

FILED

Print Form

E20251000325

DEC 11, 2025

TIME
3:45pm

Notice of Determination

FRESNO COUNTY CLERK

Appendix D

To:

☐ Office of Planning and Research

U.S. Mail:

P.O. Box 3044

Sacramento, CA 95812-3044

Street Address:

1400 Tenth St., Rm 113

Sacramento, CA 95814

☒ County Clerk

County of: Fresno

Address: 2220 Tulare Street

Fresno, CA 93721

From: DEPUTY

Public Agency: City of Sanger

Address: 1700 7th Street

Sanger, CA 93657

Contact: Joshua Goggins

Phone: 559-876-6300

Lead Agency (if different from above):

Address:

Contact:

Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2025061144

Project Title: Tentative Tract 6493

Project Applicant: Lennar

Project Location (include county): Southwest of Indianola Avenue and Annadale Avenue, Fresno County

Project Description:

The Project proposes a 530-lot single-family residential subdivision (TTM 6493) and a neighborhood park. The Project site is located outside the city limits and will require annexation of the site from the County of Fresno into the City of Sanger.

The site is currently designated as Residential Medium Density and Park/Open Space by the Sanger General Plan Land Use Map.

This is to advise that the City of Sanger City Council has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on 10/16/2025 and has made the following determinations regarding the above
(date)
described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☐ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Sanger - City Clerk

Signature (Public Agency):



Title:

Community Development DirectorDate: 11-19-25

Date Received for filing at OPR: