

ADDENDUM TO THE FOLSOM PLAN AREA SPECIFIC PLAN IN THE CITY OF FOLSOM

A. INTRODUCTION

The City of Folsom (City) certified an Environmental Impact Report (EIR) for the Folsom Plan Area Specific Plan (City of Folsom 2010). The City (the current project applicant) is proposing changes to the Folsom Plan Area Specific Plan (Specific Plan or FPASP) which have been evaluated in an Initial Study (IS) that accompanies this Addendum. The analysis conducted within the IS determined whether the proposed changes to the FPASP would result in any new or more substantial impacts that were not previously identified in the FPASP EIR.

This Addendum has been prepared to provide information regarding: (1) the history of the project; (2) a description of the proposed project modification; (3) the standards for adequacy under the California Environmental Quality Act (CEQA) and CEQA Guidelines; (4) a description of the format and content of this Addendum; and (5) the applicable CEQA processing requirements for the proposed project.

B. BACKGROUND

The Folsom Project Area (FPA) electronic readerboard project with a footprint of approximately 180 square feet would be located along US Highway 50 within the estimated 36-acre Parcel 61 of the FPASP area, which encompasses 3,520 acres within the City of Folsom, CA. The Specific Plan area is generally bounded by US Highway 50, White Rock Road, Prairie City Road, and the El Dorado County line.

The Specific Plan analyzed in the 2011 EIR identifies the land use designation for the proposed project site as Regional Commercial.

C. OVERVIEW OF THE PROPOSED PROJECT

The FPA electronic readerboard project proposes modifications to the FPASP Table A.7 “Transportation, Communication & Infrastructure” allowed uses (FPASP Page A-11) to allow one electronic readerboard sign to be conditionally permitted within Parcel 61 along US Highway 50. No other changes to the Specific Plan are proposed. The proposed project would construct a 65-foot-tall electronic readerboard on a 36-acre site within Parcel 61, Assessor’s Parcel Number (APN) 072-3190-052.

Electronic readerboards are not currently an allowed use within the “Transportation, Communication & Infrastructure” Table of the FPASP. Therefore, the project applicant is seeking a Specific Plan Amendment to allow one electronic readerboard sign to be conditionally permitted within Parcel 61 of the Specific Plan area. The proposed project would amend the Specific Plan land use designations on the project site to allow for the construction of the 65-foot-tall electronic readerboard on a 36-acre site located off of US Highway 50. The Specific Plan did not plan for electronic readerboard signage.

The proposed project would not require a General Plan or zoning map amendment. Additional required entitlements for the project include a Conditional Use Permit.

D. BASIS FOR AN ADDENDUM

The State CEQA Guidelines environmental review procedures allow for the updating and use of a previously adopted PEIR for projects that are different from the previous project or the conditions under which the project was analyzed. Section 15164 of the CEQA Guidelines states the following with respect to an addendum to an adopted PEIR:

- a) *The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*
- c) *An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.*
- d) *The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.*
- e) *A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.*

In accordance with CEQA Guidelines Section 15164, this Addendum has been prepared to document that the proposed project modifications do not require preparation of a subsequent EIR or negative declaration under Section 15162.

The proposed FPA electronic readerboard project is similar to the project evaluated in the adopted 2011 EIR because the proposed project involves a commercial development. As supported in the analysis contained in the accompanying IS, there are no substantial changes proposed in the FPA electronic readerboard project which would result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. There is no new information of substantial importance which was not known for the 2011 EIR, and no new mitigation measures are necessitated by the project.

None of the circumstances listed in CEQA Guidelines Section 15162 requiring the preparation of a subsequent EIR are present, and only minor technical changes or additions are necessary to update the previously adopted 2011 EIR; therefore, an addendum may be prepared.

E. FORMAT, CONTENT, AND CONCLUSIONS OF THIS ADDENDUM

The accompanying CEQA IS comprises the Addendum to the EIR for the FPASP. As described above, the IS has been prepared to determine whether the project analyzed in the certified program EIR would require major revisions due to any new or more severe significant environmental impacts in the proposed FPA electronic readerboard project. Changes in the Specific Plan allowed uses necessitated a reevaluation of the impacts for the proposed FPA electronic readerboard project.

The 2011 program EIR found that the approved project could have potentially significant impacts on aesthetics; air quality; biological resources; climate change; cultural resources; environmental justice; geology; soils, minerals, and paleontological resources; hazards and hazardous materials; hydrology and water quality; land use and agricultural resources; noise; parks and recreation; population, employment, and housing; traffic and transportation; utilities and service systems; groundwater; and water supply. However, all potentially significant impacts for the 2011 program EIR were reduced to a less than significant impact with mitigation.

The majority of the FPA electronic readerboard project site is previously disturbed land. The project will not introduce new or more significant impacts that were not previously disclosed in the Specific Plan PEIR. Based on the conclusions of the IS, an Addendum to the certified EIR is the appropriate CEQA-compliance document for the proposed project.

The following definitions are used in the IS:

Potentially Significant Impact: Any potentially significant impact of the proposed project that was not previously analyzed in the PEIR.

Less than Significant with Mitigation Incorporated: Any potential impacts of the proposed project not previously analyzed in the certified program EIR but found to be less than significant with previously prescribed mitigation from the PEIR incorporated.

Less than Significant: Any potential impacts of the proposed project not previously analyzed in the program EIR, but which are found to be less than significant.

No New Impact: The proposed project would not result in an impact or would result in an impact found to be equal to or less than the impact analyzed in the program EIR.

F. ADDENDUM PROCESSING

The City of Folsom directed and supervised the preparation of this Addendum, which has been reviewed and determined to be complete and accurate by the Planning Department. The City has concluded, based on the accompanying IS, that an Addendum is the appropriate CEQA compliance document for the proposed FPA electronic readerboard project.