

NOTICE OF AVAILABILTY AND INTENT TO ADOPT NEGATIVE DECLARATION, NOTICE OF PUBLIC COMMENT PERIOD, AND PUBLIC HEARING FOR CITY OF SANGER HOUSING ELEMENT UPDATE RE-ZONING TO CHANGE THE GENERAL PLAN DESIGNATION OF APN 315-030-67 AND 315-030-68 FROM RESIDENTIAL – MEDIUM LOW DENSITY TO RESIDENTIAL – HIGH DENSITY AND TO CHANGE THE ZONING DESIGNATION FROM R-1-6 TO RM-1.5; TO CHANGE THE GENERAL PLAN DESIGNATION OF APN 315-096-10, 315-096-11, 315-096-12, 315-096-16, AND 315-096-17 FROM COMMERCIAL OFFICE TO RESIDENTIAL – HIGH DENSITY AND TO CHANGE THE ZONING DESIGNATION FROM C–P TO RM-1.5; TO CHANGE THE GENERAL PLAN DESIGNATION OF APN 322-030-36, 322-030-49, AND 322-030-51 FROM RESIDENTIAL – LOW DENSITY TO RESIDENTIAL – HIGH DENSITY AND TO CHANGE THE ZONING DESIGNATION FROM R-1-10 TO RM-1.5; TO CHANGE THE GENERAL PLAN DESIGNATION OF APN 322-123-17, 322-123-27, AND 323-123-34 FROM COMMERCIAL GENERAL TO RESIDENTIAL – HIGH DENSITY AND TO CHANGE THE ZONING DESIGNATION FROM C-4 TO RM-1.5; TO CHANGE THE GENERAL PLAN DESIGNATION OF APN 322-132-03, 322-132-04, AND 322-132-05 FROM RESIDENTIAL – MEDIUM DENSITY TO RESIDENTIAL – HIGH DENSITY AND TO CHANGE THE ZONING DESIGNATION FROM R-1-6 TO RM-1.5; TO CHANGE THE GENERAL PLAN DESIGNATION OF APN 322-162-17 FROM RESIDENTIAL – LOW DENSITY TO RESIDENTIAL – HIGH DENSITY AND TO CHANGE THE ZONING DESIGNATION FROM R-1-10 TO RM-1.5; TO CHANGE THE GENERAL PLAN DESIGNATION OF APN 325-030-24S AND 325-030-76 FROM RESIDENTIAL – MEDIUM LOW DENSITY TO RESIDENTIAL – HIGH DENSITY AND TO CHANGE THE ZONING DESIGNATION FROM R-1-6 TO RM-1.5 TO CHANGE THE GENERAL PLAN DESIGNATION OF APN 332-042-01, 332-042-03, AND 332-190-36 FROM COMMERCIAL COMMUNITY TO RESIDENTIAL – HIGH DENSITY AND TO CHANGE THE ZONING DESIGNATION FROM C–2 TO RM-1.5 IN THE CITY OF SANGER, CALIFORNIA, 93657.

The City of Sanger has prepared an Initial Study/Proposed Negative Declaration as required by the California Environmental Quality Act (CEQA) for the project described below.

Project Description: Change in General Plan Designation and Zone Designation for multiple sites within the City of Sanger City Limits to meet California Department of Housing and Community Development, Regional Housing Needs Allocation for the City of Sanger Housing Element.

Project Need: The City of Sanger’s Housing Element is required to be compliant with the State of California. One requirement is availability of adequate sites zoned for multiple family residential housing. The City of Sanger has a shortage of approximately 64 acres of land zoned for multiple family residential housing. The proposed project is intended to change the General Plan Designation and Zoning Designation of approximately 75 acres to accommodate multiple family residential housing.

Notice is hereby given that the Initial Study prepared for the project, disclosed that all the impacts of the project would be *Less Than Significant with Mitigation*.

Notice of Intent to Adopt a Negative Declaration: Based on the Initial Study and in accordance with the CEQA Guidelines, a proposed Mitigated Negative Declaration has been prepared. The Mitigated Negative Declaration is hereby available for public comment.

Notice of Public Availability and Public Comment Period: The public comment period for the Initial Study/Proposed Mitigated Negative Declaration will run for a 20 day public review period that starts on **Thursday November 1, 2018 and ends on Wednesday, November 21, 2018**. All environmental documents on the project are available for review during normal City business hours at City Hall, 1700 7th Street, Sanger, CA, and the City of Sanger website, www.ci.sanger.ca.us

Comments on the Project: If you have written comments on the project please submit them to David Brletic, Senior Planner, 1700 7th Street, Sanger, CA 93657. Comments may also be emailed to dbrletic@ci.sanger.ca.us. Telephone inquiries may also be directed to David Brletic, at 559-876-6300, extension 1540. Please note that your comments must be received by the City no later than 5PM on Wednesday, November 21, 2018.

Notice of Public Hearing: The public hearing on the Negative Declaration is scheduled to be heard by the City of Sanger Planning Commission at a Special Meeting on Thursday, November 29, 2018. The meeting will be at 6:00 p.m. or as soon as possible thereafter. The meeting will be held in the City Council Chambers located in City Hall, 1700 7th Street, Sanger, CA 93657. All interested parties are invited to attend and to provide testimony on the environmental effects of the project and the project itself. Should you need assistance in attending the meeting, please contact David Brletic, Senior Planner at City Hall 559-876-6300, Ext, 1540, at least 48 hours in advance so that proper arrangements can be made.