

# Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # \_\_\_\_\_

## Project Title: Sibley Street Residential Project

Lead Agency: City of Folsom, Community Development Department Contact Person: Josh Kinkade, Associate Planner  
Street Address: 50 Natoma Street Phone: (916) 461-6209  
City: Folsom Zip: 95630 County: Sacramento

**Project Location:** County: Sacramento City/Nearest Community: Folsom  
Cross Streets: Sibley Street and Glenn Drive Zip code: 95630  
Lat/Long: 38 ° 39 ' 57.6 " N 121 ° 10 ' 29.1 " W Total Acres: 0.86  
Assessor's Parcel No. 071-0200-056 Section: 2 Twp: 9N Range: 7E Base: MDBM  
Within 2 miles: State Hwy#: 50 Waterways: Lake Natoma Airports: N/A Railways: N/A  
Schools: Sutter Middle School, Folsom Montessori School, Theodore Judah Elementary School, Blanche Sprentz Elementary, Sandra J. Gallardo Elementary School, Folsom Preparatory School, Natoma Station Elementary School, Twin Lakes Elementary, Golden Valley Charter School.

### Document Type:

**CEQA:**  NOP  Draft EIR **NEPA:**  NOI **Other:**  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec  Other: \_\_\_\_\_  FONSI

### Local Action Type:

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: Planned Development Permit

### Development Type:

Residential: *Units* 12 *Acres* 0.86  Water Facilities: *Type* \_\_\_\_\_ *MGD* \_\_\_\_\_  
 Office: *Sq.ft.* \_\_\_\_\_ *Acres* \_\_\_\_\_ *Employees* \_\_\_\_\_  Transportation: *Type* \_\_\_\_\_  
 Commercial: *Sq.ft.* \_\_\_\_\_ *Acres* \_\_\_\_\_ *Employees* \_\_\_\_\_  Mining: *Mineral* \_\_\_\_\_  
 Industrial: *Sq.ft.* \_\_\_\_\_ *Acres* \_\_\_\_\_ *Employees* \_\_\_\_\_  Power: *Type* \_\_\_\_\_ *MW* \_\_\_\_\_  
 Educational \_\_\_\_\_  Waste Treatment: *Type* \_\_\_\_\_ *MGD* \_\_\_\_\_  
 Recreational \_\_\_\_\_  Hazardous Waste: *Type* \_\_\_\_\_  
 Other: \_\_\_\_\_

### Project Issues That May Have A Significant Or Potentially Significant Impact:

Aesthetic/Visual  Fiscal  Public Services/Facilities  Vegetation  
 Agricultural Land/Forest  Flood Plain/Flooding  Recreation/Parks  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Schools/Universities  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Septic Systems  Wetland/Riparian  
 Biological Resources  Greenhouse Gas Emissions  Sewer Capacity  Growth Inducement  
 Coastal Zone  Minerals  Soil Erosion/Compaction/Grading  Land Use  
 Drainage/Absorption  Noise  Solid Waste  Cumulative Effects  
 Economic/Jobs  Population/Housing Balance  Toxic/Hazardous  Other: Tribal Cultural Resources  
 Traffic/Circulation

**Present Land Use/Zoning/General Plan Designation:** The project site is comprised of 0.86 acres located at 1014 Sibley Street. The site is developed with a single-family residence and five sheds, and various trees and shrubs are scattered throughout the property. The site is designated Single Family High Density (SFHD) by the City's General Plan and is zoned General Apartment District (R-4) and Residential-Multifamily Dwelling District (R-M) Planned Development (PD).

**Project Description:** The proposed project would include the demolition of all on-site structures and the development of the site with six single-family residences and six accessory dwelling units (ADUs) located on six residential lots ranging from 6,231 square feet (sf) to 6,314 sf. Each primary residence would include a two-car garage and primary site access would be provided by three new driveways off of Sibley Street. Development of the proposed project would require the approval of a Rezone, Planned Development Permit, and Vesting Tentative Subdivision Map.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # 3	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # 5S
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling & Recovery, Department of
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers & Mountains Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Wildlife Region # 2	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry & Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

## Local Public Review Period

Starting Date September 28, 2023 Ending Date October 17, 2023

Lead Agency: City of Folsom Applicant: David Storer  
Consulting Firm: Raney Planning & Management, Inc. Address: P.O. Box 6763  
Address: 1501 Sports Drive, Suite A City/State/Zip: Folsom, CA 95630  
City/State/Zip: Sacramento, CA 95834 Phone: ( 916 ) 502-7341  
Contact: Rod Stinson  
Phone: ( 916 ) 372-6100

Signature of Lead Agency Representative: \_\_\_\_\_

Date: 9/26/23

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.