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 Thursday, **October 23, 2025.**

PLEASE BE ADVISED that the City of Sanger will consider the Mitigated Negative Declaration at the Planning Commission meeting to be held on **October 23, 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 upon recommendation by the Planning Commission. A public hearing for the City Council shall be held at a later date.

Project Name

Serenade II – Tentative Tract Map No. 6531 Project

Project Location

The Project is located on an approximately 10-acre site consisting of one parcel (Assessor Parcel Number [APN]: 332-090-03) located within the City of Sanger (City). The proposed site is generally bounded by East North Avenue to the north, South Bethel Avenue to the west, and South Greenwood Avenue to the east. The site is located within Section 27, 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 48-lot single-family residential subdivision (TTM 6531) at approximately 5,000 square feet per lot, located within the city limits of the City of Sanger. On- and off-site improvements including internal circulation roads, interior local streets, curb, gutter, sidewalk, and landscaping are proposed as a part of the Project. Water and sewer utilities will be provided by the City. All residential units will be equipped with 450-watt solar panels manufactured by Canadian Solar, utilize all electric appliances and will be EV-ready (pre-wired during construction to allow for the future installation of EV residential charger).

The site is currently designated as Residential Medium Density pursuant to the Sanger General Plan Land Use Map. The site is zoned R-1-6 (Single-Family Residential, 6,000 square-foot minimum lot size) under the Sanger Zoning Ordinance. The existing General Plan land use has a density requirement of 7.3–17.4 units per acre.

Due to the overall size of the Project site and adjacent developments to the east and west, the parcel cannot be developed to meet the General Plan land use density, zoning regulations,

and right-of-way dedication requirements. Therefore, a General Plan Amendment to Low Medium Density Residential and a rezone to the R-1-7.5 Zone District is necessary to accommodate development of the site. The density requirements for the R-1-7.5 and Medium Low-Density Zone District is 4.5 to 5.8 units per gross acre. Due to the layout of the Project and the minimum standards of the underlying zone district (minimum parcel size of 7,500 square feet), a Planned Unit Development (PUD) will be required in order to approve and develop the Project. Deviations from the zone district standards will include setback, lot width, lot depth, and lot size.

The following discretionary entitlements are required for the proposed Project:

- General Plan Amendment to the Sanger General Plan to change the land use designation of the Project site from Medium Density Residential to Low-Medium Density Residential.
- Zone Change from the R-1-6 zone district to the R-1-7.5 zone district.
- Conditional Use Permit for a Planned Unit Development to deviate from the R-1-7.5 development standards for yard setback, lot width, lot depth, and lot size.
- Tentative Tract Map Approval.

Construction of the residential development would occur over a maximum of 12 to 18 months. It is anticipated that the following pieces of equipment would be used during construction activities:

- Roller
- Loaded trucks
- Excavator
- Generator
- Service truck
- Air compressor

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 begins on September 12, 2025 and ends on October 13, 2025. For further information, please contact Jaymie Brauer at (661) 616-2600 or jaymie.brauer@qkinc.com.