CITY OF FOWLER

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
FOR THE TRACT NO. 6519 PROJECT

NOTICE IS HEREBY GIVEN that the City of Fowler (City) plans to adopt a Mitigated Negative Declaration for the Tract No. 6519 Project (Project). The meeting will be held at the City of Fowler City Hall at 128 S. 5th Street, Fowler, CA 93625, on Thursday, July 9, 2026, at 6:30 p.m. The meeting agenda packet and minutes will be posted on the City's website https://www.fowlercity.org/.

Yamabe & Horn Engineering, on behalf of Jospeh Crown and Crown Homes, has proposed a Tentative Subdivision Map (TSM) on Assessor's Parcel Number 345-100-08S, a parcel of approximately 39.93 acres in size (Project site). The Project site is designated Low Density Residential 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's land use would be amended to Medium Low Density Residential, the site would be prezoned to a City of Fowler zoning designation, and the site would be annexed to the City of Fowler. The proposed TSM would subdivide the Project site into 183 single family residential lots, meeting the density of the Medium Low Density Residential land use designation and conforming with the zone district standards of the R-1-6 zone district with an implementing R-3 zone district designation (Medium Density Residential), for which the Project site would be redesignated and prezoned to as a part of the Project.

The proposed TSM would result in the subdivision of the site into 183 single family residential lots, ranging from 5,000 square feet (sqft) in size, to 13,459 sqft in size. Additionally, the Project would develop an approximately 85,867 sqft park. The TSM proposes vehicular access points along both South Sunnyside Avenue and East Parlier Avenue. The TSM also includes landscaped areas included throughout the TSM, including internal paseos and a trail alignment along the Project site's South Sunnyside Avenue street frontage. In addition, the existing Consolidated Irrigation District canal located along the northeastern portion of the site is proposed to be undergrounded as part of the Project.

Pursuant to the California Environmental Quality Act, an Initial Study/Mitigated Negative Declaration has been prepared, describing the degree of potential environmental impacts of the Project. The City has assessed the potential environmental impacts of this Project and has determined that they will be less than significant with mitigation. Copies of the Initial Study and proposed Mitigated Negative Declaration are on file and available for public review upon written notice to 128 S. 5th Street, Fowler, CA 93625. The public review period during which the City will receive comments on the proposed Mitigated Negative Declaration will begin on June 17, 2026, and end on July 6, 2026. Comments should be in writing, if possible, and addressed to Dawn Marple, City Planner, 128 S. 5th Street, Fowler, CA 93625, or at dmarple@ppeng.com.