

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: Folsom Corporate Center Apartments

Lead Agency: City of Folsom Contact Person: Steve Banks
 Mailing Address: 50 East Natoma Street Phone: 916.461.6207
 City: Folsom Zip: 95630 County: Sacramento

Project Location: County: Sacramento City/Nearest Community: Folsom

Cross Streets: Ion Point Road, Broadstone Parkway, Rowberry Drive Zip Code: 95630

Longitude/Latitude (degrees, minutes and seconds): 121 ° 7 ' 7.212 " N / 38 ° 39 ' 8.6796 " W Total Acres: 11.92

Assessor's Parcel No.: 072-3120-026; 072-3120-023 Section: 7,8,17&18 Twp.: 9 North Range: 8 East Base: Mount Diablo

Within 2 Miles: State Hwy #: 50 Waterways: Willow Creek

Airports: N/A Railways: N/A Schools: Gold Ridge Elementary School, Folsom High School, Sar

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: Tree Removal Permit

Development Type:

Residential: Units 253 Acres 11.9
 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 _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

General Plan Land Use: Industrial/ Office Park (IND); Zoning: Lot 1- Limited Manufacturing PD (M-L PD), Lot 6- Business and Professional PD (B-P PD)

Project Description: *(please use a separate page if necessary)*

The proposed project includes the construction 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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

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

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|----------------------------------------------------------------------|------------------------------------------------------------------------------|
| <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 # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. 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 Mtns. 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 & Game Region # _____ | <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 and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date March 7, 2022 Ending Date April 5, 2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>HELIX Environmental Planning, Inc.</u>	Applicant: <u>FCC 50, LLC</u>
Address: <u>11 Natoma Street, Suite 155</u>	Address: <u>2484 Natomas Park Drive, Suite 101</u>
City/State/Zip: <u>Folsom, CA 95630</u>	City/State/Zip: <u>Sacramento, CA 95833</u>
Contact: <u>Robert Edgerton, AICP CEP</u>	Phone: _____
Phone: <u>916.365.8700</u>	

Signature of Lead Agency Representative:  **Date:** March 7, 2022

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