



Agenda

Sanger Planning Commission Special Meeting

Thursday, July 30, 2026

6:00 PM

Council Chamber

1700 7TH Street, Sanger, California 93657

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.

Conflicts of Interest. Council Members are required to disclose conflicts of interests and recuse themselves.

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

A. Call to Order and Roll Call

B. Flag Salute

C. Approval of Agenda

D. Approval of Minutes

- 1. Minutes of the Planning Commission Meetings held on February 26, 2026, and March 26, 2026, and the Special Planning Commission Meeting held on June 29, 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 3 minutes.

F. Public Hearing

- 1. Planning Commission to consider a resolution adopting Initial Study/Mitigated**

Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP) prepared for Tract 6504, approving Conditional Use Permit No. 2025-03 (CUP 2025-03), and Tentative Tract Map No. 2025-02 (TTM 2025-02, Tract 6504).

Recommendation: Planning Commission to approve the following entitlements:

1. Initial Study/Mitigated Negative Declaration (IS/MND) for Tract 6504 project
2. Conditional Use Permit No. 2025-03 (CUP 2025-03), a Planned Unit Development (PUD) proposing reduction in development standards of the R-1-7.5 zone district.
3. Tentative Tract Map No. 2025-02 (TTM 2025-02, Tract 6504), a proposed subdivision consisting of 87-single family residential units.

2. Planning Commission to consider approving Conditional Use Permit 2026-02 Wedding and Event Venue.

Recommendation: Approve Conditional Use Permit 2026-02 and Resolution 2026-12

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. August 27, 2026
2. September 24, 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



Lina Martinez, City Clerk

ADA Compliance and Reasonable Accommodations Policy. The Council has adopted a Reasonable Accommodation Policy which is available on the City website at or upon request
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by [emailing the City Clerk](#). 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 Council meeting or require auxiliary aids or services, e.g., hearing aids or signing services to make a presentation to the Council, please [email the City Clerk](#) or call by phone at (559) 876-6300 extension 1350 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.

Translation Services. Translation services in Spanish will be provided upon request.

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 on the [City website](#). Writings provided to a majority of the City Council 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 on the [City website](#).



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



Minutes for Planning Commission Regular Meeting

Monday, June 29, 2026

6:00 PM

Council Chamber

1700 7TH Street, Sanger, California 93657

A. Call to Order and Roll Call

Chair Kevin Carter called the meeting of the Planning Commission to order at 06:15 PM

B. Flag Salute

The flag salute was led by Chair Carter

C. Approval of Agenda

The Commission, by motion of Commissioner Member Aguilar, approved the Agenda. The motion was seconded by Commissioner Member Lopez and approved by the following vote:

Ayes: CARTER, AGUILAR, BOUASAVANH, LOPEZ

Noes: NONE

Abstain: NONE

Absent: NONE

D. Approval of Minutes

1. 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.

The Commission, by motion of Commissioner Member Lopez, tabled Item D-1, until the next Planning Commission Meeting. The motion was seconded by Commissioner Member Aguilar and approved by the following vote:

Ayes: CARTER, AGUILAR, BOUASAVANH, LOPEZ

Noes: NONE

Abstain: NONE

Absent: NONE

E. Public Forum

None

F. Public Hearing

1. **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 south-west corner of Academy Avenue and Geary Avenue (APN 315-051-09).**

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.

Chair Carter opened the public hearing at 6:20 PM.

Community Development Director Joshua Goggins presented Item F-1.

Public Comment: None

Chair Carter closed the public hearing at 6:24 PM.

The Commission, by motion of Commissioner Aguilar and seconded by Commissioner Bouasavanh, adopted Item F-1:

Ayes: CARTER, AGUILAR, BOUASAVANH, LOPEZ

Noes: NONE

Abstain: NONE

Absent: NONE

2. **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: 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).

Chair Carter opened the public hearing at 6:25 PM.

Community Development Director Joshua Goggins presented Item F-2.

Public Comment: None

Chair Carter closed the public hearing at 6:31 PM.

The Commission, by motion of Commissioner Lopez and seconded by Commissioner Bouasavanh, adopted Item F-2:

Ayes: CARTER, AGUILAR, BOUASAVANH, LOPEZ

Noes: NONE

Abstain: NONE

Absent: NONE

3. **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.

Chair Carter opened the public hearing at 6:32 PM.

Community Development Director Joshua Goggins presented Item F-3.

Public Comment: None

Chair Carter closed the public hearing at 6:48 PM.

The Commission, by motion of Commissioner Aguilar and seconded by Commissioner Bouasavanh, adopted Item F-3:

Ayes: CARTER, AGUILAR, BOUASAVANH, LOPEZ

Noes: NONE

Abstain: NONE

Absent: NONE

4. **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: 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).

Chair Carter opened the public hearing at 6:49 PM.

Community Development Director Joshua Goggins presented Item F-4.

Public Comment: None

Chair Carter closed the public hearing at 6:58 PM.

The Commission, by motion of Commissioner Aguilar and seconded by Commissioner Bouasavanh, adopted Item F-4:

Ayes: CARTER, AGUILAR, BOUASAVANH, LOPEZ

Noes: NONE

Abstain: NONE

Absent: NONE

5. **Extension Request for Tentative Parcel No. 2023-02 (located at the southwest corner of Academy and California Ave, APN 315-051-10)93.**

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.

Chair Carter opened the public hearing at 6:59 PM.

Community Development Director Joshua Goggins presented Item F-5.

Public Comment: None

Chair Carter closed the public hearing at 7:05 PM.

The Commission, by motion of Commissioner Aguilar and seconded by Commissioner Bouasavanh, adopted Item F-5:

Ayes: CARTER, AGUILAR, BOUASAVANH, LOPEZ

Noes: NONE

Abstain: NONE

Absent: NONE

G. Commissioner Communications

None

H. Staff Communications

None

I. Next Meeting Date

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

J. Adjournment

Being no further business, the meeting is adjourned at 07:08 PM

ATTEST:

Lina Martinez, City Clerk



City of Sanger

Report to the Planning Commission

To: Planning Commission
From: Joshua Goggins, Community Development Director
Subject: **Planning Commission to consider a resolution adopting Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP) prepared for Tract 6504, approving Conditional Use Permit No. 2025-03 (CUP 2025-03), and Tentative Tract Map No. 2025-02 (TTM 2025-02, Tract 6504).**
Recommendation: Planning Commission to approve the following entitlements:

1. Initial Study/Mitigated Negative Declaration (IS/MND) for Tract 6504 project
2. Conditional Use Permit No. 2025-03 (CUP 2025-03), a Planned Unit Development (PUD) proposing reduction in development standards of the R-1-7.5 zone district.
3. Tentative Tract Map No. 2025-02 (TTM 2025-02, Tract 6504), a proposed subdivision consisting of 87-single family residential units.

Conflict of Interest:

None

Recommendation:

Planning Commission to approve the following entitlements:

1. Initial Study/Mitigated Negative Declaration (IS/MND) for Tract 6504 project
2. Conditional Use Permit No. 2025-03 (CUP 2025-03), a Planned Unit Development (PUD) proposing reduction in development standards of the R-1-7.5 zone district.
3. Tentative Tract Map No. 2025-02 (TTM 2025-02, Tract 6504), a proposed subdivision consisting of 87-single family residential units.

Background and Summary:

PROJECT SITE & SURROUNDINGS:

Property Owner: Owner

Project Size: 16 acres

Existing Land Use: Vacant

General Plan Designation: Residential Low Density

Zoning Designation: R-1-7.5

Adjoining Land Uses: Vacant / Residential

	General Plan	Zone District	Existing Land Use
North	Medium Density	County AE-20	Railway
South	Medium Low Density	R-1-6	Single Family Residential
East	Medium Low Density	R-1-7.5	Single Family Residential
West	Medium High Density	County AE-20	Vacant

Tract 6504 proposes an 87-unit single family residential subdivision generally bounded by North Avenue to the north, Bethel Avenue to the west, and Fairbanks Avenue to the east. The project is proposed on multiple parcels, 315-050-01 to -26, -34, and -40 to -49 (approximately 16-acres). The Project requires a number of different entitlements to be approved at the discretion of the Planning Commission.

Conditional Use Permit (Planned Unit Development) 2025-03:

Section 90-1014 of the Sanger City Code allows development proposals to deviate from the standards of the zone district if it can be found they will not result in reduced quality of life for the future residents or surrounding neighborhoods. The PUD proposed for this Project deviates from the R-1-7.5 zone district standards that would otherwise apply to the Project. The RSC zone district does not have development standards; therefore, the only requests are from the R-1-7.5 standards. Those deviations are outlined in the table below:

Standard	R-1-7.5 Zone District Standard	PUD Proposed Standard
Lot Area	6,000 sq ft (minimum)	4,000 sq ft (minimum)
Lot Width (interior)	65 ft	50 ft
Lot Width (corner)	70 ft	51 ft
Lot Width (reversed corner)	80 ft	51 ft
Street Frontage (curved)	40 ft	30 ft
Lot Depth	100 ft	80 ft
Front Yard Setback	20 ft	20 ft
Side Yard Setback (interior)	7 ft	5 ft
Side Yard Setback (exterior)	15 ft	10 ft
Side Yard Setback (exterior, reversed corner)	15 ft	10 ft
Rear Yard Setback	20 ft	15 ft
Lot Coverage	40%	50%

The PUD reduces the standards to allow small lots within the subdivision which maximizes the product that can be provided to homebuyers. The subdivision has been designed to ensure internal circulation is maintained and will not impact access to the lots. The centrally located park provides for open space that makes up for the smaller lot configuration.

Tentative Tract Map 2025-02

TTM 2025-02 (Tract 6504) is an application to subdivide both APN 322-020-18S and 322-020-08 into 87 individual parcels. These parcel sizes range from 4,028 sq ft to 5,400 sq ft with the average size being approximately 4,500 sq ft. Tract 6504 meets the density (5.4 Dwelling units per acre) requirements of the Residential – Low Density Residential General Plan Land Use Designation requiring 4.5 – 5.8 units per acre.

Development within the subdivision will be required to meet City Standards for work within planned right of way. There are proposed 8 ft or 10 ft Public Utility Easements (PUE) along the frontages of all lots and also along the side yards of all corner lots. Development on the individual lots will be according to the R-1-7.5 zone district and as modified by the PUD. All lots within the subdivision are required to annex into the Community Facilities District (CFD) and Landscape, Lighting, and Maintenance District (LLMD) in order to fund police, fire, parks maintenance, and landscaped areas throughout the subdivision.

Improvements needed to serve the Project with City utilities will be completed as necessary to serve the different phases of the map. Water service will be extended in Bethel Ave and Fairbanks Ave to serve the interior of the subdivision. The Planning Commission will conditionally approve TTM 2025-02 with adoption of Resolution 2026-11.

The City, as the Lead Agency, has prepared an initial study and is recommending a Mitigated Negative Declaration be adopted for the Project. The Project is not located on a site which is included on any of the lists enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites and others, and the information in the Hazardous Waste and Substance Statement required under subdivision (f) of that Section. Additionally, the proposed Project will not result in any adverse effects which fall within the “Mandatory Findings of Significance” contained in Section 15065 of the State CEQA Guidelines. Finally, with the mitigation imposed, there is no substantial evidence in the record that this Project may have any direct, indirect or cumulative effects on the environment that are significant.

Reason for Recommendation:

Staff recommends approval of the Initial Study/Mitigated Negative Declaration (IS/MND), Conditional Use Permit No. 2025-03 (Planned Unit Development), and Tentative Tract Map No. 2025-02 (Tract 6504). The proposed project is consistent with the City's General Plan, applicable zoning regulations, and the Subdivision Map Act, while the Planned Unit Development provides appropriate flexibility in development standards to achieve a well-designed residential neighborhood.

Fiscal Impact:

No Fiscal Impact.

Alternatives:

The Planning Commission must showcase what finding cannot be made to deny the project.

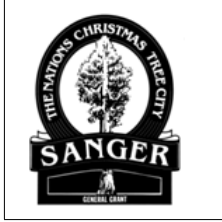
Applicant may chose to appeal to the City Council.

Actions Following Approval:

If approved, the Tentative Tract Map shall remain valid for a period of two (2) years from the date of approval unless otherwise extended in accordance with the California Subdivision Map Act.

Attachments:

1. PC RESO 2026-11
2. ATT B. Tract 6504 COA
3. ATT C Planned Unit Development (PUD)
4. ATT D. 24-094 TTM 6504 Layout
5. ATT E ISMND
6. MMRP
7. ISMND Agency Comments
8. Notice of Public Hearing Tract 6504



CITY OF SANGER
PLANNING COMMISSION

RESOLUTION NO. 2026-11

**MITIGATED NEGATIVE DECLARATION FOR TRACT 6504
CONDITIONAL USE PERMIT NO. 2025-03
TENTATIVE TRACT MAP NO. 2025-02 (TRACT 6504)**

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANGER CONTINGENTLY APPROVING 1) THE MITIGATED NEGATIVE DECLARATION FOR TRACT 6504; AND 2) CONDITIONAL USE PERMIT NO. 2025-03 (CUP 2025-03) FOR A PLANNED UNIT DEVELOPMENT; AND 3) TENTATIVE TRACT MAP NO. 2025-02 (TTM 2025-02), AN 87 UNIT SUBDIVISION (TRACT 6504) GENERALLY BOUNDED BY NORTH BETHEL AVENUE TO THE WEST, NORTH FAIRBANKS AVENUE TO THE EAST, AND RAILWAY TO THE NORTH (ASSESSORS PARCEL NUMBERS 315-050-01 to -26, -34 and -40 to -49)

WHEREAS, Ken Vang on behalf of property owner Maan Farms Corp (“Applicant”), submitted development applications, conditional use permit for a planned unit development (Conditional Use Permit No. 2025-03, CUP 2025-03), and a tentative tract map (Tentative Tract Map No. 2025-02, TTM 2025-02), cumulatively referred to as the “Project”, to subdivide approximately 16 acres generally bounded by North Bethel Avenue to the west, North Fairbanks Avenue to the east, and Railway to the north APN’s: 315-050-01 to -26, -34 and -40 to -49; and

WHEREAS, the Project proposes an 87-unit, single family development on 16 acres in the City Limits of the City of Sanger; and

WHEREAS, the proposed Tentative Tract Map No. 6504 has been reviewed by the City Engineer and the City Planner to ensure compliance with the Subdivision Map Act; and

WHEREAS, the Project also includes Conditional Use Permit No. 2025-03 to approve a Planned Unit Development (PUD) subject to the provisions of Sanger Municipal Code Sections 90-1014 through 90-1017. This will allow the Project to deviate from development standards of the zone district to achieve a more functional, aesthetically pleasing, and harmonious living and working environment that otherwise might not be possible by strict adherence to the regulations; 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 produced a Mitigated Negative Declaration (“MND”) of the project area as assessment for the Project; 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 July 30, 2026, to consider a recommendation of approval TTM 2025-02 and CUP 2025-03, 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: 1) approve the Mitigated Negative Declaration prepared for the project, 2) approve TTM 2025-02 and 3) approve CUP 2025-03; 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: Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, the City, as the Lead Agency, has analyzed the proposed Project, including CUP 2025-03, and TTM 2025-02, and accepted a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program as described above to evaluate the environmental effects of the Project, including development of the proposed tentative map area. The Planning Commission has fully considered the MND, and find that the Project is not located on a site which is included on any of the lists enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites and others, and the information in the Hazardous Waste and Substance Statement required under subdivision (f) of that Section. Additionally, the proposed Project will not result in any adverse effects which fall within the “Mandatory Findings of Significance” contained in Section 15065 of the State CEQA Guidelines. Finally, with the mitigation imposed, there is no substantial evidence in the record that this Project may have any direct, indirect or cumulative effects on the environment that are significant. The Planning Commission has fully considered the adoption and implementation of the MND and MMRP before approving the Project.
3. Conditional Use Permit Findings: The Planning Commission finds that all findings necessary for the approval of CUP 2025-03 for a PUD can be made, and has reviewed the CUP for compliance with Sanger City Code Section 90-1016(4), including the following:

- a. Finding 1: *That the proposed location of the planned unit development is in accordance with the objectives of this chapter.*

The site is a vacant property that was previously entitled for a single-family subdivision. 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 proposed location of the planned unit development and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.*

The project site is zoned for residential 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 planned unit development will comply with each of the applicable provisions of this section.*

The Project proposes only uses permitted in the districts of the zoning districts of the

planned unit development. The site is 16 acres, meeting the five-acre minimum for a Planned Unit Development. The Applicant has demonstrated by the design proposal that the objectives of Sanger Municipal Code Sec. 90-1014 through 90-1017 will be achieved. This finding can be made.

- d. Finding 4: *That the standards of population density, site area and dimensions, site coverage, yard spaces, heights of structures, distance between structures, off-street parking and off-street loading facilities and landscaped areas will produce an environment of stable and desirable character consistent with the objectives of this chapter.*

The standards of population density, 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 harmonious living and working environment. This finding can be made.

- e. Finding 5: *That the standards of population density, site, area and dimensions, site coverage, yard spaces, heights, of structures, distance between structures, off-street parking and off-street loading facilities will be such that the development will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload utilities.*

The conditions of approval and Mitigation Monitoring and Reporting Program regulate the construction and operation of the proposed subdivision Project and are intended to allow the proposed use to operate harmoniously with surrounding uses. The proposed Project completed a Traffic Impact Study as part of their environmental review, and will be required to construct traffic improvements to ensure that the development will not generate more traffic than the streets in the vicinity can carry without congestion, nor overload utilities. This finding can be made.

- f. Finding 6: *That the combination of different dwelling types and/or variety of land uses in the development will complement each other and will harmonize with existing and proposed land uses in the vicinity.*

The Project proposes smaller lots and more traditionally sized single-family lots. These uses and dwelling types will complement each other and harmonize with existing and proposed land uses in the vicinity. This finding can be made.

- 4. Approval of CUP 2025-03: Based on the aforementioned findings, the Planning Commission hereby approves CUP 2025-03 subject to the conditions set forth in **Exhibit “A”** attached hereto,
- 5. Tentative Tract Map Findings: The Planning Commission finds that all findings necessary for the approval of TTM 2025-02 can be made, and has reviewed the tentative map for compliance with Sanger City Code Section 62-75, and finds that all findings therein can be made including assessment of the following:
 - a. *Environmental impacts of the project.*

The proposed Tentative Tract Map is considered a project by California Environmental Quality Act (CEQA). The lead agency has a prepared Mitigated Negative Declaration for the proposed project as further described in Section 2 of this Resolution, above.

- b. *Applicable provisions of this chapter.*

Sanger City Code Section 62-75 establishes the procedures for the processing of Tentative Maps and Final Maps. The application has been processed in accordance with the requirements of Sanger City Code and meets all of the applicable requirements set forth therein.

- c. *Applicable provisions of the map act.*

TTM 2025-02 has been reviewed and is in compliance with the State Subdivision Map Act and with the conditions of approval that are applicable to the project. Further, TTM 2025-01 is consistent with the City's General Plan.

- d. *Applicable provisions of the zoning ordinance.*

The proposed parcels all meet the development standards for lot size, lot frontage, lot depth, and other requirements of the R-1-7.5 Zone District with the application of a PUD, to the extent required by the City's zoning ordinance.

- e. *Where a planned unit development has been approved or tentatively approved subject to approval of a tentative map, the commission shall consider whether the tentative map conforms to such planned unit development.*

The proposed tentative map conforms to the requirements of the planned unit development. The reduction in development standard requirements has resulted in a layout and development that incorporates harmonious features and a functioning overall design.

- f. *Report and recommendation of the planning director.*

Staff presented the Project to the Planning Commission as subject to conditions of approval and the Planning Commission has considered the same.

- g. *Comments received by the public in conjunction with the public hearing.*

The Planning Commission has considered any public testimony or comments, written or oral, offered to the Planning Commission prior to the close of the public hearing.

6. Approval of TTM 2025-02: Based on the aforementioned findings, including the finding that none of the grounds for denial set forth in Government Code Section 66474 of the Subdivision Map Act exist, the Planning Commission hereby approves Tentative Tract Map No. 2025-02 (Exhibit "B"), subject to the Conditions of Approval (Exhibit "C") attached hereto.
7. Effective Date. This Resolution shall become final and effective immediately after the Council Approvals become effective, unless an appeal is timely filed with the City Clerk in accordance with the provisions of the Sanger City Code.

* * * * *

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 30th day of July 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Dated: July 30, 2026

Lina Martinez
City Clerk



Exhibit C
Conditions of Approval
Tentative Tract Map No. 2025-02 – Tract 6504
Assessor Parcel Numbers 315-460-01 through -26, -34, -40 to - 49.

July 30, 2026

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 Tentative Tract Map No. 2025-02 will ultimately be deemed final unless appealed by the applicant to the City Council within ten (10) days after the decision by the Planning Commission. 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.

These conditions are applicable to any person or entity making use of Tentative Tract Map No. 2025-02, and references to "developer" or "applicant" herein also include any applicant, property owner, owner, lessee, operator, or any other person or entity.

Tentative Tract Map No. 2025-02, Tract 6504, shall comply with all of the following conditions of approval:

A. Maps and Plans

1. The Developer shall have a final tract 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 tract map, drawn at a scale of not less than 1"=100', the current filing fee, closure calculations, current preliminary title report, and legal descriptions and drawings of required dedications. Upon approval of the final tract map, Developer shall submit an electronic copy (PDF) to the City Engineer.
2. The Developer shall submit to the City of Sanger Engineer a set of construction plans formatted on 24" x 36" sheets for all required improvements. The plans shall be submitted electronically, and in accordance with first submittal instructions and checklist attached hereto. 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 set up 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 on a lot.
6. 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”). Within 30 days of Planning Commission approval or conditional approval of this tentative map, the developer shall also execute an agreement with the City of Sanger to defend, indemnify, and hold harmless the City (consistent with State of California Government Code, Section 66474.9(6)).

7. The developer shall submit final architectural elevation drawings, floor plans, and fence/wall construction details to the Community Development Director or his designee for review and approval consistent with the Sanger Community Design Standards and Guidelines. Said plans shall be consistent with the approved conceptual elevation designs, floor plans and plotting plans. The developer shall not have two similar building elevations (footprints, exterior colors and treatments) located next to one another. Residential drive approaches within the front yards shall not be widened beyond the widths as shown on the approved plot plans. Heating and cooling units for the homes shall not be placed on rooftops. Condensers located in yard areas of the units shall be visually and acoustically screens subject to Planning Division review and approval.

B. 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. The Developer shall comply with all conditions set forth in Chapter 62 of the Sanger Municipal Code (Subdivisions).
3. 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.
4. 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.

5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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. The only exception to the undergrounding requirement will be for any high voltage electric facilities which are required to remain overhead by the public utility.
12. 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.

13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. Prior to the commencement of any work within the City of Sanger, the general contractor and all sub-contractors shall obtain a business license from the Finance Department.
19. All construction and improvements shall be in strict conformance with City of Sanger code, ordinance, and policy.
20. Any trenches cut in public streets shall 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.

21. Electrical service secondary splice boxes shall be subsurface type. Secondary Service pedestals are not acceptable.
22. All fireplaces/heaters must comply with Rule 4901 of the San Joaquin Valley Air Pollution Control District. The developer shall comply with the requirements of Rule 9510 – Indirect Source Review as it applies to residential projects.
23. The developer shall execute a right to farm covenant, acceptable as to legal form by the city attorney, which shall be recorded on the deeds of each property, consistent with Sanger Municipal Code Chapter 94.
24. Any proposed signage to identify the name(s) of the subdivision, including its design and placement (median islands or walls) shall be subject to review and approval by the Development Services Director or their designee.
25. Prior to Final Map recordation, the developer shall prepare *Covenants, Conditions, and Restrictions* (CC & R's) for the project and shall submit a copy of these *Covenants, Conditions, and Restrictions* for review and approval as they relate to the conditions of approval to the Planning Division.
26. The developer shall provide concrete pads and walkway within the side yards adjacent to the garages of the single-family units for the placement of trash/recycling containers behind the rear yard fences/gates. All trash/recycling containers shall be placed out of public view except on the days of collection. The developer shall disclose this requirement to the future homeowners within the subdivision.
27. Approval shall be in conformance with Tentative Tract Map No. 6504, prepared by VICE ENGR except as may be modified by other conditions of approval. Full compliance with all conditions of approval shall be achieved prior to the issuance of any Certificates of Occupancy or as modified and approved by the Development Services Director.
28. Approval of this tentative tract map, including the conditional use permit approval, is valid for two (2) years and in accordance with Government Code Section 66454.
29. Prior to framing of any building, all streets and roadways for the subdivision shall be asphalt-paved with curb and gutter installed or at a minimum, compacted base rock (with curb/gutter) may be provided as determined by the Fire Chief and Building Official.

30. Should human remains be uncovered during ground disturbing activities, the Fresno County Coroner shall be notified to investigate the remains and arrange proper treatment and disposition. If the remains are identified on the basis of archaeological context, age, cultural associates, or biological traits to be those of a Native American, California Health and Safety Code 7050.5 and PRC 5097.98 require that the coroner notify the NAHC within 24 hours of discovery. The NAHC will then identify the Most Likely Descendant who will make recommendations regarding the treatment and disposition of the remains.
31. Grading/construction work including start-up of equipment/machinery shall not begin prior to 7:00 a.m. Monday through Friday. Prior authorization must be obtained from the Community Development Director for any work (including underground work) occurring on weekends and holidays.
32. Construction traffic shall avoid using any established residential streets within the City.
33. During construction, asphalt rubble shall be disposed of in appropriate landfill facility or some other method acceptable to the Public Works Director. The developer shall use the City's exclusive franchise roll-off waste hauler for removal of asphalt rubble. The developer shall present evidence of such disposal to the City prior to the final acceptance of improvements.
34. During construction, all debris shall be contained within an on-site trash bin and the project site shall be watered for dust control during construction as required by the City.
35. Prior to issuance of a Final Occupancy Permit for the first dwelling unit in the tract/phase, the developer shall install street signage in accordance with the approved Improvement Plans.
36. Prior to the issuance of a Final Occupancy Permit for the first dwelling unit in the tract/phase, the developer shall have electric power to streetlights within the subject area.
37. The developer shall 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.
38. Prior to the issuance of building permits, the developer shall pay a fee for the purchase of waste container(s) for use by residents after buildout, as determined by the Public Works Director or their designee.
39. The developer shall pay to the City of Sanger certain fees, including but not limited to; the California Department of Fish and Game Fee, the Fresno County Fire

Protection Transitional Revenue Transfer fee, Automated Solid Water Container Fee, and the Plan Check and Inspection Fee.

40. Graffiti resistant coating shall be applied to exterior side of all block walls facing a street or railway.
41. Water Bacterial sample station will be required on short side of water main connection in Oak Avenue.

C. 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) N. Bethel Avenue (General Plan Street Designation: Principal Arterial): South side of Atchinson Avenue to north side of Outlot A of Tract 5201;
 - i) Acquire by separate deed any R/W west of the Centerline as needed (if applicable) to construct center travel lane improvements for southbound traffic including median island, one 12' travel lane, one 6' shoulder and grading/drainage accommodations R/W requirements at the intersection with Union Pacific Railroad (UPRR.) will be as needed to accommodate the ultimate improvements required by the affected railroad companies.
 - ii) Construct improvements in accordance with City Street Standards, and as shown on Tentative Map. Improvements shall include curb and gutter, sidewalk, curb ramps, street lights, landscaping and irrigation and permanent paving. Sidewalk shall be constructed to meander within a landscape buffer measuring 19' from face of curb (so as to match existing adjacent developments), center median island with stamped concrete cap and landscaping, permanent paving, and sound wall.
 - iii) Construct railroad crossing improvements in accordance with the requirements of the CA Public Utilities Commission (CPUC), UPRR, and San Joaquin Valley Railroad (SJVR). The costs for construction of the railroad crossing improvements are eligible for development impact fee credit and/or reimbursement through an Improvement and Credit/Reimbursement Agreement.
 - b) N. Fairbanks Avenue (General Plan Street Designation: Local): South side of Atchinson Avenue to north side of Outlot A of Tract 5201;
 - i) Dedicate sufficient R/W for a total of 30' west from Center Line for public street and utility purposes. R/W requirements at the intersection with UPRR will be as needed to accommodate the ultimate improvements required by the affected railroad companies.
 - ii) Construct improvements in accordance with City Street Standards, and as shown on Tentative Map. Improvements shall include curb and gutter,

- sidewalk, curb ramps, street lights, landscaping and irrigation and permanent paving.
 - iii) Construct railroad crossing improvements in accordance with the requirements of the CPUC, UPRR, and SJVR. The costs for construction of the railroad crossing improvements are eligible for development impact fee credit and/or reimbursement through an Improvement and Credit/Reimbursement Agreement.
 - c) 56' Interior Residential Street (General Plan Street Designation: Local): Public Streets (all not specifically listed otherwise and as shown on the Tentative Map)
 - i) Dedicate 56' for public street and utility purposes.
 - ii) Construct improvements in accordance with City Street Standards and as shown on Tentative Map. Improvements shall include curb and gutter, sidewalk, curb ramps, street lights, landscaping and irrigation, and permanent paving.
 - iii) Public Streets Oak Avenue and Atchison Avenue: Dedicate additional R/W as needed to construct median islands and modified sidewalk patterns as shown on Tentative Map.
- 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. The Developer shall construct traffic calming bulb-outs along Acacia Avenue near Outlot A.
- 4. Developer shall dedicate 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.
- 5. Developer shall provide a preliminary title report, legal description, and drawings for all dedications required which are not within the limits of the subdivision.
- 6. 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 final map for approval. Streetlights on exterior streets shall be standard cobrahead design. Streetlights on interior streets shall be decorative design. Streetlights at traffic signal locations shall be installed on approved traffic signal poles. Street 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.

7. Developer shall provide for all striping, stenciling, pavement markers, delineators and signage required of all street improvements within 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.
8. Curb ramps shall be provided at all intersections in conformance with City Standards.
9. 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.
10. 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	CNS	3.5" HMA/6" CLII AB/6"
Arterial Street	CNS	4" HMA/7.5" CLII AB/6"

11. 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.
12. The Developer shall, at the end of any permanent pavement abutting undeveloped property, install 2"x6" redwood header boards placed prior to street paving.
13. All knuckles and cul-de-sacs shall be designed in accordance with City Standards.
14. 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.
15. Developer shall relinquish vehicular access rights to the following:
 - a) N. Bethel Avenue
 - b) N. Fairbanks Avenue
 - c) Local Street Sideyards

D. Sanitary Sewer Improvements

1. The Developer shall identify and abandon all existing septic systems per City Standards and any other governing regulations.
2. The Developer shall construct major sewer improvements in accordance with the City of Sanger's Sanitary Sewer Master Plan as follows:
 - a) Construct 15" sewer in N. Bethel Avenue from the northernmost point installed with Tract 5201 and continue to the north of the railroad crossing, where it shall terminate with a stub for future construction. Railroad crossing improvement shall comply with the requirements of the affected railroad companies.

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 an Improvement and Credit/Reimbursement Agreement.

3. The nearest existing sanitary sewer mains available to serve the development are the existing 15" sewer main in Bethel Avenue and a 10" sewer main in Fairbanks Avenue along the frontages of the subdivision. The Developer shall connect to these existing sewers and the Developer's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Routing of sewer shall generally follow that which was previously approved for Tract 5201 and any alternative routing of sewer service must be approved by the City Engineer.
4. The Developer shall install sanitary sewer mains of the size and in the locations indicated below:
 - a) Interior Streets: Install 8" sewer mains throughout development.
5. The Developer shall dedicate a minimum 20' wide easement for all onsite sewer mains not located in otherwise dedicated rights-of-way.
6. The Developer shall install one (1) 4" sewer service house branch to each lot within the development in accordance with City Standards.

E. 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 by the end of 2026.

2. The Developer shall identify and abandon all existing water wells per City Standards and any other governing regulations.
3. The nearest water mains currently available to serve the development are:
 - a) 12" water main in N. Bethel Avenue at the limits of the proposed subdivision;
 - b) 8" water mains in N. Post Avenue and N. Fairbanks Avenue at the limits of the proposed subdivision.
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) N. Bethel Avenue: Install 12" water main from the northernmost point installed with Tract 5201 and continue to the north of the railroad crossing, where it shall terminate with a stub for future construction. Railroad crossing improvement shall comply with the requirements of the affected railroad companies.
 - b) Interior Streets: Install 8" water mains throughout development.

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 an Improvement and Credit/Reimbursement Agreement.

5. The Developer shall dedicate a 20' wide easement for all onsite water mains, hydrants, blow-offs, and water meters not located in otherwise dedicated rights-of-way.
6. The Developer shall install a City Standard water service, size as necessary, to each lot within the development in accordance with City Standards.
7. 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.

8. The Developer shall install a City Standard landscape water service, size as necessary, to each public landscape area within the development in accordance with City Standards.
9. The Developer shall install a minimum of one (1) water sampling station in accordance with City Standards. The final number and location of sampling stations shall be determined by the City Engineer in conjunction with the City of Sanger Water Department.
10. 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.
11. 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.

F. 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 West Drainage Area of the Sanger Storm Drain Master Plan (SDMP), and the master-planned basin is sited on the east side of Indianola Avenue and north side of Jensen Avenue. While most of the master-planned pipelines within the proposed Project Area were installed with Tract 5201, the SDMP indicates the following pipeline facilities which may or may not currently exist within the Project Area:

- a) Existing 18" pipeline in N. Bethel Avenue between approximately existing Lot 43 of Tract 5201 and existing Lot 10 of Tract 5201. If this pipeline is in place, then it shall be confirmed by the Developer and extended as necessary to match the approved plans for Tract 5201. If it is not in place, then it shall be constructed in full by Developer.

The site shall be drained using the existing storm drain pipelines in the Project Area, which currently drain to a temporary drain basin at the corner of N. Wathen Avenue and Florence Avenue. This temporary basin was sized for 31.05 acres of tributary area, including portions of the existing built-out Tract 5201 and portions of the undeveloped area proposed for subdivision with this Project. The Developer shall grade the site such that the capacity of the existing basin is not exceeded, or plan for additional onsite temporary basin storage within Tract 6504. Costs for construction of master-planned facilities are eligible for development impact fee credit and/or reimbursement. Costs for construction of non-master-planned and/or temporary facilities are not eligible. Minimum storm drain pipe diameter within public right-of-way shall be 15".

4. Developer's engineer shall prepare hydrology and hydraulic calculations (H&H) for any proposed storm drain system and for the temporary basin storage 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.
5. 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.
6. 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.
7. 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.

G. Parks, Landscaping and Irrigation

1. The Developer, as a portion of the required tract improvements, shall provide trail improvements, landscaping and irrigation as required herein. The landscaping and irrigation shall be installed in public right-of-way and all other areas reserved for landscaping. 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. Public landscaping and irrigation shall be installed along all major street park strips, trails/greenbelts and street and median islands.

2. Outlot A of Tract 5201 shall be developed with trail improvements, landscape and irrigation, consistent with the existing improved sections to the east of the Project Area.
3. Street trees shall be installed along the front and side yards (as applicable) of each lot. A Street Tree Plan shall be included in the submitted landscape and irrigation plan package.
4. Trees planted within 10 feet of any paved area, including street trees, shall include a root-control barrier and deep watering sleeve.
5. Prior to approval of the Final Map, the developer will be required to request annexation of the property, and be subject, to the City's Landscaping and Lighting Maintenance District (LLMD). The property owner acknowledges and agrees that such request serves as a petition pursuant to California State Proposition 218 and no further election will be required for the establishment of the initial assessment. The assessment for each lot must be obtained from the City for the tax year following the recordation of the final map. The property owner shall consent to the first-year assessment and annual increases per the provisions of the LLMD. The property owner/Developer shall notify all potential lot buyers before they actually purchase a lot that this tract is a part of a LLMD. Said notification shall be in a manner approved by the City. The property owner/Developer shall supply all necessary assessment diagrams and other pertinent materials for the LLMD annually until the entire tract is built out or for three years after annexation to the district, whichever is longer.
6. Prior to approval of the Final Map, the developer will be required to request annexation of the property, 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.
7. 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.
8. Plans for the above 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 or recording of the final map. If a CID or private irrigation line is to be abandoned, the Developer shall provide waivers from all downstream users.

9. 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.

H. **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 streets adjacent to or within the development. 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.
7. The Developer shall install concrete masonry block walls with pilasters in accordance with City Standards, with a minimum height of 6 feet above the high side ground elevation, and of a design and color approved by the City of Sanger Planning Department at the following locations:
 - a) East side of N. Bethel Avenue along project frontage;
 - b) West side of N. Fairbanks Avenue along project frontage;
 - c) North side of Outlot A of Tract 5201.

Masonry block walls that retain more than 8" shall be designed by a registered civil engineer.

8. All fences and walls on corners (intersections) shall meet the sight triangle regulations in the zoning ordinance for height and distance from the corners.

I. Fresno County Environmental Health Division

1. Construction permits for the proposed development should be subject to assurance that the City of Sanger community water system has the capacity and quality to serve this project. Concurrence should be obtained from the State Water Resources Control Board, Division of Drinking Water-Southern Branch. For more information call (559) 447-3300.
2. Construction permits for the proposed development should be subject to assurance of sewer capacity of the Regional Wastewater Treatment Facility. Concurrence should be obtained from the California Regional Water Quality Control Board (RWQCB). For more information, contact staff at (559) 445-5116.
3. Future construction and projects have the potential to expose nearby residents to elevated noise levels. Consideration should be given to the City of Sanger Municipal Code and the Fresno County Noise Ordinance Code.
4. As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.
5. Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division.

Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.

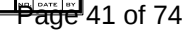
J. San Joaquin Valley Air Pollution Control District

1. Prior to issuance of grading or building permits, the applicant/developer shall provide the City with evidence from the San Joaquin Valley Air Pollution Control District (SJVAPCD) of an approved Dust Control Plan or Construction Notification form under Regulation VIII – Fugitive Dust PM10 Prohibitions. The subdivision project may be subject to other rules including Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operation). The developer will be required to carry out measures of applicable SJVAPCD Rules and Regulations as noted.

-END OF CONDITIONS

District	R-1-7.5	Proposed PUD Standard
Minimum Lot Size (sq. ft.)	7,500 sf	4,000 sf
Maximum Lot Size ²	-	5,400 sf
Residential Density, Large Sites (dwelling units per net acre)	4.5-5.8 units per acre	5.4 units per acre
Residential Density, Small Sites (dwelling units per lot)	1	NA
Minimum Lot Width (ft.)		
General Standard	65'	50'
Corner	70'	51'
Reversed Corner	80'	51'
Where Side Property Line Abuts a Major Street, Freeway or Railroad	70'	53'
Curved/Cul-de-Sac Frontage	45'	30'
Minimum Lot Depth (ft.)		
General Standard	100'	80'
Where Front or Rear Property Line Abuts a Major Street	120'	80'
Where a Front or Rear Property Line Abuts a Freeway or Railroad	130'	130'

TABLE 15-903-2: BUILDING FORM AND LOCATION STANDARDS— RESIDENTIAL SINGLE-FAMILY DISTRICTS		
District	R-1-7.5	Proposed PUD Standard
Maximum Height (ft.)	35'	35'
Minimum Setbacks (ft.)		
Front	25'	20'
Interior Side	5'	5'
Street Side	15'	10'
Rear	15'	15'
Alley	30'	NA
Freeway/Railroad	50'	30'
Maximum Lot Coverage (% of Lot)	40%	50%



Attachment E

Initial Study / Mitigated Negative Declaration

Tract 6504

SCH 2026070176

Available at <https://www.ci.sanger.ca.us/464/Notices>

Section 6 - Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Requirement	Responsible Party	Timing	Monitoring Agency
MM BIO-1	Prior to construction activities in drainages and canals, a qualified biologist shall conduct a preconstruction survey for Sanford's arrowhead during the May–October blooming period.	Applicant /Construction Contractor	Prior to and during construction	City of Sanger
MM BIO-2	If a Sanford's arrowhead population is identified within the construction zone, it shall be avoided by a minimum distance of 50 feet if possible. Avoidance area shall be marked with fencing or flagging.	Applicant /Construction Contractor	Prior to and during construction	City of Sanger
MM BIO-3	If avoidance is not possible, a qualified biologist shall remove all impacted Sanford's arrowhead plants and relocate them to suitable nearby habitat.	Applicant /Construction Contractor	Prior to and during construction	City of Sanger
MM BIO-4	Construction-related disturbance of grassland habitats within 400 feet of creeks, canals, ponds, and basins in the rural	Applicant /Construction Contractor	Prior to and during construction	City of Sanger

	zone should occur between November 1 and May 31.			
MM BIO-5	If disturbance must occur June 1–October 31, a qualified biologist shall conduct preconstruction surveys for western pond turtle nests and aquatic habitat surveys within 24 hours before construction.	Applicant /Construction Contractor	Prior to and during construction	City of Sanger
MM BIO-6	If active western pond turtle nests are identified, establish a 50-foot buffer around nests until hatchlings emerge.	Applicant/Construction Contractor	Prior to and during construction	City of Sanger
MM BIO-7	If avoidance of active pond turtle nests is not possible, eggs and/or hatchlings shall be relocated to nearby suitable habitat in consultation with a qualified herpetologist.	Applicant /Construction Contractor	Prior to and during construction	City of Sanger
MM CUL-1	Should significant cultural, historical, archaeological, or fossil resources be discovered, no further ground disturbance shall occur until Planning Director approval and resource	Applicant /Construction Contractor	Prior to and during construction	City of Sanger

	evaluation by qualified professional.			
MM CUL-2	If human remains are unearthed, all activity shall cease immediately. County Coroner and NAHC procedures shall be followed pursuant to PRC §5097.98.	Applicant /Construction Contractor	Prior to and during construction	City of Sanger
HYD-1	Review projects exceeding water capacity with supply and conservation analysis consistent with SGMA/GSP.	City of Sanger	Prior to building permits	City of Sanger



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
8800 Cal Center Drive
Sacramento, California 95826-3200
dtsc.ca.gov



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

July 8, 2026

Ethan Davis
Senior Planner
City of Sanger
1700 7th Street
Sanger, CA 93657
ethan.davis@ci.sanger.ca.us

RE: MITIGATED NEGATIVE DECLARATION FOR IS / MND TENTATIVE TRACT MAP
6504 DATED JULY 7, 2026, STATE CLEARINGHOUSE NUMBER [2026070176](#)

Dear Ethan Davis,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for IS/MND Tentative Tract Map 6504 (Project). The proposed Project consists of the subdivision of approximately 16 acres for the development of an 87-lot single-family residential subdivision, including associated public streets, utilities, storm drainage improvements, landscaping, sidewalks, and related infrastructure improvements. The Project area was historically used for agricultural use. DTSC recommends and requests consideration of the following comments:

1. When agricultural crops and/or land uses are proposed or rezoned for residential use, several Contaminants of Concern (COCs) can be present. The Lead Agency shall identify the amounts of Pesticides and Organochlorine Pesticides (OCPs) historically used on the property. If present, OCPs requiring further analysis are dichloro-diphenyl-trichloroethane, toxaphene, and dieldrin. Additionally, any level of arsenic present would require further analysis and sampling and must meet approved local area baselines or thresholds. If they do not, remedial action must take place to mitigate them

below those thresholds. Additional COCs may be found in mixing, loading, and storage areas, drainage ditches, farmhouses, or any other outbuildings and should be sampled and analyzed. If smudge pots had been routinely utilized, additional sampling for Polycyclic Aromatic Hydrocarbons and/or Total Petroleum Hydrocarbons may be required. These recommendations should be adhered to and become part of the environmental document. Please refer to the [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#) for the most recent guidance and screening levels.

2. DTSC recommends all imported soil/fill material be tested to ensure all COCs meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment Guidance Manual](#). Furthermore, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing soil/fill is necessary. To minimize the possibility of introducing contaminated soil/fill material, there should be documentation of the origins of the soil/fill material and, if applicable, sampling be conducted to ensure that the imported soil/fill material is suitable for the intended land use. The sampling should include analysis based on the source of the soil/fill and knowledge of prior land use.
3. The City of Sanger should consider soil testing as mentioned in comment #1. If, in the event any COC results are above DTSC residential screening levels, DTSC recommends the City of Sanger ensure that any potential contamination be fully characterized and then remediated under the oversight of a [self-certified local agency](#), DTSC, or Regional Water Quality Control Board. If entering into one of DTSC's voluntary agreements, please note that DTSC uses a single standard Request for Lead Agency Oversight Application for all agreement types. Please apply for DTSC oversight using this link: [Request for Agency Oversight Application](#). Submittal of the online application includes an agreement to pay costs incurred during agreement preparation. If you have any questions about the application portal, please contact the relevant [Regional Brownfield Coordinator](#) for your Project.

Ethan Davis
July 8, 2026
Page 3

DTSC appreciates the opportunity to comment on the MND for IS/MND Tentative Tract Map 6504. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via [CEQA Review email](#) for additional guidance.

Sincerely,



Dave Kereazis
Associate Environmental Planner
HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

cc: (via email)

Governor's Office of Land Use and Climate Innovation
State Clearinghouse
state.clearinghouse@lci.ca.gov

Tamara Purvis
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Scott Wiley
Analyst II
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Scott.Wiley@dtsc.ca.gov

July 17, 2026

Ethan Davis
City of Sanger
Planning Department
1700 7th Street
Sanger, CA 93657

**Project: Initial Study and Mitigated Negative Declaration for Tentative Tract Map
No. 6504**

District CEQA Reference No: 20260799

Dear Mr. Davis:

The San Joaquin Valley Air Pollution Control District (District) has reviewed the Initial Study and Mitigated Negative Declaration (IS/MND) from the City of Sanger (City) for the above proposed project. Per the IS/MND, the project consists of 87 single-family subdivision lots on approximately 16-acres (Project). The Project is located east of Bethel Avenue and west of Fairbanks Avenue in Sanger, CA.

The District offers the following comments at this time regarding the Project:

1) Project Related Emissions

The IS/MND determined that the air quality impacts from construction and operation of the Project would be less than significant due to compliance with applicable District rules and regulations. The District would like to clarify that complying with District's rules and regulations may not necessarily reduce a project's related emissions to below the thresholds of significance. Furthermore, the District would also like to clarify that Lead Agencies are responsible for complying with CEQA by adequately assessing the potential environmental impacts from proposed projects. For development projects, the District has established guidance that is found in its Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI) located at <https://ww2.valleyair.org/media/g4nl3p0g/gamaqi.pdf>. The District recommends projects' related air emissions be compared to the District significance thresholds as identified in the GAMAQI.

Samir Sheikh
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: (661) 392-5500 FAX: (661) 392-5585

Additionally, the City may reference the District's Small Project Analysis Levels (SPAL) for determining the potential air quality impact of a development project.

Based on the information in the IS/MND, the District determined this Project is not expected to exceed any of the significance thresholds. However, for future development projects, the District recommends that construction and operational related emissions be evaluated to ensure the most accurate assessment of air quality impacts.

2) Health Risk Screening/Assessment

The IS/MND recognizes that there are sensitive receptors near the Project and states that *"The Project does not include any project components identified by the California Air Resources Board that could potentially impact any sensitive receptors"* and therefore the Project would not expose sensitive receptors to substantial pollutant concentrations. However, the IS/MND did not appropriately assess the potential air quality impacts from the Project to nearby sensitive receptors. Therefore, the District recommends that City evaluate the risk associated with the Project for sensitive receptors in the area and mitigate any potentially significant risk to help limit exposure of sensitive receptors to emissions.

To determine potential health impacts on surrounding receptors (residences, businesses, hospitals, day-care facilities, health care facilities, etc.) a Prioritization and/or a Health Risk Assessment (HRA) should be performed for the Project. These health risk determinations should quantify and characterize potential Toxic Air Contaminants (TACs) identified by the Office of Environmental Health Hazard Assessment/California Air Resources Board (OEHHA/CARB) that pose a present or potential hazard to human health.

Health risk analyses should include all potential air emissions from the project, which include emissions from construction of the project, including multi-year construction, as well as ongoing operational activities of the project. Note, two common sources of TACs can be attributed to diesel exhaust emitted from heavy-duty off-road earth moving equipment during construction, and from ongoing operation of heavy-duty on-road trucks.

Prioritization (Screening Health Risk Assessment):

A "Prioritization" is the recommended method for a conservative screening-level health risk assessment. The Prioritization should be performed using the California Air Pollution Control Officers Association's (CAPCOA) methodology. Please contact the District for assistance with performing a Prioritization analysis.

The District recommends that a more refined analysis, in the form of an HRA, be performed for any project resulting in a Prioritization score of 10 or greater. This is because the prioritization results are a conservative health risk representation, while the detailed HRA provides a more accurate health risk evaluation.

Health Risk Assessment:

Prior to performing an HRA, it is strongly recommended that land use agencies/ project proponents develop and submit for District review a health risk modeling protocol that outlines the sources and methodologies that will be used to perform the HRA.

A development project would be considered to have a potentially significant health risk if the HRA demonstrates that the health impacts would exceed the District's established risk thresholds, which can be found here:

<https://ww2.valleyair.org/permitting/ceqa/>.

A project with a significant health risk would trigger all feasible mitigation measures. The District strongly recommends that development projects that result in a significant health risk not be approved by the land use agency.

The District is available to review HRA protocols and analyses. For HRA submittals please provide the following information electronically to the District for review:

- HRA (AERMOD) modeling files
- HARP2 files
- Summary of emissions source locations, emissions rates, and emission factor calculations and methodologies.

For assistance, please contact the District's Technical Services Department by:

- E-Mailing inquiries to: hramodeler@valleyair.org
- Calling (559) 230-5900

3) Vegetative Barriers and Urban Greening

There are residential units located south of the Project. The District suggests the City consider the feasibility of incorporating vegetative barriers and urban greening as a measure to further reduce air pollution exposure on sensitive receptors (e.g., residential units).

While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, vegetative barriers have been shown to be an additional measure to potentially reduce a population's exposure to air pollution through the interception of airborne particles and the uptake of gaseous

pollutants. Examples of vegetative barriers include, but are not limited to the following: trees, bushes, shrubs, or a mix of these. Generally, a higher and thicker vegetative barrier with full coverage will result in greater reductions in downwind pollutant concentrations.

In the same manner, urban greening is also a way to help improve air quality and public health in addition to enhancing the overall beautification of a community with drought tolerant, low-maintenance greenery.

4) On-Site Solar Deployment

It is the policy of the State of California that renewable energy resources and zero-carbon resources supply 100% of retail sales of electricity to California end-use customers by December 31, 2045. While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, the production of solar energy is contributing to improving air quality and public health. The District suggests that the City consider incorporating solar power systems as an emission reduction strategy for the Project

5) District Rules and Regulations

The District issues permits for many types of air pollution sources, and regulates some activities that do not require permits. A project subject to District rules and regulations would reduce its impacts on air quality through compliance with the District's regulatory framework. In general, a regulation is a collection of individual rules, each of which deals with a specific topic. As an example, Regulation II (Permits) includes District Rule 2010 (Permits Required), Rule 2201 (New and Modified Stationary Source Review), Rule 2520 (Federally Mandated Operating Permits), and several other rules pertaining to District permitting requirements and processes.

The list of rules below is neither exhaustive nor exclusive. Current District rules can be found online at: <https://ww2.valleyair.org/rules-and-planning/current-district-rules-and-regulations>. To identify other District rules or regulations that apply to future projects, or to obtain information about District permit requirements, the project proponents are strongly encouraged to contact the District's Small Business Assistance (SBA) Office at (559) 230-5888.

5a) District Rule 9510 - Indirect Source Review (ISR)

The Project is subject to District Rule 9510 because it will receive a project-level discretionary approval from a public agency and will equal or exceed 50 dwelling units of residential development.

The purpose of District Rule 9510 is to reduce the growth in both NO_x and PM emissions associated with development and transportation projects from mobile and area sources; specifically, the emissions associated with the construction and subsequent operation of development projects. The ISR Rule requires developers to mitigate their NO_x and PM emissions by incorporating clean air design elements into their projects. Should the proposed development project clean air design elements be insufficient to meet the required emission reductions, developers must pay a fee that ultimately funds incentive projects to achieve off-site emissions reductions.

Per Section 5.0 of the ISR Rule, an Air Impact Assessment (AIA) application is required to be submitted no later than applying for project-level approval from a public agency. As of the date of this letter, the District has not received an AIA application for this Project. Please immediately submit an AIA application to the District to comply with District Rule 9510 so that proper mitigation and clean air design under ISR can be incorporated into the Project's design. One AIA application should be submitted for the entire Project.

Information about how to comply with District Rule 9510 can be found online at: <https://ww2.valleyair.org/permitting/indirect-source-review-rule-overview>

The AIA application form can be found online at: <https://ww2.valleyair.org/permitting/indirect-source-review-rule-overview/forms-and-applications/>

District staff is available to provide assistance, and can be reached by phone at (559) 230-5900 or by email at ISR@valleyair.org.

5b) District Rule 4601 (Architectural Coatings)

The Project will be subject to District Rule 4601 since it is expected to utilize architectural coatings. Architectural coatings are paints, varnishes, sealers, or stains that are applied to structures, portable buildings, pavements or curbs. The purpose of this rule is to limit VOC emissions from architectural coatings. In addition, this rule specifies architectural coatings storage, cleanup and labeling requirements. Additional information on how to comply with District Rule 4601 requirements can be found online at: <https://ww2.valleyair.org/media/tkqjeusd/rule-4601.pdf>

5c) District Regulation VIII (Fugitive PM10 Prohibitions)

The project proponent may be required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to commencing any earthmoving activities as described in Regulation VIII, specifically Rule 8021 – *Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities*.

Should the project result in at least 1-acre in size, the project proponent shall provide written notification to the District at least 48 hours prior to the project proponents intent to commence any earthmoving activities pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). Also, should the project result in the disturbance of 5-acres or more, or will include moving, depositing, or relocating more than 2,500 cubic yards per day of bulk materials, the project proponent shall submit to the District a Dust Control Plan pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). For additional information regarding the written notification or Dust Control Plan requirements, please contact District Compliance staff at (559) 230-5950.

The application for both the Construction Notification and Dust Control Plan can be found online at: <https://ww2.valleyair.org/media/fm3jrbsq/dcp-form.docx>

Information about District Regulation VIII can be found online at: <https://ww2.valleyair.org/dustcontrol>

5d) District Rule 4901 - Wood Burning Fireplaces and Heaters

The purpose of this rule is to limit emissions of carbon monoxide and particulate matter from wood burning fireplaces, wood burning heaters, and outdoor wood burning devices. This rule establishes limitations on the installation of new wood burning fireplaces and wood burning heaters. Specifically, at elevations below 3,000 feet in areas with natural gas service, no person shall install a wood burning fireplace, low mass fireplace, masonry heater, or wood burning heater.

Information about District Rule 4901 can be found online at: <https://ww2.valleyair.org/compliance/residential-wood-smoke-reduction-program/>

5e) Other District Rules and Regulations

The Project may also be subject to the following District rules: Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations).

6) **District Comment Letter**

The District recommends that a copy of the District's comments be provided to the Project proponent.

If you have any questions or require further information, please contact Jacob Torrez by e-mail at Jacob.torrez@valleyair.org or by phone at (559) 230-6558.

Sincerely,

Mark Montelongo
Director of Policy and Government Affairs



For: Daniel Martinez
Program Manager

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

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Sanger (“City”) will hold a public hearing at its meeting on **July 30, 2026, at 6:00 pm**, in the City Hall Council Chambers, 1700 7th Street, Sanger, CA, 93657, or as soon thereafter as possible, to consider the following:

1. **Tract 6504:** The Planning Commission will consider a resolution adopting Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP) prepared for Tract 6504, approving Conditional Use Permit No. 2025-03 (CUP 2025-03), and Tentative Tract Map No. 2025-02 (TTM 2025-02, Tract 6504).

Project Location: The proposed site is generally bounded by North Bethel Avenue to the west, North Fairbanks to the east, and San Joaquin Railroad to the north. Assessor Parcel Numbers (315-050-01 to -26, -34, and -40 to -49).

Project Description: The applicant, Vang Inc. is proposing a residential subdivision totaling 87-single family units located on approximately 16 acres consisting of the following entitlements (collectively, the “Project”): Conditional Use Permit No. 2025-03 (CUP 2025-03), and Tentative Tract Map No. 2025-02 (TTM 2025-02, Tract 6504). The City of Sanger has conducted an environmental analysis of the project consistent with the California Environmental Quality Act (CEQA). With mitigation imposed, there is no substantial evidence in the record that this project may have any direct, indirect, or cumulative effects on the environment that was significant. Therefore, the City intends to adopt a mitigated negative declaration for this project.



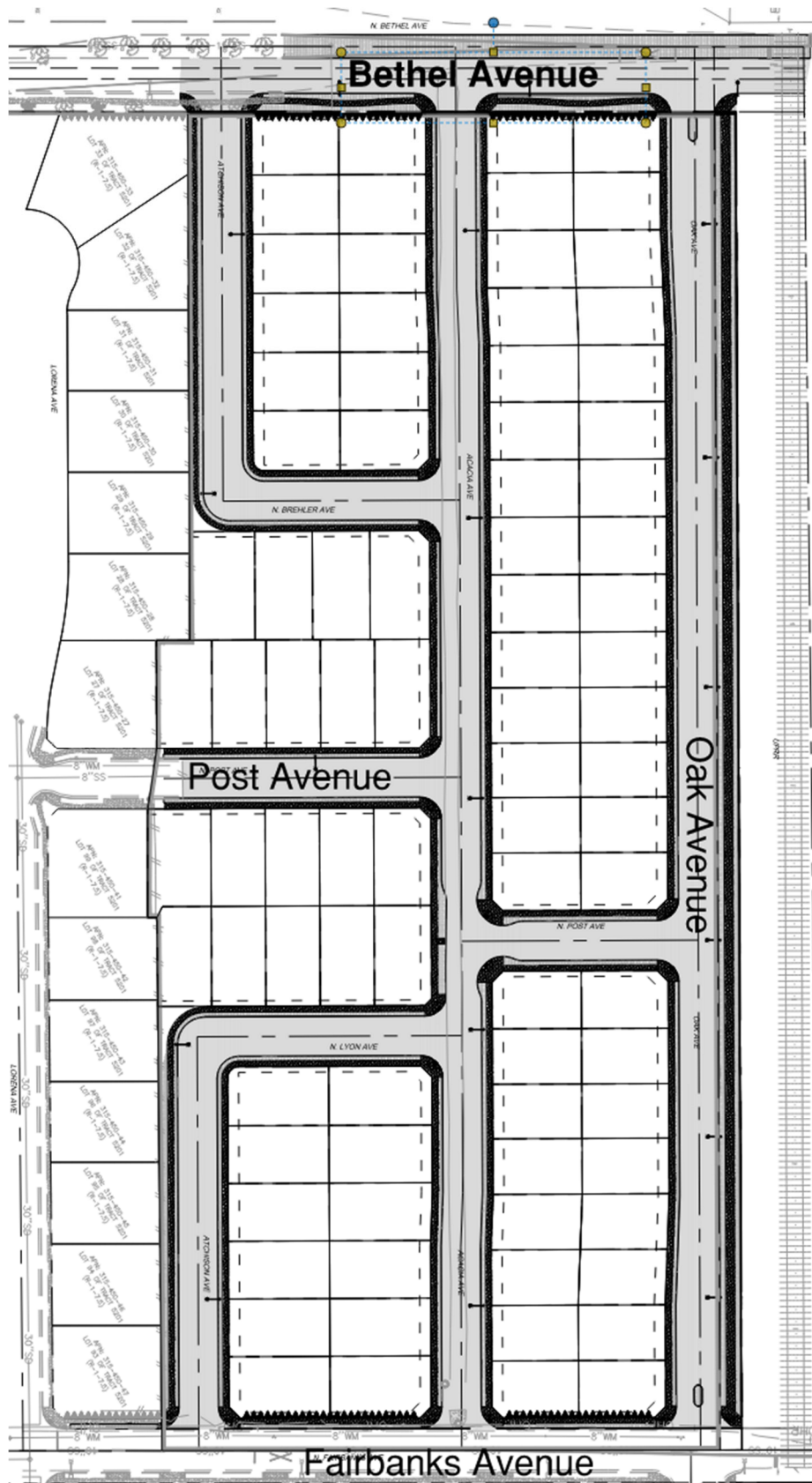
In Summary: Approval of Tract 6504 will allow for an 87 single family home subdivision at the proposed site. The project will comply with all internal and external improvements including both Bethel and Fairbanks avenues along with the continuation of the North Sanger Trail through the site. **See Subdivision Map on the back side of this notice.**

General: All interested parties are invited to submit statements orally or in writing, and the hearing will be open to the public. Members of the public may participate in the hearing by attending in-person at the City Hall Council Chambers located at 1700 7th Street, Sanger, CA, 93657. See meeting details on the City Agenda Center (<https://www.ci.sanger.ca.us/agendacenter>) which will be posted at least 72 hours before the hearing).

All persons having any comments or objections on this matter may appear before the City Council and provide oral comments or objections to the proposed Project. Written comments can also be submitted to the City Council, which will be part of the written record. Comments may be submitted to the City Clerk via email at city.clerk@ci.sanger.ca.us, via mail to ATTN: City Clerk, 1700 7th Street, Sanger, CA, 93657, or dropped off in person at the City Clerk’s Office located at City Hall. Any comments must be submitted or made before the close of the public hearing.

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised during the public comment described in this notice prior to the close of the public comment period.

Si requiere la traducción al español de este aviso, por favor contacte a Lina Martinez al (559) 876-6300, ext. 1500, o city.clerk@ci.sanger.ca.us.





City of Sanger

Report to the Planning Commission

To: Planning Commission
From: Joshua Goggins, Community Development Director
Subject: **Planning Commission to consider approving Conditional Use Permit 2026-02 Wedding and Event Venue.**
Recommendation: Approve Conditional Use Permit 2026-02 and Resolution 2026-12

Conflict of Interest:

None

Recommendation:

Approve Conditional Use Permit 2026-02 and Resolution 2026-12

Background and Summary:

PROJECT SITE & SURROUNDINGS:

Property Owner: Amy Ellis

Project Size: 1.03 acres

Existing Land Use: Residential / Bed and Breakfast

General Plan Designation: Agricultural

Zoning Designation: R-A (Single Family Residential -Agricultural)

Adjoining Land Uses:

	General Plan	Zone District	Existing Land Use
North	Agricultural	R-A	Agricultural
South	Agricultural	R-A	Agricultural
East	Agricultural	R-A	Residential
West	Heavy Industrial	M-H	Vacant

The proposed project consists of an application for an unclassified Conditional Use Permit (CUP) to allow the operation of a wedding and special event venue on a property located within the R-A (Residential Agricultural) Zone District. The project site is currently developed and operating as a bed-and-breakfast, which provides overnight lodging and hospitality services. The proposed use is similar in nature to the uses permitted within the Residential-Agricultural District and is consistent with the district's intent. It would function as an accessory and

complementary use to the existing operation by providing additional services at the site.

The proposed use would allow the property to host private events including, but not limited to, weddings, receptions, family celebrations, corporate gatherings, retreats, and similar special events. Event attendance would be limited to a maximum occupancy of 100 guests. Event activities may include indoor and outdoor gatherings, ceremonial functions, dining, music, and related event services such as catering, photography, and temporary decorative installations. Events are anticipated to occur primarily during daytime and evening hours.

The project would primarily utilize existing on-site structures and improvements associated with the current bed-and-breakfast operation, with only minor site modifications anticipated, if any, to accommodate event-related activities. Any required improvements would be reviewed for compliance with applicable City standards, including parking, circulation, fire access, lighting, landscaping, and noise attenuation. Adequate on-site parking would be maintained to accommodate guests and staff, and access to the site would continue to be provided via existing access from Newmark Avenue.

The Proposed project will utilize on site infrastructure until city services are established in Newmark Avenue. At that time the project site will be required to connect to City Services. The Project requires approval of CUP No. 2026-02 to allow a wedding and event venue at the discretion of the Planning Commission.

Conditional Use Permit Findings:

Finding (1) - *That the site for the proposed use is adequate 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 project site is currently developed as an existing bed-and-breakfast establishment and contains sufficient area to accommodate the proposed wedding and event venue use as an accessory expansion of the existing hospitality operation. The site's size and configuration are adequate to support event-related activities, including guest gathering areas, on-site parking, vehicle circulation, and required setbacks from adjacent properties. Existing site improvements, combined with any conditions of approval related to parking, and landscaping, are sufficient to ensure compatibility with surrounding land uses.

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 is served by existing legal roadway access that is adequate to accommodate traffic associated with the proposed use. Because events would be limited to a maximum occupancy of 100 guests, vehicle trips are expected to remain within the capacity of surrounding roadways. Existing access points provide sufficient ingress and egress for guest vehicles, service providers, and emergency responders. Conditions of approval may further regulate traffic management and parking to minimize congestion during event operations.

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 proposed use is largely operational in nature and primarily utilizes the existing bed-and-breakfast improvements, resulting in minimal physical alteration to the site. Vehicular access can be accommodated on-site, and parking areas can be managed to avoid spillover onto adjacent properties or roadway. Potential impacts related to noise, lighting, and event activities will be mitigated through operational conditions and compliance with applicable nuisance regulations. With conditions in place, the proposed use is not expected to create significant adverse impacts on surrounding properties.

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

The proposed wedding and event venue is consistent with the objectives and policies of the City's General Plan by allowing a limited commercial hospitality-related use that complements the existing bed-and-breakfast operation while maintaining compatibility with surrounding land uses.

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

Conditions of Approval include limitations on event occupancy, hours of operation, lighting controls, noise restrictions, and ongoing compliance with fire, building, and public safety requirements. These conditions provide reasonable safeguards to minimize potential operational impacts and ensure continued protection of public health, safety, and general welfare.

ENVIRONMENTAL ANALYSIS

The City, as the Lead Agency, has determined that the proposed CUP is considered a project by the California Environmental Quality Act (CEQA). The project proposes to allow for a wedding and event venue at an existing bed and breakfast site and is exempt from CEQA pursuant to a Class 3 Categorical Exemption under Section 15303, *New Construction or Conversion of Small Structures* of CEQA Guidelines. Class 3 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. Furthermore, Staff has determined that none of the exemptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to this project.

Reason for Recommendation:

Staff is able to make all findings and finds that the project is compatible with the existing use as there is no material expansion of facilities on site and will comply with all conditions and city codes to maintain a safe and harmonious use to the surrounding area.

Fiscal Impact:

No Fiscal Impact.

Alternatives:

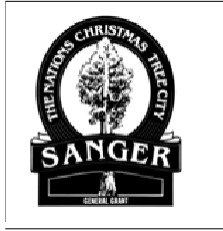
The Planning Commission may choose to deny. If so, staff requests the Planning Commission make findings to support a denial.

Actions Following Approval:

If no appeals are filed during the appeal period applicant may operate the proposed wedding and event venue under the approved conditions of approval.

Attachments:

1. PC RESO 2026-12
2. ATT 2. CUP and Operational Statement



CITY OF SANGER
PLANNING COMMISSION

RESOLUTION NO. 2026-12

CONDITIONAL USE PERMIT NO. 2026-02

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANGER APPROVING CONDITIONAL USE PERMIT 2026-02 (CUP 2026-02) TO ALLOW A WEDDING AND EVENT CENTER AT AN EXISTING BED AND BREAKFAST ESTABLISHMENT LOCATED AT 3680 Newmark Avenue, SANGER, CA 93657, APN: 332-042-91

WHEREAS, Amy Ellis (“Applicant”), submitted development applications, conditional use permit (Conditional Use Permit No. 2026-02, [CUP 2026-02]), referred to as the “Project”, to a wedding and event venue at an existing bed and breakfast establishment located north east of the intersection of Newmark Avenue and East Goodfellow Avenue addressed as 3680 Newmark Avenue Sanger, CA 93657 (Assessor’s Parcel Number 332-042-91); and

WHEREAS, the Planning Commission of the City of Sanger to consider approval of Conditional Use Permit No. 2026-02, to allow a Wedding and Event Venue at an existing Bed and Breakfast Establishment; 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 Class 3 Categorical Exemptions pursuant to CEQA Guidelines; and

WHEREAS, the Commission can make all the findings required for approval of CUP No. 2026-02; and,

NOW, THEREFORE BE IT RESOLVED, by the Planning Commission 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: Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA). The project proposes to allow for a wedding and event venue at an existing bed and breakfast site and is exempt from CEQA pursuant to a Class 3 Categorical Exemption under Section 15303, *New Construction or Conversion of Small Structures* of CEQA Guidelines. Class 3 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.

Furthermore, none of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, section 15300.2 apply to this project. As such the Planning Commission adopts a Categorical Exemption per CEQA Guidelines section 15303 for this project.

3. Conditional Use Permit Findings: The Planning Commission finds that all findings necessary for the approval of CUP 2026-02, and has reviewed the CUP for compliance with Sanger City Code Section 90-999, including the following:

- 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 proposed use is limited in nature by scheduled events and will not operate at all times, 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 is conditioned and will adhere to all conditions of approval along with all city of sanger noise, lighting and nuisance restrictions. 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 Planning Commission finds that the proposed wedding and event venue is consistent with the objectives and policies of the City of Sanger 2035 General Plan. The proposal represents an adaptive extension of an existing bed and breakfast property while supporting limited commercial and community-serving activities. The proposed use promotes economic activity without requiring significant expansion of infrastructure or public services. Operational limitations, help ensure the use remains compatible with neighboring properties and consistent with General Plan policies promoting orderly development, public safety, and protection of neighborhood character. The Planning Commission determines that the proposed use is similar in nature and consistent with the intent of the Residential-Agricultural District.

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

The Planning Commission finds that the conditions of approval are necessary to protect the public health, safety, and general welfare. Conditions limiting events to a maximum of 100 guests, prohibiting the sale, service, or consumption of alcoholic beverages, requiring adequate on-site parking, maintaining emergency vehicle access, regulating outdoor lighting and noise, and ensuring compliance with all applicable building, fire, and health regulations will minimize potential impacts associated with the proposed use. These conditions ensure that the wedding and event venue operates in a safe, orderly, and compatible manner while protecting neighboring

properties and the community.

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, which approvals are contingent upon the following:

The approval of CUP 2026-02 shall become final and effective immediately only after the Planning Commission of the City of Sanger approves CUP 2026-02.

- a. *Report and recommendation of the Community Development Director.*

Staff presented the Project to the Planning Commission as subject to conditions of approval and the Planning Commission has considered the same.

- b. *Comments received by the public in conjunction with the public hearing.*

The Planning Commission has considered any public testimony or comments, written or oral, offered to the Planning Commission prior to the close of the public hearing.

5. Effective Date. This Resolution shall become final and effective immediately after the Council Approvals become effective, unless an appeal is timely filed with the City Clerk in accordance with the provisions of the Sanger City Code.

* * * * *

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 30th day of July 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Dated: July 30, 2026

*Lina Martinez
City Clerk*



Exhibit A
Conditions of Approval
Conditional Use Permit No. 2026-02
APN 332-042-91
July 30, 2026

<u>Property Owner:</u>	Amy Ellis
<u>Parcel Size:</u>	1.03 Acres
<u>Existing Land Use:</u>	Residential /Bed and Breakfast
<u>General Plan Designation:</u>	Agricultural
<u>Zoning Designation:</u>	R-A (Single Family Residential – Agricultural)

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. 2026-02 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. 2026-02 shall comply with all of the following conditions of approval:

A. General

1. Violation of Conditional Use Permit No. 2026-02 **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 name and phone number of a contact person shall be on file with the Sanger Police Department in case of emergencies.
4. Any graffiti shall be removed within 24 hours.
5. 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.
6. Violation of any condition of approval for Conditional Use Permit No. 2026-02 shall constitute grounds for review by the Planning Commission and may result in modification, suspension, or revocation of the Conditional Use Permit in accordance with the Sanger Municipal Code.
7. This Conditional Use Permit authorizes the operation of a wedding and special

event venue with a maximum attendance of 100 guests at any one event. Attendance shall not exceed this limit at any time.

8. Portable restrooms for the proposed event area must adhere to the Fresno County Department of Public Health and Environmental Health Division standards reachable at Contact - (559) 600-3357 or EnvironmentalHealth@fresnocountyca.gov.
9. All vendors operating at the site must have an active City of Sanger Business License. If vendors are supply food they must also have a Fresno County Health Department Permit. Contact - (559) 600-3357 or EnvironmentalHealth@fresnocountyca.gov.
10. Any proposed improvements, structures, additions, or site modifications requiring permits shall obtain all required building, grading, electrical, plumbing, mechanical, or other applicable permits from the City of Sanger prior to construction.
11. The Owner/Applicant shall obtain all approvals required by applicable reviewing agencies, including but not limited to the City of Sanger Fire Department and utility providers, prior to operation or occupancy of any improvements associated with the approved use.
12. The Owner/Applicant shall maintain current emergency contact information, including the name and telephone number of a responsible on-site representative or property manager, with the Sanger Police Department.
13. The approved use shall be limited to wedding ceremonies, wedding receptions, small farmers markets and similar private special events. Any expansion of the approved use, increase in attendance, or substantial change in operational characteristics shall require review and approval by the City of Sanger and may require amendment of this Conditional Use Permit.
14. The sale, service, dispensing, or consumption of alcoholic beverages in conjunction with any event is prohibited under this approval. Alcoholic beverages shall not be permitted on the premises unless authorized through approval of a separate Conditional Use Permit or other entitlement as required by the City of Sanger and any applicable licenses issued by the California Department of Alcoholic Beverage Control.
15. All events and activities shall comply with the applicable provisions of the City of Sanger Municipal Code regulating noise, nuisances, outdoor activities, and

exterior lighting. The operation of the venue shall not create excessive noise, glare, vibration, dust, odors, or other nuisances that adversely affect surrounding properties.

16. Exterior lighting shall be designed, installed, and maintained to minimize off-site light spill and glare. All lighting fixtures shall comply with applicable City of Sanger lighting standards and shall be shielded and directed downward to prevent illumination of adjacent properties or public rights-of-way.
17. All amplified music, public address systems, live entertainment, and outdoor sound shall be operated in compliance with the City's noise regulations. The City may require additional operational restrictions if verified noise complaints demonstrate impacts to surrounding properties.
18. The Applicant shall provide adequate on-site parking for all events and shall ensure that guests do not park within travel lanes, obstruct emergency access, or create unsafe traffic conditions on adjacent public streets.
19. Electric vehicles shall be parked in a manner to allow uninhibited access for emergency services.
20. 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.
21. 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.
22. 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, Aleshire & Wynder 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, Community & Economic Development
1700 7th Street, Sanger, California, 93657
Telephone 559-876-6300 x1540 / Fax 559-876-6323

CONDITIONAL USE PERMIT APPLICATION

CONDITIONAL USE PERMIT FILE NO. CUP 2026-02

PLEASE TYPE OR PRINT THE FOLLOWING INFORMATION:

Applicant's Name: Amy & David Ellis Telephone: 559-283-0681

Address: 3680 S Newmark Ave

Contact Person*: Amy Ellis Telephone: 559-259-1520

Address: 3680 S Newmark Ave

***The contact person should be an individual with adequate responsibility for the Project**

Property owner name(s), addresses and telephone number if different from applicant:

Name _____ Address _____

Telephone # _____

A. The applicant requests a Conditional Use Permit to allow: event venue of up to 100 people

B. Is this project a Planned Development or Planned Unit Development? YES ☐ NO ☒

C. Property is located at: 3680 S Newmark Ave

D. County tax assessor's parcel number(s): _____

E. Present zoning of parcel: R-A

F. Dimensions of Property: _____ Parcel square footage: 42,439 / 1.03

G. The property's present use: single family residence / bed and breakfast

H. State the nature and intensity of the proposed use:
event venue of up to 100 people

I. State what alterations to the site or buildings are needed for the proposed use:
Fencing and driveway access

If you have any questions please contact the City Planner at (559) 876-6300 x1540.

SIGNATURE OF APPLICANT:  Date: 4/6/2026

PROJECT/BUSINESS OPERATIONAL STATEMENT

Use this form to provide a complete understanding of your project/business proposal. This information will assist city staff in their initial evaluation of your proposal. Our goal is to facilitate an accurate and complete description of project proposals in order to avoid unnecessary delays.

Provide a clear and detailed response after each of the questions that follow (typed or written in a legible manner) and be as specific in your responses as possible. If a question is not applicable to the project/business, respond with "NA". Incomplete and/or unreadable information on this form will not be acceptable for review.

1. Applicant or Authorized Agent and contact information:

Amy Ellis

2. Property Owner(s) and contact information:

Amy Ellis 559-912-5168

3. Project/Business Proposal/Concept:

Small event space for up to 100 guests

4. Describe the project / nature of the operation: (provide specific details - use additional sheets if necessary)

5. Identify the surrounding uses/businesses adjacent to the project/business.

North:

South:

East:

West:

6. Project/business operations: (days and hours / evenings-weekends / indoor and/or outdoor)

outdoor weddings/parties 10a-10p - farmers markets
sp-9p

7. Other special activities or events as part of this project/business: (temporary, permanent, frequency, hours, indoors or outdoors)

same as #6

8. Estimated number of visitors (customers, patrons, members).

100

9. Number of employees: (by shift, time of day, year, etc.)

2

10. Service and delivery vehicles including company/business vehicles: (specify types and number).

0

11. Number of parking spaces proposed and/or existing on the site/property.

TBD - temp parking on lot.

12. Are any goods to be sold/packaged/manufactured on the site/property (retail and/or wholesale)?

N/A

13. What type of equipment, supplies and/or materials will be used, kept and/or stored for the project/business?

Tables / chairs / linens

14. How will access be provided to the project/business (streets, highways, rail)?

Driveway off Newmark

15. Estimate the number and type of trips per day generated by the project (cars, trucks, rail).

16. Will the project/business and its use cause any unsightly appearance or create a public nuisance?

No

17. Will the project/business and its use cause or create any noise, glare, dust, smoke or odors?

Normal noise before 10 pm

18. Estimated volume of water to be used on a daily basis. Any water recycling planned or proposed?

TBD

19. Estimated volume of wastewater to be generated daily and characteristics (required pretreatment, etc.).

TBD

20. Estimated volume of garbage/trash (solid waste) generated daily by the use and type of solid waste produced from the project/business. How will waste be stored on the premises and what type of solid waste enclosure will be constructed or provided?

TBD

21. Will the project/business produce any hazardous materials/waste? If so, will they be shipped or stored? How will they be handled? How will they be disposed of?

No

22. Describe the type of outdoor advertising signage needed. (type of signs, design, height, length and placement)

N/A

23. Will the project/business include the construction of a new building or structure? Which buildings or what portion of buildings will be used in the operation?

Not at this time

24. Will any existing or new outdoor lighting or outdoor sound amplification system be used?

TBD

25. Will the project/business install new landscaping/irrigation, fencing and walls? (Describe type, design and locations)

Fencing

26. Will the project/business require the use of any additional public services or facilities provided by the City?

No

27. Provide any additional information that will provide a clear understanding of the project/business or operation.

As an informational document, submission of this completed operational statement does not imply city approval of this project/business proposal.

Amy Ellis

Printed Applicant Name



Applicant Signature

4/6/2026

Date