

# 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  
☐ Early Cons ☐ Supplement/Subsequent EIR  
☐ Neg Dec (Prior SCH No.) \_\_\_\_\_  
☒ Mit Neg Dec ☐ Other: \_\_\_\_\_

**NEPA:** ☐ NOI  
☐ EA  
☐ Draft EIS  
☐ FONSI

**Other:** ☐ Joint Document  
☐ Final Document  
☐ Other: \_\_\_\_\_

## 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,
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> Department of
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> S.F. Bay Conservation & Development
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers &
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Fish & Wildlife Region # 2	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Forestry & Fire Protection, Department of	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	<input type="checkbox"/> Other: _____

## 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.