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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 6504

Lead Agency: City of Sanger

Contact Name: Ethan Davis - Senior Planner

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

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

The proposed project consists of the subdivision of approximately 16 acres for the development of an 87-lot single-family residential subdivision, including associated public streets, utilities, storm drainage improvements, landscaping, sidewalks, and related infrastructure improvements. The project includes roadway connections to the surrounding circulation network and is intended to support planned residential growth within the City of Sanger consistent with the City's General Plan land use designations and development standards. The Project has two discretionary approvals, Conditional Use Permit (CUP) for a Planned Unit Development to allow for reduced lot sizes, reduced setbacks and deviations from the development standards of the R-1-7.5 Zone District and Approval of Tentative Tract Map.
The Project is located on an approximately 16-acre site consisting of 28 parcels (Assessor Parcel Numbers: 315-050-01 to -26, -34, and -40 to -49) located within the City of Sanger City limits. The Project site subdivision is generally bounded by Bethel Avenue to the west, and Fairbanks Avenue to the east. The site is located within Section 15, Township 14S, Range 22E, Mount Diablo Base and Meridian (MDB&M), of the Sanger U.S. Geological Survey (USGS) Quad Map.

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

Mitigation Measures MM BIO-1 through MM BIO-7, MM CUL-1, MM CUL-2, and HYD-1.

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

N/A

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

N/A