

NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT AND PUBLIC MEETING/HEARING ON THE FOLSOM SOUTH OF U.S. 50 SPECIFIC PLAN PROJECT

Notice of Comment Period Extension due to Inadvertent Omission of Transportation Exhibits

The City of Folsom has prepared a draft environmental impact report (DEIR) for the Folsom South of U.S. 50 Specific Plan Project in compliance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (14 California Code of Regulations Section 15000 et seq.).

Description of the Project: The Folsom South of U.S. 50 Specific Plan Project would entail annexation to the City of Folsom and development of mixed uses on approximately 3,500 acres south of U.S. 50. Development of the specific plan area would include approximately 1,533 acres of single family and multi-family residential housing, 451 acres of commercial/industrial uses, 121 acres of parks, 1,053 acres of open space, five elementary schools, a joint middle school/high school, and a municipal services facility (e.g., fire station, police station, library, etc.). The project also includes infrastructure necessary to serve the proposed development including but not limited to drainage facilities, sewer lines and lift stations, roads, and electrical and natural gas lines. The project also requires off-site water conveyance lines, and either off-site or on-site water treatment. Adoption of the project contemplates approval of the following City entitlements: certification of the EIR/EIS and Mitigation Monitoring and Reporting Program (MMRP); amendment of the Folsom General Plan; adoption of the Folsom Plan Area Specific Plan (SPA); potential approval of development agreements between the City and project applicant(s); and pre-zoning of the SPA. Future City entitlement approvals may include, but are not limited to, use permits, approval of tentative parcel and subdivision maps, design review, and development agreements between the City and future project applicant(s).

Project Location: The specific plan area lies south of U.S. 50, north of White Rock Road, east of Prairie City Road (a small area extends west of Prairie City Road at the southwest corner of the SPA), and west of the Sacramento/El Dorado County line. Off-site land development infrastructure would be located west of Prairie City Road, north of U.S. 50, and east of the El Dorado County line. To capture all the components associated with the off-site water facilities, the “Water” study area encompasses approximately 40,000 acres within the lower Sacramento Valley, east of the Sacramento River. Proposed water conveyance facilities would extend from at or near the Freeport Regional Water Project’s bifurcation point at an area that roughly corresponds with the intersection of Vineyard Road and Gerber Road on the southwest (Latitude–38° 28’ 53.94” N, Longitude 121° 18’ 57.82” W) to the northeast of the intersection of White Rock and Prairie City Roads on the northeast (Latitude–38° 36’ 52.71” N, Longitude–121° 8’ 57.97” W).

Significant Environmental Impacts of the Project: The DEIR evaluates 6 land use development alternatives and 11 water conveyance and treatment alternatives at an equal level of detail. Analysis of environmental impacts associated with the project identified potentially significant or significant impacts in the following issue areas: aesthetics, air quality and odors, biological resources, climate change, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use, noise, traffic, utilities, and water supply. After all feasible mitigation measures are implemented, significant and unavoidable environmental impacts would nonetheless occur in aesthetics, air quality and odors, biological resources, climate change, geology and soils, land use, noise, traffic, and utilities.

Public Review Period: The DEIR was made available for review during a 45-day comment period that began on June 28, 2010. The comment period has been extended to **September 3, 2010**. A public

information outreach (open house) on the draft EIR will be held on **August 2, 2010** from 5-7 pm at the Folsom Community Center located at 52 Natoma Street, Folsom, CA.

The City of Folsom Planning Commission, at its regular meeting on **Wednesday, August 4, 2010**, at 6:30 p.m in the City Council Chambers, 50 Natoma Street will conduct a public hearing on the DEIR and draft Specific Plan.

Copies of the DEIR and Specific Plan can be reviewed at the following locations:

City of Folsom Community Development Department
50 Natoma Street
Folsom, CA 95630

Folsom Public Library
411 Stafford Street
Folsom, CA 95630

Written comments on the DEIR must be postmarked no later than **September 3, 2010** and should be sent to the following address:

Gail Furness de Pardo
City of Folsom Community Development Department
50 Natoma Street
Folsom CA 95630
gdepardo@folsom.ca.us

City of Folsom
David Miller, Community Development Director