

E202510000039



This notice shall not be removed from the Office of County Clerk prior to the 17th hour of the 24th day of March 2025.

2600 Fresno Street, Room 3043
Fresno, California 93721-3604
(559) 621-8277
www.fresno.gov

FILED
FEB 21 2025
TIME 11:30
By [Signature] FRESNO COUNTY CLERK
DEPUTY

CITY OF FRESNO

**PUBLIC NOTICE OF INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION**

- Project Name:** Shields and Fowler Business Park (Development Permit No. P24-03149)
- Lead Agency:** City of Fresno
2600 Fresno Street, Room 3043
Fresno, California 93721-3604
- Contact Person:** Steven Martinez, Planner
City of Fresno Current Planning, Planning and Development Department
(559) 621-8047
Steven.Martinez@fresno.gov
- Project Location:** The Project site consists of an undeveloped 6.7-acre parcel (Assessor's Parcel Number [APN] 496-192-26S) located at the southwestern corner of East Shields Avenue and North Fowler Avenue in the City of Fresno, Fresno County, California.
- Project Sponsor:** Yohanes Makmur, P.E.
Cook Land Company
2780 North Miami Avenue
Fresno, California 93727

Project Description:

The Cook Land Company (Applicant) is proposing the construction of a light industrial business park on an undeveloped 6.7-acre parcel (APN 496-192-26S) located at the southwestern corner of East Shields Avenue and North Fowler Avenue in the City of Fresno, Fresno County, California (Project). The Project site has a corresponding Light Industrial (IL) zone district and land use designation.

The proposed light industrial business park would consist of eight premanufactured metal shell buildings, including three 5,000-square-foot buildings, five 10,000-square-foot buildings, 152 new vehicle parking spaces, and associated on- and off-site improvements. The premanufactured buildings would be constructed at an off-site location and transported to the Project site for installation.

The Project includes additional on- and off-site improvements, including construction of a new internal access roadway; installation of a 6-foot-tall chain link fence with slats along the western and southern property lines of the Project

site; installation of off-site street lighting along East Shields Avenue and North Fowler Avenue; construction of on- and off-site sidewalks, curbs, and gutters; construction of on- and off-site driveways and driveway approaches; and installation of on-site landscaping and signage.

All future operational uses of the Project site would be consistent with the "permitted" uses for the IL zone district and land use designation. Furthermore, conditionally permitted use tenants and major distribution and warehouse tenants are not proposed or expected to occupy space within the Project site. Operation of the business park would take place 7 days per week between 7:00 a.m. and 6:00 p.m. The Project is anticipated to result in approximately 66 new employees.

Initial Study:

In compliance with the California Environmental Quality Act (CEQA), the City of Fresno has undertaken environmental review for the proposed Shields and Fowler Business Park Project and intends to adopt an Initial Study/Mitigated Negative Declaration (IS/MND). The City of Fresno invites all interested persons and agencies to comment on the proposed project.

A 30-day public comment period for this IS/MND begins on Friday February 21, 2025, and ends on Monday March 24, 2025. During this comment period, written comments regarding this project, the findings of the proposed IS/MND, and/or accuracy or completeness of the Initial Study, may be submitted to the City of Fresno (at the above address).

Additional information on the proposed project, including the environmental finding of a Mitigated Negative Declaration and the Initial Study may be obtained from the City of Fresno, 2600 Fresno Street, Room 3043, Fresno, California 93721-3604. A copy of the IS/MND has also been made available at the following website: <https://www.fresno.gov/cityclerk/notices-and-publications/>. Please contact Steven Martinez, Planner at (559) 621-8047 or via email at steven.martinez@fresno.gov for more information.

ANY INTERESTED PERSON may comment on the proposed environmental finding. Comments must be in writing and must state (1) the commentor's name and address; (2) the commentor's interest in, or relationship to, the project; (3) the environmental determination being commented upon; and (4) the specific reason(s) why the proposed environmental determination should or should not be made. Any comments may be submitted at any time between the publication date of this notice and close of business on Monday March 24, 2025. Please direct comments to Steven Martinez, Planner at City of Fresno, 2600 Fresno Street, Room 3043, Fresno, California 93721-3604; or by email to steven.martinez@fresno.gov.