Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Tentative Subdivision Map No. 6519

Lead Agency: City of Fowler — Contact Person: Dawn Marple

Mailing Address: 128 S. 5th Street — Phone: (559) 834-3113

City: Fowler — Zip: 93625 — County: Fresno

Project Location: County: Fresno — City/Nearest Community: Fowler

Cross Streets: E Parlier Avenue and S Sunnyside Avenue — Zip Code: 93625

Longitude/Latitude (degrees, minutes and seconds): 36 ° 36 ′ 53 ″ N / 119 ° 41 ′ 37 ″ W Total Acres: 39.93

Assessor's Parcel No.: 345-100-08S — Section: 21 — Twp.: 15S — Range: 21E — Base: Mount Diablo

Within 2 Miles: State Hwy #: 99 — Waterways: Kirby Canal

Airports: N/A — Railways: Fowler Switch Railroad — Schools: Fowler Unified School District

Document Type:

CEQA: ☐ NOP ☐ Draft EIR — NEPA: ☐ NOI — Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other:
☒ Mit Neg Dec Other: ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☒ Annexation
☒ General Plan Amendment ☐ Master Plan ☒ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☒ Land Division (Subdivision, etc.) ☐ Other:

Development Type:

☒ Residential: Units 183 Acres 39.93
☐ Office: Sq.ft. Acres Employees ☐ Transportation: Type
☐ Commercial: Sq.ft. Acres Employees ☐ Mining: Mineral
☐ Industrial: Sq.ft. Acres Employees ☐ Power: Type MW
☐ Educational: ☐ Waste Treatment: Type MGD
☐ Recreational: ☐ Hazardous Waste: Type
☐ Water Facilities: Type MGD ☐ Other:

Project Issues Discussed in Document:

☐ Aesthetic/Visual	☐ Fiscal	☐ Recreation/Parks	☐ Vegetation
☐ Agricultural Land	☐ Flood Plain/Flooding	☐ Schools/Universities	☐ Water Quality
☒ Air Quality	☐ Forest Land/Fire Hazard	☐ Septic Systems	☐ Water Supply/Groundwater
☒ Archeological/Historical	☒ Geologic/Seismic	☐ Sewer Capacity	☐ Wetland/Riparian
☒ Biological Resources	☐ Minerals	☐ Soil Erosion/Compaction/Grading	☐ Growth Inducement
☐ Coastal Zone	☐ Noise	☐ Solid Waste	☐ Land Use
☐ Drainage/Absorption	☐ Population/Housing Balance	☐ Toxic/Hazardous	☐ Cumulative Effects
☐ Economic/Jobs	☐ Public Services/Facilities	☒ Traffic/Circulation	☐ Other:

Present Land Use/Zoning/General Plan Designation:

Agriculture/AE-20 (Exclusive Agriculture) / Low Density Residential

Project Description: *(please use a separate page if necessary)*

Please see the attached Project Description.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

_____ Air Resources Board
_____ Boating & Waterways, Department of
_____ California Emergency Management Agency
_____ California Highway Patrol
_____ Caltrans District # _____
_____ Caltrans Division of Aeronautics
_____ Caltrans Planning
_____ Central Valley Flood Protection Board
_____ Coachella Valley Mtns. Conservancy
_____ Coastal Commission
_____ Colorado River Board
_____ Conservation, Department of
_____ Corrections, Department of
_____ Delta Protection Commission
_____ Education, Department of
_____ Energy Commission
_____ Fish & Game Region # _____
_____ Food & Agriculture, Department of
_____ Forestry and Fire Protection, Department of
_____ General Services, Department of
_____ Health Services, Department of
_____ Housing & Community Development
_____ Native American Heritage Commission
_____ Office of Historic Preservation
_____ Office of Public School Construction
_____ Parks & Recreation, Department of
_____ Pesticide Regulation, Department of
_____ Public Utilities Commission
_____ Regional WQCB # _____
_____ Resources Agency
_____ Resources Recycling and Recovery, Department of
_____ S.F. Bay Conservation & Development Comm.
_____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____ San Joaquin River Conservancy
_____ Santa Monica Mtns. Conservancy
_____ State Lands Commission
_____ SWRCB: Clean Water Grants
_____ SWRCB: Water Quality
_____ SWRCB: Water Rights
_____ Tahoe Regional Planning Agency
_____ Toxic Substances Control, Department of
_____ Water Resources, Department of
_____ Other: _____
_____ Other: _____

Local Public Review Period (to be filled in by lead agency)

Starting Date June 17, 2026 Ending Date July 6, 2026

Lead Agency (Complete if applicable):

Consulting Firm: Provost & Pritchard Consulting Group
Address: 455 W. Fir Avenue
City/State/Zip: Clovis, California, 93611
Contact: Wyatt Czeshiniski
Phone: (559) 449-2700

Applicant: City of Fowler
Address: 128 S. 5th Street
City/State/Zip: Fowler, California, 93625
Phone: (559) 834-3113

Signature of Lead Agency Representative: _____ **Date:** 6/16/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Description of the Project

Yamabe & Horn Engineering, on behalf of Joseph Crown and Crown Homes, has proposed a Tentative Subdivision Map (TSM) on APN 345-100-08S, a parcel of approximately 39.93 acres in size (Project site). The Project site is designated as Low Density Residential by the City's General Plan and is zoned Exclusive Agriculture by the County of Fresno. As a part of the Project, the applicant has proposed a General Plan Amendment (GPA) to amend the site's General Plan land use designation to Medium Low Density Residential. Additionally, the Project site would be annexed to the City and given a mapping prezone designation of R-1-6 with an implementing zone district prezone designation of R-3, consistent with the Medium Low Density Residential land use. The Project would subdivide the Project Site into 183 single family residential lots, meeting the density requirements of the Medium Low Density Residential land use. As a part of the Project, an approximately 85,867 square foot (sqft) park would be constructed. Other landscaping areas would also be included throughout the TSM, including internal paseos and a trail alignment along the Project site's South Sunnyside Avenue street frontage. Lots proposed would range from 5,000 sqft in size to 13,459 sqft in size. Access to the proposed subdivision would be provided from two points of access along both South Sunnyside Avenue and East Parlier Avenue. East Parlier Avenue becomes West Parlier once annexed to Fowler City. The Consolidated Irrigation District canal existing on the northeastern portion of the site is proposed to be undergrounded.