



AGENDA

CITY OF SANGER PLANNING COMMISSION SPECIAL MEETING

Monday, June 29, 2026
6:00 PM
CITY HALL COUNCIL CHAMBER
1700 7th STREET
SANGER, CA 93657

Prior to action by the Commission on any item on this agenda, the public may comment on that item.

Levine Act Disclosure. Pursuant to the Levine Act (Govt Code Section 84308), any party to a permit, license, contract, or other entitlement before the City Council is required to disclose on the record any contribution, including aggregated contributions, of more than \$500 made by the party or the party's agents within the preceding 12 months to any City official. Participants and agents are requested to make this disclosure as well.

The disclosure should be made when the agenda item is called and must include the name of the party, participant, or agent, and any other person making the contribution, the name of the recipient, the amount of the contribution, and the date the contribution was made. Council Members are also required to make such disclosures and recuse themselves.

A. CALL TO ORDER AND ROLL CALL

B. FLAG SALUTE

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

1. SUBJECT: Minutes of a Special Planning Commission meeting held on February 26, 2026 and March 26, 2026.

RECOMMENDATION: That the Planning Commission approve the meeting minutes.

E. PUBLIC FORUM

(This portion of the meeting is reserved for persons desiring to address the Planning Commission on any matter not otherwise on the agenda and within the jurisdiction of the Planning Commission. Speakers shall address all comments to the Chair and the Commission as a body and not to any particular Commission Member or member of the staff. Speakers should limit their comments to three (3) minutes).

F. PUBLIC HEARINGS

1. **SUBJECT:** A request by Apex Development and Investment Company for a one (1) year extension of Tentative Parcel Map 2023-01. TPM 2023-01 was originally approved on July 25, 2024, to allow for the creation of two parcels to facilitate the development of Conditional Use Permit 2023-05 (a self-storage facility). The project site is located on the southwest corner of Academy Avenue and Geary Avenue (APN 315-051-09).
RECOMMENDATION: That the Planning Commission adopt Planning Commission **Resolution No 2026-06**, approving a one (1) year extension of time for Tentative Parcel Map 2023-01.
2. **SUBJECT:** Conditional Use Permit (CUP) No. 2026-01 for a Type 41 ABC license (onsite sale of beer and wine at eating places) for Arsenio's Mexican Food at 1005 Academy Avenue, Sanger, CA 93657.
RECOMMENDATION: That the Planning Commission adopt Planning Commission **Resolution No 2026-07**, approving Conditional Use Permit No. 2026-01, allowing the onsite sale of beer and wine, and adopting a finding that the project is categorically exempt under CEQA Guidelines Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures).
3. **SUBJECT:** Proposed Variance Application No. 2026-01 to allow a 75-square-foot monument sign where a maximum of 35 square feet is permitted under Sanger Municipal Code Section 90-891 at 2037 Academy Avenue, Sanger, CA 93657 (Assessor's Parcel Number 332-190-36), and adoption of a Class 11 (Accessory Structures) Categorical Exemption under CEQA.
RECOMMENDATION: That the Planning Commission adopt **Resolution No. 2026-08**, Approving Variance 2026-01 to allow a monument sign that exceeds existing sign standards.
4. **SUBJECT:** Extension to Conditional Use Permit No. 2021-02 (CUP 2021-02), which conditionally approved installation and operation of a Battery Energy Storage System (BESS) array at the existing power plant located at 1125 Muscat Avenue, Sanger, CA 93657, APN 332-042-71
RECOMMENDATION: That the Planning Commission adopt **Resolution No. 2026-09**, approving the one (1) year extension of CUP 2021-02, which will expire on June 29, 2027. This is consistent with the provisions of Sanger Municipal Code Section 90-998 and 90-1001(a)(2).
5. **SUBJECT:** Extension Request for Tentative Parcel No. 2023-02 (located at the southwest corner of Academy and California Ave, APN 315-051-10)
RECOMMENDATION: That the Planning Commission adopt Planning Commission **Resolution No. 2026-10**, approving a one (1) year extension of time for Tentative Parcel Map 2023-02.

G. COMMISSIONER COMMUNICATIONS

(This portion of the meeting is reserved for the Commissioners (i) to make brief reports on relevant matters to the Planning Commission, (ii) to request updates, and (iii) to initiate new agenda items. No action may be taken under this section of the Agenda.)

H. STAFF COMMUNICATIONS

(This portion of the meeting is reserved for the City Staff (i) to make brief reports on relevant matters to the Planning Commission, (ii) to provide updates, and (iii) to initiate new agenda items. No action may be taken under this section of the Agenda.)

I. NEXT MEETING DATE

1. July 23, 2026
2. August 27, 2026

J. ADJOURNMENT

I certify under the penalty of perjury, under the laws of the State of California that the foregoing agenda was posted in accordance with the applicable legal requirements. Dated this 26th day of June 2026.



Lina Martinez, Secretary to the Commission

ADA COMPLIANCE AND REASONABLE ACCOMMODATIONS POLICY. The Council has adopted a Reasonable Accommodation Policy which is available on the City website at www.ci.sanger.ca.us or upon request by emailing the City Clerk at city.clerk@ci.sanger.ca.us. The Policy provides a procedure for receiving and resolving requests for accommodation to participate in this meeting. If you need assistance in order to attend this Planning Commission meeting or require auxiliary aids or services, e.g., hearing aids or signing services to make a presentation to the Planning Commission, please email the City Clerk or call by phone at (559) 876-6300 extension 1500 so such aids or services can be arranged. Accommodations should be requested as early as possible as additional time may be required in order to provide the requested accommodation.

NOTICE OF AVAILABILITY OF AGENDA DOCUMENTS. Writings related to the agenda are available at Sanger City Hall, 1700 7th Street, Sanger, CA 93657 and are posted online at www.ci.sanger.ca.us. Writings provided to a majority of the Planning Commission within 72 hours of the meeting regarding any item on this agenda will be made available for public inspection at the City Clerk's Office located at Sanger City Hall, 1700 7th Street, Sanger, CA 93567 and will be posted online at www.ci.sanger.ca.us.



MINUTES OF A MEETING OF THE PLANNING COMMISSION

Thursday, February 26, 2026
6:00 PM
CITY HALL COUNCIL CHAMBER
1700 7th STREET
SANGER, CA 93657

A. CALL TO ORDER AND ROLL CALL

Chair Kevin Carter called the meeting of the Planning Commission to order at 6:00 PM.

Roll Call

Present: Chair Kevin Carter, Commissioner Jesalyn Harper, Commissioner Chaided Bouasavanh,
Commissioner Mary Lopez
Absent: Vice Chair Antonio Aguilar, Commissioner Victor Echeverria, Commissioner Drew Esquer

B. FLAG SALUTE

The flag salute was led by Chair Carter.

C. APPROVAL OF AGENDA

The Commission by motion of Commissioner Bouasavanh, approved the agenda. The motion was seconded by Commissioner Harper and approved by the following vote:

AYES: CARTER, HARPER, BOUASAVANH, LOPEZ
NOES: NONE
ABSTAIN: NONE
ABSENT: AGUILAR, ECHEVERRIA, ESQUER

D. APPROVAL OF MINUTES

1. **SUBJECT:** APPROVED-Minutes of a Regular Planning Commission meeting held on January 29, 2026.

The Commission by motion of Commissioner Lopez, approved the minutes on item D-1. The motion was seconded by Commissioner Harper and approved by the following vote:

AYES: CARTER, HARPER, BOUASAVANH, LOPEZ
NOES: NONE
ABSTAIN: NONE
ABSENT: AGUILAR, ECHEVERRIA, ESQUER

E. PUBLIC FORUM

There was no public comment.

F. PUBLIC HEARINGS

1. **SUBJECT:** APPROVED- Tentative Tract Map No. 6493 - New Street Name (RESOLUTION 2026-02) New Street Name is Ashford

Community Development Director Joshua Goggins presented Item F-1.

Public Comment: None

Chair Carter closed the public hearing.

The Commission, by motion of Commissioner Lopez and seconded by Commissioner Bouasavanh, adopted:

- **APPROVED-Resolution No. 2026-02**, Resolution of the Planning Commission of the City of Sanger approving the creation of a new street to be known as Ashford.

AYES: CARTER, HARPER, BOUASAVANH, LOPEZ
NOES: NONE
ABSTAIN: NONE
ABSENT: AGUILAR, ECHEVERRIA, ESQUER

The Commission, by motion of Commissioner Harper and seconded by Commissioner Bouasavanh, to deny Resolution No. 2026-03:

- **DENIED-Resolution No. 2026-03**, Resolution of the Planning Commission of the City of Sanger approving the creation of a new street to be known as Hudson.

AYES: CARTER, HARPER, BOUASAVANH, LOPEZ
NOES: NONE
ABSTAIN: NONE
ABSENT: AGUILAR, ECHEVERRIA, ESQUER

The Commission, by motion of Commissioner Harper and seconded by Chair Carter, to deny Resolution No. 2026-04:

- **DENIED-Resolution No. 2026-04**, Resolution of the Planning Commission of the City of Sanger approving the creation of a new street to be known as Pennington.

AYES: CARTER, HARPER, BOUASAVANH, LOPEZ
NOES: NONE
ABSTAIN: NONE
ABSENT: AGUILAR, ECHEVERRIA, ESQUER

G. COMMISSIONER COMMUNICATIONS

None.

H. STAFF COMMUNICATIONS

None

I. NEXT MEETING DATE

- February 26, 2026
- March 26, 2026

J. ADJOURNMENT

There being no further business, the meeting adjourned at 6:25 PM.

ATTEST:

Lina Martinez, Secretary to the Commission



MINUTES OF A MEETING OF THE PLANNING COMMISSION

Thursday, March 26, 2026
6:00 PM
CITY HALL COUNCIL CHAMBER
1700 7th STREET
SANGER, CA 93657

A. CALL TO ORDER AND ROLL CALL

Chair Kevin Carter called the meeting of the Planning Commission to order at 6:00 PM.

Roll Call

Present: Chair Kevin Carter, Vice Chair Antonio Aguilar, Commissioner Chaided Bouasavanh, Commissioner Mary Lopez

Absent: Commissioner Jesalyn Harper, Commissioner Victor Echeverria, Commissioner Drew Esquer

B. FLAG SALUTE

The flag salute was led by Chair Carter.

C. APPROVAL OF AGENDA

The Commission by motion of Commissioner Lopez, approved the agenda. The motion was seconded by Commissioner Bouasavanh and approved by the following vote:

AYES: CARTER, AGUILAR, BOUASAVANH, LOPEZ
NOES: NONE
ABSTAIN: NONE
ABSENT: HARPER, ECHEVERRIA, ESQUER

D. APPROVAL OF MINUTES

1. SUBJECT: TABLED until next meeting-Minutes of a Regular Planning Commission meeting held on February 26, 2026.

E. PUBLIC FORUM

There was no public comment.

F. PUBLIC HEARINGS

1. SUBJECT: Adoption of the Fresno County Multi-Jurisdictional Hazard Mitigation Plan (LHMP) Update 2025 and an associated 2035 General Plan Amendment of the Safety Element

Community Development Director Joshua Goggins presented Item F-1.

Public Comment: None

Chair Carter closed the public hearing.

The Commission, by motion of Commissioner Aguilar and seconded by Commissioner Bouasavanh, adopted:

- **APPROVED-Resolution No. 2026-05**, Resolution of the Planning Commission of the City of Sanger adopting the updated Fresno County Multi-Jurisdictional Hazard Mitigation Plan (LHMP) 2025 and Amending the Safety Element of the City's General Plan to incorporate the 2025 LHMP by reference in accordance with Assembly Bill 2140.

AYES: CARTER, AGUILAR, BOUASAVANH, LOPEZ
NOES: NONE
ABSTAIN: NONE
ABSENT: HARPER, ECHEVERRIA, ESQUER

G. COMMISSIONER COMMUNICATIONS

None.

H. STAFF COMMUNICATIONS

None

I. NEXT MEETING DATE

- April 23, 2026
- May 28, 2026

J. ADJOURNMENT

There being no further business, the meeting adjourned at 6:47 PM.

ATTEST:

Lina Martinez, Secretary to the Commission



CITY OF SANGER
Planning Commission
Meeting of June 29, 2026

TO: Sanger Planning Commission

FROM: Dr. Joshua Goggins, Community Development Director

SUBJECT: **Public Hearing:**
A request by Apex Development and Investment Company for a one (1) year extension of Tentative Parcel Map 2023-01. TPM 2023-01 was originally approved on July 25, 2024, to allow for the creation of two parcels to facilitate the development of Conditional Use Permit 2023-05 (a self-storage facility). The project site is located on the southwest corner of Academy Avenue and Geary Avenue (APN 315-051-09).

ATTACHMENTS:

- Resolution No. 2026-06 (Approving TPM 2023-01 Extension)
- TPM 2023-01 Conditions of Approval

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Planning Commission **Resolution No. 2026-06**, approving a one (1) year extension of time for Tentative Parcel Map 2023-01.

PROJECT SITE & SURROUNDINGS:

Property Owner: Storage Station – Sanger LP

Parcel Size: 5.68 acres

Existing Land Use: Commercial - General

Zoning Designation: C-M - Commercial and Light Manufacturing

Adjoining Land Uses:

	General Plan	Zone District	Existing Land Use
North	Commercial - General	Commercial and Light Manufacturing (C-M)	Vacant
South	Commercial - General	General Commercial (C-4)	Auto Sales Business
East	Commercial - General	General Commercial (C-4)	Single Family Residential
West	Residential – Medium Density	Single Family Residential (R-1-6)	Single Family Residential

PROJECT BACKGROUND AND SUMMARY:

The applicant, Apex Development and Investment Company, sought and received approval to subdivide an existing property located on the west side of Academy Avenue, between California Avenue and Church Avenue, into two separate parcels to facilitate development associated with Conditional Use Permit (CUP) 2023-05, which facilitates the construction of a self-storage facility with an office component. The Conditional Use Permit and Tentative Parcel Map (TPM) were approved on July 25, 2024.

The TPM is scheduled to expire in July 2026. The applicant is currently processing their final map through City staff and has requested a time extension, as the final map may not be completed prior to the expiration date.

Accordingly, the project requires Planning Commission approval of a time extension for Tentative Parcel Map 2023-01.

ENVIRONMENTAL ANALYSIS

This project was previously environmentally assessed under the California Environmental Quality Act (CEQA) 15061(b)(3) “general rule” or “common sense” adopted by the City for the project on July 25, 2024. The current proposed extension merely administratively extends the time to construct the project, which was already approved, and which is within the scope of the previous environmental analysis. As such, CEQA has already been completed, and no further assessment is required for the project.

REASON FOR RECOMMENDATION:

The applicant has submitted materials for the final map and is requesting an extension of the parcel map’s expiration date to ensure it remains valid through the completion of final map review and recordation.

FISCAL IMPACT:

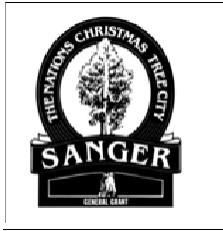
No fiscal impact.

ALTERNATIVES:

The Planning Commission may choose to recommend denial. If so, staff requests the Planning Commission make findings to support a denial.

ACTIONS FOLLOWING APPROVAL:

The applicant will have one additional year to complete their Final Map before Tentative Parcel Map expiration.



CITY OF SANGER
PLANNING COMMISSION
RESOLUTION NO. 2026-06

TENTATIVE PARCEL MAP NO. 2023-01 EXTENSION

**APPROVAL OF TENTATIVE PARCEL MAP NO. 2023-01
EXTENSION REQUEST TO JULY 25, 2027,**

WHEREAS, Apex Development and Investment Company submitted a letter dated March 24, 2026, requesting an extension to Tentative Parcel Map No. 2023-01 approval; and

WHEREAS, the Planning Commission of the City of Sanger did conduct a duly noticed public hearing in the Council Chambers of the Sanger City Hall in Sanger, California, on June 29, 2026, to consider approval of a one (1) year extension of Tentative Parcel Map No. 2023-01, first approved July 25, 2024, to allow the creation of two separate parcels to facilitate development of CUP 2023-05, which consists of a self-storage facility with an office located at the southwest corner of Academy Avenue and Geary Avenue (APN 315-051-09); and

WHEREAS, the Planning Commission reviewed the staff report prepared for the extension to Tentative Parcel Map No. 2023-01 and heard public testimony offered at the hearing; and

WHEREAS, the project was previously environmentally assessed under the California Environmental Quality Act (CEQA) 15061(b)(3) “general rule” or “common sense” exemption adopted by the City for the project on July 25, 2024.

WHEREAS, the Commission can make all the findings required for approval of the extension of approval for TPM No. 2023-01, and desires to approve the same.

NOW, THEREFORE BE IT RESOLVED, by the Planning Commission of the City of Sanger as follows:

1. Recitals. The Planning Commission finds the foregoing recitals and findings are true and are hereby incorporated by reference as if set forth in full.
2. CEQA. The Planning Commission finds the project was previously environmentally assessed under the California Environmental Quality Act (CEQA) 15061(b)(3) “general rule” or “common sense” exemption adopted by the City for the project on July 25, 2024. The current proposed

extension merely administratively extends the time to construct the project, which was already approved, and which is within the scope of the previous environmental analysis. As such, the Planning Commission determines CEQA has already been completed, and no further assessment is required for the project.

3. Findings Regarding Tentative Parcel Map. The Planning Commission finds and determines that there is substantial evidence in the administrative record to support the Planning Commission determination that the extension of the previously approved Tentative Parcel Map No. 2023-01, as conditioned, is consistent with the requirements of the Sanger City Code requirements applicable to the extension of a tentative parcel map.
4. Tentative Parcel Map Extension Approved. For all the foregoing reasons, and each of them, the Planning Commission approves the extension to the approval of Tentative Parcel Map 2023-01, subject to the existing conditions previously approved as set forth in Exhibit “A”, for a period of one year from July 25, 2026, such that the expiration of Tentative Parcel Map No. 2023-01 is now July 25, 2027.
5. Effectiveness. This Resolution shall become effective immediately.

* * * * *

I HEREBY CERTIFY that the foregoing is a full, true, and correct copy of a Resolution duly and regularly adopted and passed by the Planning Commission of the City of Sanger, California, at a meeting held on the 29th day of June 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Dated: May 28, 2026

Lina Martinez
Secretary of the Planning Commission
of the City of Sanger



Exhibit A

Conditions of Approval
Tentative Parcel Map No. 2023-01
Conditional Use Permit 2023-05
APN 315-051-09
July 25, 2024

<u>Property Owner:</u>	Storage Station – Sanger LP
<u>Parcel Size:</u>	5.68 acres
<u>Existing Land Use:</u>	Vacant
<u>General Plan Designation:</u>	Commercial - General
<u>Zoning Designation:</u>	C-M – Commercial and Light Manufacturing

Notice to Applicant

Pursuant to Government Codes Section 66020(d)(1) and/or Section 66499.37, any protest related to the imposition of fees, dedications, reservations, or exactions for this project or any proceedings undertaken regarding the City's actions taken or determinations made regarding the project, including but not limited to validity of conditions of approval must occur within ninety (90) calendar days after the date of decision. This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.

These conditions are applicable to any person or entity making use of this Conditional Use Permit, and references to "developer" or "applicant" herein also include any applicant, property owner, owner, lessee, operator, or any other person or entity making use of this Conditional Use Permit.

Tentative Parcel Map No. 2023-01 and Conditional Use Permit No. 2023-05 shall comply with all of the following conditions of approval:

Planning Department

1. Zoning Ordinance Text Amendment No. 2023-04 shall be adopted and approved by the City Council and effective prior to start of any construction or granting of permits related to CUP 2023-05 or TPM 2023-01.
2. The applicant shall obtain approval of Site Plan Review 2023-14 prior to issuance of building permits, and all Conditions of Approval associated with Site Plan Review 2023-14 will be applicable.
3. All conditions of approval of Tentative Parcel Map 2014-03 remain in effect as they apply to this project and TPM 2023-01 and CUP 2023-05, except herein modified by Condition of Approval No. 27.
4. Notwithstanding all other conditions, all construction and improvements shall be in strict accordance with zoning, building, fire, and all other codes and ordinances of the City of Sanger.
5. Full Compliance with all Conditions of Approval shall be achieved before the issuance of Certificates of Occupancy.
6. Any phased expansion of the site will require the approval of separate Site Plan Review for each phased development.

7. All development impact fees shall be paid prior to the issuance of a building permit as set forth in the Sanger City Code.
8. The developer shall submit the final design of all proposed signs to the Planning Division for review. Signs must be approved by the Planning Division by means of a separate Sign Review/Building Permit process.
9. The developer needs to designate in writing before starting work, authorized representatives who would have complete authority to represent and to act for the developer. At least one of said authorized representatives needs to be present at the site of work at all times while work is actually in progress. During periods when work is suspended, arrangements acceptable to the Community Development Director shall be made for any emergency work which may be required. Whenever orders are given to the developer's representatives to do work required for the convenience and safety of the general public because of inclement weather or any other such cause, such work shall be done at the developer's expense.
10. If a Notice of Determination is filed, the developer is required to pay all Department of Fish and Game fees and associated County filing fees.
11. Any roof mounted mechanical equipment shall be visually and acoustically shielded from public view and adjacent properties. The method of screening shall be approved by the Community Development Director prior to the issuance of Building permits.
12. Prior to the issuance of building permits, the applicant shall revise the Site Plan to reflect all Conditions of Approval and submit it to the City for review and approval.
13. Any outdoor lighting proposed or required must be hooded and arranged in such a manner as to not create glare onto adjacent streets or properties. Such lighting shall be maintained in operating condition.
14. The developer shall submit three (3) copies of final landscaping and irrigation plans. These plans must be reviewed and approved prior to the issuance of building permits.
15. Off street parking facilities shall be provided as required by the Zoning Ordinance and the Standard Specifications of the City. The use of double-striped parking stalls is encouraged. All handicapped parking spaces shall be marked with the international symbol of spaces and a warning that vehicles in violation of Section 11.11 of the Sanger City Code shall be towed away.
16. All landscaping shall be permanently maintained in a healthy and weed free condition and equipped with automatic irrigation systems.
17. Within parking areas, one tree for every four parking stalls shall be provided.
18. No abandoned, junk or inoperative vehicles or equipment of any kind can be parked, kept and/or stored on the premises.

Building Department

19. Building permits are required. Submittals of plans, permit applications, construction documents, and inspections are required based upon the California Building Standards Code in effect at the time of plan check submittal.
20. All plans submitted for plan review/permit are required to be stamped and signed by a California Registered Design Professional (RDP).
21. All projects shall install a backflow preventer with a metal cage and blanket on private property, per City Standards.
22. Smoke detectors shall be provided as required by the Building Official.
23. The developer is obligated to provide proof of payment of School Impact fees to the Sanger Unified School District (or proof that no fee is required) prior to the issuance of building permits. In addition, the developer is obligated to provide proof of payment of the Transportation Mitigation Fee to the Council of Governments (Fresno County) before final inspection of the project.
24. If controversy arises in relation to the location of a property line of a site, a Stop Work Order shall be issued by the Building Official until the controversy is resolved. The developer is responsible for retaining the services of a licensed Land Surveyor or licensed Civil Engineer to establish the location of the line in question. The Surveyor's report shall be submitted to the Building Official for review. If a discrepancy exists between approved plans and field verification of property line location which affects the parameters of the project, the Stop Work Order shall not be removed until an amendment to the Site Plan Review is submitted, processed and approved at the applicant's expense.
25. Construction debris must be contained within an on-site trash bin and the project site must be watered for dust control during construction.
26. All contractors or sub-contractors working within the City of Sanger are required to obtain a business license from the City Finance Department at Sanger City Hall.

Public Works/City Engineer

27. Due to changed conditions related to the City's Sanitary Sewer System, PM 2014-03 Condition of Approval No. 12.z is revised for this proposed development project, and developer shall comply with the following:
 - "z. Due to sewage capacity constraints, the Developer shall be construct offsite improvements in accordance with the City of Sanger's Sanitary Sewer Master Plan, including:
 1. Re-route the discharge of the existing sanitary sewer lift station located at Church Avenue and J Street from the existing J Street sewer line to the new Church Avenue gravity line as further described below;
 2. Install a 10-inch sanitary sewer main in Church Avenue from J Street to Quality Avenue in parallel with the existing sewer main in Church Avenue which is to remain active;
 3. Install an 8-inch sanitary sewer main to connect the existing sewer main in Church Avenue to the new 10-inch sanitary sewer main in Church Avenue at Faller Avenue;
 4. Install an 18-inch sanitary sewer main in Quality Avenue from Church Avenue to approximately 700 south to the existing 18-inch sanitary sewer in Quality Avenue.
 - aa. The Developer shall be secure a minimum 20 feet wide sewer easement to be dedicated to the City where right of way currently does not exist. Costs for the above improvements are eligible for fee credit and/or reimbursement from Sanitary

Sewer Collection System impact fees in accordance with the adopted fee program requirements and restrictions.

- bb. The Developer shall install all on-site and off-site improvements in accordance with City of Sanger Standards and Specifications, and shall be provide and pay for any compaction tests required by the City during the course of construction.”
- 28. Asphalt rubble shall be disposed of in appropriate landfill facility or some other method acceptable to the Public Works Director. The developer shall present evidence of such disposal to the City prior to final acceptance of improvements.
- 29. The developer is responsible for obtaining and complying with encroachment permits for all work performed within the street or alley right-of-way.
- 30. If land dedications are required, deeds of Easements for the required dedications shall be prepared by the developer and submitted to the City with verification of ownership prior to the issuance of building permits.
- 31. The developer shall submit construction plans on 24” x 36” sheets with City Standard title block for all required improvements. These plans shall be prepared by a registered Civil Engineer and shall include any street, site utility, grading and drainage or other public improvement plans. All plans shall be approved by the City and all other affected agencies prior to the issuance of any development permits.
- 32. The property owner is required to request annexation to and provide a covenant for the Landscape, Lighting, and Maintenance District and Community Facility District. The owner/developer would be required to notify all potential buyers before they actually purchase a lot that this tract is a part of a Landscape, Lighting, and Maintenance District and Community Facilities District and shall inform potential buyers of the assessment amount.
- 33. The developer is required to install all on-site and off-site improvements in accordance with City of Sanger Standards and Specifications, and provide and pay for any compaction tests required by the City in the course of construction.
- 34. The developer shall abandon and seal any existing septic system, agricultural well, and water well in accordance with the California Department of Health Standards and the Fresno County Community Health Department. The developer shall also submit evidence of such compliance to the City before the issuance of a Certificate of Occupancy.
- 35. Any above ground utilities including street light standards, fire hydrants, traffic signal control boxes, transformers, postal boxes, etc. are to be installed behind sidewalks. Transformers are to be screened from public view.
- 36. Any trenches cut in public streets must be backfilled, compacted, and resurfaced with rock base and AC paving. Existing pavement shall be saw cut. The developer shall resurface or reconstruct areas of the street as may be required by the Public Works Director.
- 37. The developer will comply with any applicable requirements of the utilities companies which have franchise with the City of Sanger.
- 38. The developer shall underground all gas main services, electrical power distribution lines, telephone lines, cable television lines and new utilities except existing overhead lines. Depth, size, type and spacing shall be approved by the City Engineer.
- 39. Corner cutoff areas shall be provided at all intersections in compliance with the City of Sanger Standard Specifications.

40. The developer will install parking lot striping and wheel stops in accordance with City Standards.
41. The developer will purchase and install complete water service including box per City of Sanger Standard Specifications.
42. The site shall be paved in accordance with City Standards. Such paving shall be separated from landscaped areas by means of a 6" concrete curb.
43. Trash storage areas shall be not be visible to the public. They must be screened by a solid fence or wall, or by dense landscaping of sufficient height, width and depth to prevent street side view. The Public Works Department shall be contacted regarding the requirements for the type of services, containers and/or fees for this facility.

Public Safety

44. All property not occupied by structures, paving or landscaping on the subject site shall be maintained for both health and aesthetic reasons. Grasses and weeds shall be kept to a minimum as required by the Fire Department and County Health Department.
45. If applicable, permits for the storage of flammable and/or combustible materials shall be obtained from the Fire Department.
46. Fire extinguishers shall be placed inside all buildings and at locations required by the Sanger Fire Department.
47. An all-weather surface around the entire facility must be maintained as required by the Fire Department.
48. The drive aisles shall be kept unobstructed at all times to allow clear access by the Fire Department. Vehicles shall not block any driveways.
49. Fire hydrants and water mains shall be installed to City Standards as annotated in the City of Sanger Standard Specifications. All required fire hydrants and water mains shall be installed and operable prior to framing of any buildings.
50. Fire hydrants shall be placed at areas designated by the Fire Department. Fire hydrants and curbs shall be painted as directed by the Fire Department.
51. In order to provide for reasonable municipal protection during all phases of construction, the developer shall maintain passable vehicular access to all buildings to the satisfaction of the Fire Department, Police Department and City Engineer.
52. Installation of security cameras located such that the ingress/egress of the subject property is surveilled, required to be installed as a single project, not for each individual structure, compatible with the system used by Sanger Police Department, subject to the approval of the Chief of Police.



CITY OF SANGER
Planning Commission
Meeting of June 29, 2026

TO: Sanger Planning Commission

FROM: Dr. Joshua Goggins, Community Development Director

SUBJECT: **Public Hearing**
Conditional Use Permit (CUP) No. 2026-01 for a Type 41 ABC license (onsite sale of beer and wine at eating places) for Arsenio's Mexican Food at 1005 Academy Avenue, Sanger, CA 93657.

ATTACHMENTS:

- A. Resolution No. 2026-07 (Approving CUP 2026-01)
- B. Conditions of Approval

RECOMMENDATION:

Receive staff's report and conduct public hearing, and adopt the following:

1. Adopt **Resolution No. 2026-07**, approving Conditional Use Permit No. 2026-01, allowing the onsite sale of beer and wine, and adopting a finding that the project is categorically exempt under CEQA Guidelines Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures).

PROJECT SITE & SURROUNDINGS:

Property Owner: Jessica P. Cortez Chavez
Project Size: 0.42 Acres
Existing Land Use: Restaurant
General Plan Designation: Commercial - General
Zoning Designation: C-4 (General Commercial)
Adjoining Land Uses:

	General Plan	Zone District	Existing Land Use
North	Commercial - General	C-4	Commercial – Bar & Thrift Store
South	Commercial - General	C-4	Vacant
East	Commercial - General	C-4	Commercial – Vehicle Sales
West	Commercial - General	C-4	Commercial – Restaurant

PROJECT BACKGROUND AND SUMMARY:

Arsenio's Mexican Food is an existing restaurant serving fast, authentic, and “Cali-Mex” style Mexican dishes located at 1005 Academy Avenue (Assessor’s Parcel Number 317-193-24). As part of the dining experience Arsenio’s would like to start serving beer and wine to its customers.

While the City does not issue alcohol, it does regulate land uses. In this case the use is permitted subject to a Conditional Use Permit in the C-4 (Commercial – General) district and is fairly typical for a restaurant serving food.

The applicant has proposed no new changes to the existing 3,541 square foot structure, nor any changes to the existing lot. The site contains at least 23 standard parking stalls and is designed to provide restaurant services to customers including a drive through. No changes to existing business hours are proposed, and the restaurant is generally open from 7:00 a.m. until 10:00 p.m. but closes at 9:00 p.m. on Sunday.

REQUIRED FINDINGS FOR CONDITIONAL USE PERMIT APPROVAL:

CUP No. 2026-01 proposes to allow the use of a Alcoholic Beverage Control, Type 41 – On-Sale General – Eating Place license for the existing restaurant.

The California Department of Alcoholic Beverage Control describes the license as follows:

41 – On-Sale General – Eating Place (Restaurant) Authorizes the sale of beer and wine for consumption on or off the premises where sold. Distilled spirits may not be on the premises (except brandy, rum, or liqueurs for use solely for cooking purposes). Must operate and maintain the licensed premises as a bona fide eating place. Must maintain suitable kitchen facilities and must make actual and substantial sales of meals for consumption on the premises. Minors are allowed on the premises. This license type is subject to Responsible Beverage Service (RBS) requirements and requires alcohol servers and managers of alcohol servers to be RBS certified.

Staff recommendation is that the Planning Commission approve Conditional Use Permit No. 2026-01. A draft resolution, approving Conditional Use Permit No. 2026-01, has been prepared. Per Sanger City Code, Section 90-999, the Planning Commission is required to make the following findings to approve Conditional Use Permit No. 2026-01: Conditional Use Permit Findings Sanger

- a. Finding 1: *That the site for the proposed use is adequate in size and shape to accommodate the use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this chapter to adjust the use with land and uses in the neighborhood.*

The site is an existing restaurant. The site is adequate in size and shape to accommodate the proposed use. This finding can be made.

- b. Finding 2: *That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.*

The existing facility is located in the established C-4 zone district. The surrounding area is built out with adequate street and pedestrian pavement to accommodate traffic generated by the proposed use. This finding can be made.

- c. Finding 3: *That the proposed use will have no adverse effect upon adjoining or other properties. In making this determination, the commission shall consider the proposed location of improvements on the site; vehicular ingress, egress and internal circulation; setbacks; height of buildings; walls and fences; landscaping; outdoor lighting; signs; and such other characteristics as will affect surrounding properties.*

The site of the proposed use is located in the C-4, General Commercial, zone district. The C-4 district is intended to serve as the general commercial for the urbanized area, accommodating a variety of retail and service uses. This finding can be made.

- d. Finding 4: *That the proposed use is consistent with the objectives and policies of the City of Sanger's 2035 General Plan.*

The 2035 General Plan states that the Central Commercial designation is intended for shopping centers, retail uses, offices and related uses, at appropriate locations. The proposed restaurant use is consistent with the retail and service-oriented nature of the designation. The proposed site fronts Academy Avenue and is served by off-street parking. This finding can be made.

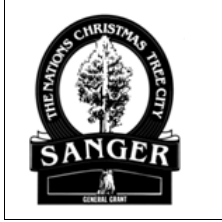
- e. Finding 5: *That the conditions of approval are necessary to protect the public health, safety and general welfare.*

The conditions of approval regulate the operation of the requested alcohol license and are intended to allow the proposed use operates harmoniously with surrounding uses. The conditions of approval are necessary to protect the public health, safety and general welfare. This finding can be made.

ENVIRONMENTAL ANALYSIS:

The City of Sanger, as the Lead Agency, has determined that the proposed Conditional Use Permit (CUP) is considered a project under the California Environmental Quality Act (CEQA). The project proposes to allow an existing restaurant to obtain an alcohol license with no physical expansion of the building footprint. Therefore, the project is categorically exempt from CEQA pursuant to a Class 1 Categorical Exemption under Section 15301 (Existing Facilities) of the CEQA Guidelines, which exempts the operation, repair, maintenance, permitting, or minor alteration of existing public or private structures involving negligible or no expansion of an existing use.

Additionally, the project is exempt under a Class 3 Categorical Exemption pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, which applies to the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure. Furthermore, there are no applicable exceptions to the exemptions under Section 15300.2 of the CEQA Guidelines.



CITY OF SANGER
PLANNING COMMISSION
RESOLUTION NO. 2026-07

CONDITIONAL USE PERMIT NO. 2026-01

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANGER
APPROVING CONDITIONAL USE PERMIT NO. 2026-01 (CUP 2026-01) FOR A
TYPE 41 ABC LICENSE (ONSITE SALE OF BEER AND WINE T EATING
PLACES) FOR ARSENIO'S MEXICAN FOOD AT 1005 ACADEMY AVENUE,
SANGER, CA 93657**

WHEREAS, Jessica P. Cortez Chavez (“Applicant”), submitted development applications, conditional use permit (Conditional Use Permit No. 2026-01, [CUP 2026-01]), referred to as the “Project”, to allow a type 41 ABC license for the onsite sale of beer and wine at existing restaurant generally located on the southwest corner of 10th Street and Academy Avenue., APN 317-193-24; and

WHEREAS, the Project proposes to allow for a type 41 ABC License at an existing restaurant in the City Limits of the City of Sanger; and

WHEREAS, the Project also includes Conditional Use Permit No. 2026-01 proposes to allow a type 41 ABC license for the onsite sale of beer and wine at existing restaurant generally located southwest corner of 10th street and Academy Avenue., APN 317-193-24; and

WHEREAS, to the authority and criteria contained in the California Environmental Quality Act of 1970 (“CEQA”), the City, as the Lead Agency, has analyzed the proposed Project and has determined that Project is categorically exempt as proposed under the Class 3 Categorical Exemptions pursuant to CEQA Guidelines; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sanger as follows:

1. Recitals. The Planning Commission hereby finds that all of the facts set forth in the recitals above are true and correct and incorporated herein.
2. CEQA: The Planning Commission finds that the Project is categorically exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to a Class 1 Categorical Exemption (Section 15301, Existing Facilities) and a Class 3 Categorical Exemption (Section 15303, New Construction or Conversion of Small Structures). The Project proposes to allow an existing restaurant to obtain an alcohol license with no physical expansion of the building footprint. The Planning Commission further determines that none of the exceptions to a categorical exemption set forth in CEQA Guidelines Section 15300.2 apply to this Project, as there are no unusual circumstances, cumulative impacts, or significant environmental effects associated with allowing an alcohol license at an existing operating restaurant.

3. Conditional Use Permit Findings: The Planning Commission finds that all findings necessary for the approval of CUP 2026-01 can be made, and the CUP is compliant with Sanger City Code Section 90-1016(4), including the following findings:

- a. Finding 1: *That the site for the proposed use is adequate in size and shape to accommodate the use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this chapter to adjust the use with land and uses in the neighborhood.*

The location of the site is adequate in size and shape to accommodate the proposed use. This finding can be made.

- b. Finding 2: *That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.*

The project site zoned for commercial use, and has been designed and conditioned to be operated or maintained in a manner that will not be detrimental to the public health safety or welfare, or be materially injurious to properties or improvements in the vicinity. This finding can be made.

- c. Finding 3: *That the proposed use will have no adverse effect upon adjoining or other properties. In making this determination, the commission shall consider the proposed location of improvements on the site; vehicular ingress, egress and internal circulation; setbacks; height of buildings; walls and fences; landscaping; outdoor lighting; signs; and such other characteristics as will affect surrounding properties*

The Project proposes a use permitted in its current zone district. This finding can be made.

- d. Finding 4: *That the proposed use is consistent with the objectives and policies of the city's 2035 general plan*

The standards of site area and dimensions, site coverage, yard spaces, height of structures, distance between structures, off-street parking and off-street loading facilities and landscaped areas were all considered to ensure the project will produce a more functional, aesthetically pleasing, and working environment. This finding can be made.

- e. Finding 5: *That the conditions of approval are necessary to protect the public health, safety and general welfare.*

The project applicant must comply with ABC standards to obtain and operate with an ABC license. This finding can be made.

4. Approval of CUP 2026-01: Based on the aforementioned findings, the Planning Commission hereby approves CUP 2026-01 subject to the conditions set forth in **Exhibit "A"** attached hereto.
5. Effective Date. This Resolution shall become final and effective immediately.

* * * * *

I HEREBY CERTIFY that the foregoing is a full, true, and correct copy of a Resolution duly and regularly adopted and passed by the Planning Commission of the City of Sanger, California, at a meeting held on the 29th day of June 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Dated: June 29, 2026

Lina Martinez
Secretary of the Planning Commission
of the City of Sanger



Exhibit A

Conditions of Approval

Conditional Use Permit No. 2026-01

1005 Academy Avenue, Sanger, CA 93657

(Assessor's Parcel Number 317-193-24)

June 29, 2026

Property Owner: Jessica P. Cortez Chavez
Project Size: 0.42 Acres
Existing Land Use: Restaurant
General Plan Designation: Commercial - General
Zoning Designation: C-4 (General Commercial)

Notice to Applicant

Pursuant to Government Codes Section 66020(d)(1) and/or Section 66499.37, any protest related to the imposition of fees, dedications, reservations, or exactions for this project or any proceedings undertaken regarding the City's actions taken or determinations made regarding the project, including but not limited to validity of conditions of approval must occur within ninety (90) calendar days after the date of decision. This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.

IMPORTANT: PLEASE READ CAREFULLY

This project is subject to a variety of discretionary conditions of approval. These include conditions based on adopted City plans and policies; those determined through plan review and environmental assessment essential to mitigate adverse effects on the environment including the health, safety, and welfare of the community; and recommended conditions for development that are not essential to health, safety, and welfare, but would on the whole enhance the project and its relationship to the neighborhood and environment.

Approval for Conditional Use Permit No. 2026-01 will ultimately be deemed final unless appealed by the applicant to the City Council within ten (10) days after the date of mailing of the Planning Commission decision, as shown by the postmark of the resolution. In the event you wish to appeal the Planning Commission's decision, you may do so by filing a written appeal with the City Clerk. The appeal shall state the grounds for the appeal and wherein the Commission failed to conform to the requirements of the ordinance. This should include identification of the decision or action appealed and specific reasons why you believe the decision or action appealed should not be upheld.

This use permit is granted, and the conditions imposed, based upon the application submittal provided by the applicant. The application is material to the issuance of this use permit. Unless the conditions of approval specifically require operation inconsistent with the application, a new or revised use permit is required if the operation of this establishment changes or becomes inconsistent with the application. Failure to operate in accordance with the conditions and

requirements imposed may result in revocation of the use permit, or any other enforcement remedy available under the law. The City shall not assume responsibility for any deletions or omissions resulting from the, use permit review process, or for additions or alterations to any construction or building plans not specifically submitted and reviewed and approved pursuant to this use permit or subsequent amendments or revisions. These conditions are conditions imposed solely upon the use permit as delineated herein and are not conditions imposed on the City or any third party. Likewise, imposition of conditions to ensure compliance with federal, state, or local laws and regulations does not preclude any other type of compliance enforcement.

These conditions are applicable to any person or entity making use of this tentative subdivision map, and references to “developer” or “applicant” herein also include any applicant, property owner, owner, lessee, operator, or any other person or entity making use of this tentative subdivision map.

Conditional Use Permit No. 2026-01 shall comply with all of the following conditions of approval:

A. General

1. All conditions of approval shall be the sole financial responsibility of the applicant/owner, except where specifically noted in the conditions or mandated by statutes.
2. Approval of this project is for the benefit of the applicant. The submittal of applications by the applicant for this project was a voluntary act on the part of the applicant not required by the City. Therefore, as a condition of approval of this project, the applicant agrees to defend, indemnify, and hold harmless the City of Sanger and its agents, officers, consultants, independent contractors, and employees (“City”) from any and all claims, actions, or proceedings against the City to attack, set aside, void, or annul an approval by the City concerning the project, including any challenges to associated environmental review, and for any and all costs, attorneys fees, and damages arising therefrom (collectively “claim”).
3. Any plans, permits, and inspections, including site development and accessibility, will be based upon California Codes in effect at the time of plan check submittal for any proposed development.

B. Beer and Wine Sales

1. Conditional Use Permit 2026-01 allows for the sale of beer and wine for on-site consumption in conjunction with the existing restaurant. This entitlement requires a Type 41 License from the California Department of Alcoholic Beverage Control (ABC) to be obtained and maintained at all times.

2. The sale of alcoholic beverages in conjunction with the facility shall be restricted to on-site consumption only. No sale of alcoholic beverages for off-site consumption shall be allowed in or occur as a component of the restaurant.
3. There shall be no exterior advertisement or signs of any kind or type placed on the exterior windows or door of the premises promoting or indicating the availability of alcoholic beverages. Signs promoting alcoholic beverages shall be located at least five (5) feet away from the store entrance. No more than 33 percent of the square footage of the windows and clear doors shall bear any other advertising or signs of any sort, and all advertising and signage shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the premises, including the area in which the cash registers are maintained, from the exterior public sidewalk or entrance to the premises.
4. No promotional signage and/or displays promoting alcohol products shall be utilized in any way on the exterior of the restaurant or premise.
5. The business owner/manager shall regularly monitor the area under its control to prevent loitering of persons about the premise.
6. The business owner/manager shall post signs in the area under its control prohibiting open containers and loitering at the location and stating that no loitering will be tolerated.
7. Digital security cameras shall be installed to monitor the interior and exterior of the premises. The footage shall be maintained in a digital format for no less than thirty (30) days, and shall have the correct date and time stamped onto the image at all times. Footage shall be promptly shared with law enforcement without delay upon request.
8. The current name and phone number of a contact person capable of ensuring footage, emergency, and other issues at the property shall be maintained with the Sanger Police Department.
9. Cooler doors for alcoholic beverage products shall be locked during hours when alcoholic beverages may not be sold.
10. No display of alcohol shall be made from an ice tub, barrel or similar container.
11. No sale or distribution of alcoholic beverages shall be made from a drive-through or any walk-up window.
12. Graffiti shall be removed from the premises and all parking lots under the control of the licensee within 24 hours of application.

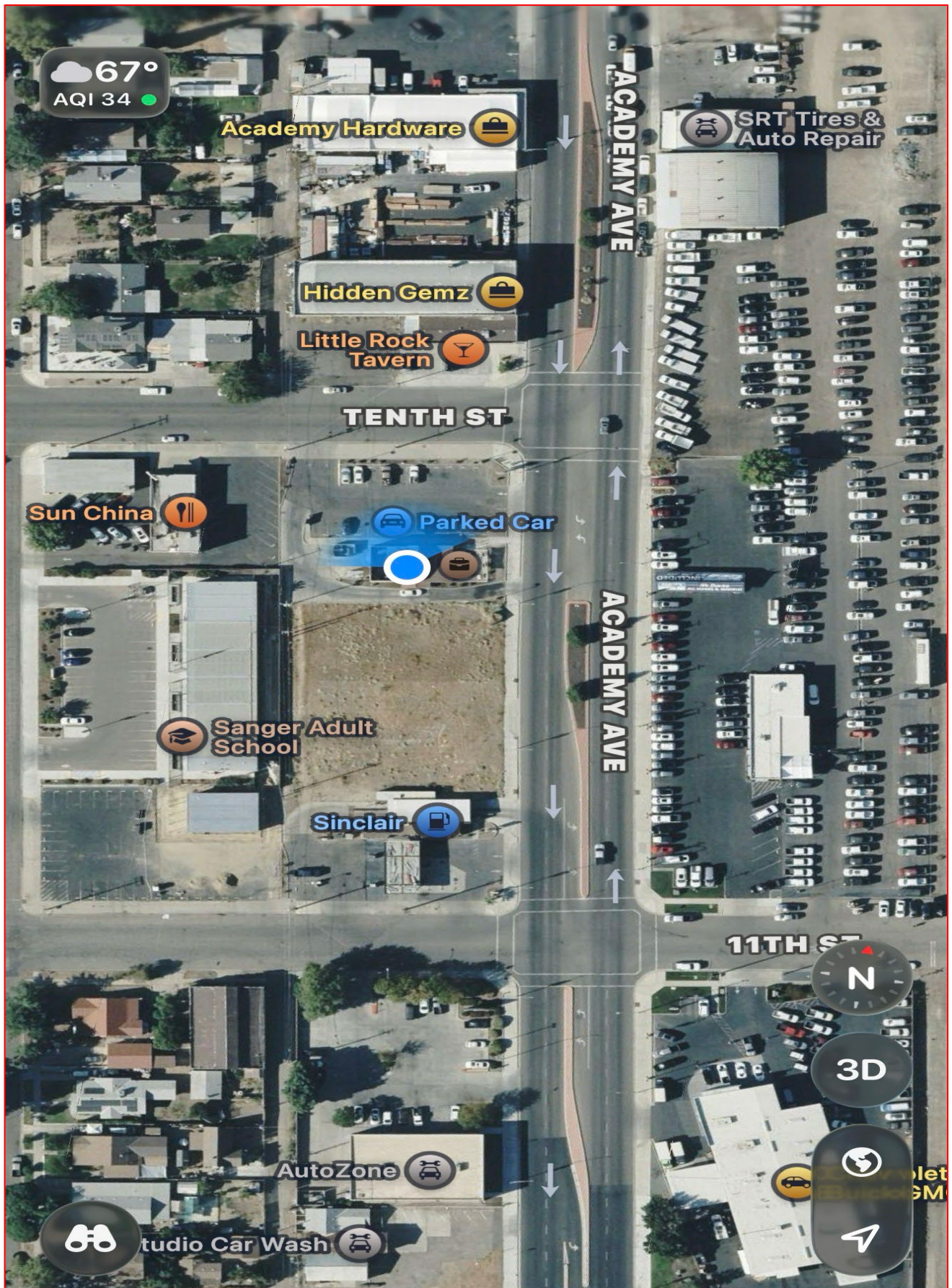
13. The subject site shall be well maintained by ensuring that the landscaping is effectively watered, mowed, pruned, fertilized, and weeded; that the signs are properly painted and displayed; and that any irrigation systems are regularly inspected to insure against leaks, overspray and water times that are not conservation effective; and that the property is kept free of litter or trash.
14. The applicant and/or successors-in-interest shall comply with all federal, state and local laws including the Sanger City Code. Material violation of any applicable laws concerning the use will be cause of revocation of this permit.

-END OF CONDITIONS

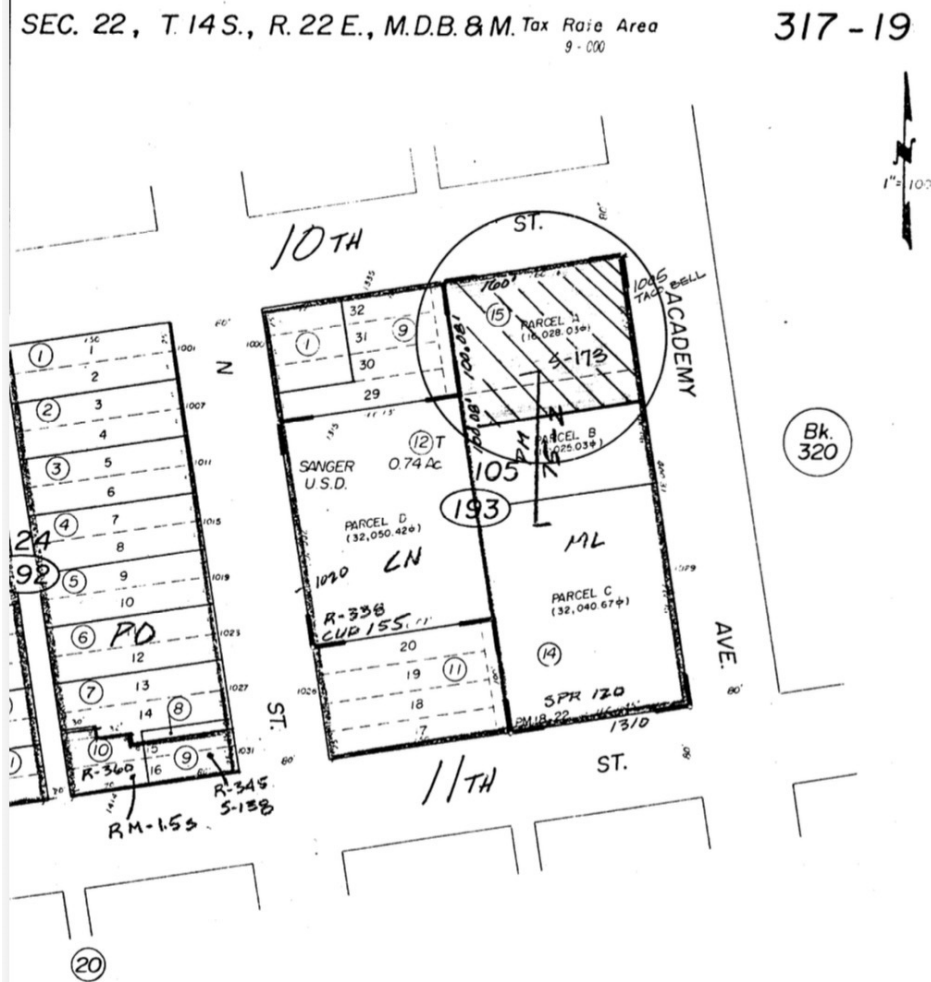
Paseñito's



Mexican Food



Original Site Plan



Assessor's Map Bk. 317-Pg. 19
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL

FRESNO DISTRICT OFFICE
1330 B EAST SHAW AVE
FRESNO, CA 93710-7902
(559) 225-6334



March 26, 2026

IRMARY INCORPORATED
1005 ACADEMY AVE
SANGER, CA 93657-3155

Location: 1005 ACADEMY AVE
SANGER, CA 93657-3155
CMD: March 5, 2026
File No.: 41-677302

Dear Applicant(s):

I have been assigned to investigate your application for an alcoholic beverage license. Please be advised that in order to process your application, the following documents and/or information are needed:

1. ABC – 217 Application Questionnaire – missing information on #29, #33a, 33b, 33g, 33j should be the new total amount and #34 should be the new total amount the same as 33j.
2. ABC – 257 Licensed Premises Diagram – missing dimensions (enclosed).
3. ABC – 258 Planned Operation – missing information on #14 (enclosed).
4. Copy of the approved Final Action letter for the conditional use permit from the planning department.

To prevent unnecessary delays in the processing of your application, please submit the above-requested items to my attention by **April 26, 2026**. If you have any questions regarding the above, feel free to contact me at any time at (559) 512-4551 or cristine.penate@abc.ca.gov.

Sincerely,

A handwritten signature in blue ink that reads 'C. Penate'.

Cristine Penate
Licensing Representative II

Certificate of Completion

This certificate recognizes that

Ivonne Lizbeth Cortez Chavez

has successfully completed and passed the
**California Responsible Alcohol
Service Training Program**

Issue Date: 05/23/26
Expiration Date: 05/22/29

Verification Code: 2026-ZYDLHZ
Confirmation # 9113370

www.123PremierFoodSafety.com

IMPORTANT: This certificate may only be used as proof of meeting the training requirement towards obtaining the CA RBS Certification.
The official certification will be issued by the California Department of Alcoholic Beverage Control upon passing the final exam administered via the RBS portal.

California Responsible Alcohol Service Training

Ivonne Lizbeth Cortez Chavez

Issue Date: 05/23/26
Expiration Date: 05/22/29

Verification Code: 2026-ZYDLHZ
Confirmation # 9113370

www.123PremierFoodSafety.com | (714) 451-0075

Certificate of Completion

This certificate recognizes that

Kenny Rascon

has successfully completed and passed the
**California Responsible Alcohol
Service Training Program**

Issue Date: 05/22/26
Expiration Date: 05/21/29

Verification Code: 2026-NAWEYK
Confirmation # 9111970

www.123PremierFoodSafety.com

IMPORTANT: This certificate may only be used as proof of meeting the training requirement towards obtaining the CA RBS Certification.
The official certification will be issued by the California Department of Alcoholic Beverage Control upon passing the final exam administered via the RBS portal.

California Responsible Alcohol Service Training

Kenny Rascon

Issue Date: 05/22/26
Expiration Date: 05/21/29

Verification Code: 2026-NAWEYK
Confirmation # 9111970

www.123PremierFoodSafety.com | (714) 451-0075

Certificate of Completion

This certificate recognizes that

Jessica Cortez Chavez

has successfully completed and passed the
**California Responsible Alcohol
Service Training Program**

Issue Date: 05/23/26
Expiration Date: 05/22/29

Verification Code: 2026-VAEIAH
Confirmation # 9113657

www.123PremierFoodSafety.com

IMPORTANT: This certificate may only be used as proof of meeting the training requirement towards obtaining the CA RBS Certification.
The official certification will be issued by the California Department of Alcoholic Beverage Control upon passing the final exam administered via the RBS portal.

California Responsible Alcohol Service Training

Jessica Cortez Chavez

Issue Date: 05/23/26
Expiration Date: 05/22/29

Verification Code: 2026-VAEIAH
Confirmation # 9113657

www.123PremierFoodSafety.com | (714) 451-0075



CITY OF SANGER
 Planning Commission
 Meeting of June 29th, 2026

TO: Sanger Planning Commission

FROM: Dr. Joshua Goggins, Community Development Director

SUBJECT: **Public Hearing**
 Proposed Variance Application No. 2026-01 to allow a 75-square-foot monument sign where a maximum of 35 square feet is permitted under Sanger Municipal Code Section 90-891 at 2037 Academy Avenue, Sanger, CA 93657 (Assessor's Parcel Number 332-190-36), and adoption of a Class 11 (Accessory Structures) Categorical Exemption under CEQA.

ATTACHMENTS:

- A. Site Plan with proposed Sign
- B. Resolution No. 2026-08 (Approving Variance 2026-01)

RECOMMENDATION:

Receive staff's report and conduct public hearing, and adopt the following:

- 1. Adopt **Resolution No. 2026-08**, Approving Variance 2026-01 to allow a monument sign that exceeds existing sign standards.

PROJECT SITE & SURROUNDINGS:

Property Owner: Tractor Supply Company
Project Site Size: 1.3 Acres
Existing Land Use: Commercial Building - Tractor Supply
General Plan Designation: General Commercial
Zoning Designation: C-4
Adjoining Land Uses: Commercial/Industrial

	General Plan	Zone District	Existing Land Use
North	General Commercial	C-4	Commercial
South	Light Industrial	M-L	Industrial
East	Light Industrial	M-L	Industrial
West	Fresno County Agricultural /Industrial	AE-20 / M1	Agricultural/Industrial

PROJECT BACKGROUND AND SUMMARY:

The project site is actively under construction for the development of Tractor Supply. The City received proposed sign designs from the applicant for several sign types that did not fit the City of Sanger's adopted Sign Ordinance. Of the proposed signs, the applicant wished to proceed with a 75-square-foot monument sign. The City Code allows for up to 35 square feet of sign face for monument signs pursuant to SMC Section 90-891. City staff determined a variance would be required to achieve the applicant's ideal signage goals.

The Project requires approval of Variance No. 2026-01 to allow the proposed monument sign to exceed the existing sign standard at the discretion of the Planning Commission.

According to SMC Section 90-1002, variances are utilized in situations where practical difficulties and unnecessary hardships result from the strict application of certain provisions in the zoning ordinance. The following section of this report details the analysis of the request and findings required to grant a variance.

REQUIRED FINDINGS FOR VARIANCE APPROVAL:

Finding 1: *That because of special circumstances applicable to the subject property, including the size, shape, topography, location or surroundings, but not including monetary hardship, the strict application of the provisions of this chapter deprives the subject property of privileges enjoyed by a substantial number of other properties in the vicinity and under identical zoning district classification.*

Finding 2: *That the granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity or district in which the property is located.*

Finding 3: *That the granting of the variance will not adversely affect the city general plan, any adopted specific plan, or the purposes of this chapter.*

Finding 4: *That the granting of the variance will not constitute a grant of special privilege to the property owner.*

Per Sanger City Code, Section 90-1003, the Planning Commission, is required to make the following findings to approve Variance No. 2026-01:

Staff has reviewed the proposal as well as the sign guidelines along with variance findings.

Finding 1: *That because of special circumstances applicable to the subject property, including the size, shape, topography, location or surroundings, but not including monetary hardship, the strict application of the provisions of this chapter deprives the subject property of privileges enjoyed by a substantial number of other properties in the vicinity and under identical zoning district classification.*

Strict application of the sign regulations would limit the subject property's ability to achieve visibility and site identification comparable to surrounding properties with similar commercial exposure. Several nearby properties contain existing legally nonconforming signs that exceed current size and design standards. As a result, the subject property would be placed at a disadvantage relative to surrounding properties if held strictly to current standards. The proposed monument sign, while larger than the size currently permitted, has been designed to maintain the aesthetic character, architectural quality, and design intent of the existing sign regulations, including modern materials, scale, and visual compatibility with surrounding development. Therefore, the requested monument sign variance is necessary to provide visibility and identification opportunities reasonably comparable to those enjoyed by nearby properties, while still furthering the overall aesthetic objectives of the current sign ordinance.

Finding 2: That the granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity or district in which the property is located.

Granting the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity or district in which the property is located.

Finding 3: That the granting of the variance will not adversely affect the city general plan, any adopted specific plan, or the purposes of this chapter.

Approval of the variance would be consistent with General Plan policies. The proposed monument sign would continue to serve the intent of the sign ordinance by maintaining aesthetic compatibility with allowed signage. The variance is limited in scope and would not undermine the broader purpose of the chapter, which is to regulate signage for safety and visual quality.

Finding 4: That the granting of the variance will not constitute a grant of special privilege to the property owner.

Staff notes that several nearby properties in the vicinity of the project site have larger legal nonconforming signs that were established under prior sign regulations and are permitted to remain through grandfathered status. While these signs do not reflect current code allowances, they contribute to the existing visual context of the area and influence visibility expectations for commercial properties.

The requested variance may place the subject property in a position more comparable to similarly situated properties that currently benefit from enhanced visibility and identification due to existing signage. In this context, approval of the variance could be viewed as addressing a site-specific hardship related to visibility and frontage rather than granting an unfair advantage or special privilege.

Because the variance simply brings the subject property into a position of visual equity with pre-existing, neighboring commercial sign configurations along the same high-volume corridor, it functions to eliminate a situational disadvantage rather than granting an unfair advantage or special privilege.

Finding 5: That the conditions established by the commission for the variance area are deemed necessary to protect public health, safety and general welfare:

Approval of the proposed sign would not be detrimental to public health, safety or general welfare.

ENVIRONMENTAL ANALYSIS

The City, as the Lead Agency, has determined that the proposed Variance is considered a project by the California Environmental Quality Act (CEQA). The project proposes to construct a new commercial monument sign and is exempt from CEQA pursuant to a Class 11 Categorical Exemption under Section 15311, (*Accessory Structures*). Class 11 Categorical Exemptions consist of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

REASON FOR RECOMMENDATION:

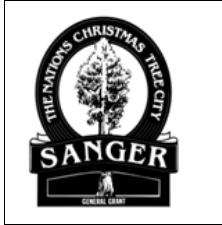
Staff recommends approval of Variance No. 2026-01 because the requested monument sign would improve site visibility and identification for the project in a manner more comparable to surrounding commercial properties. Several nearby properties contain larger legally nonconforming signs that influence the existing visual context and visibility expectations of the area. Although the proposed 75-square-foot sign exceeds current code standards, it maintains the aesthetic intent and design quality of the City's sign ordinance.

FISCAL IMPACT:

No fiscal impact.

ALTERNATIVES:

The Planning Commission may choose to deny Variance 2026-01. If so, staff requests the Planning Commission determine which finding cannot be found to support an approval.



CITY OF SANGER
PLANNING COMMISSION

RESOLUTION NO. 2026-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANGER APPROVING VARIANCE NO. 2026-01 TO ALLOW A MONUMENT SIGN THAT EXCEEDS EXISTING SIGN STANDARDS AT 2037 ACADEMY SANGER, CA 93657 (ASSESSOR'S PARCEL NUMBER 332-190-36), AND ADOPTING A CLASS 11 ACCESSORY STRUCTURES EXEMPTION UNDER CEQA.

WHEREAS, Fresno Neon Signs (Representative: KC Rutgia), on behalf of Tractor Supply Company submitted an application for Variance No. 2026-01 to allow a monument sign that exceeds existing sign standards. The proposed site is generally located approximately 1,000 feet southwest of the intersection of Academy Avenue and North Avenue addressed as 2037 Academy, Sanger, CA 93657 (Assessor's Parcel Number 332-190-36), in the City of Sanger ("Project").

WHEREAS, pursuant to the authority and criteria contained in the California Environmental Quality Act of 1970 ("CEQA"), the City, as the Lead Agency, has analyzed the proposed Project and is proposing the adoption of a Class 11 (*Accessory Structures*) Categorical Exemption set forth in CEQA Guidelines Section 15311, for the Project;

WHEREAS, the Planning Commission of the City of Sanger did conduct a duly noticed public hearing in the Council Chambers of the Sanger City Hall in Sanger, California, on June 29, 2026, to consider Variance Application No. 2026-01, at which time all interested parties were given an opportunity to be heard and present evidence; and

WHEREAS, after due consideration of all the items before it, the Planning Commission now desires to approve Variance Application No. 2026-01 and adopt a Class 11 Categorical Exemption under CEQA for the Project.

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Sanger hereby finds, determines and resolves as follows:

1. Recitals. The Planning Commission hereby finds that all of the facts set forth in the recitals above are true and correct and incorporated herein.
2. CEQA: A preliminary environmental assessment was prepared for this project in accordance with the requirements of the California Environmental Quality Act (CEQA). The Planning Commission finds and determines that the Project falls within the Class 11 Categorical Exemption set forth in CEQA Guidelines Section 15311 as the project is for a monument sign which falls under the category of accessory structure. As such, the Planning Commission adopts a finding of a Categorical Exemption under CEQA Guidelines section 15311 (*Accessory Structures*) for this Project.

3. Variance Findings: The Planning Commission finds that all findings necessary for approval of Variance No. 2026-01 can be made, including compliance with Sanger Municipal Code Sec. 90-1003, as follows:

- a. Finding 1: *That because of special circumstances applicable to the subject property, including the size, shape, topography, location or surroundings, but not including monetary hardship, the strict application of the provisions of this chapter deprives the subject property of privileges enjoyed by a substantial number of other properties in the vicinity and under identical zoning district classification:*

Strict application of the sign regulations would limit the subject property's ability to achieve visibility and site identification comparable to surrounding properties with similar commercial exposure. Several nearby properties contain existing legally nonconforming signs that exceed current size and design standards. As a result, the subject property would be placed at a disadvantage relative to surrounding properties if held strictly to current standards. The proposed monument sign, while larger than the size currently permitted, has been designed to maintain the aesthetic character, architectural quality, and design intent of the existing sign regulations, including modern materials, scale, and visual compatibility with surrounding development. Holding the subject property strictly to the 35-square-foot monument sign standard creates an immediate situational disadvantage regarding commercial identification. The proposed 75-square-foot monument sign provides an equitable privilege enjoyed by neighboring properties while utilizing modern design standards compatible with the corridor. Therefore, the requested monument sign variance is necessary to provide visibility and identification opportunities reasonably comparable to those enjoyed by nearby properties, while still furthering the overall aesthetic objectives of the current sign ordinance.

- b. Finding 2: *That the granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity or district in which the property is located:*

The granting of the variance will not be materially detrimental to the public welfare, nor injurious to the property or improvements in the vicinity or district of the proposed project.

- c. Finding 3: *That the granting of the variance will not adversely affect the city general plan, any adopted specific plan, or the purposes of this chapter:*

Approval of the variance would be consistent with General Plan policies. The proposed monument sign would continue to serve the intent of the sign ordinance by maintaining aesthetic compatibility with allowed signage. The variance is limited in scope and would not undermine the broader purpose of the chapter, which is to regulate signage for safety and visual quality.

- d. Finding 4: *That the granting of the variance will not constitute a grant of special privilege to the property owner:*

The granting of this variance would not necessarily constitute a special privilege, as the request may place the subject property on a more comparable level of visibility with surrounding commercial properties that feature larger, legally nonconforming signage established under prior

sign regulations and permitted to remain through grandfathered status. Although these existing signs do not reflect current code allowances, they contribute to the established visual character of the corridor and influence visibility expectations for commercial properties along this high-traffic regional roadway.

The requested variance is intended to address a site-specific operational need for enhanced visibility and site identification, rather than to provide an unfair competitive or design advantage over similarly situated properties within the C-4 General Commercial zoning district. In this context, approval of the variance could be viewed as necessary to afford the subject property privileges substantially similar to those currently enjoyed by nearby properties benefiting from larger legacy signage.

- e. Finding 5: *That the conditions established by the commission for the variance area are deemed necessary to protect the public health, safety, and general welfare:*

All conditions of approval established by the Commission for the variance are supportive and aligned with the findings to approve this variance.

- 4. Approval of Variance Application No. 2026-01: Based on the aforementioned findings, the Planning Commission hereby approves Variance Application No. 2026-01 subject to the following conditions of approval:

- a. Variance 2026-01 permits a monument sign not to exceed a maximum of 75 square feet in sign face area.
- b. Future projects on site, including any new development, additions, expansions, alterations, and similar work shall comply with all development standards of the C-4 General Commercial zone district and the SMC.
- c. Expiration: This variance shall become null and void if a building permit for the monument sign is not secured and active construction initiated within one (1) year of the effective date of this resolution.
- d. Maintenance: The permitted monument sign and all associated landscaping at its base shall be continuously maintained in a clean, structurally sound, and safe condition by the property owner. Any damaged or non-functioning electrical or lighting elements shall be repaired or replaced within 14 days of given notice.
- e. Graffiti Abatement: The applicant shall remove any graffiti painted or affixed to the sign structure within 24 hours of identification or city notification.

- 5. Effective Date. This Resolution shall become effective immediately.

* * * * *

I HEREBY CERTIFY that the foregoing is a full, true, and correct copy of a Resolution duly and regularly adopted and passed by the Planning Commission of the City of Sanger, California, at a meeting held on the 29th day of June, 2026, by the following vote:

AYES:

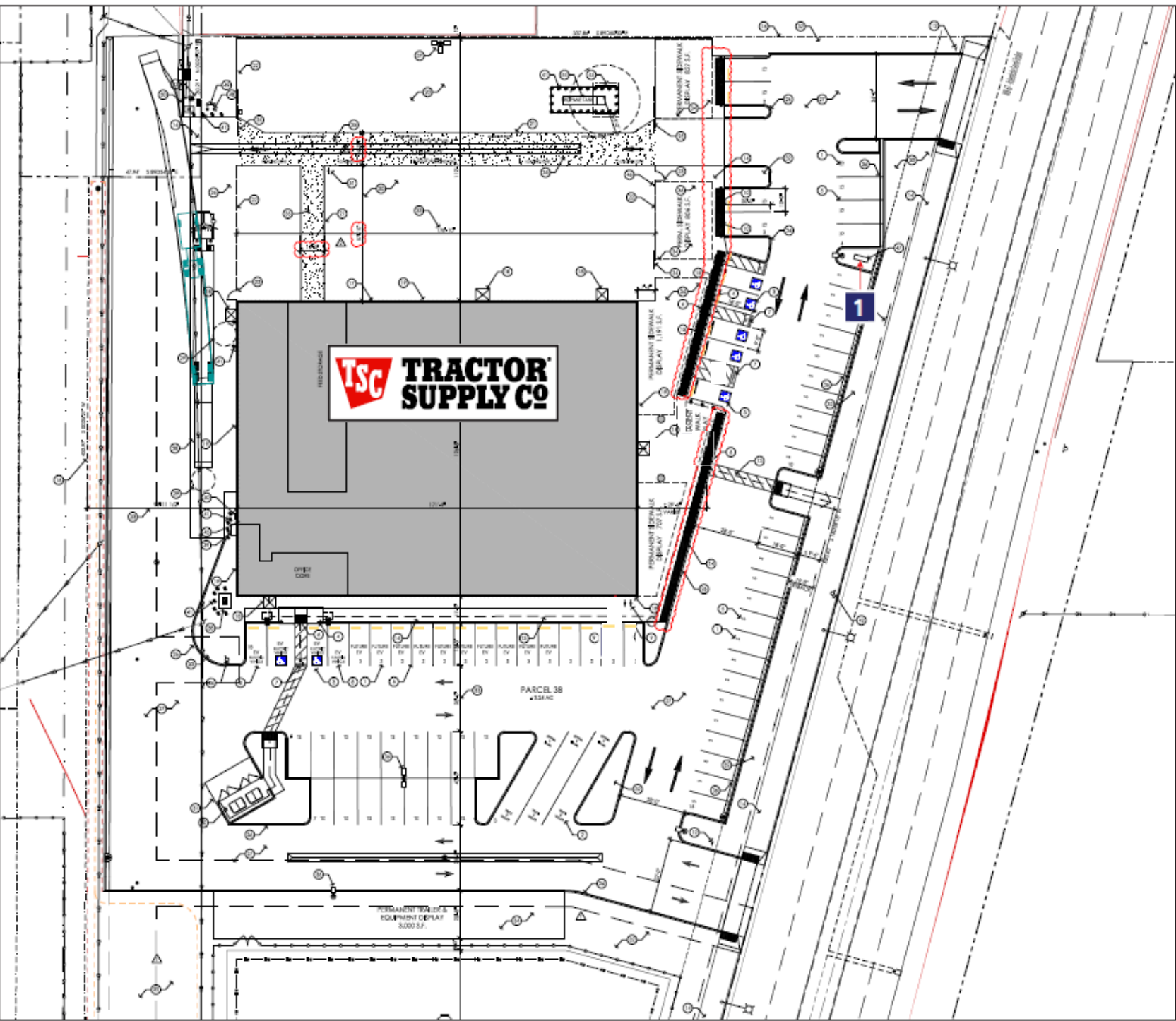
NOES:

ABSTAIN:

ABSENT:

Dated: June 29th, 2026

*Lina Martinez,
City Clerk
of the City of Sanger*



DESIGN SIGN STATUS - FREESTANDING SIGNS

1 ACADEMY AVE. D/F MONUMENT SIGN - ILLUMINATED



SealPact 2026-04-17 01:00:27 EST
Click seal or scan QR Code for
verification; otherwise not valid.

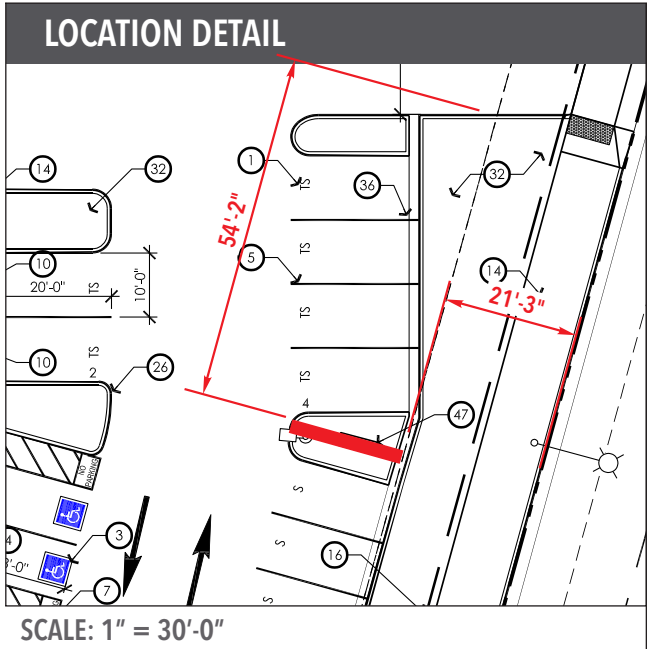
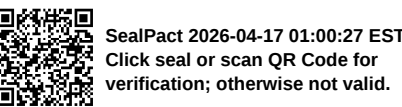


It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

image national signs ...bringing your image to light! 16265 Star Rd., Nampa, ID 83687 - toll free: 800.592.8058 - tele: 208.345.4020 imagenational.com	UL LISTED NAMPA PLANT - UL #433195-001 U.S. & P.R. - All signs conform to UL-48/2161 (labeled accordingly) & must comply with UL-41.1 install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with requirements of article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.	TSC TRACTOR SUPPLY CO	Site #: 3174 SANGER AVE & ACADEMY AVE SANGER, CA 93657	File: TSC-3174-SANGER CA-032426-R1	Version: 1	Date: 03/24/26
			Account Manager: BL	Designer: RA	Reviewed by:	Page 2 of 4
				Engineer:		

Sign 1 NEW D/S MONUMENT SIGN - ILLUMINATED

SCALE: 1/4" = 1'-0"



GENERAL / INSTALLER NOTES:	
CITY CODE & ALLOWANCES:	
- REQUIRES A VARIANCE 35.0 SQ.FT. Maximum cabinet size 10'-0" Maximum height 3'-0" Setback from property line - Count only sign face	
ALLOWED SQ. FT.: 35.0	ALLOWED OAH: 10'-0"
PROPOSED SQ. FT.: 75.0	PROPOSED OAH: 8'-0"

SIGN DETAILS:

M75

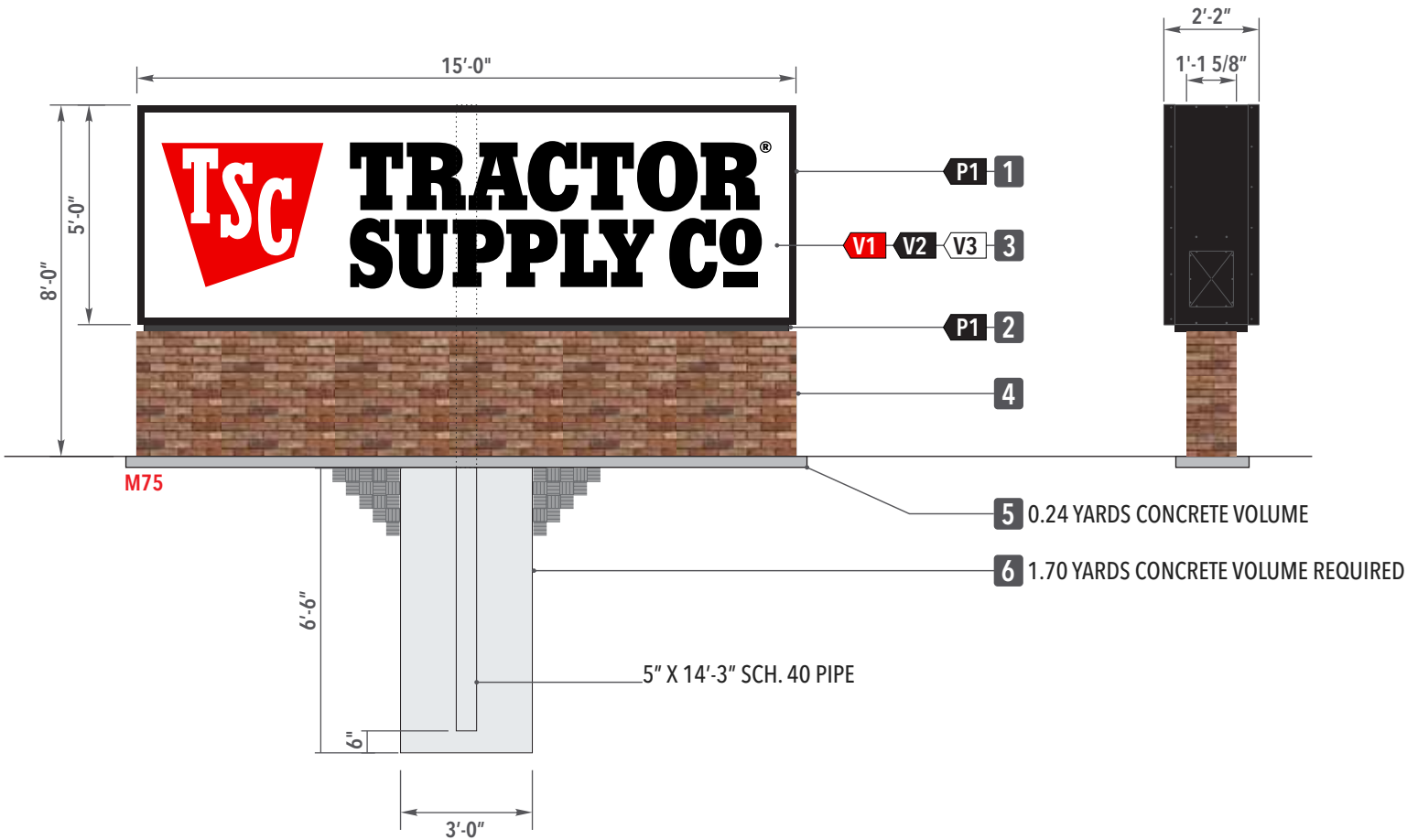


SIMULATED NIGHT VIEW

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

Sign 1 NEW D/S MONUMENT SIGN - ILLUMINATED

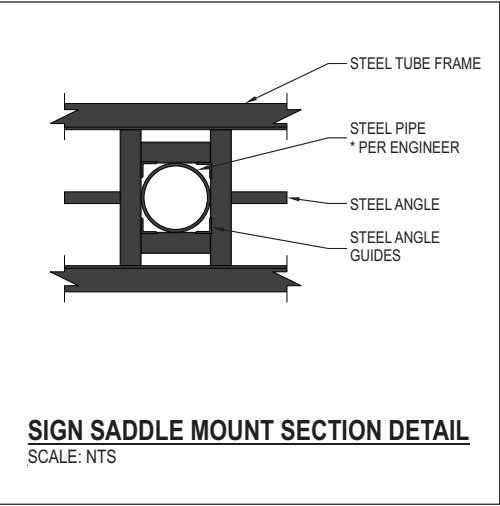
SCALE: 1/4" = 1'-0"



FABRICATION SPECIFICATIONS			
1	CABINET	CONSTRUCTION	FABRICATED STEEL
		RETAINER	2" .050 ALUMINUM
		CABINET DEPTH	2'-2"
		COLOR	PER COLOR KEY
		ILLUMINATION	WHITE LED
2	REVEAL	MATERIAL	ALUMINUM
		COLOR	PER COLOR KEY
3	FACE	MATERIAL	FLEX FACE
		VINYL	PER COLOR KEY
4	BASE	MATERIAL	MASONRY BRICK
		COLOR	PER COLOR KEY
5	PAD	TYPE	0.24 YARDS CONCRETE VOLUME
6	FOOTER	TYPE	1.70 YARDS CONCRETE VOLUME

NOTES	
N	

COLOR KEY		
V1	VINYL	3M 3630-43 LIGHT TOMATO RED
V2	VINYL	3M 7725-12 BLACK
V3	VINYL	3M MATTE LAMINATE
P1	PAINT	BLACK - HIGH GLOSS FINISH
NOTE: THE COLORS DEPICTED ON THIS RENDERING REPRESENT COLOR INTENT ONLY AND MAY NOT MATCH ACTUAL COLORS ON FINISHED PRODUCT. PLEASE REFER TO COLOR CALL-OUTS AND SPECIFIED VENDOR SAMPLES FOR APPROVED COLOR SPECIFICATIONS.		



SealPact 2026-04-17 01:00:27 EST
Click seal or scan QR Code for
verification; otherwise not valid.

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

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16265 Star Rd., Nampa, ID 83687 - toll free: 800.592.8058 - tele: 208.345.4020

imagenational.com

NAMPA PLANT -
UL #433195-001

U.S. & P.R. - All signs conform to UL-48/2161 (labeled accordingly) & must comply with UL-41.1 install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with requirements of article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.

TRACTOR SUPPLY CO

Site #: 3174

SANGER AVE & ACADEMY AVE

SANGER, CA 93657

File:TSC-3174-SANGER CA-032426-R1

Version: 1

Date: 03/24/26

Designer: RA

Reviewed by:

Account Manager: BL

Engineer:

Page

4 of 4



CITY OF SANGER
 Planning Commission
 Meeting of June 29, 2026

TO: Sanger Planning Commission

FROM: Dr. Joshua Goggins, Community Development Director

SUBJECT: **Public Hearing**
 Extension to Conditional Use Permit No. 2021-02 (CUP 2021-02), which conditionally approved installation and operation of a Battery Energy Storage System (BESS) array at the existing power plant located at 1125 Muscat Avenue, Sanger, CA 93657, APN 332-042-71

ATTACHMENTS:

- A. Site Plan
- B. Clearlight letter dated May 14, 2026
- C. Planning Commission Resolution No. 2026-09

RECOMMENDATION:

Staff recommends the Planning Commission conduct the public hearing and adopt **Resolution No. 2026-09**, approving the one (1) year extension of CUP 2021-02, which will expire on June 29, 2027. This is consistent with the provisions of Sanger Municipal Code Section 90-998 and 90-1001(a)(2).

PROJECT SITE & SURROUNDINGS:

Property Owner: Algonquin Power Sanger LLC
Parcel Size: 14.92 Acres
Existing Land Use: Natural gas fired power plant
Zoning Designation: Heavy Industrial

ADJOINING LAND USES:

	General Plan	Zone District	Existing Land Use
North	Industrial – Light	M-L, Light Manufacturing	ADCO Manufacturing, Vacant
South	Industrial – Heavy; Public Facility	M-H, Heavy Manufacturing; RSC, Recreation, Schools, and Conservation	Truss Frame Manufacturing
East	Industrial – Heavy	M-H, Heavy Manufacturing	Vacant
West	Industrial – Heavy; Public Facility	M-H, Heavy Manufacturing; RSC, Recreation, Schools, and Conservation	Auto Body Shop, Vacant

PROJECT BACKGROUND SUMMARY:

This application is for a one-year extension of the previously approved Conditional Use Permit to install and operate a Battery Energy Storage System (BESS) array at the site of the existing natural gas combined-cycle power plant located at 1125 Muscat Avenue, within the southeastern quadrant of the City.

Conditional Use Permit No. 2021-02 was originally approved by the Sanger Planning Commission on January 27, 2022. An extension of one year and 100 days was subsequently approved by the Planning Commission on January 25, 2024, through Resolution No. 2024-02, extending the permit expiration date to May 5, 2025. The Applicant then requested and the City subsequently received, an additional one (1) year extension on May 2, 2025, which was approved by the Planning Commission on June 26, 2025, via Resolution No. 2025-04, extending the permit to June 25, 2026. On May 14, 2026, the applicant submitted the current request for an additional one-year extension of Conditional Use Permit No. 2021-02.

The applicant states that ongoing ownership transitions, market conditions, and economic uncertainties have continued to affect project timelines and investment decisions associated with large-scale energy infrastructure projects. Additionally, fluctuations in supply chains, equipment procurement schedules, and financing conditions have contributed to project delays beyond the applicant's control. The applicant has indicated that it remains committed to the project and intends to move forward with development upon stabilization of these factors.

Documentation submitted with the extension requests demonstrates continued due diligence by the applicant in maintaining the entitlement and evaluating opportunities to advance the project. The requested extension would allow additional time to complete project planning, financing, and implementation activities necessary for construction and operation of the approved Battery Energy Storage System.

Granting the extension does not modify the project or the conditions of approval from previous approvals.

REQUIRED FINDINGS FOR CONDITIONAL USE PERMIT APPROVAL:

Staff recommendation is that the Planning Commission approve the extension to Conditional Use Permit No. 2021-02. A draft resolution, approving Conditional Use Permit No. 2021-02 extension, has been prepared. As described in the attached correspondence from the Applicant, the Applicant has been diligently pursuing use under the conditional use permit.

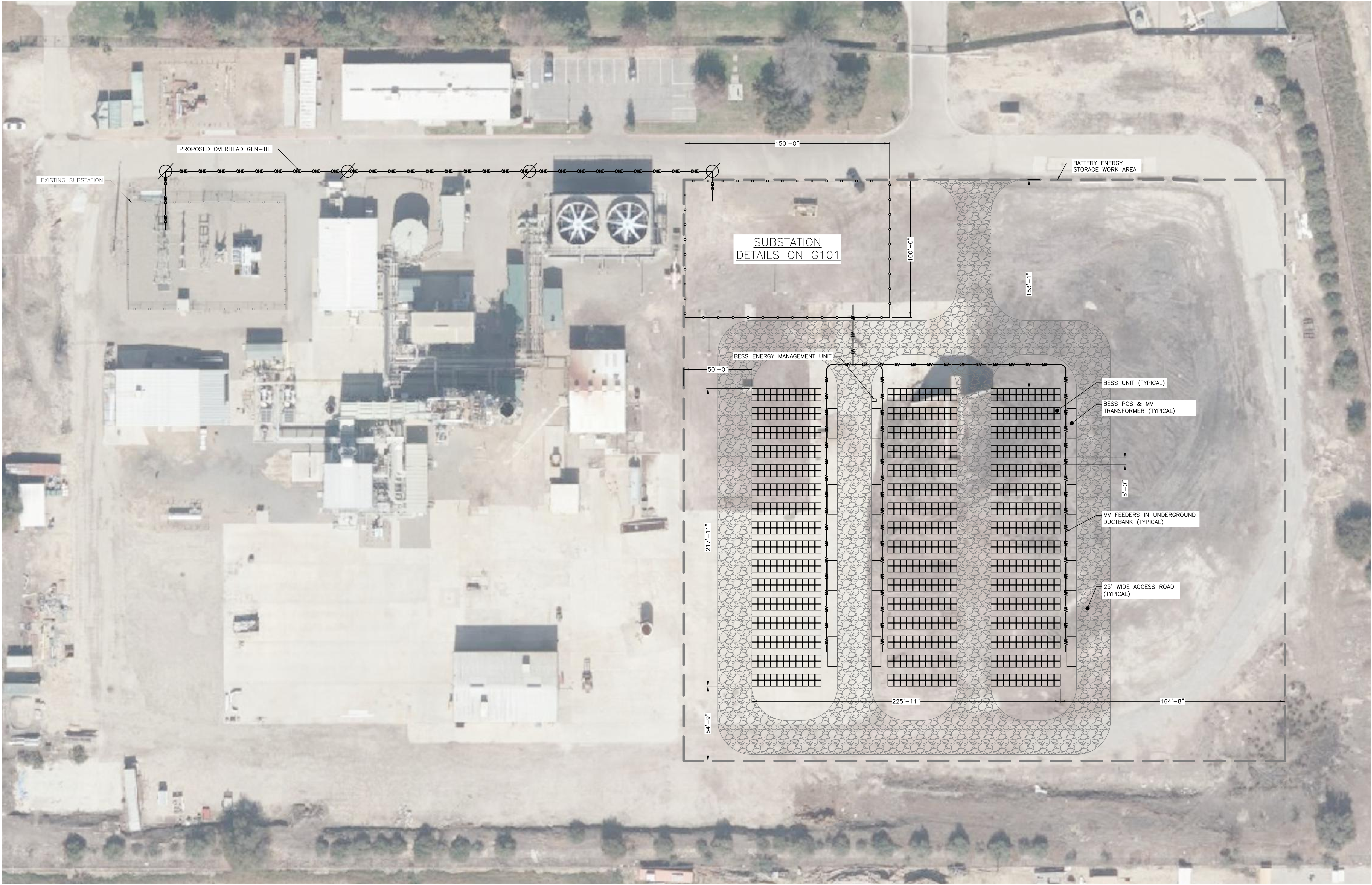
ENVIRONMENTAL ANALYSIS

The proposed Conditional Use Permit is considered a project by California Environmental Quality Act (CEQA). An Initial Study was conducted by the lead agency, and no significant environmental impacts were identified. A Notice of Intent to adopt a Negative Declaration was prepared and filed with the County Clerk on December 28, 2021. The lead agency has prepared a Negative Declaration and filed a Notice of Determination with the County Clerk on February 1, 2022, pursuant to Cal. Code Regs. tit. 14 § 15094 (a). Approval of Resolution 2021-02 adopted the Negative Declaration for the project, making a finding that the proposed project will not have any significant adverse impacts to the human environment. No further action is required.

PLOT DATE: 8/30/2021 9:52 AM

RULER IN INCHES:

0 1/2 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18



1 SITE PLAN
G100 SCALE: 1" = 30'-0"



DRAWING TITLE

SITE PLAN

DRAWING #
G100

PROJECT BATTERY ENERGY STORAGE SYSTEM AT
SANGER
1125 MUSCAT AVE
SANGER, CA 93657

AC SYSTEM SIZE: 96,000 kW
BESS UNIT: FLEXGEN FLEXPAC
BATTERY CAPACITY: 384,000 kWh
BESS UNITS: 96

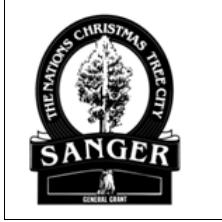
PAGE SIZE
36" x 24"
PROJECT #
02771

DEVELOPER
Algonquin
POWER
3500 S. ROAD
SUNNYVALE, CA 94086
OAKVILLE, ON L6J 2X1
WWW.ALGONQUINPOWER.COM



PUREPOWER
111 RIVER STREET
EUREKA, CA 95501
WWW.PUREPOWER.COM
RICHARD A. WINS
CA LICENSE NO. 20357

DATE	REVISION DESCRIPTION	FW	ENG	CHK
08/24/2021	SITE PLAN	BA	ZC	RL



CITY OF SANGER
PLANNING COMMISSION
RESOLUTION NO. 2026-09

CONDITIONAL USE PERMIT NO. 2021-02 EXTENSION

**CONDITIONAL USE PERMIT NO. 2021-02 EXTENSION REQUEST
FILED BY CLEARLIGHT ENERGY, FORMERLY LIBERTY
POWER AND ALGONQUIN POWER, TO ALLOW EXTENSION OF
APPROVAL OF CONDITIONAL USE PERMIT NO. 2021-02, FIRST
APPROVED JANUARY 27, 2022, TO ALLOW INSTALLATION AND
OPERATION OF A BATTERY ENERGY STORAGE SYSTEM
(BESS) ARRAY, AT THE EXISTING POWER PLANT, LOCATED
AT 1125 MUSCAT AVENUE, SANGER, CA 93657, APN 332-041-71**

WHEREAS, the Planning Commission of the City of Sanger did conduct a duly noticed public hearing in the Council Chambers of the Sanger City Hall in Sanger, California, on June 29, 2026, to consider extension of approval of Conditional Use Permit No. 2021-02, first approved January 27, 2022, to allow installation and operation of a Battery Energy Storage System (BESS) array, at the existing power plant, located at 1125 Muscat Avenue, Sanger, CA 93657, APN 332-041-71; and

WHEREAS, the Planning Commission adopted Resolution No. 2025-04 on June 26, 2025, approving an extension of Conditional Use Permit No. 2021-02 until June 25, 2026; and

WHEREAS, City Staff received an extension request letter dated May 14, 2026, requesting an additional extension to Conditional Use Permit No. 2021-02 approval, stating delays caused due to ownership transition and supply chains have caused a hold on the project; and

WHEREAS, the Planning Commission reviewed the staff report prepared for the extension to Conditional Use Permit No. 2021-02 and heard public testimony offered at the hearing; and

WHEREAS, the proposed Conditional Use Permit extension is considered a project by California Environmental Quality Act (CEQA). An Initial Study was conducted by the lead agency, and no significant environmental impacts were identified. A Notice of Intent to adopt a Negative Declaration was prepared

and filed with the County Clerk on December 28, 2021. The lead agency has prepared a Negative Declaration and filed a Notice of Determination with the County Clerk on February 1, 2022, pursuant to Cal. Code Regs. tit. 14 § 15094 (a). Approval of Resolution 2021-02 adopted the Negative Declaration for the project, making a finding that the proposed project will not have any significant adverse impacts to the human environment. No further action is required.

WHEREAS, the Commission can make all the findings required for approval of the extension of approval for CUP No. 2021-02, and desires to approve the same.

NOW, THEREFORE BE IT RESOLVED, by the Planning Commission as follows:

1. Recitals. The Planning Commission finds the foregoing recitals and findings are true and are hereby incorporated by reference as if set forth in full.
2. CEQA. The Planning Commission, confirms the prior adoption of the Negative Declaration prepared for the Algonquin BESS Project, adopted on January 27, 2022, and finds this project has already been environmentally assessed. There are no significant, material, or adverse change of conditions, and none of the conditions described in CEQA Guidelines sections 15162 or 15164 are applicable. As such, no further analysis is required under CEQA.
3. Findings Regarding CUP. The Planning Commission finds and determines that there is substantial evidence in the administrative record to support the Planning Commission determination that the extension of the previously approved CUP, as conditioned, is consistent with the requirements of the Sanger City Code requirements applicable to the extension of a CUP.
4. Use Permit Extension Approved. For all the foregoing reasons, and each of them, the Planning Commission approves the extension to the approval of Conditional Use Permit 2021-02, subject to the conditions set forth in Exhibit “A”, for a period of one year from June 29, 2026, expiring on June 29, 2027.
5. Effectiveness. This Resolution shall become effective immediately.

* * * * *

I HEREBY CERTIFY that the foregoing is a full, true, and correct copy of a Resolution duly and regularly adopted and passed by the Planning Commission of the City of Sanger, California, at a meeting held on the 29th day of June 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Dated: June 29, 2026

*Lina Martinez
City Clerk
City of Sanger*



Exhibit A
Conditions of Approval
Conditional Use Permit No. 2021-02
APN 332-041-71
June 29, 2026

<u>Property Owner:</u>	Algonquin Power Sanger LLC
<u>Parcel Size:</u>	14.92 Acres
<u>Existing Land Use:</u>	Natural gas fired power plant
<u>General Plan Designation:</u>	Industrial - Heavy
<u>Zoning Designation:</u>	Heavy Industrial

Notice to Applicant

Pursuant to Government Codes Section 66020(d)(1) and/or Section 66499.37, any protest related to the imposition of fees, dedications, reservations, or exactions for this project or any proceedings undertaken regarding the City's actions taken or determinations made regarding the project, including but not limited to validity of conditions of approval must occur within ninety (90) calendar days after the date of decision. This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.

IMPORTANT: PLEASE READ CAREFULLY

This project is subject to a variety of discretionary conditions of approval. These include conditions based on adopted City plans and policies; those determined through plan review and environmental assessment essential to mitigate adverse effects on the environment including the health, safety, and welfare of the community; and recommended conditions for development that are not essential to health, safety, and welfare, but would on the whole enhance the project and its relationship to the neighborhood and environment.

Approval for the extension of Conditional Use Permit No. 2021-02 will ultimately be deemed final unless appealed by the applicant to the City Council within ten (10) days after the date of mailing of the Planning Commission decision, as shown by the postmark of the resolution. In the event you wish to appeal the Planning Commission's decision, you may do so by filing a written appeal with the City Clerk. The appeal shall state the grounds for the appeal and wherein the Commission failed to conform to the requirements of the ordinance. This should include identification of the decision or action appealed and specific reasons why you believe the decision or action appealed should not be upheld.

This use permit is granted, and the conditions imposed, based upon the application submittal provided by the applicant. The application is material to the issuance of this use permit. Unless the conditions of approval specifically require operation inconsistent with the application, a new

or revised use permit is required if the operation of this establishment changes or becomes inconsistent with the application. Failure to operate in accordance with the conditions and requirements imposed may result in revocation of the use permit, or any other enforcement remedy available under the law. The City shall not assume responsibility for any deletions or omissions resulting from the, use permit review process, or for additions or alterations to any construction or building plans not specifically submitted and reviewed and approved pursuant to this use permit or subsequent amendments or revisions. These conditions are conditions imposed solely upon the use permit as delineated herein and are not conditions imposed on the City or any third party. Likewise, imposition of conditions to ensure compliance with federal, state, or local laws and regulations does not preclude any other type of compliance enforcement.

These conditions are applicable to any person or entity making use of this Conditional Use Permit, and references to “developer” or “applicant” herein also include any applicant, property owner, owner, lessee, operator, or any other person or entity making use of this Conditional Use Permit.

Conditional Use Permit No. 2021-02 shall comply with all of the following conditions of approval:

A. General

1. Violation of Conditional Use Permit No. 2021-02 **will** result in the Planning Commission review of Conditional Use Permit and may result in initiation of revocation of the Conditional Use Permit.
2. The Applicant shall secure all necessary permits from the City of Sanger and shall pay any and all applicable fees prior to operating the conditionally approved use.
3. The Applicant shall secure a building permit and pay all building and development impact fees as required by the City of Sanger.
4. A Grading and Drainage Plan shall be prepared by a California registered civil engineer and submitted to the City Engineer for approval prior to issuance of any Building Division permit(s).
5. If approved, plans, permits, and inspections are required including site development and accessibility based upon California Codes in effect at the time of plan check submittal for any proposed development.
6. The Owner/Applicant is also required to obtain permits from other enforcement agencies including but not limited to the following: (1) City of Sanger Fire Prevention, (2) Utility company permitting coordination.
7. The name and phone number of a contact person shall be on file with the Sanger Police Department in case of emergencies.
8. Any graffiti shall be removed within 24 hours.
9. All the Conditions of Approval for all previously granted Conditional Use Permits, including CUPs 89-1, 93-4, and 2018-07, for the subject property shall remain in full force and effect.
10. The subject site shall be well maintained by ensuring that the landscaping is effectively watered, mowed, pruned, fertilized, and weeded; that the signs are properly painted and displayed; and that any irrigation systems are regularly inspected to insure against leaks, overspray and water times that are not conservation effective.
11. The Applicant shall defend, indemnify, and hold harmless the City Parties, from and against any and all claims, damages, losses, judgements, liabilities, causes of action,

expenses and other costs, including, without limitation, litigation, causes of action, expenses and other costs, including, without limitation, litigation costs and attorney's fees arising out of, resulting from, or in any way in connection with any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Conditional Use Permit (CUP) work.

12. The Applicant agrees its obligations to defend, indemnify and hold harmless, shall include without limitation, City staff time, copying costs, court costs, the costs of any judgements or awards against the City Parties for damages, losses, litigation costs, or attorney's fees arising out of, resulting from, or in any way in connection with any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the (CUP) work.
13. The Applicant agrees that the City may, at any time, require the Applicant to reimburse the City for costs that have been, or which the City reasonably anticipated will be, incurred by the City during the course of any suit proceeding regarding violation of any prevailing wage law, rule or regulation. Such attorney fees shall include any and all attorney fees incurred by the City from its legal counsel, Montoy Law Corporation and any special legal counsel retained by the City. Applicant shall reimburse the City within thirty (30) days of receipt of an itemized written invoice from the City. Failure of the Applicant to timely reimburse the City shall be considered a material violation of the conditions of approval of the CUP.

-END OF CONDITIONS-



May 14, 2025

Mr. Joshua Goggins & Mr. Ethan Davis
1700 7th Street
Sanger, CA 93657
Joshua.Goggins@ci.sanger.ca.us
Ethan.Davis@ci.sanger.ca.us

Dear Mr. Goggins and Mr. Davis,

Please accept this letter as a formal request for extension of Conditional Use Permit No. 2022-01 (see attached Appendix #1).

As discussed in the previous extension request that was approved in 2025 (see Appendix #2), Algonquin Power/Liberty Power (owner of the Sanger thermal facility) went through a sale process in 2024, sold to Clearlight Energy, whereby financial investments and commitments were put on hold and therefore substantial progress on the schedule of the proposed Battery Storage project (Project) was not made. In December 2025, Clearlight Energy completed the acquisition of BP wind assets which has led to an updated review of capital utilization as a company in which Clearlight continues to evaluate the long-term options for the Sanger asset.

Furthermore, uncertainty surrounding global economics and supply chains continues to evolve, plus pose a significant challenge and delay the project schedule, causing project economics to be re-examined relating to the battery storage facility.

Based on the above information the team is respectfully requesting a further extension of one year. Please let us know if you require anything further to process this request.

Regards,

Gabriella Kovacs
Environmental Planner, Clearlight Energy
647-528-6439



Appendix #1: Conditional Use Permit No. 2022-01



2115 South Service Road W., Mailbox #6
Oakville, ON L6L 5W2

E: info@clearlightenergy.com
W: clearlightenergy.com

The Future is Clear.



CITY OF SANGER
PLANNING COMMISSION

RESOLUTION NO. 2022-01

CONDITIONAL USE PERMIT NO. 2022-01

CONDITIONAL USE PERMIT NO. 2022-01 FILED BY SEAN FAIRFIELD, ALGONQUIN POWER SANGER LLC, C/O ALGONQUIN POWER FUND (AMERICA) INC., TO ALLOW INSTALLATION AND OPERATION OF A BATTERY ENERGY STORAGE SYSTEM (BESS) ARRAY, AT THE EXISTING POWER PLANT, LOCATED AT 1125 MUSCAT AVENUE, SANGER, CA 93657, APN 332-041-71.

WHEREAS, the Planning Commission of the City of Sanger did conduct a duly noticed public hearing in the Council Chambers of the Sanger City Hall in Sanger, California, on January 27, 2022, to consider Conditional Use Permit Application No. 2022-01, to allow installation and operation of a Battery Energy Storage System (BESS) array, at 1125 Muscat Avenue, Sanger, CA 93657, APN332-041-71; and

WHEREAS, the Commission, reviewed the staff report prepared for the Project which is herein incorporated by this reference; and heard public testimony offered at the hearing on the project; and

WHEREAS, the proposed Conditional Use Permit is considered a project by California Environmental Quality Act (CEQA). An Initial Study was conducted by the lead agency, and no significant environmental impacts were identified. A Notice of Intent to adopt a Negative Declaration was prepared and filed with the County Clerk on December 28, 2021. The lead agency has prepared a Negative Declaration and shall file a Notice of Determination with the County Clerk no more than five (5) days after the adoption of the Negative Declaration, pursuant to Cal. Code Regs. tit. 14 § 15094 (a); and

WHEREAS, the Commission can make all the finding required for approval of CUP No. 2022-01, and desires to approve the same.

NOW, THEREFORE BE IT RESOLVED, by the Planning Commission as follows:

ATTACHMENT C

ITEM H.1.

1. Recitals. The Planning Commission finds the foregoing recitals and findings are true and are hereby incorporated by reference as if set forth in full.
2. Findings Regarding CUP. The Planning Commission finds and determines that there is substantial evidence in the administrative record to support the Planning Commission determination that the CUP, as conditioned, is consistent with the requirements of the Sanger City Code requirements applicable to the CUP. Based on the evidence in the administrative record, the Planning Commission further approves, accepts as its own, and makes each and every one of the findings contained set forth below that the proposed CUP No. 2022-01 is consistent with Sanger City Code Section 90-999 as follows:

- a. Finding 1: *That the site for the proposed use is adequate in size and shape to accommodate the use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this chapter to adjust the use with land and uses in the neighborhood.*

The site is an existing facility that has previously and is currently used for heavy industrial purposes (the generation of electricity). The site is adequate in size and shape to accommodate the proposed use. This finding can be made.

- b. Finding 2: *That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.*

The existing facility is located in the established M-H (Heavy Manufacturing) district. The surrounding area is built out with adequate street pavement to accommodate traffic generated by the proposed use. This finding can be made.

- c. Finding 3: *That the proposed use will have no adverse effect upon adjoining or other properties. In making this determination, the commission shall consider the proposed location of improvements on the site; vehicular ingress, egress and internal circulation; setbacks; height of buildings; walls and fences; landscaping; outdoor lighting; signs; and such other characteristics as will affect surrounding properties.*

The site of the proposed use is located in the M-H, Heavy Manufacturing district. The M-H district is intended to provide for the establishment of industrial uses, accommodating a variety of manufacturing and industrial uses. This finding can be made.

- d. Finding 4: *That the proposed use is consistent with the objectives and policies of the city general plan.*

The 2035 General Plan states that the Heavy Manufacturing designation is intended to provide for a full range of manufacturing and processing activities, including uses that exhibit characteristics such as noise, vibration, odors, or hazards that may make them

ATTACHMENT C

ITEM H.1.

unsuitable for the Light Manufacturing designation. The proposed project meets all locational criteria, as well as on- and off-site requirements. This finding can be made.

- e. Finding 5: *That the conditions of approval are necessary to protect the public health, safety and general welfare.*

The conditions of approval regulate the operation and installation of the proposed BESS project and are intended to allow the proposed use to operate harmoniously with surrounding uses. The conditions of approval are necessary to protect the public health, safety and general welfare. This finding can be made.

3. Findings Regarding CEQA. The Planning Commission, as lead agency, hereby adopts the Negative Declaration prepared for the Algonquin BESS Project. Finding that there are no significant, adverse impacts to the human environment as a result of this action by the agency.
4. Use Permit Approved. For all the foregoing reasons, and each of them, the Planning Commission approves Conditional Use Permit 2022-01, as conditioned.
5. Conditions of Approval.
 1. Violation of Conditional Use Permit No. 2022-01 **will** result in the Planning Commission review of Conditional Use Permit and may result in initiation of revocation of the Conditional Use Permit.
 2. The Applicant shall secure all necessary permits from the City of Sanger and shall pay any and all applicable fees prior to operating the conditionally approved use.
 3. The Applicant shall secure a building permit and pay all building and development impact fees as required by the City of Sanger.
 4. A Grading and Drainage Plan shall be prepared by a California registered civil engineer and submitted to the City Engineer for approval prior to issuance of any Building Division permit(s).
 5. If approved, plans, permits, and inspections are required including site development and accessibility based upon California Codes in effect at the time of plan check submittal for any proposed development.
 6. The Owner/Applicant is also required to obtain permits from other enforcement agencies including but not limited to the following: (1) City of Sanger Fire Prevention, (2) Utility company permitting coordination.
 7. The name and phone number of a contact person shall be on file with the Sanger Police Department in case of emergencies.
 8. Any graffiti shall be removed within 24 hours.
 9. All the Conditions of Approval for all previously granted Conditional Use Permits, including CUPs 89-1, 93-4, and 2018-07, for the subject property shall remain in full force and effect.
 10. The subject site shall be well maintained by ensuring that the landscaping is effectively watered, mowed, pruned, fertilized, and weeded; that the signs are properly painted and displayed; and that any irrigation systems are regularly inspected to insure against leaks, overspray and water times that are not conservation effective.
 11. The Applicant shall defend, indemnify, and hold harmless the City Parties, from and against any and all claims, damages, losses, judgements, liabilities, causes of action,

ATTACHMENT C

ITEM H.1.

expenses and other costs, including, without limitation, litigation, causes of action, expenses and other costs, including, without limitation, litigation costs and attorney's fees arising out of, resulting from, or in any way in connection with any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Conditional Use Permit (CUP) work.

12. The Applicant agrees its obligations to defend, indemnify and hold harmless, shall include without limitation, City staff time, copying costs, court costs, the costs of any judgements or awards against the City Parties for damages, losses, litigation costs, or attorney's fees arising out of, resulting from, or in any way in connection with any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the (CUP) work.
13. The Applicant agrees that the City may, at any time, require the Applicant to reimburse the City for costs that have been, or which the City reasonably anticipated will be, incurred by the City during the course of any suit proceeding regarding violation of any prevailing wage law, rule or regulation. Such attorney fees shall include any and all attorney fees incurred by the City from its legal counsel, Montoy Law Corporation and any special legal counsel retained by the City. Applicant shall reimburse the City within thirty (30) days of receipt of an itemized written invoice from the City. Failure of the Applicant to timely reimburse the City shall be considered a material violation of the conditions of approval of the CUP.

5. Effectiveness. This Resolution shall become effective immediately.

* * * * *

I HEREBY CERTIFY that the foregoing is a full, true, and correct copy of a Resolution duly and regularly adopted and passed by the Planning Commission of the City of Sanger, California, at a meeting held on the 27th day of January 2022, by the following vote:

AYES: ESQUER, CARTER, DANISKA, ECHEVERRIA, WALL

NOES:

ABSTAIN:

ABSENT: GARCIA, MORENO, YAMADA

Dated: January 27, 2022



*David Brletic
Secretary of the Planning Commission
of the City of Sanger*

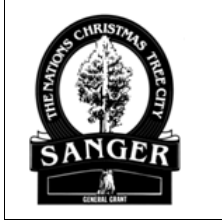


Appendix #2: June 26, 2025 Approval of Extension Request

400 – 2275 Upper Middle Road East
Oakville, ON L6H 0C3

E: info@clearlightenergy.com
W: clearlightenergy.com

The Future is Clear.



CITY OF SANGER
PLANNING COMMISSION
RESOLUTION NO. 2025-04

CONDITIONAL USE PERMIT NO. 2022-01 EXTENSION

CONDITIONAL USE PERMIT NO. 2022-01 EXTENSION REQUEST FILED BY GABRIELLA KOVACS, ON BEHALF OF CLEARLIGHT ENERGY, TO ALLOW EXTENSION OF APPROVAL OF CONDITIONAL USE PERMIT NO. 2022-01, FIRST APPROVED JANUARY 27, 2022, TO ALLOW INSTALLATION AND OPERATION OF A BATTERY ENERGY STORAGE SYSTEM (BESS) ARRAY, AT THE EXISTING POWER PLANT, LOCATED AT 1125 MUSCAT AVENUE, SANGER, CA 93657, APN 332-041-71

WHEREAS, the Planning Commission of the City of Sanger did conduct a duly noticed public hearing in the Council Chambers of the Sanger City Hall in Sanger, California, on June 26, 2025, to consider extension of approval of Conditional Use Permit No. 2022-01, first approved January 27, 2022, to allow installation and operation of a Battery Energy Storage System (BESS) array, at the existing power plant, located at 1125 Muscat Avenue, Sanger, CA 93657, APN 332-041-71; and

WHEREAS, the Planning Commission adopted Resolution No. 2024-02 on January 25, 2024, approving an extension of Conditional Use Permit No. 2022-01 until May 5, 2025; and

WHEREAS, City Staff received an extension request letter dated May 2, 2025, requesting an additional extension to Conditional Use Permit No. 2022-01 approval, stating delays caused due to ownership transition and supply chains have caused a hold on the project; and

WHEREAS, the Planning Commission reviewed the staff report prepared for the extension to Conditional Use Permit No. 2022-01 and heard public testimony offered at the hearing; and

WHEREAS, the proposed Conditional Use Permit extension is considered a project by California Environmental Quality Act (CEQA). An Initial Study was conducted by the lead agency, and no significant environmental impacts were identified. A Notice of Intent to adopt a Negative Declaration was prepared

and filed with the County Clerk on December 28, 2021. The lead agency has prepared a Negative Declaration and filed a Notice of Determination with the County Clerk on February 1, 2022, pursuant to Cal. Code Regs. tit. 14 § 15094 (a). Approval of Resolution 2022-01 adopted the Negative Declaration for the project, making a finding that the proposed project will not have any significant adverse impacts to the human environment. No further action is required.

WHEREAS, the Commission can make all the findings required for approval of the extension of approval for CUP No. 2022-01, and desires to approve the same.

NOW, THEREFORE BE IT RESOLVED, by the Planning Commission as follows:

1. Recitals. The Planning Commission finds the foregoing recitals and findings are true and are hereby incorporated by reference as if set forth in full.
2. CEQA. The Planning Commission, as lead agency, hereby affirms the adoption of the Negative Declaration prepared for the Algonquin BESS Project, adopted on January 27, 2022. There are no significant, adverse impacts to the human environment as a result of this action by the agency.
3. Findings Regarding CUP. The Planning Commission finds and determines that there is substantial evidence in the administrative record to support the Planning Commission determination that the extension of the previously approved CUP, as conditioned, is consistent with the requirements of the Sanger City Code requirements applicable to the extension of a CUP.
4. Use Permit Extension Approved. For all the foregoing reasons, and each of them, the Planning Commission approves the extension to the approval of Conditional Use Permit 2022-01, subject to the conditions set forth in Exhibit “A”, for a period of one year from June 26, 2025.
5. Effectiveness. This Resolution shall become effective immediately.

* * * * *

I HEREBY CERTIFY that the foregoing is a full, true, and correct copy of a Resolution duly and regularly adopted and passed by the Planning Commission of the City of Sanger, California, at a meeting held on the 26th day of June 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Dated: June 26, 2025

A handwritten signature in black ink, appearing to read "D. Sylvester", is enclosed within a thin black rectangular border.

*Derek Sylvester
Secretary of the Planning Commission
of the City of Sanger*



Exhibit A
Conditions of Approval
Conditional Use Permit No. 2022-01
APN 332-041-74
June 26, 2025

<u>Property Owner:</u>	Algonquin Power Sanger LLC
<u>Parcel Size:</u>	14.92 Acres
<u>Existing Land Use:</u>	Natural gas fired power plant
<u>General Plan Designation:</u>	Industrial - Heavy
<u>Zoning Designation:</u>	Heavy Industrial

Notice to Applicant

Pursuant to Government Codes Section 66020(d)(1) and/or Section 66499.37, any protest related to the imposition of fees, dedications, reservations, or exactions for this project or any proceedings undertaken regarding the City's actions taken or determinations made regarding the project, including but not limited to validity of conditions of approval must occur within ninety (90) calendar days after the date of decision. This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.

IMPORTANT: PLEASE READ CAREFULLY

This project is subject to a variety of discretionary conditions of approval. These include conditions based on adopted City plans and policies; those determined through plan review and environmental assessment essential to mitigate adverse effects on the environment including the health, safety, and welfare of the community; and recommended conditions for development that are not essential to health, safety, and welfare, but would on the whole enhance the project and its relationship to the neighborhood and environment.

Approval for the extension of Conditional Use Permit No. 2022-01 will ultimately be deemed final unless appealed by the applicant to the City Council within ten (10) days after the date of mailing of the Planning Commission decision, as shown by the postmark of the resolution. In the event you wish to appeal the Planning Commission's decision, you may do so by filing a written appeal with the City Clerk. The appeal shall state the grounds for the appeal and wherein the Commission failed to conform to the requirements of the ordinance. This should include identification of the decision or action appealed and specific reasons why you believe the decision or action appealed should not be upheld.

This use permit is granted, and the conditions imposed, based upon the application submittal

provided by the applicant. The application is material to the issuance of this use permit. Unless the conditions of approval specifically require operation inconsistent with the application, a new or revised use permit is required if the operation of this establishment changes or becomes inconsistent with the application. Failure to operate in accordance with the conditions and requirements imposed may result in revocation of the use permit, or any other enforcement remedy available under the law. The City shall not assume responsibility for any deletions or omissions resulting from the, use permit review process, or for additions or alterations to any construction or building plans not specifically submitted and reviewed and approved pursuant to this use permit or subsequent amendments or revisions. These conditions are conditions imposed solely upon the use permit as delineated herein and are not conditions imposed on the City or any third party. Likewise, imposition of conditions to ensure compliance with federal, state, or local laws and regulations does not preclude any other type of compliance enforcement.

These conditions are applicable to any person or entity making use of this Conditional Use Permit, and references to “developer” or “applicant” herein also include any applicant, property owner, owner, lessee, operator, or any other person or entity making use of this Conditional Use Permit.

Conditional Use Permit No. 2022-01 shall comply with all of the following conditions of approval:

A. General

1. Violation of Conditional Use Permit No. 2022-01 **will** result in the Planning Commission review of Conditional Use Permit and may result in initiation of revocation of the Conditional Use Permit.
2. The Applicant shall secure all necessary permits from the City of Sanger and shall pay any and all applicable fees prior to operating the conditionally approved use.
3. The Applicant shall secure a building permit and pay all building and development impact fees as required by the City of Sanger.
4. A Grading and Drainage Plan shall be prepared by a California registered civil engineer and submitted to the City Engineer for approval prior to issuance of any Building Division permit(s).
5. If approved, plans, permits, and inspections are required including site development and accessibility based upon California Codes in effect at the time of plan check submittal for any proposed development.
6. The Owner/Applicant is also required to obtain permits from other enforcement agencies including but not limited to the following: (1) City of Sanger Fire Prevention, (2) Utility company permitting coordination.
7. The name and phone number of a contact person shall be on file with the Sanger Police Department in case of emergencies.
8. Any graffiti shall be removed within 24 hours.
9. All the Conditions of Approval for all previously granted Conditional Use Permits, including CUPs 89-1, 93-4, and 2018-07, for the subject property shall remain in full force and effect.
10. The subject site shall be well maintained by ensuring that the landscaping is effectively watered, mowed, pruned, fertilized, and weeded; that the signs are properly painted and displayed; and that any irrigation systems are regularly inspected to insure against leaks, overspray and water times that are not conservation effective.

11. The Applicant shall defend, indemnify, and hold harmless the City Parties, from and against any and all claims, damages, losses, judgements, liabilities, causes of action, expenses and other costs, including, without limitation, litigation, causes of action, expenses and other costs, including, without limitation, litigation costs and attorney's fees arising out of, resulting from, or in any way in connection with any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Conditional Use Permit (CUP) work.
12. The Applicant agrees its obligations to defend, indemnify and hold harmless, shall include without limitation, City staff time, copying costs, court costs, the costs of any judgements or awards against the City Parties for damages, losses, litigation costs, or attorney's fees arising out of, resulting from, or in any way in connection with any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the (CUP) work.
13. The Applicant agrees that the City may, at any time, require the Applicant to reimburse the City for costs that have been, or which the City reasonably anticipated will be, incurred by the City during the course of any suit proceeding regarding violation of any prevailing wage law, rule or regulation. Such attorney fees shall include any and all attorney fees incurred by the City from its legal counsel, Montoy Law Corporation and any special legal counsel retained by the City. Applicant shall reimburse the City within thirty (30) days of receipt of an itemized written invoice from the City. Failure of the Applicant to timely reimburse the City shall be considered a material violation of the conditions of approval of the CUP.

-END OF CONDITIONS-



CITY OF SANGER
Planning Commission
Meeting of June 29, 2026

TO: Sanger Planning Commission

FROM: Joshua Goggins, Community Development Director

SUBJECT: **Public Hearing:** Extension Request for Tentative Parcel No. 2023-02 (located at the southwest corner of Academy and California Ave, APN 315-051-10)

ATTACHMENTS:

- A. Adopt Resolution No. 2026-10 (Approving TPM 2023-02 Extension)
- B. TPM 2023-02 Conditions of Approval

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Planning Commission **Resolution No. 2026-10**, approving a one (1) year extension of time for Tentative Parcel Map 2023-02.

PROJECT SITE & SURROUNDINGS:

Property Owner: Keith & Susan Hodge

Project Size: 12.03 Acres

Existing Land Use: Residential High Density and Storm Drain Facility

Zoning Designation: High Density Multiple Family Residential (RM-1) and Recreation, School and Conservation

Adjoining Land Uses:

	General Plan	Zone District	Existing Land Use
North	Residential – Medium Low Density	AE-20 – Exclusive Agricultural (Fresno County)	Agriculture
South	Commercial - General	Commercial and Light Manufacturing (C-M)	Existing Commercial Businesses
East	Commercial - General	Commercial and Light Manufacturing (C-M)	Vacant and Existing Commercial Businesses
West	Storm Drain Facility (Recharge Basin)	Recreation, School and Conservation	Vacant

PROJECT BACKGROUND AND SUMMARY:

In February 23, 2023, the Planning Commission previously adopted Resolution No. 2023-02 recommending the City Council approve General Plan Amendment No. 2022-01 (GPA 2022-01) and Zoning Ordinance Map Amendment No. 2022-05 (ZMA 2022-05), which redesignated the land use and zone district of portions of the subject property to accommodate a groundwater recharge basin. The City Council then adopted Resolution No. 2023-11 approving GPA 2022-01 and a Finding of Consistency with the 2035 General Plan EIR on March 16, 2023. At the same meeting, the Council also introduced, by title only, Ordinance No. 2023-03. This ordinance was later adopted at the regular City Council meeting on April 6, 2023, changing the zone district of a portion of the property from Light Manufacturing (M-L) to Recreation, School and Conservation (RSC).

The applicant is currently working on their final map. However, the final map may not be completed prior to the expiration date. As such, the applicant has requested an extension.

Accordingly, the project requires Planning Commission approval of a time extension for Tentative Parcel Map 2023-02.

ENVIRONMENTAL ANALYSIS

The City of Sanger previously conducted an environmental analysis of the proposed project, including the impacts of the tentative parcel map. A Finding of Consistency with the 2035 General Plan EIR which considered impacts of the project was adopted by City Council on March 16, 2023. There have not been substantial changes in conditions that would warrant further environmental review since adoption of the Finding of Consistency on March 16, 2023, in accordance with CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations).

REASON FOR RECOMMENDATION:

The applicant wishes to pursue finishing their final map and is requesting an extension of the parcel map's expiration date to ensure it remains valid through the completion of final map review and recordation.

FISCAL IMPACT:

No fiscal impact.

ALTERNATIVES:

The Planning Commission may choose to recommend denial. If so, staff requests the Planning Commission make findings to support a denial.

ACTIONS FOLLOWING APPROVAL:

The applicant will have one additional year to complete their Final Map before Tentative Parcel Map expiration.



CITY OF SANGER
PLANNING COMMISSION

RESOLUTION NO. 2026-10

TENTATIVE PARCEL MAP NO. 2023-02 EXTENSION

**TENTATIVE PARCEL MAP NO. 2023-02 EXTENSION REQUEST
FILED BY KEITH HODGE, TO ALLOW EXTENSION OF
APPROVAL OF A ONE (1) YEAR EXTENSION OF TENTATIVE
PARCEL MAP NO. 2023-02, LOCATED ON THE SOUTHWEST
CORNER OF ACADEMY AND CALIFORNIA AVENUE AT APN
315-051-10.**

WHEREAS, the Planning Commission of the City of Sanger did conduct a duly noticed public hearing in the Council Chambers of the Sanger City Hall in Sanger, California, on June 29, 2026, to consider approval of a one (1) year extension of Tentative Parcel Map No. 2023-02, first approved March 28, 2024, located on the southwest corner of Academy and California Avenue at APN 315-051-10; and

WHEREAS, City Staff received an extension request dated March 24, 2026, requesting an extension to Tentative Parcel Map No. 2023-02 approval; and

WHEREAS, the Planning Commission reviewed the staff report prepared for the extension to Tentative Parcel Map No. 2023-02 and heard public testimony offered at the hearing; and

WHEREAS, the proposed Tentative Parcel Map extension is considered a project by California Environmental Quality Act (CEQA). A Finding of Consistency with the 2035 General Plan EIR which considered impacts of the project was adopted by City Council on March 16, 2023. There have not been substantial changes in conditions that would warrant further environmental review since adoption of the Finding of Consistency on March 16, 2023, in accordance with CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations).

WHEREAS, the Commission can make all the findings required for approval of the extension of approval for TPM No. 2023-02, and desires to approve the same.

NOW, THEREFORE BE IT RESOLVED, by the Planning Commission as follows:

1. Recitals. The Planning Commission finds the foregoing recitals and findings are true and are hereby incorporated by reference as if set forth in full.
2. CEQA. A Finding of Consistency with the 2035 General Plan EIR was adopted by City Council for the project on March 16, 2023. There have not been substantial changes in conditions that would warrant further environmental review since adoption of the Finding of Consistency as contemplated by CEQA Guidelines Section 15162 and 15164. As such, the Planning Commission finds that all required environmental assessment of this project has already been

completed, and no further CEQA assessment is required.

3. Findings Regarding TPM. The Planning Commission finds and determines that there is substantial evidence in the administrative record to support the Planning Commission determination that the extension of the previously approved TPM, as conditioned, is consistent with the requirements of the Sanger City Code requirements applicable to the extension of a TPM.
4. Tentative Parcel Map Extension Approved. For all the foregoing reasons, and each of them, the Planning Commission approves the extension to the approval of Tentative Parcel Map 2023-02, subject to the conditions set forth in Exhibit “A”, for a period of one year from March 28, 2026.
5. Effectiveness. This Resolution shall become effective immediately.

* * * * *

I HEREBY CERTIFY that the foregoing is a full, true, and correct copy of a Resolution duly and regularly adopted and passed by the Planning Commission of the City of Sanger, California, at a meeting held on the 29th day of June 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Dated: June 29, 2026

Lina Martinez
Secretary of the Planning Commission
of the City of Sanger



Exhibit A

Conditions of Approval Tentative Parcel Map No. 2023-02 APN 315-051-10 June 29, 2026

A. Maps and Plans

1. The Developer shall have a final parcel map prepared, in the form prescribed by the Subdivision Map Act and City of Sanger Municipal Code, by a registered civil engineer or licensed land surveyor. The final tract map shall be submitted to the City of Sanger, and shall include, but not be limited to, final parcel map, drawn at a scale of not less than 1"=200', the current filing fee, closure calculations, current preliminary title report, and legal descriptions and drawings of required dedications. Upon approval of the final parcel map, Developer shall submit an electronic copy (PDF) to the City Engineer.
2. Subsequent to entitlement approval and prior to the start of development of the parcel, the Developer shall electronically submit to the City of Sanger Engineering Department a set of construction plans formatted on 24" x 36" sheets for all required improvements. These plans shall be prepared by a registered civil engineer, and shall include a site grading and drainage plan and an overall site utility plan showing locations and sizes of sewer, water, and storm drain mains, laterals, manholes, meters, valves, hydrants, inlets, etc., in addition to all other improvement plans specified herein. All applicable plan check and inspection fees shall be paid with the first submittal of plans. All plans shall be approved by the City and all other involved agencies prior to the release of any development permits.
3. Prior to the initial submittal of the improvement plans, the Developer shall contact the City Engineer to setup a Pre-Submittal Meeting. Developer's engineer is required to attend.
4. Prior to beginning any construction, or within twenty (20) calendar days after the approved plans are released by the City, the Developer shall submit to the City of Sanger Engineering Department an electronic copy (PDF) of the approved set of construction plans and an electronic copy (PDF) of the project specifications, if any.
5. Within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the Developer shall submit to the City of Sanger Engineering Department an electronic plan set copy (PDF) revised to reflect all field revisions and marked "AS-BUILT" for review and approval. Pad Elevation Certification(s) and passing compaction test reports will be required prior to construction of any structure.

B. General

1. The Developer shall comply with all conditions set forth in Chapter 62 of the Sanger Municipal Code (Subdivisions).
2. The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements and other exactions. Pursuant to Section 66020(d) of the Government Code, these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations and other exactions. The applicant is hereby notified that the 90-day protest period, commencing from the date of approval of the project, has begun. If the applicant fails to file a protest regarding any of the fees, dedication requirements, reservation requirements or other exactions contained

in this notice, complying with all the requirements of Section 66020, the applicant will be legally barred from later challenging such exactions.

3. Applicant shall pay all applicable development impact fees at the rate in effect at the time of payment. The Developer may be eligible for fee credits or fee reimbursements for over-sizing of facilities or construction of other eligible facilities included in the City of Sanger's Impact Fee Studies. The City Engineer will determine the type and extent of improvements that are eligible for fee credits or reimbursements.
4. The Developer shall furnish security in a sum to be determined by the City Engineer, prior to final acceptance of the off-site improvements by the City, for the guarantee and warranty of the improvements for a period of one (1) year following the completion and acceptance thereof by the City Council. There is an unique history of the property as a "remainder," and the Developer has indicated that there are no present plans to improve the property. If public improvements required by these conditions of approval have not been installed prior to approval of the final map, then the Developer shall enter into an agreement to complete improvements per Sanger City Code section 62-177. The improvement agreement shall be secured by a bond or security consistent with Sanger City Code section 61-178. Consistent with Government Code section 66499(a)(4), a lien upon the property may be used as security if the City Council finds in its sole discretion that it would not be in the public interest to require the installation of the required improvements sooner than two years after the recordation of the map. If such a lien is used, the Developer shall provide replacement security not consisting of an interest in property (such as cash, bond, etc.) prior to commencing any construction.
5. The Developer shall submit a soils report or a waiver of soils report for approval by the City Engineer with the first submittal of the improvement plans.
6. The Developer shall comply with all the requirements of the local utility (gas and electric), telephone, cable, and other communication companies. It shall be the responsibility of the Developer to notify the local utility, telephone, cable, and other communication companies to remove or relocate utility poles where necessary. The City will not accept first submittal of improvement plans without proof that the Developer has provided the improvement plans and documents showing all proposed work to the utility, telephone, cable, and other communication companies.
7. The Developer shall contact and address all requirements of the United States Postal Service for the location and type of mailboxes to be installed. The location of the facilities shall be approved by the City Engineer prior to approval of improvement plans or any construction. Developer shall submit a copy of the Method of Delivery Agreement (MODA) to the City.
8. The Developer shall comply with, and be responsible for obtaining encroachment permits from the City of Sanger for all work performed within the City's right-of-way and easements.
9. The Developer shall install all improvements within public right-of-way and easements in accordance with the City of Sanger standards, specifications, master plans, and record drawings.
10. All existing overhead and any new utility facilities located on-site, within alleys, and within the street right-of-way or easements along the streets adjacent to this tract shall be undergrounded unless otherwise approved by the City Engineer.
11. The Developer shall provide and pay for all compaction testing required by the City Engineer. Compaction test locations and depths shall be established by the City Engineer. Compaction test results shall be submitted to the City Engineer, in a format acceptable to the City Engineer, for review and approval.

12. If the overall development is to be built in phases, then each phase shall have adequate access as required by the City of Sanger Police and Fire Departments, and the City Engineer. The Developer shall submit a schedule showing the sequence of development within the area covered by the tentative map.
13. During the site construction, any public streets fronting the project shall be kept clear of any construction or landscaping debris and shall not be used as a storage area for equipment, materials, or other items.
14. In order to provide for reasonable municipal protection during all phases of construction, the Developer shall maintain pedestrian and vehicular access to all surrounding properties and buildings to the satisfaction of the City of Sanger Police and Fire Department, and City Engineer.
15. The Developer shall be responsible for all actions of his contractors and subcontractors during the course of any work occurring on the site. The Developer shall designate, in writing before starting work, an authorized representative who shall have complete authority to represent and to act for the Developer. Said authorized representative shall be present at the site of the work at all times while work is actually in progress on the development. During periods when work is suspended, arrangements acceptable to the City Engineer shall be made for any emergency work which may be required. When the Developer or his authorized representative is not present on any particular part of the work where it may be desired to give directions, orders may be given by the City Engineer which shall be received and obeyed by the person or persons in charge of the particular work in reference to which the orders are given. Whenever orders are given to the Developer's representative or superintendent or foreman to do work required for the convenience and safety of the general public because of inclement weather or any other such cause, such work shall be done at the Developer's expense.
16. The Developer shall take all responsibility for his contractors and shall not allow them to work on, place debris on, store supplies or equipment on, or in any other way encroach upon any other properties without the written permission of such property owners. In the event other properties are encroached upon without written permission, work shall be automatically shut down until resolved.

C. Planning

1. Per Sanger City Code Section 62-77, approval of Tentative Parcel Map No. 2023-02 shall expire 24 months from the date that the map was approved. Any extension request for Tentative Parcel Map 2023-02 shall be in accordance with the provisions of the map act. In granting an extension, the Planning Commission may impose new conditions of approval or revise previously imposed conditions of approval.
2. Notwithstanding all other conditions, all construction and improvements need to be in strict accordance with zoning, building, fire, and all other codes and ordinances of the City of Sanger.
3. No abandoned, junk or inoperative vehicles or equipment of any kind can be parked, kept and/or stored on the premises.
4. Construction debris must be contained within an on-site trash bin and the project site must be watered for dust control during construction.
5. All contractors or sub-contractors working within the City of Sanger are required to obtain a business license from the City Finance Department at Sanger City Hall.
6. All property not occupied by structures, paving or landscaping on the subject site shall be maintained for both health and aesthetic reasons. Grasses and weeds shall be kept to a minimum as required by the Fire Department and County Health Department.
7. An all-weather surface around future development must be maintained as required by the Fire Department.

8. The drive aisles of future development will be kept unobstructed at all times to allow clear access by the Fire Department. Vehicles shall not block any driveways.
9. The developer/owner needs to obtain approval and any required permits from the Fire Department prior to the storage of flammable and/or combustible materials on the site. Fire extinguishers shall be provided inside of the building at locations determined by the Fire Department.
10. In accordance with the City of Sanger Zoning Ordinance, any development is subject to Site Plan Review or other necessary entitlements. All improvements necessary to serve the parcels will be made a requirement of the Site Plan Review approval.
11. Prior to review of the Final Parcel Map, the Applicant shall deposit with the City a sum determined by the City Engineer for map check fees.
12. Upon approval by the City Engineer of the Final Parcel Map, an AutoCAD file of the Parcel Map shall be provided.
13. The Applicant shall annex the subject properties to the Sanger Landscape, Lighting, and Maintenance District #2, Area 2, prior to the recording of the Final Parcel Map. In a manner approved by the City, the Applicant shall notify all potential buyers of the parcels of this annexation. The Applicant shall supply all necessary assessment diagrams and other pertinent materials for the Landscaping and Lighting District.

D. Dedications and Street Improvements

1. The Developer shall provide right-of-way (R/W) acquisition or dedicate free and clear of all encumbrances and/or improve the following streets to City standards:
 - a) California Avenue (General Plan Street Designation: Minor Arterial): Academy Avenue to the west end of the property.
 - i) Ultimate R/W dedications and roadway construction shall be in conformance to the approved section and alignment for California Avenue as identified in General Plan Amendment No. 2022-01. The Developer shall acquire (as necessary) and dedicate by separate document(s) sufficient R/W for public street and utility purposes to provide a minimum of one 12' wide travel lane in each direction to provide access to the property. Additionally, along the property frontage, the Developer shall dedicate sufficient R/W for public street and utility purposes to also construct an 8' wide bike lane and 10' wide sidewalk pattern.
 - ii) Construct improvements in accordance with City Street Standards. Improvements shall include curb and gutter, sidewalk, curb ramps, street lights, landscaping and irrigation, and permanent paving.
2. The Developer shall construct transitional improvements along major streets beyond its frontage limits as determined necessary by the City Engineer to ensure traffic safety and continuity for the public.
3. Developer shall dedicate by separate document(s) an 8' or 10' public utility easement (width as required by affected utility companies) along all streets and all other locations requested by utility companies. Alternate widths must be approved in writing by all utility companies and a copy of said written approval shall be submitted to the City Engineer.
4. Developer shall provide a preliminary title report, legal description, and drawings for all dedications required which are not on the site.

5. The Developer shall install LED streetlights on metal poles in accordance with City Standards at the locations designated by the City Engineer. Streetlight locations shall be shown on the utility plans submitted with the improvement plans for approval. Streetlights on exterior streets shall be standard cobrahead design. Lights shall be owned and maintained by City of Sanger. Developer shall prepare a streetlighting plan for approval by the City Engineer and shall prepare and submit application to PG&E for streetlight service on LS-2 (Unmetered, City-owned and maintained) rate schedule.
6. Developer shall provide for all striping, stenciling, pavement markers, delineators and signage required of all street improvements associated with the development. All traffic signs and street name signs shall be installed in accordance with City Standards and the CA MUTCD (latest edition). A striping and signage plan shall be included with the construction plans and submitted for review and approval by the City Engineer.
7. Curb ramps shall be provided at all intersections in conformance with City Standards.
8. As part of street dedications, Developer shall provide corner cut-offs at all street intersections. Corner cut-offs shall be sufficient to provide for sight distances and accommodate curb ramps.
9. The Developer shall, at his expense, obtain "R Value" tests in quantity sufficient to represent all street areas, and have street structural sections designed by a registered civil engineer based on these "R Value" tests. These designs shall be compared to the minimum section given below and approved by the City Engineer.

Street Designation	Minimum Section
Local Street	2" HMA/4" CLII AB/6" CNS
Collector Street	3.5" HMA/6" CLII AB/6" CNS
Arterial Street	4" HMA/7.5" CLII AB/6" CNS

10. Standard barricades with reflectors shall be installed at ends of streets abutting undeveloped property and any other locations to be specified by the City Engineer.
11. The Developer shall, at the end of any permanent pavement abutting undeveloped property, install 2"x6" redwood header boards placed prior to street paving.
12. All knuckles and cul-de-sacs shall be designed in accordance with City Standards.
13. Temporary paved cul-de-sacs shall be provided at the end of any dead-end streets, planned for future extension, and longer than 150'. Minimum radius shall be provided to allow turnaround of emergency equipment.

E. Sanitary Sewer Improvements

1. The Developer shall identify and abandon all existing septic systems per City Standards and any other governing regulations.
2. The nearest sanitary sewer main available to serve the development is currently an 18" sewer main in Quality Avenue which is located 675 feet south of Church Avenue. The City of Sanger has allocated funding to extending this sewer main to the north, but this project has not been started and the final location of the extension has not yet been determined. These conditions assume that the Developer shall connect to the existing sewer and that no City project has been completed. Developer's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Any alternative routing of sewer service must be approved by the City Engineer and supported by appropriate calculations.

3. The Developer shall install sanitary sewer mains of the size and in the locations indicated below:
 - a) Quality Avenue: Install 18" sewer main from existing location to California Avenue (East).
 - b) California Avenue (East): Install 18" sewer main from Quality Avenue to Academy Avenue.
 - c) Academy Avenue: Install 15" sewer main from California Avenue (East) to California Avenue (West) including bore and jack under the Fowler Switch Canal.
 - d) California Avenue (West): Install 8" sewer main from Academy Avenue to the west line of property.

Costs for installation of oversize pipeline facilities (i.e. in excess of 8" diameter) are eligible for development impact fee credit and/or reimbursement, for those costs above those required to install an 8" diameter pipeline, through a Improvement and Credit/Reimbursement Agreement.

4. The Developer shall dedicate a minimum 20' wide easement for all sewer mains not located in otherwise dedicated rights-of-way.

F. Water Improvements

1. The City does not currently have sufficient water supply capacity to serve the project as proposed. The determination of "sufficient water supply capacity" is being made by the City Engineer pursuant to the California Waterworks Standards (Cal Code of Regs. §64554). While current capacity of the City water system has been determined insufficient by this standard, multiple capital improvement projects are currently funded and are being implemented by the City of Sanger in order to improve the system to a point of sufficiency. It is anticipated that a combination of the above-planned projects will result in the improvement of the water system to a point of sufficiency to serve the proposed project. The City will withhold issuance of Certificates of Occupancy on the subject project until a determination can be made that there is sufficient capacity to serve the project. It is currently projected that this will be possible in late 2025.
2. The Developer shall identify and abandon all existing water wells per City Standards and any other governing regulations.
3. The nearest water main currently available to serve the development are a 12" water main in Academy Avenue across the project frontage and a 12" water main in Greenwood Avenue stubbed to just south of the railroad.
4. The Developer shall install water mains of the sizes and in the locations indicated below and provide an adequately looped water system. The Developer's engineer shall be responsible for verifying the size, location, and elevations of existing improvements.
 - a) California Avenue: Install 12" water main from Academy Ave to the Greenwood Avenue Alignment.
 - b) Greenwood Avenue Alignment: Install 12" water main from the existing stub to California Avenue including bore and jack under the railroad.

Costs for installation of oversize pipeline facilities (i.e. in excess of 8" diameter) are eligible for development impact fee credit and/or reimbursement, for the costs above those required to install an 8" diameter pipeline, through a Improvement and Credit/Reimbursement Agreement.

5. The Developer shall install City Standard water service(s), size as necessary, to serve the project and the individual units as determined by the Developer's Engineer.
6. Meter and meter box shall be installed immediately after receiving approved bacterial test results. Upon installation of the meter, the City of Sanger has blanket authority to establish a utility account for water usage in the developer's name. Water will be charged at the current base rate per month plus consumption.

Before development begins the developer must submit a valid blanket authority authorizing the City of Sanger to bill the developer for water usage, provide billing address information and deliver a \$500.00 water deposit.

7. No water service connection shall be made to the City of Sanger Water System until a bacteriological report has been accepted by the City Engineer.
8. Fire hydrants shall be installed at locations approved by the Fire Department. Fire hydrants and curbs shall be painted as directed by the Fire Department.

G. Grading and Drainage

1. The Developer shall, for construction activity prior to clearing, grading or excavation on one (1) acre or more of land area or are part of a larger common plan of development or sale, obtain a NPDES permit and implement Best Available Technology Economically Achievable and Best Conventional Pollutant Control Technology to reduce or eliminate storm water pollution. Plans for these requirements shall be included in the construction plan set and shall be submitted to and approved by the City Engineer.
2. The City of Sanger is an MS4 and is regulated under the Water Quality Order NO. 2013-0001-DWQ and NPDES General Permit No. CAS000004. Developer is required to comply with all requirements of the Permit, including Post-Construction Standards. Developer's engineer shall submit calculations confirming that development will meet Post-Construction Standards with the grading plan for review by the City Engineer.
3. The Project Site is located within the North Drainage Area of the Sanger Storm Drain Master Plan (SDMP), and the master-planned basin was sited north of the Woods Avenue alignment approximately 750' west Academy Avenue. The SDMP indicates the following master-planned pipeline facilities within and adjacent to the Project Area:
 - a) 24" pipeline approximately in the California Avenue alignment from the west property line to the approximate O Street alignment (i.e. approximately 750' west of Academy Avenue);
 - b) Offsite 24" and 36" pipelines approximately in the O Street alignment (i.e. approximately 750' west of Academy Avenue);
 - c) Offsite 36" pipeline to the basin outfall.

The site shall be drained using a combination of these master-planned facilities and storm drain basin or alternatively to use temporary onsite storm water retention until such time as the offsite pipelines and master-planned basin are constructed. If temporary storage is utilized, then at minimum, the master-planned pipeline shall be constructed within the developed portion of California Avenue. Full Costs for construction of master-planned facilities are eligible for development impact fee credit and/or reimbursement. Costs for construction of non-master-planned facilities are not eligible. Minimum storm drain pipe diameter within public right-of-way shall be 15".

4. If not utilizing temporary storage, the North Area Drainage Basin shall be designed to accommodate an ultimate storage volume of 149 Acre-Feet (A-F). The basin shall be excavated only as necessary in order to provide sufficient volume to store the runoff generated by the project. If the project is built in phases, the minimum required storage and excavated basin volume for any phase shall be approved by the City Engineer at the time of phased final map approval.
5. Developer's engineer shall prepare hydrology and hydraulic calculations (H&H) for any proposed storm drain system and submit with the grading plan for review and approval by the City Engineer. Developer's engineer shall consult with City Engineer for calculation requirements.

6. Grade differentials between lots and adjacent properties shall be adequately shown on the grading plan and shall be treated in a manner in conformance with City Standards. Any retaining walls required 12" or higher shall be masonry or concrete construction and any retaining walls required less than 12" may be wood, masonry, or concrete construction. All retaining walls shall be designed by a registered civil engineer.
7. Prior to the approval of grading plan, approvals and permits from the San Joaquin Valley Air Pollution Control District shall be obtained. The Project shall comply with all rules, regulations and conditions of approval imposed by the District.
8. The Developer shall maintain a program of dust control to prevent air pollution as well as discomfort or damage to adjacent and surrounding properties. The Developer shall follow all requirements and recommendations made by the San Joaquin Valley Air Pollution Control District for dust and emission reduction.

H. Landscaping and Irrigation

1. The Developer shall provide street frontage landscaping and irrigation along California Avenue within a landscape setback that will be determined at the time of entitlement review. Plans for the required landscaping and irrigation systems shall be prepared by an appropriately qualified professional and conform to the City of Sanger Standard Drawings and Specifications and the California Model Water Efficiency Ordinance.
2. Trees planted within 10 feet of any paved area, including street trees, shall include a root-control barrier and deep watering sleeve.
3. Prior to approval of the Final Parcel Map, the developer will be required to annex and be subject to a Community Facilities District (CFD) to provide special tax revenue for the anticipated increase in costs associated with providing city services, including but not limited to police, fire, ambulance, paramedic and parks maintenance. The Developer shall disclose to all potential lot buyers that the tract is part of a Community Facilities District.
4. The Developer shall contact, and address all requirements of, Consolidated Irrigation District (CID). This may include, but not be limited to, dedicating easements, piping or relocating any existing CID canals or ditches, replacing any existing irrigation piping, concrete lining or improving any existing canals, construction or reconstruction of any canals, culverts, and bridge crossings. If required, plans for these requirements and improvements shall be included in the previously required set of construction plans and submitted to and approved by CID prior to the release of any development permits. If a CID or private irrigation line is to be abandoned, the Developer shall provide waivers from all downstream users.
5. The Developer shall indicate on construction drawings the depth, location and type of material of any existing CID irrigation line along the proposed or existing street rights-of-way or onsite. Any existing canals or ditches shall be piped. The material of the existing pipe shall be upgraded to the proper material and class of pipeline at all locations unless otherwise approved by the City Engineer.
6. All existing onsite agricultural irrigation systems either onsite or within public rights-of-way, whether CID or privately owned shall be identified prior to any construction activity on the site. Service to all downstream users of irrigation water shall be maintained at all times through preservation of existing facilities or, if the existing facilities are required to be relocated, the relocation and replacement of the existing facilities. It is the intent that downstream users not bear any burden as a result of the development. Therefore, the Developer shall bear all costs related to modification, relocation, or repair of any existing irrigation facilities resulting from or necessitated by the development. The Developer shall identify on the construction plans all existing irrigations systems and their disposition (abandonment, repair, relocation,

and or piping) for approval by the City Engineer. The Developer shall consult with CID for any additional requirements for lines to be abandoned, relocated, or piped. The Developer shall provide waivers from all users in order to abandon or modify any irrigation systems or for any service interruptions resulting from development activities.

I. Miscellaneous

1. It shall be the responsibility of the Developer to remove all existing structures, trees, shrubs, etc., that are within or encroaching on existing or proposed rights-of-way or easements. Existing street improvements shall be preserved, at the discretion of the City Engineer.
2. The Developer shall provide clean-up, street sweeping and dust control during the construction of the development to the satisfaction of the City Engineer and Public Works Director. A deposit of \$5,000.00 shall be submitted to the City to guarantee compliance. At any time, Developer is deemed to be non-compliant by the City Engineer or Public Works Director, the City may draw from said deposit to pay for necessary activities to bring the site into compliance.
3. The Developer shall install monuments at all section corners, quarter section corners, all street centerline intersection points, angle points, and beginning of curves and end of curves on California Avenue. Any existing section corner or property corner monuments damaged or destroyed by the development shall be reset to the satisfaction of the City Engineer. A licensed land surveyor or civil engineer licensed to perform land surveying shall certify the placement of all required monumentation prior to final acceptance
4. Within five days after the final setting of all monuments has been completed, the engineer or surveyor shall give written notice to the City Engineer that the final monuments have been set. Upon payment to the engineer or surveyor for setting the final monuments, the Developer shall present to the City Engineer evidence of the payment and receipt thereof by the engineer or surveyor.
5. A deferment, modification, or waiver of any engineering conditions will require the express written approval of the City Engineer.
6. The conditions given herein are for the entire development. Additional requirements for individual phases may be necessary pending review by the City Engineer.