

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The City of Folsom proposes to adopt a Mitigated Negative Declaration pursuant to the California Environmental Quality Act for the project listed below:

PROPOSED PROJECT: Folsom Corporate Center Apartments

PROJECT LOCATION: The project site consists of two parcels situated in south/central City of Folsom. The first parcel, referred to as Lot 1 (APN: 072-3120-026), is an estimated 7.24-acre parcel located south of Rowberry Drive at a point south of Iron Point Road. The second parcel, referred to as Lot 6 (APN 072-3120-023), is a 4.68-acre parcel located south of Iron Point Road between Broadstone Parkway and Rowberry Drive, approximately 1,400-feet northeast of Lot 1. The street address is currently unnumbered. The project site is located within Section 7, 8, 17 & 18, Township 9 North, Range 8 East (Mount Diablo Base and Meridian, USGS 7.5 minute "Folsom Quadrangle").

PROJECT DESCRIPTION: The project assessed in the Mitigated Negative Declaration is the construction and operation of a new multi-family apartment community on two separate parcels (referred to as Lot 1 and Lot 6) within the Folsom Corporate Center. The apartment community in total would consist of 253 apartment units, two clubhouses, 487 parking spaces, and indoor and outdoor amenities unique to each parcel. On-site parking would include garage parking spaces, carport covered parking spaces, and uncovered parking spaces. The units would be available as one-, two-, or three-bedroom apartments, and would range from 690 square feet (sf) to 1,325 sf. The proposed project would require a General Plan Amendment, Rezone, Planned Development Permit, Design Review, and Tree Removal Permit.

AVAILABILITY OF THE DOCUMENT: Copies of the Mitigated Negative Declaration are available for review at the City of Folsom Planning Department, 50 Natoma Street, Folsom CA 95630, Monday through Thursday from 8:30 a.m. to 1:00 p.m. The document can also be downloaded from the City of Folsom website at <https://www.folsom.ca.us>.

REVIEW PERIOD: The City of Folsom is providing a 30-day public review period for the Draft Mitigated Negative Declaration. The review period begins March 7, 2022 and ends at 5:00 p.m. on April 5, 2022.

COMMENTS ON THE MITIGATED NEGATIVE DECLARATION: The City of Folsom welcomes and encourages agency and public review and comment on the proposed Mitigated Negative Declaration. Anyone wishing to make formal comments on the environmental document must do so in writing, by mailing comments to the address listed below, or submitting them by fax or email. The full name and physical mailing address of the agency, individual, or organization must be included in the comment. Please use the phrase "Folsom Corporate Center Mitigated Negative Declaration Comment" in the subject line.

Send comments by email to: sbanks@folsom.ca.us.

Send comments by regular mail or fax to:

Steven Banks
City of Folsom Planning Department
50 Natoma Street, Folsom, CA 95630
Fax: (916) 461-6207

All written comments must be received by the City of Folsom no later than 5:00 pm on April 5, 2022.

PUBLIC MEETINGS: The proposed project and the Mitigated Negative Declaration will be presented in a public hearing before the City of Folsom Planning Commission at its regularly scheduled meeting beginning at 6:00 p.m. on Wednesday April 6, 2022 at Folsom City Hall, 50 Natoma Street, Folsom, CA. The consideration of adoption of the proposed project and Mitigated Negative Declaration will be presented in the regular scheduled Folsom City Council Meeting beginning at 6:30 p.m. on Tuesday May 10, 2022 at Folsom City Hall, 50 Natoma Street, Folsom, CA.

Please refer to the Planning Commission Agenda on how to participate in the meeting remotely.

Additional information may be obtained by contacting Steven Banks, Principal Planner, City of Folsom at (916) 461-6207, Monday through Thursday, between the hours of 9:00 a.m. and 1:00 p.m.

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