

CITY OF SANGER

**NOTICE OF INTENT TO ADOPT A
FINDING OF CONSISTENCY**

Filed with:

PROJECT NAME: Pre-Zoning of the North Academy Corridor Master Plan Area

FRESNO COUNTY CLERK
2220 TULARE STREET
FRESNO, CA 93721

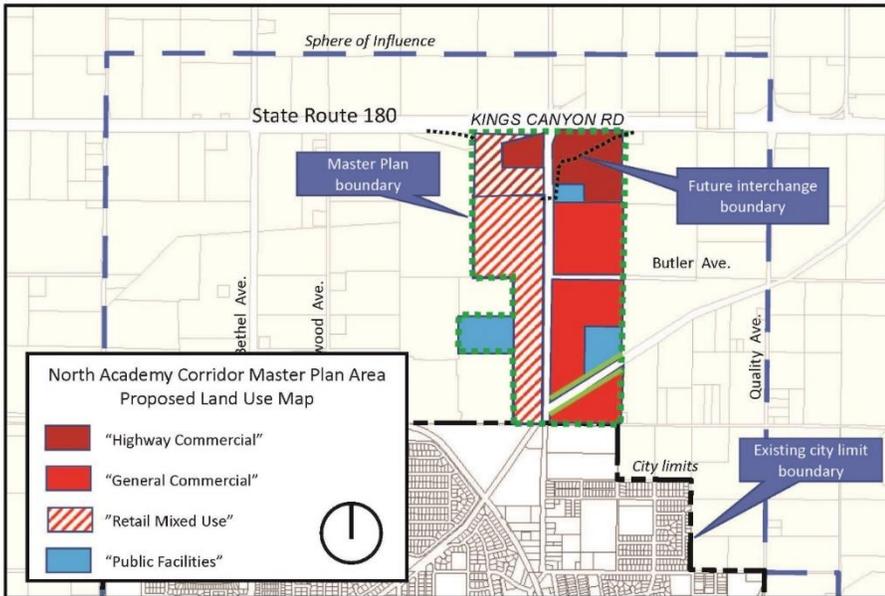
APPLICANT: City of Sanger
Development Services Department
1700 7th Street
Sanger, CA 93657

PROJECT LOCATION: Approximately 285-acres generally centered along Academy Avenue from the northern City limits to State Highway 180.

PROJECT DESCRIPTION:

This application requests authorization to pre-zone the approximately 285-acre North Academy Corridor Master Plan (Master Plan) area to match the underlying land use designation changes that have occurred within the Master Plan area as identified in the City of Sanger’s 2035 General Plan and corresponding Program Environmental Impact Report (SCH #2018031047). The Master Plan area is proposed to be annexed into the City limits of Sanger and thus the Master Plan area is proposed to be pre-zoned to match the land use designations of the 2035 General Plan. The 2035 General Plan resulted in the following land use designations for the North Academy Corridor Master Plan area:

Figure 1: North Academy Master Plan Land Use Diagram



- Mixed Use Retail / Commercial ~153 acres
- Neighborhood Commercial ~8 acres
- Medium Density Residential ~48 acres
- Medium High Density Residential ~ 17 acres
- High Density Residential ~ 4 acres
- Other areas such as open space and right-of-way ~ 55 acres

Figure 1 shows the location of the Master Plan area as well as the existing land use designations (as of June 2020). Table 1 shows the specific type of land use change that occurred as a result of the 2035 General Plan, as well as the associated acreage.

Table 1: North Academy Corridor Master Plan Land Use Changes from 2035 General Plan

Previous Land Use Designation	Current Land Use Designation	Acres*
General Commercial	Mixed Use Retail	54.2
Highway Commercial	Mixed Use Retail	37.5
Med. Low Density Residential	Residential - Medium Density	48.0
Med. Density Residential	Residential - Medium High Density	16.5
Neighborhood Commercial	Residential - High Density	4.1
High Density Residential	Commercial - Neighborhood	7.9
Med. Density Residential	Mixed Use - Retail	41.2
Med. Low Density Residential	Mixed Use - Retail	19.8

* The Master Plan area also includes approximately 55 acres of open space and right of way.

EXISTING ZONING:

The North Academy Corridor Master Plan area is within the jurisdiction of the County of Fresno, but is within the City of Sanger’s Sphere of Influence. Fresno County has zoned most of the Master Plan area for Agriculture (AE-20), with General Commercial (C-6) designations at the southwest and southeast corner of the intersection of Highway 180 and Academy Avenue.

PROPOSED ZONING:

The Master Plan area is proposed to be annexed into the City limits of Sanger and thus the Master Plan area will be pre-zoned to match the proposed land use designations of the 2035 General Plan. The Master Plan designates the area with the following proposed pre-zoning designations:

General Commercial (C-4): The C-4 designation provides for shopping centers, retail uses, offices and related uses at appropriate locations. This designation allows for some light manufacturing uses.

- The Master Plan is proposing to pre-zone approximately 98 acres to General Commercial (C-4).

Highway Commercial (C-5): The C-5 district is intended to establish appropriate areas along Highway 180 for the development of commercial uses that cater to the traveling public, such as restaurants, service stations, lodging and complementary uses. Recognizing the high-profile location of Highway Commercial properties and the city’s desire to project a positive, dynamic image along the highway, property development should exhibit the highest level of design quality, including architectural character, landscaping and screening.

- The Master Plan is proposing to pre-zone approximately 43 acres to Highway Commercial (C-5).

Retail Mixed Use (RMU): The RMU district is intended to build flexibility for future development to meet the changing needs of the City and the marketplace by permitting combinations of commercial, office and residential uses on the same site or within the same building.

- The Master Plan is proposing to pre-zone approximately 91 acres to Retail Mixed Use (RMU).

Public Facilities: This designation is reserved for facilities that are operated by public agencies. This includes uses such as a fire station, stormwater ponding basins, and similar public facilities.

- The Master Plan is proposing to pre-zone approximately 29 acres to Public Facilities.

The City of Sanger has conducted an environmental analysis of the above-described project and it has been determined to be a project that is consistent with the 2035 General Plan and Environmental Impact Report (EIR) (SCH #2018031047) certified by the City for the General Plan. Therefore, the City of Sanger Development Services Department proposes the City of Sanger adopt a Finding of Consistency with the EIR for this project.

The City previously prepared and certified an EIR for the 2035 General Plan, which was adopted in June 2020, and which analyzed the impacts of development anticipated with various land use designation changes associated with the North Academy Corridor Master Plan area. The City is proposing to pre-zone the Master Plan site to reflect the underlying land use designations identified by the 2035 General Plan. The 2035 General Plan and its EIR specifically contemplated the change of zone designations for properties whose land use designations were changed under the 2035 General Plan and identified such actions as being subject to streamlining under CEQA based on consistency with those documents (see page 2-28 of the 2035 General Plan EIR for the list of subsequent projects that were anticipated under the EIR). The impacts associated with this pre-zone were previously analyzed in the 2035 General Plan EIR. After conducting a review and assessment, the Development Services Department of the City of Sanger finds the proposed project is consistent with the adopted 2035 General Plan and its EIR.

After conducting a review and environmental assessment, the Development Services Department also finds that no substantial new evidence in the record that this project may have additional significant impacts that were not analyzed as significant adverse effects in the EIR prepared for the 2035 General Plan. There are no effects that are peculiar to the project. Additionally, there is no substantial new evidence of potentially significant off-site impacts and cumulative impacts that were not discussed in the EIR prepared for the 2035 General Plan, and no potentially significant adverse effects peculiar to the project. Finally, there are no previously identified significant effects, which as a result of substantial new information which was not known at the time the EIR was certified, determined to have a more severe adverse impact than discussed in the EIR for the 2035 General Plan.

Therefore, pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183, the City, as the lead agency, intends to find that the proposed pre-zoning of the North Academy Corridor Master Plan site is consistent with the 2035 General Plan and the EIR certified for the 2035 General Plan, and that no additional environmental review is required by CEQA.

The 2035 General Plan and its EIR are available for review at the City's website: <http://www.ci.sanger.ca.us/458/2035-General-Plan-Update>. The project pre-zone consistency analysis is also available for review at the City's website: <http://www.ci.sanger.ca.us/177/Planning-Zoning>. These documents may also be reviewed in person at the City Development Services Department offices, located at 1700 7th Street, Sanger, California, 93657, subject to emergency health orders and restrictions related to the COVID-19 pandemic. Please contact David Brletic, Senior Planner at (559) 876-6300 for more information.

ANY INTERESTED PERSON may comment on the proposed environmental finding. Comments must be in writing and must state (1) the commentor's name and address; (2) the commentor's interest in, or relationship to, the project; (3) the environmental determination being commented upon; and (4) the specific reason(s) why the proposed environmental determination should or should not be made. Any comments may be submitted at any time between the publication date of this notice and close of business on March 24, 2021. Please direct comments to David Brletic, Senior Planner, City of Sanger Development Services Department, 1700 7th Street, Sanger, CA 93657 or by email to dbrletic@ci.sanger.ca.us.

This application and this proposed environmental finding has been tentatively scheduled to be heard by the Planning Commission on April 22, 2021 at 6:00 p.m. or thereafter, and a public hearing has tentatively been scheduled before the Sanger City Council on May 20, 2021 at 6:00 p.m. These hearings will be held in the Sanger Council Chambers located at

1700 7th Street, Sanger, CA 93657. **Note:** These meetings will held by video and telephone conferencing consistent with the Governor’s Executive Order N-25-20 and N-29-20 issued on March 18, 2020 and local order(s). The purpose of this is to provide a safe environment for staff and the public to conduct City business, while allowing for public participation. Members of the public are encouraged to participate by video conferencing, phone, or email at dbreltic@ci.sanger.ca.us or by submitting written comments at City Hall prior to the hearing. At least 72 hours before each meeting the Agenda will be posted at <https://www.ci.sanger.ca.us/agendacenter>. Please check the Agenda for additional ways to participate in this matter. Your written and oral comments are welcomed at the hearing and will be considered in the final decision.

ENVIRONMENTAL ANALYSIS PREPARED BY:
David Brletic, Senior Planner

SUBMITTED BY:
David Brletic, Senior Planner

DATE: March 29, 2021

CITY OF SANGER DEVELOPMENT
SERVICES DEPARTMENT