

Notice of Availability of Draft Environmental Impact Report Sanger General Plan Update and North Academy Corridor Master Plan State Clearinghouse #2018031047

Notice is Hereby Given: The City of Sanger (City), as the Lead Agency, has prepared a Draft Environmental Impact Report (Draft EIR) (SCH#2018031047) in accordance with the California Environmental Quality Act (CEQA) for the proposed City of Sanger General Plan Update and North Academy Corridor Master Plan (Project). The Draft EIR follows a Notice of Preparation (NOP) and public scoping period that was duly noticed and conducted for the Project from March 15, 2018 – April 15, 2018.

Project Title: Sanger General Plan Update and North Academy Corridor Master Plan

Project Location: Sanger is located in Fresno County in the eastern portion of the San Joaquin Valley. It is located south of State Route 180, an east-west highway that crosses the County and connects Mendota on the west to Sequoia/Kings Canyon National Parks on the east. The City is approximately 13 miles east of Fresno, the county seat of Fresno County. Other nearby cities include Fowler, Parlier, and Reedley. The unincorporated community of Del Rey is located 2 ½ miles southwest of Sanger.

Project Description: The full Project description is included in the Draft EIR and is summarized herein. California Government Code Section 65300 et seq. requires every city and county in the State to prepare and maintain a general plan for the long-term growth, development, and management of the land within the jurisdiction's planning boundaries. The "Project" under CEQA is the adoption of the City of Sanger General Plan Update and North Academy Corridor Master Plan; and implementation of the Goals, Objectives and Action Plans set forth therein (including any future annexations or other regulatory procedures required for implementation). The General Plan Update includes the following: Land Use Element, Circulation Element, Open Space & Conservation Element, Housing Element, Safety Element, Noise Element and Environmental Justice Element. The General Plan Update proposes the establishment of phased growth boundaries for Sanger. These boundaries are intended to reduce sprawl and leapfrog development by directing growth to occur in a compact and contiguous fashion.

The City is also including the North Academy Corridor Master Plan located on the north side of the community in this process. This area represents additional commercial and mixed use development opportunities for the City which would result in sales tax and job generation. The Master Plan area is generally centered along Academy Avenue, from the northern city limits to State Highway 180.

Document Availability and Public Review Timeline: Due to the time limits mandated by State law, your comments on the Draft EIR should be sent at the earliest possible date *but not later than 45 days* after receipt of this notice. The review period for the EIR will be from February 7, 2020 to March 26, 2020. Copies of the EIR can be reviewed at the City of Sanger City Hall, 1700 7th Street, Sanger, CA 93657 and can also be accessed from the City's website at <https://www.ci.sanger.ca.us/458/2035-General-Plan-Update>.

Please send your comments to David Brletic, Senior Planner at the address shown above or to DBrletic@ci.sanger.ca.us. Please provide the name and return mailing address for a contact person in your agency (if applicable).

Public Hearing: Following the public review period, the Final EIR; Mitigation Monitoring and Reporting Program; and Responses to Comments will then be submitted to the Planning Commission at a public

hearing for review and recommendation to the City Council, who has final authority to adopt the documents. The Planning Commission meeting is scheduled as follows: Thursday, April 23, 2020, on or after 6:00 p.m. in the City of Sanger Council Chambers located at 1700 7th Street, Sanger, CA 93657.

Other Opportunities for Commenting: In addition, comments may be provided orally at a public hearing to be held on March 26, 2020 at 6:00 PM at City of Sanger City Hall, 1700 7th Street, Sanger, CA 93657.

The City of Sanger appreciates your interest in this Project and welcomes your involvement in the environmental review process for the City's General Plan Update and North Academy Corridor Master Plan.