

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: Vintage at Folsom Senior Apartments Project

PROJECT LOCATION: The project site is located at 103 East Natoma Street in the City of Folsom in Sacramento County, California. The project site is approximately 4.86 acres with an Assessor's Parcel Number (APN) 071-0320-042. The triangle shaped project site is currently vacant and undeveloped. The project site is surrounded by East Natoma Street and Prison Road to the north, Cimmaron Circle to the east, Montrose Drive to the south, and Fargo Way to the west. The site is located within the Rios de los Americanos Land Grant (Mount Diablo Base and Meridian, United States Geological Survey 7.5-minute "Folsom Quadrangle").

PROJECT DESCRIPTION: The project assessed in the Mitigated Negative Declaration is the construction of a 136-unit, affordable senior rental housing with a mix of 98 one-bedroom units and 38 two-bedroom units in a three-story building. The project would include indoor and outdoor amenities including a community center, a game and craft room, a library room, an exercise room, a bocce ball court, bike racks, picnic tables, outdoor kitchens and dining areas, pedestrian walkways, and landscaped areas. The project would provide 136 parking spaces and would realign Oak Parkway Trail to add a pedestrian connection. The proposed project would require a Planned Development Permit, a Conditional Use Permit, and a Density Bonus.

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 an approximate 30-day public review period for the Draft Mitigated Negative Declaration. The review period begins November 14, 2022 and ends at 5:00 p.m. on December 14, 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 "Vintage at Folsom Senior Apartments Project 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 December 14, 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 December 14, 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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