

NOTICE OF PUBLIC HEARING AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

This is to advise that the City of Sanger Planning Division has prepared a Mitigated Negative Declaration for the Project identified below that is scheduled to be heard at the City of Sanger Planning Commission Meeting on **July 24, 2025**.

PLEASE BE ADVISED that the City of Sanger will consider the Mitigated Negative Declaration at the Planning Commission meeting to be held on July 24, 2025. Presentations will be made at approximately 6:00 PM. Action on items on the Planning Commission agenda will occur after the presentations. The meeting will be held in the Council Chambers of City Hall located at 1700 7th Street, Sanger, CA 93567. The City of Sanger City Council will take final action to approve or deny a General Plan Amendment. Prezone, and initiation of Annexation upon recommendation by the Planning Commission. A public hearing for the City Council shall be held at a later date.

Project Name

Tentative Tract Map (TTM) No. 6493

Project Location

The Project is located on an approximately 78-acre site consisting of two parcels (Assessor Parcel Number [APN]: 322-020-18S and 322-020-08) located within the City of Sanger (City) Sphere of Influence (SOI). 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, Mount Diablo Base and Meridian (MDB&M), of the Sanger U.S. Geological Survey (USGS) Quad Map.

Project Description

The Project proposes a 530-lot single-family residential subdivision (TTM 6493) and a neighborhood park. The Project site is located outside the city limits and will require annexation of the site from the County of Fresno into the City of Sanger.

On- and off-site improvements including internal circulation roads, interior local streets, curb, gutter, sidewalk, and landscaping are proposed. Water and sewer utilities will be provided by the City. The site is currently designated as Residential Medium Density and Park/Open Space by the Sanger General Plan Land Use 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.

The following discretionary entitlements are required for the proposed Project:

- Annexation into the City of Sanger initiated by City Council approved by the Fresno Local Agency Formation Commission (LAFCo)
- Approval of TTM 6493
- Approval of a General Plan Amendment to change approximately 14.27 acres of Park and Open Space to Medium Density Residential.
- Approval of a Prezone to R-1-6 (Single-Family Residential District) and RSC (Recreation, School, and Conservation District)
- Approval of a Conditional Use Permit (CUP) for a Planned Unit Development to allow reduced lot sizes, reduced setbacks and deviations from the development standards of the R-1-6 Zone District.

The document and documents referenced in the Initial Study/Mitigated Negative Declaration are available for review at the Council Chambers of City Hall located at 1700 7th Street, Sanger, CA 93567.

As mandated by the California Environmental Quality Act (CEQA), the public review period for this document was 30 days (CEQA Section 15073[b]). The public review period began on June 24, 2025, and ended on July 23, 2025. For further information, please contact Jaymie Brauer at (661) 616-2600 or jaymie.brauer@qkinc.com.