

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Fresno
Address: 2281 Tulare Street
Fresno, CA, 93721

From:

Public Agency: City of Sanger
Address: 1700 7th Street
Sanger, CA, 93657

Contact: David Brletic
Phone: (559) 876-6300

Lead Agency (if different from above):

Address: By: FRESNO COUNTY CLERK
Contact: DEPUTY
Phone:

E20231000151
FILED
MAY 24 2023
TIME 3:56PM

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):

Project Title: Somerset Residential Community

Project Applicant: San Joaquin Valley Homes

Project Location (include county): South of Sanger City Limits, in Fresno County

Project Description:

The Project proposes a 490-unit, single family development on 99.40 acres. This includes 197 single family homes with an average lot size of 6,600 square feet and 293 homes with an average lot size of 2,880 square feet. The Project also proposes approximately 11.6 acres of parks, open space, and trails and a 6.5-acre recharge basin. The Project would also require the demolition of two existing residences and annexation/pre-zoning of one offsite parcel.

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

described project on 05/04/2023 and has made the following determinations regarding the above (date) described project.

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

1700 7th St, Sanger, CA 93657

Signature (Public Agency): Title: Contract City Planner

Date: 5/24/2023 Date Received for filing at OPR:



State of California - Department of Fish and Wildlife
**2023 ENVIRONMENTAL DOCUMENT FILING FEE
 CASH RECEIPT**
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER: E202310000151
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SANGER	LEAD AGENCY EMAIL	DATE 05/24/2023
COUNTY/STATE AGENCY OF FILING FRESNO COUNTY	DOCUMENT NUMBER E202310000151	
PROJECT TITLE SOMERSET RESIDENTIAL COMMUNITY		

PROJECT APPLICANT NAME CITY OF SANGER	PROJECT APPLICANT EMAIL	PHONE NUMBER (559) 876-6300
PROJECT APPLICANT ADDRESS 1700 7TH STREET	CITY SANGER	STATE CA
		ZIP CODE 93657

PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entity

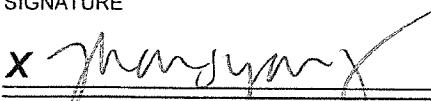
CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$	<u>0.00</u>
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$	<u>2,764.00</u>
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	<u>0.00</u>
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	<u>0.00</u>
<input checked="" type="checkbox"/> County documentary handling fee	\$50.00	\$	<u>50.00</u>
<input type="checkbox"/> Other		\$	<u>0.00</u>

PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ 2,814.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Thang Yang Deputy Clerk
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State of California - Department of Fish and Wildlife
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COUNTY/STATE AGENCY OF FILING FRESNO COUNTY	DOCUMENT NUMBER E202310000151	
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SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Thang Yang Deputy Clerk
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County of Fresno
Clerk's Office
James A. Kus

Elections Department
(559) 600-8683

Clerk Services Department
(559) 600-2575

Finalization 2023010646
5/24/2023 04:00 PM
CCR571804 thyang

Description	Fee
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EIR - Negative Declaration

Time Recorded:	4:00 PM
Recording Fee:	\$2,764.00
<hr/>	
Total Amount Due	\$2,764.00
<hr/>	
Total Paid	
Check Tendered	\$2,764.0
#0038196	
Amount Due	\$0.00

E202310000151

THANK YOU
PLEASE KEEP FOR REFERENCE

County of Fresno
Clerk's Office
James A. Kus

Elections Department
(559) 600-8683

Clerk Services Department
(559) 600-2575

Finalization 2023010648
5/24/2023 04:01 PM
CCR571804 thyang

Description	Fee
EIR Administrative Fee	
Time Recorded: 4:01 PM	
Recording Fee:	\$50.00
<hr/>	
Total Amount Due	\$50.00
<hr/>	
Total Paid	
Check Tendered	\$50.00
#0038197	
Amount Due	\$0.00

E202310000151

THANK YOU
PLEASE KEEP FOR REFERENCE