

Sample Summary for Electronic Document Submittal

15 copies of this document may be included when a Lead Agency is submitting electronic copies of environmental impact reports, negative declarations, mitigated negative declarations, or notices of preparation to the SCH. The SCH will still accept other summaries, such as an EIR summary prepared pursuant to CEQA Guidelines Section 15123, attached to the electronic copies of the document.

SCH # 201868061027

Lead Agency: City of Fowler

Project Title: Buford Oil Company Travel Center (Conditional Use Permit 17-03)

Project Location: 2747 E. Manning Avenue Fowler, CA

Fresno

City

County

Please provide a Project Description (Proposed Actions, location, and/or consequences).

Buford Oil Co. seeks a Conditional Use Permit for the proposed removal of the existing approximately 10-acre Fowler Shell Truck Stop and replacement with a new, more modern Buford Oil Co. Travel Center. The proposed expansion will utilize the entire approximately 19-acres parcel. In addition to a newer diesel truck and automobile gas fueling facilities, weigh station, and convenience store, the expanded development will also include a 120 room, 4-story hotel, two quick-serve and one sit-down family style dining facilities, and a truck wash, tire and lube center. A Travel Center building will also offer a variety of traveling amenities for truck drivers including a lounge, game room, ATMs, Western Union Check Cashing, and wi-fi and restroom facilities with showers and laundry.

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

Biological Resources - Some disturbance-tolerant native species may make incidental use of these ruderal lands. **Mitigation Measures** - Project construction personnel will attend Worker Environmental Awareness Program (WEAP) training, conducted by a qualified biologist; a qualified biologist will conduct General, Nesting Bird, and Take Avoidance pre-construction surveys and take action as necessary; construction will take place during daylight hours.

Cultural Resources - Archaeological / Human Remains may be encountered. **Mitigation Measures** - work in the vicinity will halt and appropriate parties will be notified for assessment.

Greenhouse Gas Emissions - Construction of the Project would generate maximum annual emissions of approximately 731.2950 metric tons of carbon dioxide equivalent (MTCO_{2e}). Construction-related production of GHGs would be temporary and last approximately 19 months. Long-term operation of the Project would result in GHG emissions mostly related to Vehicle Miles Traveled (VMT). **Mitigation Measures** - Project design and building placement will not impede bicycle or pedestrian circulation; Energy Star labeled roof materials will be installed; the Projects ventilation and thermal conditioning systems will be separated.

Transportation/Traffic - Traffic in the area will increase and the level of service will decline. **Mitigation measures** - signalize intersection of Manning Ave. and SR99; contribute its fair share for intersection improvements at Golden State Blvd. and Valley Drive; contribute its fair share of interchange improvements for Manning Ave. and Golden State Blvd.

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

The area of most potential controversy known to the City of Fowler is the change in the traffic environment that would result from the Project, specifically at the northbound SR 99 offramp intersection with Manning Avenue.

Please provide a list of the responsible or trustee agencies for the project.

- City of Fowler
- Fresno Council of Governments
- California Department of Fish and Wildlife
- Caltrans
- U.S. Fish and Wildlife Service