



City of Fowler **VESTING TENTATIVE SUBDIVISION MAP 6409**

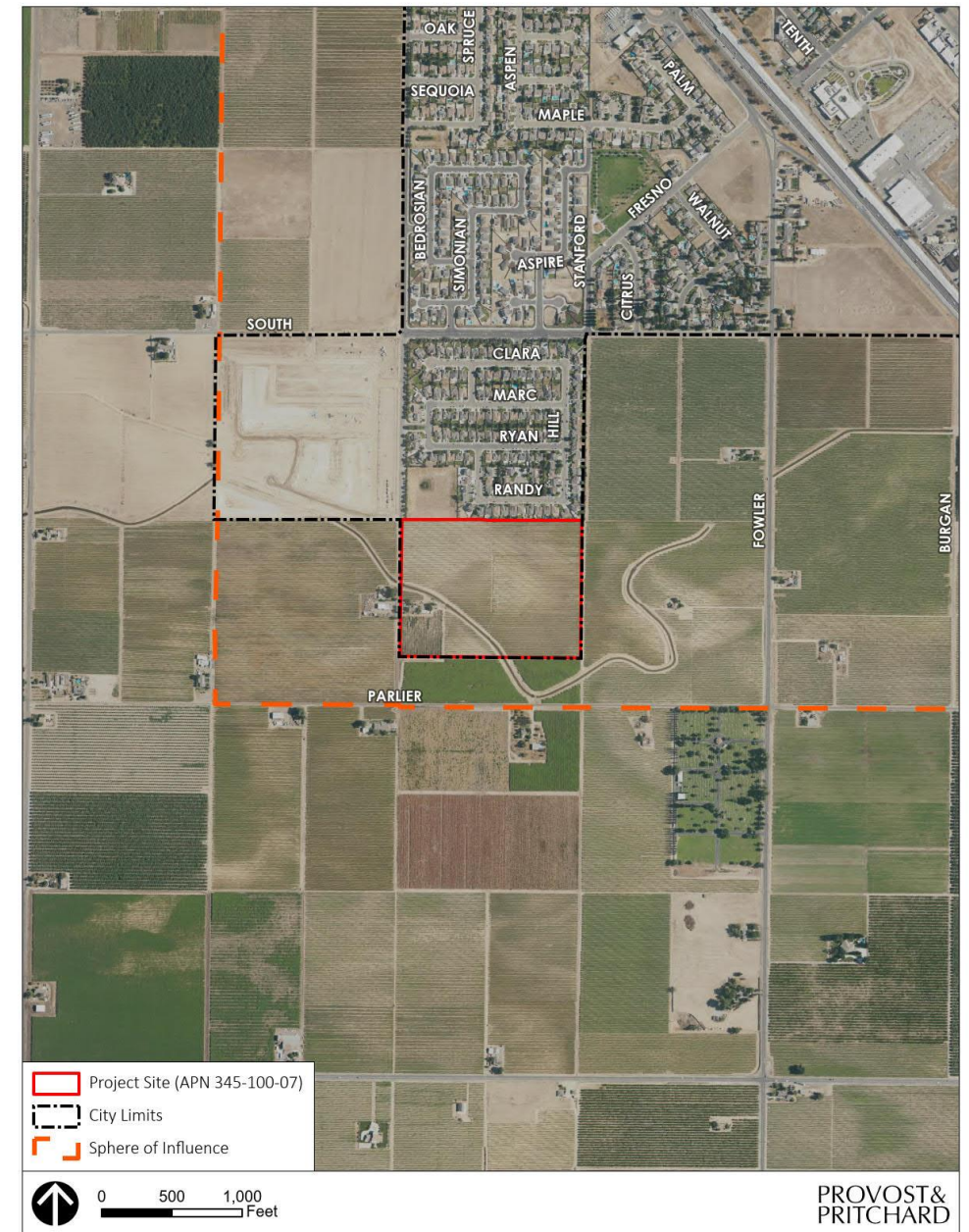
City Council

November 7, 2023



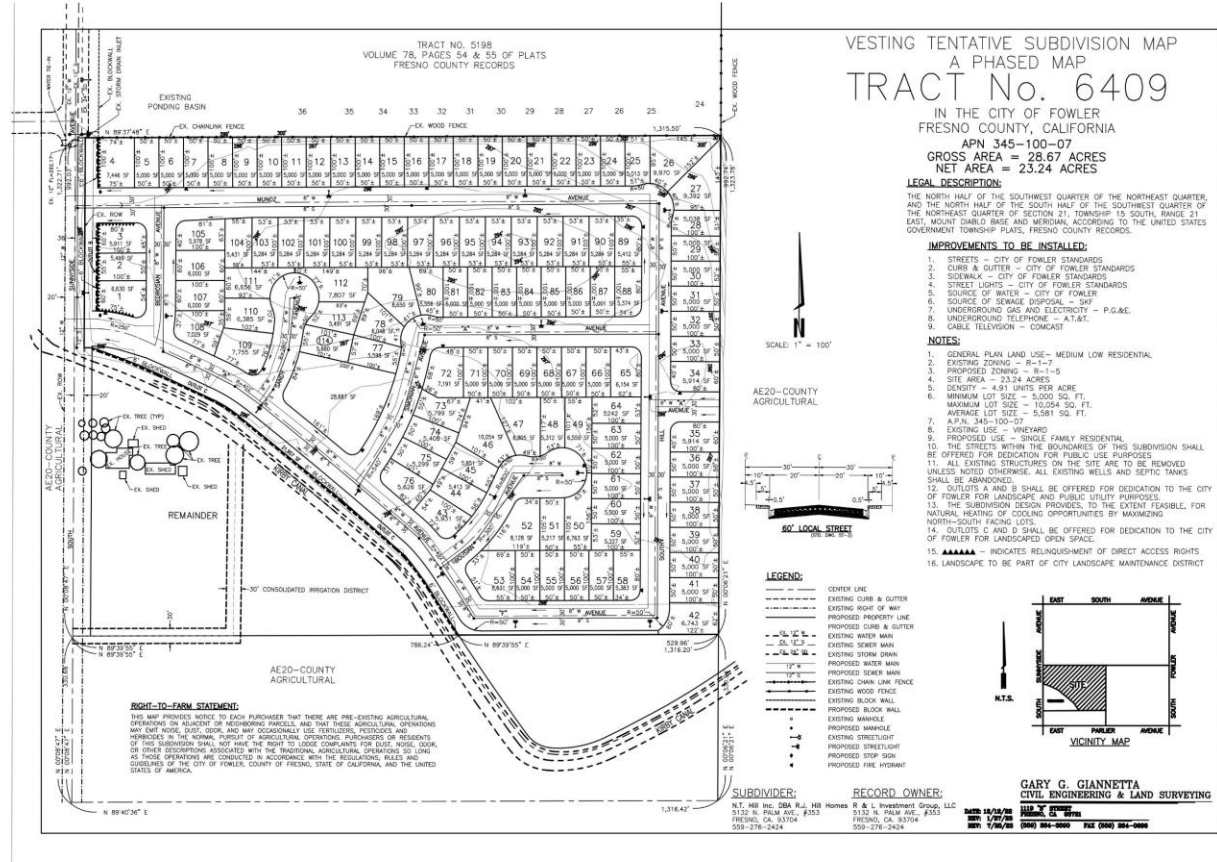
SUBJECT PROPERTY & PROPOSAL

- Project Site: 28.67 acres (APN 345-100-07)
- Located northeast of the intersection of South Sunnyside Avenue and East Parlier Avenue
- Site contains one rural single-family residence, surrounded by agricultural land
- TSM: 114 single-family residential lots, one neighborhood park, and a remainder of 5.43 acres in size
- Zoning: R-1-7 (One Family Residential, Minimum 7,000 square foot lots)
- General Plan: Medium Low Density Residential (3.7-5.5 dwelling units/acre)
- CEQA: NOD to be filed utilizing General Plan EIR
- Planning Commission recommended approval at the October 5th Planning Commission meeting



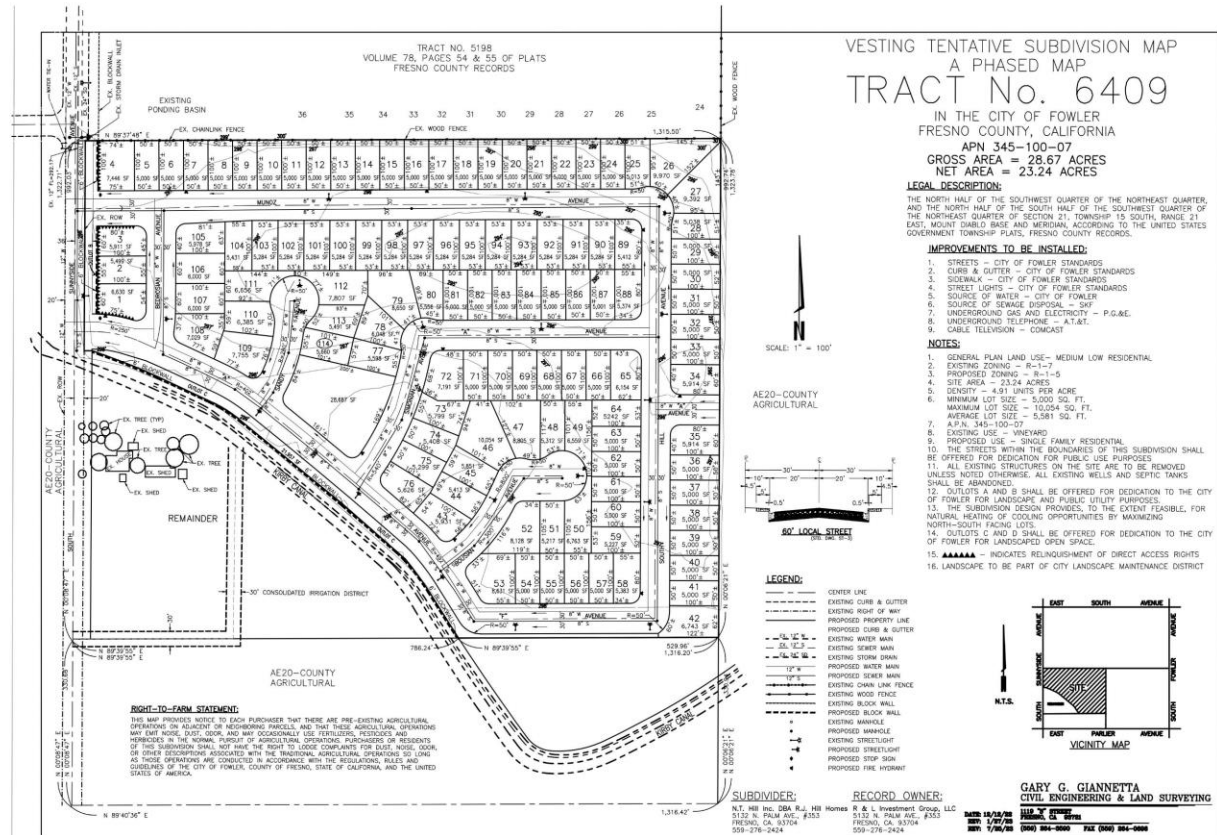
VESTING TENTATIVE SUBDIVISION MAP

- 114 single-family residential lots
- 28,687 sqft neighborhood park
- 5.43-acre remainder, south of Kirby Canal
- Block wall along the Project's southern boundary
- Storm drainage to flow to existing basin abutting the project site to the north
- Objective zoning standards, including setbacks, must conform to the R-1-7 zone district



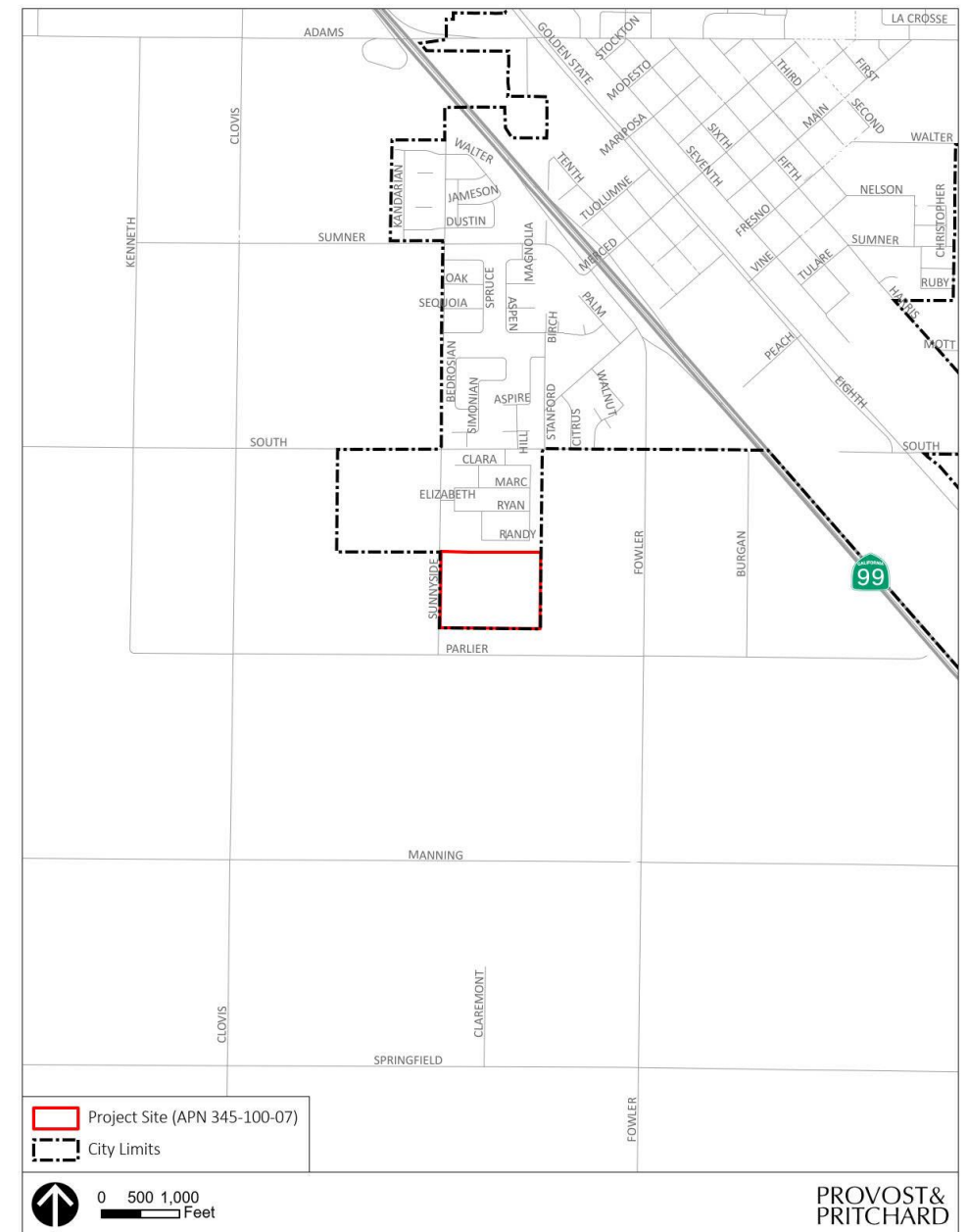
PROJECT CONDITIONS

- Lots adjacent to South Sunnyside Avenue will not have access to this street
- Must verify 200 feet of stopping sight distance at intersections
- Project to connect to the existing storm drain basin to the northwest
- Developer must construct looped water system in subdivision
- Existing utilities fronting project site must be undergrounded
- Developer shall pay all required school impact fees to Fowler Unified



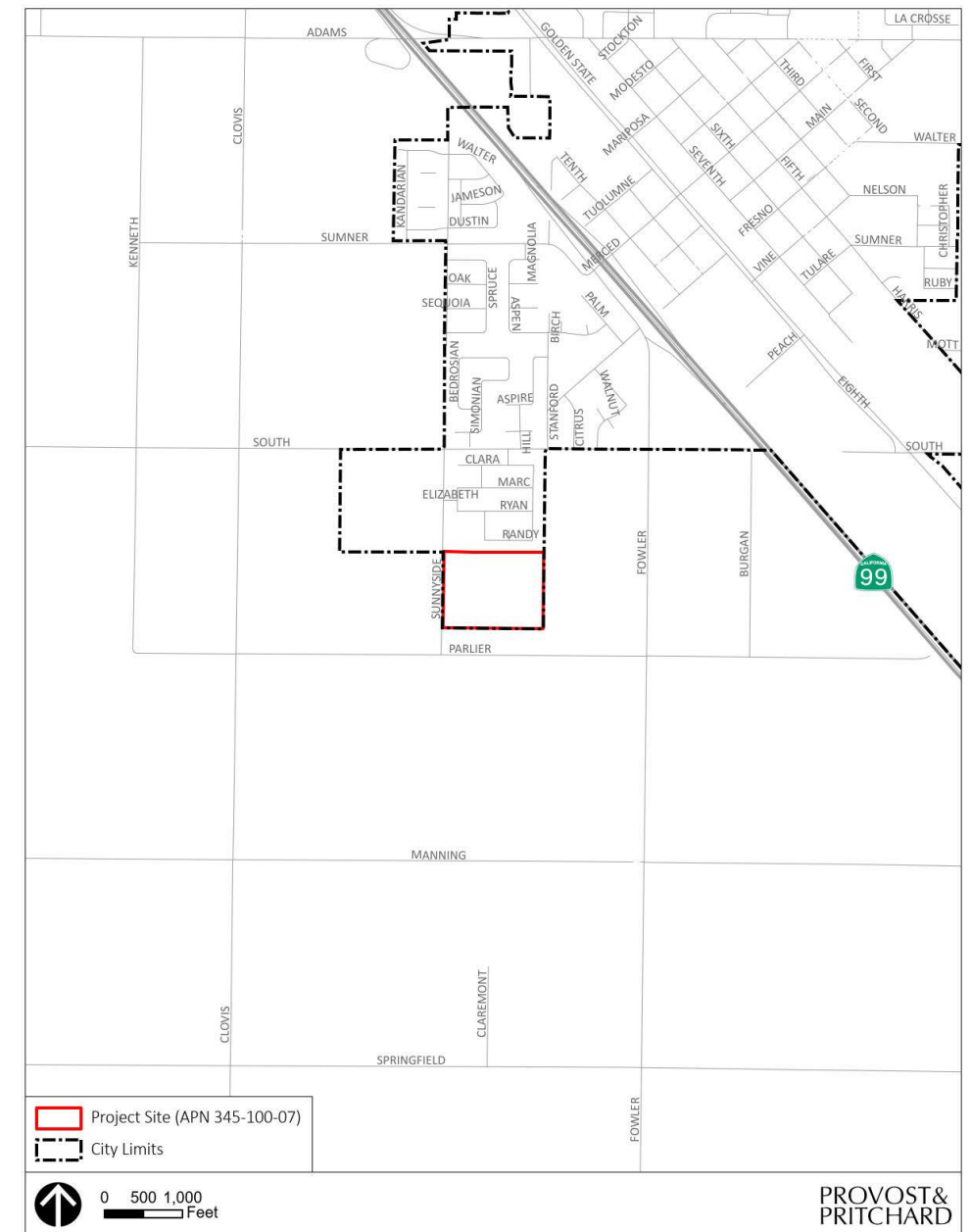
GENERAL PLAN CONFORMITY

- Project proposes lots starting at 5,000 sqft in size, conflicting with the R-1-7 zoning designation
- At 4.9 dwelling units per acre, the project is consistent with the site's MLDR General Plan designation
- Under the Housing Accountability Act, the Council may only deny or condition the project to reduce its density based on specific findings. Both of the following must be met:
 - The housing development project would have a specific, adverse impact upon public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density...
 - There is no feasible method to satisfactorily mitigate or avoid the adverse impact... other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.



GENERAL PLAN CONFORMITY

- A “specific, adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.
- Staff found no evidence of any significant, quantifiable, direct, and/or unavoidable impacts based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date this application was deemed complete.
- The HAA provides that a housing development project that is consistent with objective general plan standards and criteria is not considered to be inconsistent with the zoning for the project site.



CEQA

- Project is consistent with the newly adopted General Plan and General Plan EIR
- Pursuant to CEQA Guidelines Section 15183, projects consistent with a previously adopted EIR may file an NOD for the project
- The project would be developed consistent with the General Plan and an NOD would be filed subsequent to project approval



CITY OF FOWLER 2040 GENERAL PLAN

DRAFT ENVIRONMENTAL IMPACT REPORT

DECEMBER 2022

SCH NO. 2021110053

Prepared For:

The City of Fowler
Community and Economic Development Department
128 S. 5th Street
Fowler, CA 93625

Prepared By:

PROVOST & PRITCHARD CONSULTING GROUP
455 W. FIR AVENUE
CLOVIS, CA 93611

EST 1968
**PROVOST &
PRITCHARD**
CONSULTING GROUP
An Employee Owned Company

STAFF RECOMMENDATION

Staff Recommends that the Council move to adopt a resolution taking the following action:

- i. Find that Vesting Tentative Subdivision Map No. 6409 is consistent with the City of Fowler General Plan and General Plan Environmental Impact Report pursuant to California Environmental Guidelines (CEQA) Section 15183, absolving it of further environmental analysis.
- ii. Approve Vesting Tentative Subdivision Map No. 6409.



ALTERNATIVES FOR CONSIDERATION

Alternatively, the Council may:

- i. Move to continue the public hearing to the December 5th, 2023 City Council meeting; OR
- ii. Move to deny the request based on specified findings (City Council to articulate reasons for denial)

