order of court, convicted of a felony, or found by final order of judgment of any court to have breached a duty under Article 3 of Chapter 2 of the CCC;

(C) The removal of a Director pursuant to Section 4.4; or

(D) The increase of the authorized number of Directors.

4.4 Resignations and Terminations of Directors. Except as provided below, any Director may resign by giving written notice to the President or the Secretary of the Board. The resignation shall be effective when the notice is given unless it specifies a later time for the resignation to become effective. The Board, in its sole discretion, may declare vacant the position of any Director who misses two (2) consecutive meetings of the Board. Such Director, however, first shall be given prior notice of such pending termination and given the opportunity to offer a reason for such absences.

4.5 Meetings of the Board.

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4.5.1 Meetings of the Board shall be held at the principal office of the Corporation unless another place is stated in the notice of the meeting.

4.5.2 A special meeting of the Board may be called by the President, the Secretary, or any two Directors.

4.5.3 Notice of all regular and special meetings of the Board shall be given. A notice need not include the purpose or agenda for the meeting. The notice may be in writing and mailed at least three (3) days before the meeting. The notice may also be delivered personally or by telephone at least 48 hours before the meeting.

4.5.4 Notice of a meeting need not be given to any Director who signs a waiver of notice or a consent to holding the meeting or an approval of the minutes thereof, whether before or after the meeting, or who attends the meeting without protesting, prior thereto or at its commencement, the lack of notice to such Director. All such waivers, consents and approvals shall be made a part of the minutes of the meeting.

4.5.5 Directors may participate in a meeting through use of conference telephone or similar communications equipment, so long as all such Directors participating in such meeting can hear one another. Participation in a meeting by this means constitutes presence in person at such meeting.

4.5.6 A majority of the authorized number of voting Directors shall constitute a quorum of the Board for the transaction of business, except to adjourn.

4.5.7 A majority of the Directors present, whether or not a quorum is present, may adjourn any meeting to another time and place. If the meeting is adjourned for more than 24 hours, notice of any adjournment to another time or place shall be given, prior to the time of the adjourned meeting, to the Directors who were not present at the time of adjournment.

4.6 Required Vote of Directors.

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4.6.1 Every act or decision done or made by a majority of the voting Directors present at a meeting duly held at which quorum is present is the act of the Board. A meeting at which a quorum is initially present may continue to transact business notwithstanding the withdrawal of Directors, if any action taken is approved by at least a majority of the required quorum for such meeting.

4.7 Written Consent of Directors. Any action required or permitted to be taken by the Board may be taken without a meeting, if all Directors individually or collectively shall consent in writing to such action. Such written consent or consents shall be filed with the minutes of the proceedings of the Board. Such action by written consent shall have the same force and effect as a unanimous vote of such Directors. All members of the Board, as used in this Bylaw, does not include any "interested director" as defined in Section 5233 of the CCC.

4.8 Compensation of Directors. Directors shall receive no compensation for their services.

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4.9 Inspection Rights of Directors. Every Director shall have the absolute right to any reasonable time to inspect and copy all books, records and documents of every kind and to inspect the physical properties of the Corporation during normal weekday business hours. If a Director wishes to be accompanied by an attorney during such inspection, then the inspection will be scheduled at a time when the Corporation's attorney will be present.

4.10 Interested Persons. Not more than forty-nine percent (49%) of the persons serving on the Board may be interested persons.

4.10.1 As used in this section, an "interested person" means either:

(A) Any person currently being compensated by the Corporation for services rendered to it within the previous twelve (12) months, whether as a full- or part-time employee, independent contractor, or otherwise, excluding any reasonable compensation paid to a Director as Director;

or

(B) Any brother, sister, ancestor, descendant, spouse, brother-in-law, sister-in-law, son-in-law, daughter-in-law, mother-in-law, or father-in-law of any such person.

4.10.2 The provisions of this Section 4.10 of these Bylaws shall not affect the validity or enforceability of any transaction entered into by the Corporation.

4.11 Powers of the Board.

~~1.~~(A) It may call special meetings of the members whenever it deems it necessary.

~~2.~~(B) It shall appoint and remove, at pleasure, all officers, agents, and employees of the Corporation and it shall prescribe their duties to the extent that they are not set out in these Bylaws.

~~3. It may appoint an executive officer or member LAFCO staff person to be a deputy Corporation executive officer.~~

~~4.~~(C) It shall conduct and manage the affairs and business of the Corporation, and it shall make rules and regulations not inconsistent with these Bylaws for the guidance of the officers and management of the affairs of the Corporation.

~~5.~~(D) It may contract with others for such staff and clerical assistance as may be necessary to perform its duties.

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~~6.~~(E) It shall establish, levy, and collect, in accordance with these Bylaws, annual dues and assessments and such other charges and fees necessary to carry out the purposes of the Corporation.

~~7.~~(A) It may delegate any of its duties to committees to the extent not inconsistent with the Articles of Incorporation, these Bylaws, and applicable laws.

~~8.~~(B) It shall possess any and all other powers not inconsistent with the Articles of Incorporation, these Bylaws, and applicable laws.

4.12 Duties of the Board.

~~(1)~~(A) It shall arrange and conduct an annual meeting of the Corporation and such other meetings and conferences as it determines necessary.

~~(2)~~(B) It shall arrange for the exchange of information among Member LAFCOs.

~~(3)~~(C) It shall review laws and proposed laws affecting Member LAFCOs and make such recommendations thereon as it deems appropriate.

~~(4)~~(D) It shall appoint such committees as are necessary to assist the Board in the performance of its duties.

~~(5)~~(E) It may adopt rules of procedure for the conduct of its meetings.

~~(6)~~(F) It shall perform such other duties as are necessary to carry out the purposes of the Corporation or as directed by the membership, all in accordance with the Articles of Incorporation, these Bylaws, and applicable laws.

Article V

OFFICERS

5.1 Number and Titles. The officers of the Corporation shall be a President or Chairperson, a Vice-President or Vice-Chairperson, a Treasurer, a Secretary, an Executive Director, and such other officers with such titles and such duties as shall be determined and deemed advisable by the Board.

5.1.1 The President shall preside over all meetings of the Board and of the membership and shall sign, in such capacity, all deeds, contracts, notes, conveyances, and other papers, documents, and instruments in writing in the name of the Corporation, which have first been approved by the Board, and shall have, subject to the direction of the Board, general supervision of the business affairs of the Corporation and generally shall discharge such other duties as may be required by the Board.

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5.1.2 The Vice-President shall, in the absence of the President or the inability or refusal of the President to act, carry on all duties and powers required by law or these Bylaws and shall have all the powers conferred by law or these Bylaws upon the President.

5.1.3 The Treasurer is the chief financial officer of the corporation, and, where appropriate, may be designated by the alternate title "Chief Financial Officer." The Treasurer is responsible for the receipt, maintenance, and disbursement of all funds of the Corporation and for the safekeeping of all securities of the Corporation. The Treasurer shall keep or cause to be kept books and records of account and records of all properties of the Corporation. The Treasurer shall prepare or cause to be prepared annually, or more often if so directed by the Board or President, financial statements of the Corporation. The Board may authorize one or more Assistant Treasurers to perform, under the direction of the Treasurer, some or all the duties of the Treasurer.

5.1.4 The Secretary shall keep or cause to be kept the minute book of the Corporation as prescribed by Section 8.1 of these Bylaws. The Secretary shall sign in the name of the Corporation, either alone or with one or more other officers, all documents authorized or required to be signed by the Secretary. If the Corporation has a corporate seal, the Secretary shall keep the seal at the Corporation's principal office and shall affix the seal to documents as appropriate or desired. The Board may by resolution authorize one or more Assistant Secretaries to perform, under the direction of the Secretary, some or all the duties of the Secretary.

5.1.5 The Executive Director shall work directly with the Board in managing the day to day activities of the Corporation. The Executive Director shall be directly responsible for assisting the Board in the development of a strategic business plan to achieve greater financial performance and increased visibility, and generally be responsible for Board administration matters, education and training, communication, legislative activities, regulatory monitoring advocacy, and inter-agency communication, as may be described more fully by and at the pleasure of the Board.

5.2 Appointment and Removal of Officers.

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5.2.1 The officers shall be elected by the Board.

5.2.2 Any officer elected by the Board may be removed from office at any time by the Board, with or without cause or prior notice.

5.2.3 When authorized by the Board, any elected officer may be appointed for a specific term under a contract of employment. Notwithstanding that such officer is appointed for a specified term or under a contract of employment, any such officer may be removed from office at any time pursuant to Section

5.2.2 of these Bylaws and shall have no claim against the Corporation on account of such removal other than for such monetary compensation as the officer may be entitled to under the terms of the contract of employment.

5.2.4 Any officer may resign at any time upon written notice to the Corporation without prejudice to the rights, if any, of the Corporation under any contract to which the officer is a party. Such resignation is effective upon receipt of the written notice by the Corporation unless the notice prescribes a later effective date or unless the notice prescribes a condition to the effectiveness of the resignation.

5.2.5 The same person may hold more than one appointed office, except that neither the Secretary nor the Treasurer may serve concurrently as the President. ~~When serving as Board members, Regional Officers shall not be eligible to serve as Board Officers.~~

Article VI

INDEMNIFICATION

6.1 Indemnification of Directors, Officers, and Employees.

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6.1.1 The Corporation may indemnify a Director, officer, or employee under the provisions of Section 5238 of the CCC, or pursuant to any contract entered into with any employee who is not an officer or Director.

6.1.2 Expenses incurred in defending any proceeding may be advanced by the Corporation as authorized in Section 5238 of the CCC prior to the final disposition of such proceeding, upon receipt of an undertaking by or on behalf of the Director, officer, or employee to repay such amount unless it shall be determined ultimately that the Director, officer, or employee is entitled to be indemnified.

6.1.3 The Corporation may purchase and maintain insurance on behalf of any Director, officer, or employee of the Corporation against any liability asserted against or incurred by the Director, officer, or employee in such capacity or arising out of the Director's officer's, or employee's status as such, whether or not the Corporation would have the power to indemnify the Director, officer, or employee against such liability under the provisions of Section 5238 of the CCC, except as provided in subdivision (l) of Section 5238 of the CCC.

Article VII

AMENDMENT

7.1 Amendment of Articles. The amendment of the Articles of Incorporation of the Corporation is provided for by California state law and generally requires the

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approval of the membership pursuant to these Bylaws and the filing of a certificate of amendment in the Office of the Secretary of State.

7.2 Amendment of Bylaws. The amendment of Bylaws is provided for by California state law and generally requires the approval of the membership pursuant to these Bylaws, and to the extent not inconsistent herewith:

(A) These Bylaws may be amended at a meeting of the Corporation or at any statewide, general meeting convened upon order of the Board. Bylaw amendments may be proposed by a Member LAFCO in good standing or by the Board.

(B) Proposed amendments shall be submitted to the Board in writing at least ~~sixty~~ 60 days prior to the meeting at which they are to be considered. The Board shall mail copies of the proposed amendments to all Member LAFCOs in good standing at least thirty days prior to the meeting at which they are to be considered. A majority vote of the Member LAFCOs in good standing which are present and eligible to vote is required for adoption of the amendments submitted under this procedure.

(C) Written amendments to the Bylaws may be submitted and considered at a meeting of the Corporation without complying with the requirements set out in the preceding subparagraph (B) if at least fifty percent (50%) of the Member LAFCOs in good standing are present and eligible to vote at such meeting and two-thirds (2/3) of the Member LAFCOs in good standing present and eligible to vote approve a waiver of the requirements set out in the immediately preceding subparagraph (B).

Article VIII

RECORDS

8.1 Minute Book. The Corporation shall keep or cause to be kept a minute book which shall contain:

(A) The record of all meetings of the Board including date, place, those attending and the proceedings thereof, a copy of the notice of the meeting and when and how given, written waivers of notice of meeting, written consents to holding meeting, written approvals of minutes of meeting, and unanimous written consents to action of the Board without a meeting, and similarly as to meetings of committees of the Board established pursuant to the Bylaws and as to meetings or written consents of the incorporator of the Corporation prior to the appointment of the initial Directors.

(B) A copy of the Articles of Incorporation and all amendments thereof and a copy of all certificates filed with the Secretary of State.

(C) A copy of these Bylaws as amended, duly certified by the Secretary.

8.2 Annual Report.

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8.2.1 Financial statements shall be prepared as soon as reasonably practicable after the close of the fiscal year. The financial statements shall contain in appropriate detail the following:

(A) The assets and liabilities, including trust funds, of the Corporation as of the end of the fiscal year.

(B) The principal changes in assets and liabilities, including trust funds, during the fiscal year.

(C) The revenue or receipts of the Corporation, both unrestricted and restricted to particular purposes, for the fiscal year.

(D) The expenses or disbursements of the Corporation for both general and restricted purposes, during the fiscal year.

8.2.2 Any report furnished to Directors of the Corporation which includes the financial statements prescribed by Section 8.2.1 of these Bylaws shall be accompanied by any report thereon of independent accountants, or, if there is no such report, the certificate of an authorized officer of the Corporation that such statements were prepared without audit from the books and records of the Corporation.

8.2.3 A report including the financial statements prescribed by Section 8.2.1 of these Bylaws shall be furnished annually to all Directors of the Corporation.

8.3 Report of Transactions and Indemnifications. The Corporation shall mail to all Directors a statement of any transaction between the Corporation and one of its officers or Directors or of any indemnification paid to any officer or Director if, and to the extent, required by Section 6322 of the CCC. The statement shall be mailed within 120 days after the close of the fiscal year. The statement required by this Section 8.3 of these Bylaws shall describe briefly:

(A) Any covered transaction during the previous fiscal year involving more than Fifty Thousand Dollars ($50,000), or which was one of a number of covered transactions in which the same "interested person" had a direct or indirect material financial interest, and which transactions in the aggregate involved more than Fifty Thousand Dollars ($50,000).

(B) The names of the "interested persons" involved in such transactions, stating such person's relationship to the Corporation, the nature of such person's interest in the transaction and, where practicable, the amount of such interest; provided, that in the case of a transaction with a partnership of

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which such person is a partner, only the interest of the partnership need be stated.

(C) The statement shall describe briefly the amount and circumstances of any indemnifications or advances aggregating more than Ten Thousand Dollars ($10,000) paid during the fiscal year to any officer or Director of the Corporation pursuant to Section 5233 of the CCC.

For these purposes, an "interested person" is any Director, officer, or member of the Corporation.

Article IX

MISCELLANEOUS

9.1 Bonding. All employees handling funds shall be properly bonded.

9.2 Self-Dealing. In the exercise of voting right by Directors, no Director shall vote on any issue, motion or resolution which directly or indirectly inures to his or her benefit financially, except that such Director may be counted in order to qualify a quorum and, except as the ~~board~~ Board may otherwise direct, participate in a discussion on such an issue, motion or resolution if he or she first discloses the nature of his or her interest subject to Section 5230 through, and including Section 5239 of the CCC.

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Bylaws
of the
California Association of Local Agency Formation Commissions

Article I

OFFICES

1.1 Principal Office. The principal office of California Association of Local Agency Formation Commissions ("Corporation") is located at California Local Agency Formation Commissions, 1451 River Park Drive, Suite 185, Sacramento, California 95815.

1.2 Change of Address. The Board of Directors ("Board") (as that term is defined in Section 4.1.1 of these Bylaws) hereby is granted full power and authority to change the location of the principal office of Corporation. Any such change shall be noted by the Secretary in these Bylaws, but shall not be considered an amendment of these Bylaws.

Article II

MEMBERS

2.1 Classification and Qualifications of Members. The Corporation shall have three (3) classes of members as follows: Member Local Agency Formation Commissions ("Member LAFCOs"); Officers of Member LAFCOs; and Associate Members. Member LAFCOs shall be any local agency formation commission ("LAFCO"), which have paid the required annual membership dues and assessments and have indicated by appropriate action their desire to join the Corporation. Officers of Member LAFCOs shall be any regular or alternate Commissioner, executive officer, deputy executive officer, legal counsel, or deputy legal counsel of any Member LAFCO in good standing as a Member LAFCO. Associate Members of the Corporation shall be any member of the public, a government agency, a business, or an educational institution, either who or which has paid the required annual membership dues and assessments and has indicated by appropriate action their desire to join the Corporation. Notwithstanding any other provision in these Bylaws to the contrary, the terms generally meaning "approval of members or the membership" or "ratification by the members or membership" or "adopted by the members or membership" shall mean such approval or ratification or adoption by Member LAFCOs eligible to vote.

2.2 Membership Dues. The Board shall identify the privileges, and set the amount of membership dues, in accordance herewith, for membership categories during the budget adoption process. The membership dues payable to the Corporation for the admission calendar year by newly admitted members shall be payable in full at the time of admittance. The amount of membership dues and the time or times of payment may, in accordance herewith, be determined and fixed by the Board,

and a member, upon learning of any change in such amount or the time or times of payment, may avoid liability therefor by promptly resigning from membership.

2.2.1 Notwithstanding the foregoing, Member LAFCO annual membership dues shall be levied based upon a formula that includes the following components:

(A) Dues are population based. The fiscal year 2020-2021 dues uses a 0.013802199 per capita rate and 2020 population estimates based on data from the California Department of Finance.

(B) A base charge as set by the Board, which shall be the same for each Member LAFCO. The base charge for fiscal year 2020-2021 is $1,000 per LAFCO.

(C) A population threshold as set by the Board.

(D) Population estimates per County updated annually based on data provided by the California Department of Finance.

(E) The per capita rate shall be set by the Board.

(F) No Member LAFCO will pay less than its current dues based on the baseline dues of fiscal year 2018-2019.

2.2.2 Based on the above-described formula, the fiscal year 2020-2021 dues for each Member LAFCO are as follows:

County	Population Estimate 2020	Population For Dues Calculation	Base Dues	Per Capita Dues	Base + Per Capita Dues	Total Per Capita Rate
ALAMEDA	1,703,660	700,000	1,000	9,662	10,662	0.0063
ALPINE	1,107	1,107	1,000	15	1,015	0.9171
AMADOR	37,560	37,560	1,000	518	1,518	0.0404
BUTTE	230,701	230,701	1,000	3,184	4,184	0.0181
CALAVERAS	44,953	44,953	1,000	620	1,620	0.0360
COLUSA	23,144	23,144	1,000	319	1,319	0.0570
CONTRA COSTA	1,178,639	700,000	1,000	9,662	10,662	0.0090
DEL NORTE	26,997	26,997	1,000	373	1,373	0.0508
ELDORADO	189,576	189,576	1,000	2,617	3,617	0.0191
FRESNO	1,033,095	700,000	1,000	9,662	10,662	0.0103
GLENN	29,691	29,691	1,000	410	1,410	0.0475
HUMBOLDT	137,711	137,711	1,000	1,901	2,901	0.0211
IMPERIAL	195,814	195,814	1,000	2,703	3,703	0.0189
INYO	18,724	18,724	1,000	258	1,258	0.0672

County	Population Estimate 2020	Population For Dues Calculation	Base Dues	Per Capita Dues	Base + Per Capita Dues	Total Per Capita Rate
KERN	930,885	700,000	1,000	9,662	10,662	0.0115
KINGS	154,549	154,549	1,000	2,133	3,133	0.0203
LAKE	65,302	65,302	1,000	901	1,901	0.0291
LASSEN	30,626	30,626	1,000	423	1,423	0.0465
LOS ANGELES	10,435,036	700,000	1,000	9,662	10,662	0.0010
MADERA	162,990	162,990	1,000	2,250	3,250	0.0199
MARIN	265,152	265,152	1,000	3,660	4,660	0.0176
MARIPOSA	18,031	18,031	1,000	249	1,249	0.0693
MENDOCINO	90,175	90,175	1,000	1,245	2,245	0.0249
MERCED	286,746	286,746	1,000	3,958	4,958	0.0173
MODOC	9,422	9,422	1,000	130	1,130	0.1199
MONO	13,986	13,986	1,000	193	1,193	0.0853
MONTEREY	454,599	454,599	1,000	6,274	7,274	0.0160
NAPA	143,800	143,800	1,000	1,985	2,985	0.0208
NEVADA	99,548	99,548	1,000	1,374	2,374	0.0238
ORANGE	3,260,012	700,000	1,000	9,662	10,662	0.0033
PLACER	397,368	397,368	1,000	5,485	6,485	0.0163
PLUMAS	19,374	19,374	1,000	267	1,267	0.0654
RIVERSIDE	2,500,975	700,000	1,000	9,662	10,662	0.0043
SACRAMENTO	1,572,886	700,000	1,000	9,662	10,662	0.0068
SAN BENITO	60,067	60,067	1,000	829	1,829	0.0305
SAN BERNARDINO	2,230,602	700,000	1,000	9,662	10,662	0.0048
SAN DIEGO	3,398,672	700,000	1,000	9,662	10,662	0.0031
SAN FRANCISCO	905,637	700,000	1,000	9,662	10,662	0.0118
SAN JOAQUIN	782,662	700,000	1,000	9,662	10,662	0.0136
SAN LUIS OPISPO	284,126	284,126	1,000	3,922	4,922	0.0173
SAN MATEO	792,271	700,000	1,000	9,662	10,662	0.0135
SANTA BARBARA	460,444	460,444	1,000	6,355	7,355	0.0160
SANTA CLARA	2,011,436	700,000	1,000	9,662	10,662	0.0053
SANTA CRUZ	282,627	282,627	1,000	3,901	4,901	0.0173
SHASTA	180,198	180,198	1,000	2,487	3,487	0.0194
SIERRA	3,129	3,129	1,000	43	1,043	0.3334
SISKIYOU	44,186	44,186	1,000	610	1,610	0.0364
SOLANO	453,784	453,784	1,000	6,263	7,263	0.0160
SONOMA	515,486	515,486	1,000	7,115	8,115	0.0157
STANISLAUS	572,000	572,000	1,000	7,895	8,895	0.0156

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County	Population Estimate 2020	Population For Dues Calculation	Base Dues	Per Capita Dues	Base + Per Capita Dues	Total Per Capita Rate
SUTTER	101,418	101,418	1,000	1,400	2,400	0.0237
TEHAMA	65,119	65,119	1,000	899	1,899	0.0292
TRINITY	13,389	13,389	1,000	185	1,185	0.0885
TULARE	487,733	487,733	1,000	6,732	7,732	0.0159
TUOLUMNE	53,976	53,976	1,000	745	1,745	0.0323
VENTURA	869,486	700,000	1,000	9,662	10,662	0.0123
YOLO	229,023	229,023	1,000	3,161	4,161	0.0182
YUBA	79,087	79,087	1,000	1,092	2,092	0.0264

2.2.3 Dues may be increased by the Board on an annual basis to reflect changes in the Consumer Price Index (CPI) for California based on data provided by the California Department of Finance.

2.2.4 Member LAFCO dues may be reduced by the Board if financial hardship is demonstrated to the satisfaction of the Board.

2.2.5 Officers of Member LAFCOs shall not pay membership dues.

2.2.6 Notwithstanding the foregoing, Associate Member annual membership dues shall be established by action of the Board.

2.3 Assessments. Assessments may be imposed on members by resolution of the Board, except that any such assessments established by the Board first must be ratified by the voting membership before becoming effective. A member, upon learning of an assessment, may avoid liability therefor by promptly resigning from membership.

2.4 Number of Members. There shall not be any limit on the number of members the Corporation may have.

2.5 Membership Book. The Corporation shall keep in any form capable of being converted in written form a membership book containing the name, address, and class of each member. The book also shall contain the fact of termination and the date on which such membership ceased. Such book shall be kept at the principal office of the Corporation and shall be subject to the rights of inspection required by law and as set forth in Section 2.6 of these Bylaws.

2.6 Inspection Rights of Members.

2.6.1 The accounting books and records and minutes of proceedings of the members, the Board, and committees of the Board shall be open to inspection upon written demand on the Corporation of any member at any

reasonable time, for a purpose reasonably related to such person's interests as a member.

2.6.2 Inspection pursuant to this Section 2.6 of these Bylaws by a member may be made in person or by agent or attorney, and the right of inspection includes the right to copy and make extracts at such member's sole expense and cost.

2.6.3 If any record subject to inspection pursuant to this Section 2.6 of these Bylaws is not maintained in written form, the Corporation shall at its expense make such record available in written form.

2.6.4 Notwithstanding the foregoing, the right of a member to inspect and copy or obtain a copy of the list of names and addresses of members is as prescribed by Sections 6330 through 6338, inclusive, of the California Corporations Code ("CCC").

2.7 Certificates of Membership. The Corporation shall not issue membership certificates; however, the Corporation reserves the right to issue identity cards or similar devices to members which serve to identify members qualifying to use the facilities or services of the Corporation.

2.8 Nonliability of Members. A member of the Corporation shall not, solely because of such membership, be personally liable for the debts, obligations, or liabilities of the Corporation.

2.9 Transferability of Membership. Neither the membership in the Corporation nor any rights in the membership may be transferred or assigned for value or otherwise.

2.10 Termination of Membership.

2.10.1 The membership and all rights of membership automatically shall terminate on the occurrence, where applicable, of any of the following:

(A) Death.

(B) The voluntary resignation of a member, effective as of the date notice of such resignation is either personally hand-delivered to the President or Secretary of the Corporation or deposited in United States first-class mail, postage prepaid.

(C) The nonpayment of required dues, assessments or fees.

2.10.2 Termination of membership shall not relieve the resigning member from any obligation for charges incurred, services or benefits actually rendered, dues, assessments, or fees, arising from contract or otherwise prior to such effective date of resignation, and shall not diminish any right of the Corporation to enforce any such obligation or obtain damages for its breach.

Article III

MEETINGS OF MEMBERS

3.1 Place. Meetings of members shall be held at the principal office of the Corporation or at such location within the State of California as may be designated from time to time by the Board.

3.2 Regular Meetings. Regular meetings shall be as determined by the Board. The business to be conducted at such meetings shall include, but not be limited to:

(A) The election to the Board as provided in Article IV of these Bylaws;

(B) The written resolution of any Member LAFCO in good standing, provided such resolution was submitted to the Board at least sixty (60) days prior to such meeting; and

(C) The written resolution of any Member LAFCO in good standing not submitted in accordance with the immediately preceding subparagraph (B), provided not less than fifty percent (50%) of Member LAFCOs eligible to vote are present and not less than two-thirds (2/3) of such present members agree to waive the 60 day prior notice requirement in the immediately preceding subparagraph (B).

3.3 Special Meetings. Special meetings may be called by the Chairperson or by a majority of the voting Member LAFCOs of the Corporation for any lawful purpose.

3.4 Notice of Meetings. Notice of member meetings shall be given in writing as follows:

3.4.1 Written notice of regular and special meetings shall be given not less than thirty (30) days nor more than ninety (90) days prior to the meeting to each Member LAFCO and Associate Member of the Corporation. Such notice shall state the place, date and hour of the meeting, and in the case of the annual meeting, those matters which the Board, at the time of the mailing of the notice, intends to present for action by the members.

3.4.2 Notice of any meeting, written ballot, or report shall be given either personally, by first-class United States mail, postage prepaid, or other means of written communication, addressed to the member at the address of such member appearing on the books of the Corporation or given by the member to the Corporation for the purpose of notice; or if no such address appears or is given, at the place where the principal office of the Corporation is located. The notice, written ballot, or report shall be deemed to have been given at the time when delivered personally, deposited in the mail, or otherwise sent, as the case may be. An affidavit of mailing of any notice, written ballot, or report in accordance with the provisions of this Section 3.4.2 of these Bylaws, executed by the Secretary, shall be evidence of the giving of the notice, written ballot, or report.

3.4.3 Except as otherwise prescribed by the Board in particular instances and except as otherwise provided by applicable law, the Secretary shall prepare and give, or cause to be prepared and given, the notice of meetings and the written ballots.

3.5 Approvals. No action may be taken at a regular or special meeting unless a majority of the voting Member LAFCOs are present. The Corporation may act on all matters upon the majority vote of the voting Member LAFCOs present at the meeting. All such approvals shall be made a part of the minutes of the meeting.

3.6 Quorum.

3.6.1 A quorum at any meeting shall consist of not less than fifty (50%) of the Member LAFCOs entitled to vote.

3.6.2 Except where a greater vote is required by the Articles of Incorporation, these Bylaws, or applicable law, if a quorum is present, the affirmative vote of a majority of the Member LAFCOs present shall be the act of the members.

3.6.3 In the absence of a quorum, any meeting of members may be adjourned from time to time by the vote of a majority of the Member LAFCOs present, but no other business may be transacted.

3.6.4 When a meeting is adjourned to another time or place, notice need not be given of the adjourned meeting if the time and place thereof is announced at the meeting at which the adjournment is taken. The meeting shall not be adjourned for more than forty-five (45) days. At the adjourned meeting, the Corporation may transact any business which might have been transacted at the original meeting.

3.7 Voting of Membership.

3.7.1 Each Member LAFCO, in good standing, is entitled to one (1) vote on each matter submitted to a vote of the members. A Member LAFCO's vote may be cast by the Officer of a Member LAFCO designated in writing to the Executive Director or the Board by such Member LAFCO prior to or at the meeting. Members in the class of either Officer of a Member LAFCO or Associate Member are not entitled to vote on any matter submitted to a vote of the members.

3.7.2 Cumulative voting shall not be authorized for any purposes.

3.7.3 Proxies are not permitted.

3.8 Written Ballot of Members.

3.8.1 Whenever the Member LAFCOs are to vote on any proposal for action which could be taken at any regular or special meeting of members, the members may, in the discretion of the Board (unless a specific method of voting is prescribed by these Bylaws), vote by written ballot without a meeting pursuant to this Section 3.8 of these Bylaws.

3.8.2 A written ballot shall be mailed to every Member LAFCO entitled to vote on the matter pursuant to Section 3.4.2 of these Bylaws.

3.8.3 The written ballot shall set forth the time by which the ballot must be received in order to be counted and the minimum number of written ballots which must be returned to meet the quorum requirement.

3.8.4 If the vote is for other than Directors, then the written ballot shall set forth:

(A) The proposal to be voted on, and for this purpose related proposals may be grouped as a single proposal for the written ballot.

(B) Offer the member a choice between approval and disapproval on each such proposal.

(C) Specify that the proposal must be approved by a majority of the written ballots voting on the proposal, provided that sufficient written ballots are returned to meet the quorum requirement.

3.8.5 Approval by written ballot shall be valid only when the number of votes cast by ballot within the time period specified equals or exceeds the quorum required to be present at a meeting authorizing the action, and the number of approvals equals or exceeds the number of votes that would be required to approve at a meeting at which the total number of votes cast was the same as the number of votes cast by ballot.

3.8.6 A written ballot may not be revoked.

3.9 Unanimous Written Consent of Members. In addition to the written ballot procedure of Section 3.8 of these Bylaws, any action required or permitted to be taken by the members may be taken without a meeting if all members individually or collectively shall consent in writing to the action. The written consent or consents shall be filed with the minutes of the proceedings of the members. The action by written consent shall have the same force and effect as the unanimous vote of the Member LAFCOs.

3.10 Conduct of Meetings.

3.10.1 The President of the Corporation or, in their absence, the Vice President of the Corporation, or in their absence, any other person chosen by a majority

of the voting members present in person shall be Chairperson of and shall preside over the meetings.

3.10.2 The Secretary of the Corporation shall act as the Secretary of all meetings; provided that in his or her absence, the Chairperson shall appoint another person to act as Secretary of the meetings.

3.10.3 The Chairperson shall decide questions of order at Member meetings subject to appeal by a majority of the quorum.

3.11 Inspectors of Election.

3.11.1 In advance of any meeting, the Board may appoint inspectors of election to act at the meeting and any adjournment thereof. If inspectors of election are not so appointed, or if any person appointed fails to appear or refuses to act, the Chairperson of any meeting may, and on the request of any Member LAFCO present shall, appoint inspectors of election (or persons to replace those who fail or refuse) at the meeting. The number of inspectors shall be either one or three. If appointed at a meeting on the request of one or more Member LAFCOs, the majority of Member LAFCOs present shall determine whether one or three inspectors are to be appointed.

3.11.2 The inspectors of election shall determine the number of memberships outstanding, the number present at the meeting, the existence of a quorum, receive votes, ballots or consents, hear and determine all challenges and questions in any way arising in connection with the right to vote, count and tabulate all votes or consents, determine when the polls shall close, determine the result and do such acts as may be proper to conduct the election or vote with fairness to all Member LAFCOs.

3.11.3 The inspectors of election shall perform their duties impartially, in good faith, to the best of their ability and as expeditiously as is practical. If there are three inspectors of election, the decision, act or certificate of a majority is effective in all respects as the decision, act or certificate of all. Any report or certificate made by the inspectors of election is prima facie evidence of the facts stated therein.

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Article IV

DIRECTORS

4.1 Number.

4.1.1 The authorized number of Directors of the Corporation shall be nineteen (19), of which sixteen (16) shall be voting members and elected from among the Member LAFCOs.

4.1.2 Three (3) nonvoting Directors shall be appointed as follows:

(A) One Director, elected by the Executive Officers from within their respective region and appointed by the Executive Director and Regional Officers, shall be the Executive Officer of the Corporation;

(B) One Director, appointed by the voting members of the Board, shall be the Executive Director of the Corporation; and

(C) One Director, appointed by the voting members of the Board, shall be a legal counsel or deputy legal counsel of a Member LAFCO.

Collectively, the Directors shall be known as the Board of Directors ("Board").

4.1.3 The State shall be divided into four (4) regions as follows for the purpose of electing Directors: Northern, Central, Coastal and Southern. The counties in each of the four (4) regions shall be determined by the Board.

Each region shall elect four (4) Directors at-large from within their respective region. Only Commissioners, Alternate Commissioners, and Executive Officers of Member LAFCOs in good standing and whose membership dues and assessments are fully paid may be nominated and elected.

4.2 Nomination; Election; and Term.

4.2.1 Prior to the annual meeting, the Board shall appoint an election committee consisting of one member from each region, in accordance with election procedures adopted by the Board. The committee shall solicit nominations and conduct regional elections for positions on the Board, the terms of which will expire December 1 in accordance with the length of term of office, pursuant to Section 4.2.6, to which they were elected. Effective with the 2026 Board elections, newly elected Directors shall begin their term on December 1 in the year of their election and be seated at the first Board meeting thereafter. Directors-elect are encouraged to attend Board and planning session meetings in the interim.

4.2.2 In the event that: (a) less than fifty (50) percent of the regions' Member LAFCOs vote, or (b) no nominations are received for an open Director position in the region, then nominations shall be received from any region for that Director position for one term and shall be elected at the annual meeting.

4.2.3 Nominations shall be made from the floor at the annual meeting for any position described in Section 4.2.2.

4.2.4 Only Commissioners, Alternate Commissioners, and Executive Officers of Member LAFCOs in good standing and whose membership dues and assessments are fully paid may be nominated and elected to be a Director by the method of nomination authorized by the Board or by any other method authorized by law.

4.2.5 Directors shall be elected at a regular or special meeting or by written ballot as authorized by Section 3.8 of these Bylaws. Directors shall be eligible for reelection without limitation on the number of terms they may serve, unless elected to an at-large position that is not within their region.

4.2.6 For the 2026 election, eight (8) of the Directors shall be elected for a one (1) year term, and eight (8) Directors shall be elected for a two (2) year term. Beginning with the 2027 election and thereafter, terms shall be two (2) years, and each region shall elect two (2) Directors at-large from within their respective region during each election cycle.

4.2.7 A vacancy occurring in the office of Director may be filled by the Board for the balance of the unexpired term and until a successor has been elected and qualified by the Board in accordance with Board-adopted election procedures.

4.2.8 Each elected Director shall hold office until the expiration of the term for which elected and until a successor has been elected and qualified.

4.2.9 The Board shall make such rules as are necessary to carry out the provisions of Section 4.2.

4.3 Vacancies on Board. A vacancy or vacancies on the Board shall exist on the occurrence of the following:

(A) The death or resignation of any Director;

(B) The declaration by resolution of the Board of a vacancy in the office of a Director who has been declared of unsound mind by an order of court, convicted of a felony, or found by final order of judgment of any court to have breached a duty under Article 3 of Chapter 2 of the CCC;

(C) The removal of a Director pursuant to Section 4.4; or

(D) The increase of the authorized number of Directors.

4.4 Resignations and Terminations of Directors. Except as provided below, any Director may resign by giving written notice to the President or the Secretary of the Board. The resignation shall be effective when the notice is given unless it specifies a later time for the resignation to become effective. The Board, in its sole discretion, may declare vacant the position of any Director who misses two (2) consecutive meetings of the Board. Such Director, however, first shall be given prior notice of such pending termination and given the opportunity to offer a reason for such absences.

4.5 Meetings of the Board.

4.5.1 Meetings of the Board shall be held at the principal office of the Corporation unless another place is stated in the notice of the meeting.

4.5.2 A special meeting of the Board may be called by the President, the Secretary, or any two Directors.

4.5.3 Notice of all regular and special meetings of the Board shall be given. A notice need not include the purpose or agenda for the meeting. The notice may be in writing and mailed at least three (3) days before the meeting. The notice may also be delivered personally or by telephone at least 48 hours before the meeting.

4.5.4 Notice of a meeting need not be given to any Director who signs a waiver of notice or a consent to holding the meeting or an approval of the minutes thereof, whether before or after the meeting, or who attends the meeting without protesting, prior thereto or at its commencement, the lack of notice to such Director. All such waivers, consents and approvals shall be made a part of the minutes of the meeting.

4.5.5 Directors may participate in a meeting through use of conference telephone or similar communications equipment, so long as all such Directors participating in such meeting can hear one another. Participation in a meeting by this means constitutes presence in person at such meeting.

4.5.6 A majority of the authorized number of voting Directors shall constitute a quorum of the Board for the transaction of business, except to adjourn.

4.5.7 A majority of the Directors present, whether or not a quorum is present, may adjourn any meeting to another time and place. If the meeting is adjourned for more than 24 hours, notice of any adjournment to another time or place shall be given, prior to the time of the adjourned meeting, to the Directors who were not present at the time of adjournment.

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4.6 Required Vote of Directors.

4.6.1 Every act or decision done or made by a majority of the voting Directors present at a meeting duly held at which quorum is present is the act of the Board. A meeting at which a quorum is initially present may continue to transact business notwithstanding the withdrawal of Directors, if any action taken is approved by at least a majority of the required quorum for such meeting.

4.7 Written Consent of Directors. Any action required or permitted to be taken by the Board may be taken without a meeting, if all Directors individually or collectively shall consent in writing to such action. Such written consent or consents shall be filed with the minutes of the proceedings of the Board. Such action by written consent shall have the same force and effect as a unanimous vote of such Directors. All members of the Board, as used in this Bylaw does not include any "interested director" as defined in Section 5233 of the CCC.

4.8 Compensation of Directors. Directors shall receive no compensation for their services.

4.9 Inspection Rights of Directors. Every Director shall have the absolute right to any reasonable time to inspect and copy all books, records and documents of every kind and to inspect the physical properties of the Corporation during normal weekday business hours. If a Director wishes to be accompanied by an attorney during such inspection, then the inspection will be scheduled at a time when the Corporation's attorney will be present.

4.10 Interested Persons. Not more than forty-nine percent (49%) of the persons serving on the Board may be interested persons.

4.10.1 As used in this section, an "interested person" means either:

(A) Any person currently being compensated by the Corporation for services rendered to it within the previous twelve (12) months, whether as a full- or part-time employee, independent contractor, or otherwise, excluding any reasonable compensation paid to a Director as Director;

or

(B) Any brother, sister, ancestor, descendant, spouse, brother-in-law, sister-in-law, son-in-law, daughter-in-law, mother-in-law, or father-in-law of any such person.

4.10.2 The provisions of this Section 4.10 of these Bylaws shall not affect the validity or enforceability of any transaction entered into by the Corporation.

4.11 Powers of the Board.

(A) It may call special meetings of the members whenever it deems it necessary.

(B) It shall appoint and remove, at pleasure, all officers, agents, and employees of the Corporation and it shall prescribe their duties to the extent that they are not set out in these Bylaws.

(C) It shall conduct and manage the affairs and business of the Corporation, and it shall make rules and regulations not inconsistent with these Bylaws for the guidance of the officers and management of the affairs of the Corporation.

(D) It may contract with others for such staff and clerical assistance as may be necessary to perform its duties.

(E) It shall establish, levy, and collect, in accordance with these Bylaws, annual dues and assessments and such other charges and fees necessary to carry out the purposes of the Corporation.

(F) It may delegate any of its duties to committees to the extent not inconsistent with the Articles of Incorporation, these Bylaws, and applicable laws.

(G) It shall possess any and all other powers not inconsistent with the Articles of Incorporation, these Bylaws, and applicable laws.

4.12 Duties of the Board.

(A) It shall arrange and conduct an annual meeting of the Corporation and such other meetings and conferences as it determines necessary.

(B) It shall arrange for the exchange of information among Member LAFCOs.

(C) It shall review laws and proposed laws affecting Member LAFCOs and make such recommendations thereon as it deems appropriate.

(D) It shall appoint such committees as are necessary to assist the Board in the performance of its duties.

(E) It may adopt rules of procedure for the conduct of its meetings.

(F) It shall perform such other duties as are necessary to carry out the purposes of the Corporation or as directed by the membership, all in accordance with the Articles of Incorporation, these Bylaws, and applicable laws.

Article V

OFFICERS

5.1 Number and Titles. The officers of the Corporation shall be a President or Chairperson, a Vice-President or Vice-Chairperson, a Treasurer, a Secretary, an Executive Director, and such other officers with such titles and such duties as shall be determined and deemed advisable by the Board.

5.1.1 The President shall preside over all meetings of the Board and of the membership and shall sign, in such capacity, all deeds, contracts, notes, conveyances, and other papers, documents, and instruments in writing in the name of the Corporation, which have first been approved by the Board, and shall have, subject to the direction of the Board, general supervision of the business affairs of the Corporation and generally shall discharge such other duties as may be required by the Board.

5.1.2 The Vice-President shall, in the absence of the President or the inability or refusal of the President to act, carry on all duties and powers required by law or these Bylaws and shall have all the powers conferred by law or these Bylaws upon the President.

5.1.3 The Treasurer is the chief financial officer of the corporation, and, where appropriate, may be designated by the alternate title “Chief Financial Officer.” The Treasurer is responsible for the receipt, maintenance, and disbursement of all funds of the Corporation and for the safekeeping of all securities of the Corporation. The Treasurer shall keep or cause to be kept books and records of account and records of all properties of the Corporation. The Treasurer shall prepare or cause to be prepared annually, or more often if so directed by the Board or President, financial statements of the Corporation. The Board may authorize one or more Assistant Treasurers to perform, under the direction of the Treasurer, some or all the duties of the Treasurer.

5.1.4 The Secretary shall keep or cause to be kept the minute book of the Corporation as prescribed by Section 8.1 of these Bylaws. The Secretary shall sign in the name of the Corporation, either alone or with one or more other officers, all documents authorized or required to be signed by the Secretary. If the Corporation has a corporate seal, the Secretary shall keep the seal at the Corporation’s principal office and shall affix the seal to documents as appropriate or desired. The Board may by resolution authorize one or more Assistant Secretaries to perform, under the direction of the Secretary, some or all the duties of the Secretary.

5.1.5 The Executive Director shall work directly with the Board in managing the day to day activities of the Corporation. The Executive Director shall be directly responsible for assisting the Board in the development of a strategic

business plan to achieve greater financial performance and increased visibility, and generally be responsible for Board administration matters, education and training, communication, legislative activities, regulatory monitoring advocacy, and inter-agency communication, as may be described more fully by and at the pleasure of the Board.

5.2 Appointment and Removal of Officers.

5.2.1 The officers shall be elected by the Board.

5.2.2 Any officer elected by the Board may be removed from office at any time by the Board, with or without cause or prior notice.

5.2.3 When authorized by the Board, any elected officer may be appointed for a specific term under a contract of employment. Notwithstanding that such officer is appointed for a specified term or under a contract of employment, any such officer may be removed from office at any time pursuant to Section 5.2.2 of these Bylaws and shall have no claim against the Corporation on account of such removal other than for such monetary compensation as the officer may be entitled to under the terms of the contract of employment.

5.2.4 Any officer may resign at any time upon written notice to the Corporation without prejudice to the rights, if any, of the Corporation under any contract to which the officer is a party. Such resignation is effective upon receipt of the written notice by the Corporation unless the notice prescribes a later effective date or unless the notice prescribes a condition to the effectiveness of the resignation.

5.2.5 The same person may hold more than one appointed office, except that neither the Secretary nor the Treasurer may serve concurrently as the President.

Article VI

INDEMNIFICATION

6.1 Indemnification of Directors, Officers, and Employees.

6.1.1 The Corporation may indemnify a Director, officer, or employee under the provisions of Section 5238 of the CCC, or pursuant to any contract entered into with any employee who is not an officer or Director.

6.1.2 Expenses incurred in defending any proceeding may be advanced by the Corporation as authorized in Section 5238 of the CCC prior to the final disposition of such proceeding, upon receipt of an undertaking by or on behalf of the Director, officer, or employee to repay such amount unless it shall be determined ultimately that the Director, officer, or employee is entitled to be indemnified.

6.1.3 The Corporation may purchase and maintain insurance on behalf of any Director, officer, or employee of the Corporation against any liability asserted against or incurred by the Director, officer, or employee in such capacity or arising out of the Director's officer's, or employee's status as such, whether or not the Corporation would have the power to indemnify the Director, officer, or employee against such liability under the provisions of Section 5238 of the CCC, except as provided in subdivision (I) of Section 5238 of the CCC.

Article VII

AMENDMENT

7.1 Amendment of Articles. The amendment of the Articles of Incorporation of the Corporation is provided for by California state law and generally requires the approval of the membership pursuant to these Bylaws and the filing of a certificate of amendment in the Office of the Secretary of State.

7.2 Amendment of Bylaws. The amendment of Bylaws is provided for by California state law and generally requires the approval of the membership pursuant to these Bylaws, and to the extent not inconsistent herewith:

(A) These Bylaws may be amended at a meeting of the Corporation or at any statewide, general meeting convened upon order of the Board. Bylaw amendments may be proposed by a Member LAFCO in good standing or by the Board.

(B) Proposed amendments shall be submitted to the Board in writing at least sixty days prior to the meeting at which they are to be considered. The Board shall mail copies of the proposed amendments to all Member LAFCOs in good standing at least thirty days prior to the meeting at which they are to be considered. A majority vote of the Member LAFCOs in good standing which are present and eligible to vote is required for adoption of the amendments submitted under this procedure.

(C) Written amendments to the Bylaws may be submitted and considered at a meeting of the Corporation without complying with the requirements set out in the preceding subparagraph (B) if at least fifty percent (50%) of the Member LAFCOs in good standing are present and eligible to vote at such meeting and two-thirds (2/3) of the Member LAFCOs in good standing present and eligible to vote approve a waiver of the requirements set out in the immediately preceding subparagraph (B).

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Article VIII

RECORDS

8.1 Minute Book. The Corporation shall keep or cause to be kept a minute book which shall contain:

(A) The record of all meetings of the Board including date, place, those attending and the proceedings thereof, a copy of the notice of the meeting and when and how given, written waivers of notice of meeting, written consents to holding meeting, written approvals of minutes of meeting, and unanimous written consents to action of the Board without a meeting, and similarly as to meetings of committees of the Board established pursuant to the Bylaws and as to meetings or written consents of the incorporator of the Corporation prior to the appointment of the initial Directors.

(B) A copy of the Articles of Incorporation and all amendments thereof and a copy of all certificates filed with the Secretary of State.

(C) A copy of these Bylaws as amended, duly certified by the Secretary.

8.2 Annual Report.

8.2.1 Financial statements shall be prepared as soon as reasonably practicable after the close of the fiscal year. The financial statements shall contain in appropriate detail the following:

(A) The assets and liabilities, including trust funds, of the Corporation as of the end of the fiscal year.

(B) The principal changes in assets and liabilities, including trust funds, during the fiscal year.

(C) The revenue or receipts of the Corporation, both unrestricted and restricted to particular purposes, for the fiscal year.

(D) The expenses or disbursements of the Corporation for both general and restricted purposes, during the fiscal year.

8.2.2 Any report furnished to Directors of the Corporation which includes the financial statements prescribed by Section 8.2.1 of these Bylaws shall be accompanied by any report thereon of independent accountants, or, if there is no such report, the certificate of an authorized officer of the Corporation that such statements were prepared without audit from the books and records of the Corporation.

8.2.3 A report including the financial statements prescribed by Section 8.2.1 of these Bylaws shall be furnished annually to all Directors of the Corporation.

8.3 Report of Transactions and Indemnifications. The Corporation shall mail to all Directors a statement of any transaction between the Corporation and one of its officers or Directors or of any indemnification paid to any officer or Director if, and to the extent, required by Section 6322 of the CCC. The statement shall be mailed within 120 days after the close of the fiscal year. The statement required by this Section 8.3 of these Bylaws shall describe briefly:

(A) Any covered transaction during the previous fiscal year involving more than Fifty Thousand Dollars ($50,000), or which was one of a number of covered transactions in which the same "interested person" had a direct or indirect material financial interest, and which transactions in the aggregate involved more than Fifty Thousand Dollars ($50,000).

(B) The names of the "interested persons" involved in such transactions, stating such person's relationship to the Corporation, the nature of such person's interest in the transaction and, where practicable, the amount of such interest; provided, that in the case of a transaction with a partnership of which such person is a partner, only the interest of the partnership need be stated.

(C) The statement shall describe briefly the amount and circumstances of any indemnifications or advances aggregating more than Ten Thousand Dollars ($10,000) paid during the fiscal year to any officer or Director of the Corporation pursuant to Section 5233 of the CCC.

For these purposes, an "interested person" is any Director, officer, or member of the Corporation.

Article IX

MISCELLANEOUS

9.1 Bonding. All employees handling funds shall be properly bonded.

9.2 Self-Dealing. In the exercise of voting right by Directors, no Director shall vote on any issue, motion or resolution which directly or indirectly inures to his or her benefit financially, except that such Director may be counted in order to qualify a quorum and, except as the Board may otherwise direct, participate in a discussion on such an issue, motion or resolution if he or she first discloses the nature of his or her interest subject to Section 5230 through, and including Section 5239 of the CCC.

Summary of Member and Non-Member Feedback Received

Purpose and Use of This Attachment

This summary is provided for informational purposes to reflect the range of feedback the Regional and Board Structure Working Group (Working Group) received during its outreach to member and non-member LAFCOs. The feedback summarized below informed the Working Group's discussions and helped identify areas of broad agreement and topics requiring additional consideration. Not all issues summarized are included in the proposed bylaw amendment presented for consideration under Agenda Item 2.1.

Overview

The Working Group sought written feedback from both member and non-member LAFCO Executive Officers on proposed regional boundary concepts and Board governance considerations. Responses were received from a broad cross-section of LAFCOs statewide, reflecting diverse geographic, organizational, and operational perspectives.

Overall, the feedback demonstrated strong engagement in CALAFCO's governance review process and a shared interest in ensuring the Association's structure remains effective, representative, and aligned with current professional practice.

General Level of Support

Feedback reflected a high level of engagement and thoughtful input. Many LAFCOs expressed general or conditional support for restructuring concepts, particularly when compared with the current governance structure. Several respondents supported the proposal as presented or expressed openness to moving forward while continuing discussions on related topics.

Some respondents identified elements they could not support as drafted, citing concerns about representation, regional configuration, or governance impacts. In several cases, respondents noted that specific provisions would significantly affect their level of participation, or, for non-member LAFCOs, future consideration of CALAFCO membership.

Overall, the feedback reflects a membership actively engaged in shaping CALAFCO's governance and invested in achieving durable, workable outcomes.

Regional Configuration and Cohesion

Several respondents supported the proposed regions as more logical, balanced, and conducive to collaboration than the current structure.

Others emphasized the practical challenges of regions spanning large geographic areas, comprising numerous counties, or encompassing diverse planning contexts. Some respondents also raised concerns about maintaining cohesion within long-standing regional groupings, particularly where LAFCOs already collaborate closely on shared issues.

In addition to conceptual feedback, some respondents submitted formal alternate proposals, including revised regional maps, to address workload, equity, and representational considerations.

Board Size and Overall Structure

Respondents generally supported eliminating commissioner "seat type" requirements.

There was broad agreement that a smaller CALAFCO Board would improve its functionality and effectiveness. While views differed on the optimal configuration, many respondents supported efforts to streamline governance and enhance accountability.

Executive Officers Serving on the Board

Allowing Executive Officers (EO) to serve as Board members if elected by their region received strong support from many respondents. EO eligibility was often described as a practical and appropriate recognition of professional expertise, institutional knowledge, and continuity within a professional association.

At least one non-member LAFCO identified EO eligibility as a prerequisite for any future consideration of rejoining CALAFCO. Other respondents viewed this change as a natural counterpart to removing Regional Officers from the Board's voting membership.

A smaller number of respondents raised concerns about maintaining balanced Board composition. These comments generally focused on the balance of governance rather than opposition to EO eligibility.

Representation, Equity, and Voting Balance

Many respondents emphasized the importance of equitable representation across regions, particularly in rural, geographically large, or less-populated areas. Topics included differences in the number of counties, commissioners, population, or geographic area represented per Board seat, as well as the practical demands of representing regions spanning significant distances.

Several respondents noted that CALAFCO's value lies in representing the full

diversity of California's counties and cautioned that representation models should account for both population and operational realities.

Limitation of One Board Member per LAFCO

The concept of limiting each Member LAFCO to one Board representative generated substantial discussion. While some respondents supported the intent to encourage broader participation, others identified implementation challenges, particularly in regions with few participating LAFCOs or small pools of interested candidates. Several respondents noted that flexibility would be essential to ensure full Board participation over time. As a result, this concept is NOT included in the amendment presented for consideration at this meeting.

Relationship to Dues and Future Decisions

Although respondents generally recognized that dues restructuring falls outside the Working Group's current charge, some expressed interest in how regional structures might inform future decision-making. Respondents urged clarity on the purpose and application of any adopted regional framework. No dues-related changes are proposed under Agenda Item 2.1.

Requests for Additional Clarity and Process

Across responses, respondents encouraged continued transparency on governance objectives and sequencing. Several emphasized the value of clear problem definition, articulating goals, and adequate time for Commission-level discussion as CALAFCO continues its governance work.

Closing Observation

The feedback reflects a strong interest in strengthening CALAFCO's governance and a willingness among members and non-members alike to engage constructively in that effort. The input received helped identify areas of broad agreement that are ready to advance, as well as topics that would benefit from continued dialogue, and provides a solid foundation for moving forward with targeted governance updates and reinforcing CALAFCO's commitment to responsive, effective governance.

Attachment B

FAQ for the CALAFCO Special Business Meeting
Monday, February 23, 2026, 10:00 AM – (virtual only)

Why is this Special Business Meeting being held?

This Special Business Meeting is being held so Member LAFCOs can vote on proposed amendments to the CALAFCO Bylaws related to Board structure and eligibility, and to receive a brief report on the Association's work ahead.

What decision will Member LAFCOs be asked to make?

Member LAFCOs will be asked to approve amendments to the Bylaws that would:

- ✓ Eliminate Board "seat type" categories (city, county, public, special district)
- ✓ Allow Executive Officers to be eligible to serve as voting Board Members, elected from within their regions. (If approved, the four Regional Executive Officers will no longer be voting members of the Board after the October Board elections.)
- ✓ Make non-substantive changes to the Bylaws.

When would the changes take effect if approved?

If approved, the amendments would take effect immediately and apply to the October 2026 CALAFCO Board elections.

Who is eligible to vote?

Only Member LAFCOs in good standing may vote. Each Member LAFCO has one vote, which a designated voting delegate must cast. Associate Members do not vote. Proxies are not permitted.

What is required for the vote to count?

A quorum of at least 50% of Member LAFCOs entitled to vote must be present. Approval requires a majority vote of those present and eligible to vote.

Why are these amendments being proposed now?

These proposed changes follow a governance and organizational review initiated in 2025 to ensure that CALAFCO's Board structure and eligibility requirements remain aligned with member needs and best practices. Early approval gives interested individuals sufficient time to verify their eligibility and plan if they wish to run for the Board at the Annual Conference.

What happened to the proposed regional map?

Based on mixed feedback from the membership, CALAFCO's restructuring committee postponed action to allow further discussion with the Member LAFCOs. A peer review and discussion are scheduled for the 2026 Staff Workshop.

How do I attend the meeting?

The meeting will be held via Zoom. The meeting link, meeting ID, passcode, and call-in number are listed on the first page of the attached agenda packet. Please use your full name and LAFCO to identify yourself so we can quickly move LAFCO Members into the waiting room.

What You Need to Do Before February 23

- Please designate your voting delegate (and alternate) in writing before the meeting. If you haven't already done so, send your voting delegate (and alternate) name and email to Michelle McIntyre, mmcintyre@calafco.org, by Friday, February 20th.
- Review the agenda packet (pages 2–44), including the staff report and proposed Bylaw amendments.
- Discuss the item with your Commission.
- Ensure your voting delegate plans to attend and participate, as a quorum is required.

FRESNO LOCAL AGENCY FORMATION COMMISSION (LAFCO)
EXECUTIVE OFFICER'S REPORT

AGENDA ITEM NO. 10

DATE: **February 11, 2026**

TO: **Fresno Local Agency Formation Commission**

FROM: **Brian Spaunhurst, Executive Officer**

SUBJECT: **Fresno LAFCo Legal Counsel Request for Proposals.**

RECOMMENDATION: Form an ad-hoc committee; provide direction as needed.

Discussion

Staff received notification from our current legal counsel of their planned resignation from Baker, Manock, and Jensen (BMJ) at the end of February 2026. In addition, BMJ is unable to provide a viable replacement internally without creating multiple potential conflicts of interest with other existing clients. As a result, Fresno LAFCo staff intends to circulate the attached Request for Proposals (RFP) in order to identify a potential replacement firm.

The RFP will be issued on February 12, 2026, and has a deadline for submittals on March 2, 2026. Staff recommends the Commission take action to form an ad-hoc committee and select two Commissioners to meet with staff to review proposals received, hold interviews, and provide a recommendation to the full Commission. While staff will work with the ad-hoc committee to identify a recommendation as soon as possible, the process is expected to take three to four months.

Fresno LAFCo currently has alternate legal counsel available for temporary needs such as this. In addition to notifying them of the situation and calling them to service, staff will also invite their consideration to submit a proposal for service as the main legal counsel for Fresno LAFCo.

Attachment A: Fresno LAFCo Request for Proposals for General Counsel Services

FRESNO LOCAL AGENCY FORMATION COMMISSION

REQUEST FOR PROPOSALS FOR GENERAL COUNSEL SERVICES

1. INTRODUCTION

1.1 Overview

The Fresno Local Agency Formation Commission (the "Fresno LAFCO") is soliciting proposals from qualified law firms and attorneys to provide general counsel legal services. This Request for Proposals ("RFP") contains information concerning the proposed engagement and the requirements for submitting proposals.

1.2 About the Commission

Fresno LAFCO is a public agency established pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Gov. Code §§ 56000 *et seq*.) ("CKH"). Fresno LAFCO is responsible for coordinating logical and timely changes in local governmental boundaries, conducting municipal service reviews that review ways to reorganize, simplify, and streamline governmental structure ("MSRs"), and establishing planning spheres of influence ("SOIs") for each city and special district within Fresno County.

Fresno LAFCO is governed by a five-member commission (the "Commission") composed of two elected representatives from the County of Fresno, two elected representatives from cities within Fresno County and one public member. Each seat has an alternate commissioner. Fresno LAFCO staff currently consists of an Executive Officer, Clerk to the Commission, and four Analysts. The Executive Officer is responsible for the day-to-day functioning of Fresno LAFCO pursuant to CKH and overseeing staff work. The Executive Officer reports directly to the Commission.

1.3 Purpose of RFP

Fresno LAFCO seeks to retain qualified legal counsel to advise the Commission, its staff, and committees on legal matters pertaining to Fresno LAFCO's operations, governance, and statutory responsibilities. The selected firm or individual will serve as the Fresno LAFCO's General Counsel and will be expected to provide high-quality, cost-effective legal services.

2. SCOPE OF SERVICES

2.1 General Counsel Services

The selected attorney or law firm will be expected to provide the following services:

(a) Attend all regular and special Commission meetings in person (approximately 11 meetings per year). All regular meetings are held on the second Wednesday of the month at 1:30 p.m. in the Fresno County Board of Supervisors chambers located at the Fresno Hall of Records. In person attendance is strongly preferred.

(b) Provide legal advice to the Commission, the Executive Officer, and staff on matters including, but not limited to:

- Interpretation and application of the Cortese-Knox-Hertzberg Act;
- Compliance with the Ralph M. Brown Act, Public Records Act, Political Reform Act, and other applicable laws;
- Compliance with CEQA;
- Preparation and review of Commission resolutions, policies, and procedures;
- Personnel matters and employment law;
- Conflict of interest issues; and
- Litigation management.

(c) Contract drafting, review, and negotiation.

(d) Prepare legal opinions, memoranda, and correspondence as requested.

(e) Review staff reports, environmental documents, and other Commission materials as needed.

(f) Represent Fresno LAFCO in administrative proceedings and litigation as directed (Fresno LAFCO may consider an outside attorney or firm to provide litigation support).

(g) Provide legal updates and training to Commissioners and staff on relevant legal and legislative developments affecting LAFCOs.

(h) Assist with special projects and other legal matters as assigned.

(i) Attend "agenda prep" or other meetings as needed to stay apprised of LAFCO matters and maintain close collaboration, coordination, and efficiency.

2.2 **Special Counsel Services**

In addition to general counsel services, the Commission may occasionally require specialized legal expertise in areas such as:

(a) Complex land use and environmental law matters

(b) Public finance and bond issuance

(c) Complex litigation

(d) Other specialized areas of law

Proposals should indicate whether the firm or attorney can provide these specialized services or would recommend engaging special counsel in these areas.

3. PROPOSAL REQUIREMENTS

3.1 Firm/Attorney Information

(a) Name, address, telephone number, email address, and website of the firm or individual attorney.

(b) Name and contact information for the primary attorney who will serve as General Counsel.

(c) Names and qualifications of other attorneys who may provide services to the Commission.

(d) Size of the firm, location of offices, and areas of expertise.

(e) Description of the firm's or individual's experience and qualifications in municipal law, particularly with local agency formation commissions or similar public agencies.

(f) Professional liability insurance coverage information.

3.2 **Experience and Qualifications**

(a) Description of the proposed General Counsel's experience in the following areas: (i) CKH; (ii) The Ralph M. Brown Act; (iii) Public Records Act, (iv) Land use, CEQA, and environmental law; (v) Public agency law, including governance, conflicts of interest, ethics, and the Political Reform Act; (vi) Administrative law and procedure; and (vii) Litigation experience relevant to local agency formation commissions.

(b) Short list of current or former local agency formation commission or other public agency clients for which the firm or attorney has provided general counsel services within the past five years.

(c) Description of any specialized expertise or experience relevant to the Fresno LAFCO's needs.

3.3 **Approach to Legal Services**

(a) Description of the proposed approach to providing general counsel services to Fresno LAFCO.

(b) Explanation of how the firm or attorney will ensure responsiveness to Fresno LAFCO's needs.

(c) Description of the firm's or attorney's philosophy regarding client communication and service.

(d) Explanation of how the firm or attorney will handle potential conflicts of interest.

(e) Description of the firm's or attorney's approach to controlling legal costs while maintaining quality service.

3.4 **Fee Proposal**

(a) Proposed fee structure for general counsel services, including:

- Hourly rates for all attorneys and paralegals who may provide services.
- Monthly retainer amount (if applicable) and services covered by the retainer.
- Proposed minimum increments for billing.

(b) Detailed description of reimbursable expenses and billing rates for such expenses.

(c) Description of any alternative fee arrangements that may benefit Fresno LAFCO.

(d) Statement regarding fee increases during the term of the engagement.

3.5 **References**

Provide at least three references from current or former public agency clients, preferably including at least one local agency formation commission. For each reference, include:

(a) Name of the agency.

(b) Name, title, telephone number, and email address of the contact person.

(c) Dates of service.

(d) Brief description of the services provided.

3.6 **Conflicts of Interest**

(a) Disclosure of any actual or potential conflicts of interest that may arise from representing Fresno LAFCO.

(b) Description of the firm's or attorney's approach to identifying and addressing potential conflicts.

(c) List of any clients currently represented that may present a conflict with representation of the Commission.

4. SUBMISSION REQUIREMENTS

4.1 Proposal Format

(a) Proposals must be submitted in 8.5" x 11" format with 1-inch margins

(b) Text should be in a readable font (e.g., Times New Roman or Arial) of at least 11-point size

(c) Proposals should not exceed 25 pages, excluding cover letter, table of contents, resumes, and sample materials

(d) Proposals must be organized according to the sections outlined in Section 3 of this RFP

4.2 Submission Instructions

(a) Proposals must be submitted in electronic format:

- Electronic submission: One PDF file sent via email to bspaunhurst@fresnocountyca.gov.

(b) All submissions must be received by 5:00 p.m. on March 2, 2026.

(c) Late submissions will not be considered.

(d) Questions regarding this RFP must be submitted in writing to bspaunhurst@fresnocountyca.gov no later than Friday, February 20, 2026.

- Responses to all questions will be posted on the Commission's website at https://www.fresnolafco.org/ by February 25, 2026.

5. EVALUATION AND SELECTION PROCESS

5.1 Evaluation Criteria

Proposals will be evaluated based on the following criteria:

(a) Qualifications and Experience (30%)

- Experience with local agency formation commissions or similar public agencies;

- Knowledge of relevant laws and regulations;

- Depth and breadth of expertise in required practice areas; and

- Qualifications of the proposed General Counsel and supporting attorneys.

(b) **Approach to Legal Services (25%)**

- Understanding of the Commission's needs;
- Proposed approach to providing legal services;
- Responsiveness and availability; and
- Quality of communication and client service.

(c) **References and Past Performance (20%)**

- Quality of references;
- Demonstrated success in representing similar clients; and
- Quality of sample work product.

(d) **Fee Proposal (20%)**

- Reasonableness of proposed fees;
- Value for services offered; and
- Transparency and clarity of fee structure.

(e) **Overall Quality of Proposal (5%)**

- Clarity, organization, and professionalism of the proposal;
- Responsiveness to RFP requirements; and
- Absence of conflicts of interest or mitigation of existing conflicts.

5.2 **Selection Process**

(a) The Selection Committee will review all proposals and may select a shortlist of candidates for interviews.

(b) Interviews, if conducted, will be scheduled for March 16 through 31, 2026.

(c) Fresno LAFCO reserves the right to request additional information from proposers, negotiate with one or more proposers, reject any or all proposals, and waive minor irregularities in the proposal process.

(d) The final selection will be made by the Commission based on the recommendation of the selection committee.

(e) The selected firm or attorney will be expected to enter into a written agreement with the Commission.

6. TIMELINE

The anticipated schedule for this RFP process is as follows:

(a) RFP Issued: February 12, 2026

(b) Deadline for Questions: February 20, 2026

(c) Responses to Questions Posted: February 25, 2026

(d) Proposal Submission Deadline: March 2, 2026

(e) Review of Proposals: March 3, 2026 through March 10, 2026

(f) Discuss RFP results at Regular meeting: March 11, 2026

(g) Interviews (if necessary): March 16 though March 31, 2026

(h) Selection of General Counsel at Regular meeting: April 8, 2026

(i) Contract Negotiation and Approval: April 9, 2026 through May 12, 2026

(j) Commencement of Services at regular meeting: May 13, 2026.

7. TERMS AND CONDITIONS

7.1 Award of Contract

Award may be made to the firm or attorney that presents the best qualifications after review and recommendation by the full Commission. Discussions may, at Fresno LAFCO's option, be conducted with firms that submit responses determined to be qualified for being selected for an award. Discussions may be for clarification to ensure full understanding of, and responsiveness to, the solicitation requirements. Firms shall be accorded fair and equal treatment with respect to any opportunity for discussion and written revision of responses. The selected firm or attorney will be required to enter into a written agreement with Fresno LAFCO. Fresno LAFCO reserves the right to negotiate final contract terms with the firm selected. In the event of any conflict or contradiction between or among these documents, the documents shall control in the following order of preference: the final executed contract, this RFP, any modifications and clarifications to the awarded firm's RFP response.

7.2 Insurance Requirements

The selected firm or attorney will be required to maintain the following insurance coverage throughout the term of the engagement:

(a) Professional liability insurance: Minimum of $1,000,000 per claim.

(b) General liability insurance: Minimum of $1,000,000 per occurrence, $2,000,000 aggregate, as applicable.

(c) Automobile liability insurance: Minimum of $1,000,000 per occurrence.

(d) Workers' compensation insurance as required by law.

(e) Fresno LAFCO shall be named as an additional insured on all applicable policies, and certificates of insurance must be provided prior to the execution of the contract.

7.3 Confidentiality

All information contained in proposals submitted in response to this RFP will be subject to the California Public Records Act (Gov. Code §§ 6250 *et seq*.). If a proposer believes that any portion of its proposal contains confidential or proprietary information that should be withheld from public disclosure, the proposer must clearly mark such information and provide a legal basis for the claimed exemption. Fresno LAFCO will review such claims and make a determination in accordance with applicable law.

7.4 Costs of Preparation

Fresno LAFCO will not pay any costs incurred by any firm or attorney in preparing or submitting a proposal in response to this RFP.

7.5 Non-Commitment of the Commission

This RFP does not commit the Fresno LAFCO to award a contract, to pay any costs incurred in the preparation of a proposal, or to procure or contract for services. Fresno LAFCO reserves the right to accept or reject any or all proposals received as a result of this RFP, to negotiate with any qualified firm or individual, or to cancel this RFP in part or in its entirety if it is in the best interest of Fresno LAFCO to do so.

7.6 Validity

RFP responses will be valid for a period of 120 days from the due date.

8. CONTACT INFORMATION

All communications regarding this RFP should be directed to:

Brian Spaunhurst
Executive Officer
1401 Fulton Street, Suite 800
Fresno, CA 93721
(559) 600-0604
bspaunhurst@fresnocountyca.gov.