

E20231 0000 112

**Notice of Determination**

To:  Office of Planning and Research  
PO Box 3044, 1400 Tenth Street, Room 222  
Sacramento, CA 95812-3044

**FILED**

From: City of Fowler – Lead Agency  
128 S. 5th Street  
Fowler, CA 93625  
Contact: Dawn E. Marple  
Phone: (559) 834-3113  
Email: [dmarple@ppeng.com](mailto:dmarple@ppeng.com)

County Clerk  
County of Fresno  
2220 Tulare Street  
Fresno, CA 93721

MAY 22 2026 TIME 11:10am

BY *[Signature]*  
FRESNO COUNTY CLERK

Subject: DEPUTY

Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title: Tentative Subdivision Map No. 6537

Project Applicant: Michael Chaney, 1021 Ventures, LLC

Applicant Contact: Phone – (559) 260-2740 Address – 4757 N Van Ness Blvd, Fresno, CA 93704

Project Location: (include county) The project site is located on the northwest corner of East Parlier Avenue and South Fowler Avenue (Assessor's Parcel Number [APN] 345-100-05).

**Project Description:** Tentative Subdivision Map No. 6537 is a tentative subdivision map which proposes to subdivide an approximately 38.35-acre parcel into a single-family residential subdivision, comprising 179 lots, a 2.41-acre linear park space, and a 2-acre storm drainage basin. The subject property is located at the northwest corner of East Parlier Avenue and South Fowler Avenue (APN 345-100-05), is designated as Medium Low Density Residential ("MLDR") by the City's General Plan, and is zoned AE-20 (Exclusive Agriculture) by the County of Fresno. As a part of the Project, the Project site would be annexed to the City of Fowler and rezoned R-1-6, with an implementing zone district of R-3, consistent with the Project site's MLDR land use designation. The Project site contains an existing single-family residence, with accessory buildings, and has previously been used for agricultural production. Any existing structures would be removed as a part of the Project. The project would also annex and rezone the adjacent parcel (APN 345-100-04) R-1-10 (northern half) and R-1-7 (southern half), with an implementing zone district of R-1 and R-2, consistent with the underlying General Plan land use designation of Low Density Residential ("LDR") (northern half) and MLDR (southern half), respectively. No development is proposed on this parcel at this time. Historically been used for agricultural production and currently contains row crops and a rural residential home with accessory structures. The City Council will also consider finding that the project is consistent with the City's General Plan and General Plan Environmental Impact Report under California Environmental Quality Act Guidelines Section 15183.

This is to advise that the City Council, has approved the above-mentioned General Plan EIR on April 18, 2023 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 certifies that the final environmental document with comments, responses, and record of project approval is available to the General Public at the City of Fowler located at 128 S. 5th Street, Fowler, CA, 93625.

*[Signature]*  
Dawn E. Marple, City Planner  
City of Fowler

May 21, 2026  
Date

Date received for filing at OPR: \_\_\_\_\_

Authority Cited: Sections 21083, Public Resources Code  
Reference Section 21000-21174; Public Resources Code



State of California - Department of Fish and Wildlife  
**2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:  
**E202310000112**  
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF FOWLER	LEAD AGENCY EMAIL EXT. 122	DATE 05/22/2026
COUNTY/STATE AGENCY OF FILING FRESNO COUNTY		DOCUMENT NUMBER E202310000112
PROJECT TITLE TENTATIVE SUBDIVISION MAP NO. 6537		

PROJECT APPLICANT NAME CITY OF FOWLER	PROJECT APPLICANT EMAIL EXT. 122	PHONE NUMBER (559) 834-3113
PROJECT APPLICANT ADDRESS 128 S 5TH STREET	CITY FOWLER	STATE CA
		ZIP CODE 93625

PROJECT APPLICANT (Check appropriate box)

Local Public Agency     School District     Other Special District     State Agency     Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,227.50	\$	<u>0.00</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$	<u>0.00</u>
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$	<u>0.00</u>

- Exempt from fee
- Notice of Exemption (attach)
- CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	<u>0.00</u>
<input checked="" type="checkbox"/> County documentary handling fee	\$50.00	\$	<u>50.00</u>
<input type="checkbox"/> Other		\$	<u>0.00</u>

PAYMENT METHOD:

- Cash     Credit     Check     Other

TOTAL RECEIVED \$ 50.00

SIGNATURE <b>X</b>	AGENCY OF FILING PRINTED NAME AND TITLE Jessica Munoz Deputy Clerk
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County of Fresno  
Clerk's Office  
James A. Kus

Elections Department  
(559) 600-8683

Clerk Services Department  
(559) 600-2575

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Finalization            2026009790  
5/22/2026    11:06 AM  
CCR571949            jmunoz

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Description	Fee
EIR Administrative Fee	
Time Recorded:    11:06 AM	
Recording Fee:	\$50.00
Total Amount Due	\$50.00
Total Paid	
Credit Card	\$50.00
#355504076	
Amount Due	\$0.00

E202310000112

THANK YOU  
PLEASE KEEP FOR REFERENCE



State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER: <b>E202310000112</b>
STATE CLEARINGHOUSE NUMBER (if applicable) <b>2021110053</b>

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY <b>CITY OF FOWLER</b>	LEAD AGENCY EMAIL <b>EXT. 103</b>	DATE <b>04/19/2023</b>
COUNTY/STATE AGENCY OF FILING <b>FRESNO COUNTY</b>		DOCUMENT NUMBER <b>E202310000112</b>
PROJECT TITLE <b>CITY OF FOWLER 2040 GENERAL PLAN FINAL ENVIRONMENTAL IMPACT REPORT</b>		

PROJECT APPLICANT NAME <b>CITY OF FOWLER</b>	PROJECT APPLICANT EMAIL <b>EXT. 103</b>	PHONE NUMBER <b>(559) 834-3113</b>
PROJECT APPLICANT ADDRESS <b>128 SOUTH 5TH STREET</b>	CITY <b>FOWLER</b>	STATE <b>CA</b>
		ZIP CODE <b>93625</b>

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency  
  School District  
  Other Special District  
  State Agency  
  Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$	<u>3,839.25</u>
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$	<u>0.00</u>
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	<u>0.00</u>
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	<u>0.00</u>
<input checked="" type="checkbox"/> County documentary handling fee	\$50.00	\$	<u>50.00</u>
<input type="checkbox"/> Other		\$	<u>0.00</u>

PAYMENT METHOD:

- Cash  
  Credit  
  Check  
  Other 041153

TOTAL RECEIVED \$ 3,889.25

SIGNATURE <i>Cyan Edmisten</i>	AGENCY OF FILING PRINTED NAME AND TITLE
<b>X</b> Cyan Edmisten	Cyan Edmisten Deputy Clerk