

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Tentative Tract Map No. 6493

Lead Agency: City of Sanger

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Project Location: City of Sanger Fresno County
City *County*

Project Description (Proposed actions, location, and/or consequences).

The Project proposes to develop an approximately 78-acre project site consisting of two parcels (APN: 322-020-18S and 322-020-08) located in the SOI of the City of Sanger. The proposed site is generally bounded by Annadale Avenue to the north and North Avenue to the south. The site is located within Section 21, Township 14S, Range 22E, MDB&M, of the Sanger USGS Quad Map.

The Project is proposed to be developed in two phases. Phase 1 will consist of 38.9 acres (net 32.5 acres) and will be developed with 269 single-family residential lots and a neighborhood park. The first phase will contain various lots sizes with the minimum lot size at 2,782 square feet. Phase 2 will consist of 39.8 acres (net 35.6 acres) that will be developed with 261 single-family residential lots. Lot sizes in the second phase will vary with the minimum lot size at 3,768 square feet.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Project would result in a potentially significant effect on Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, and Noise. However, these impacts have been determined to be less than significant with the implementation of mitigation measures.

Mitigation measures MM BIO-1 through MM BIO-7 associated with Biological Resources will include preconstruction surveys, avoidance, minimization and education measures to reduce impacts to potential special status species.

Cultural Resources, and Geology and Soils are reduced to a less than significant impact through establishment of procedure in the event that a cultural (MM CUL-1 through CUL-3) or paleontological resource (MM GEO-1) is unearthed during project construction.

Hazards and Hazardous Materials mitigation measures MM HAZ-1 through HAZ-3 address underground storage tanks, septic systems or water wells and establish procedure for remediation of these previously unknown systems.

Noise mitigation measure MM NSE-1 is related to the design of residential units to ensure that city noise thresholds are not exceeded.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

There are no known areas of controversy associated with the Project.

Provide a list of the responsible or trustee agencies for the project.

San Joaquin Valley Air Pollution Control District
State Water Resources Control Board