

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 Tract Map No. 6493

Lead Agency: City of Sanger

Contact Person: Derek Sylvester

Mailing Address: 1700 7th Street

Phone: (559) 876-6300

City: Sanger

Zip: 93657

County: Fresno

Project Location: County: Fresno

City/Nearest Community: Sanger

Cross Streets: Southwest of Indianola Avenue and Annadale Avenue

Zip Code: 93657

Longitude/Latitude (degrees, minutes and seconds): 36 ° 41 ' 46.41 " N / 119 ° 34 ' 51.45 " W Total Acres: 78 acres

Assessor's Parcel No.: 322-020-18S and 322-020-08

Section: 21

Twp.: 14S

Range: 22E

Base: MDBM

Within 2 Miles: State Hwy #: NA

Waterways: Fowler Switch Canal

Airports: NA

Railways: NA

Schools: Sanger High School

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ 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 530 lots Acres _____☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Commercial: Sq.ft. _____ Acres _____ Employees _____☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☐ Educational: _____☐ Recreational: _____☐ Water Facilities: Type _____ MGD _____☐ Transportation: Type _____☐ Mining: Mineral _____☐ Power: Type _____ MW _____☐ Waste Treatment: Type _____ MGD _____☐ Hazardous Waste: Type _____☐ 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: Energy and Wildfire**Present Land Use/Zoning/General Plan Designation:**

Agriculture and Vacant / AE-20 / Medium Density Residential and Park Space

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

See 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.

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.

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	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>6</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>5</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☒ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>4</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☒ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: <u>SJVAPCD</u>
☐ Housing & Community Development	☐ Other: _____
☐ Native American Heritage Commission	

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

Starting Date 6/24/2025 Ending Date 7/23/2025

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: _____

Date: 6/24/2025

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