

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Sacramento

3636 American River Drive, Suite 110

Sacramento, CA 95864

From: (Public Agency): City of Folsom

50 Natoma Street

Folsom, CA 95630

(Address)

Project Title: Water System Rehabilitation Project No. 3

Project Applicant: City of Folsom

Project Location - Specific:
Pinebrook Village 38°42'26.20"N, 121°10'42.36"W Water Treatment Plant 38°41'2.60"N, 121° 9'6.45"W
Deerwood Way. 38°41'27.22"N, 121°10'28.80"W Price Way 38°40'37.48"N, 121° 9'45.16"W

Project Location - City: Folsom

Project Location - County: Sacramento

Description of Nature, Purpose and Beneficiaries of Project:

The project includes water system improvements to increase water reliability, pressure, and fire protection. Work includes replacement and upsizing of water mains, installation of meters and pressure-reducing assemblies, replacement of old pipelines, roof and drainage improvements at pump station buildings, and pavement and landscape restoration. All work is within existing public rights-of-way, easements, or previously developed/disturbed areas.

Name of Public Agency Approving Project: City of Folsom

Name of Person or Agency Carrying Out Project: City of Folsom

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: Class 2, Section 15302 Replacement or Reconstruction
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project involves minor alterations and replacement of existing public water infrastructure within developed rights-of-way and easements, including water mains, valves, and related components. All work is limited to areas with existing utility service and does not involve expansion of capacity or service area.

Lead Agency

Contact Person: Marcus Yasutake

Area Code/Telephone/Extension: 916-461-6161

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Signature] Date: 10/11/2025 Title: EWB Director

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

CATEGORICAL EXEMPTION FINDING

GENERAL INFORMATION

Name of Project:

Water System Rehabilitation Project No. 3

Lead Agency Name and Address:

City of Folsom 50 Natoma St. Folsom, CA 95630

Contact Person and Phone number:

Marcus Yasutake, Environmental & Water Resources Director

myasutake@folsom.ca.us / (916) 461-6161

Project Location:

Various locations within the City of Folsom, including Pinebrook Village (Overbrook Dr, Pinebrook Dr, Southcreek Dr, Southwood Dr), Deerwood Way and Oak Avenue Parkway, Price Way (between School St and Wales Dr), and the Water Treatment Plant and Fausset Ct.

General Plan Designation:

According to the City of Folsom General Plan Land Use Map (August 2024), the Project sites are designated as follows:

Pinebrook Village – Single Family High Density

Deerwood Way and Oak Avenue Parkway – Single Family Low Density

Price Way – Single Family Low Density

Water Treatment Plant and Fausset Ct. – Public and Quasi-Public Facility and Single Family Low Density

Zoning:

According to the City of Folsom Zoning Map (August 2024), the Project sites are zoned as follows:

Pinebrook Village – RMH: Trailers and Trailer Parks

Deerwood Way and Oak Avenue Parkway – R-1-L: Residential, Single Family Dwelling, Large Lot District

Price Way – R-1-M: Residential, Single-Family Dwelling, Small Lot District

Water Treatment Plant and Fausset Ct. - R-1-ML: Residential, single-family Dwelling, Medium Lot District

Project Description

The City of Folsom Water System Rehabilitation Project No.3 includes improvements to multiple sites and addresses numerous issues with the existing facilities. The project is located at Pinebrook Village, Deerwood and Oak Avenue, Price Way and the Water Treatment Plant. Descriptions of the proposed improvements at each location are provided below.

CATEGORICAL EXEMPTION FINDING

Pinebrook Village Improvements

Pinebrook Village improvements are intended to provide metered flow from the City to the existing un-metered mobile home park development. The improvements at Pinebrook Village were divided into 4 improvement sites, Overbrook Dr, Pinebrook Dr, Southcreek Dr, and Southwood Dr.

Overbrook Dr improvements include a tie-in and installation of an 8-inch water meter and 8-inch reduced pressure principle assembly, along with required pipe, fittings, restraints, etc., demolition of existing pipe, valves, fittings, etc., and restoration of existing pavement and landscape. Landscape restoration includes the planting of sacred bamboo plants to hide the enclosure installed for the reduced pressure principle assembly. The meter and reduced pressure principle assembly also require concrete work for a pad and meter box.

Southwood Drive improvements include a tie-in and installation of an 8-inch water meter and 8-inch reduced pressure principle assembly similar to Overbrook Drive, along with the required pipe, fittings, restraints, etc, demolition of existing pipe, valves, fittings, etc., and restoration of existing pavement and landscape. Due to the removal of two Liquid Amber trees and 1 Flowering Pear tree on this site, trees will be planted on Stonebrook Drive and Shadowbrook Drive including a smoke tree and 2 flowering crabapple trees, respectively. The tree plantings for both Southwood Dr and Overbrook Drive are to be coordinated with the City Arborist.

The improvements for Pinebrook Drive include the installation of a new 10-inch butterfly valve at the intersection of the Pinebrook Drive and Folsom-Auburn Road water mains.

The improvements for Southcreek Circle include the removal of a pressure reducing valve along the existing 10-inch water main and replacing it with straight pipe. Then the manhole that the pressure reducing valve was located in will be backfilled, and the pavement and disturbed landscape will be restored.

Deerwood and Oak Avenue Pipeline Improvements

The Deerwood and Oak Avenue improvements will increase water pressure and fire protection by installation of a new 8-inch pipeline. Improvements at Deerwood and Oak Avenue include the installation of 1,218 linear feet of ductile iron pipe (DIP). The pipeline will start at the tie-in point at the intersection of Deerwood Way and Oak Avenue, will continue down Oak Avenue, and along Folsom-Auburn Road, ending at an existing main further north on Folsom-Auburn Rd. Installation of this pipeline will include open-trenching to specified depth along alignment, installing specified appurtenances, fittings, pipe restraints, etc., and finally, restoring the disturbed pavement. The alignment for the Deerwood and Oak Avenue required trenching within the roadway on Oak-Avenue Parkway and Folsom-Auburn Rd, will

CATEGORICAL EXEMPTION FINDING

not disturb any landscape area. The pavement restoration will include a 2-inch grind and overlay along Folsom-Auburn Road for approximately 800 feet for the entire lane width where the pipe is installed.

Price Way Pipeline Improvements

Price Way improvements are intended to provide more reliable water service and increase fire protection by upsizing the existing water main from 4-inches to an 8-inch pipe. The improvements on Price Way include the abandonment of the existing 4-inch water main and the installation of 1,241 linear feet of new 8-inch DIP water main. Installation of this pipeline includes open trenching to a specified depth along the alignment, installing specified appurtenances, fittings, pipe restraints, etc., restoring the disturbed pavement, and installation of water service lines to connect to existing water meters. Pavement restoration includes a 1.5-inch grind and overlay along the alignment to the nearest curb. The water main extends from the intersection of School Street and Price Way to the tie-in point at Wales Drive and Price Way.

Water Treatment Plant and HSPS Building Improvements

The Water Treatment Plant (WTP) improvements intend to replace a failing 8-inch water main from the plant to Fausset Court and will provide flood protection for the High Service Pump Station (HSPS) Control Building (Bldg 303).

Improvements at the Water Treatment Plant Site include 668 linear feet of 8-inch DIP water main, drainage improvements for the HSPS building 303, and roof renovation and demolition to HSPS building 303 and Foothills Pump Station control building 401.

The new 8-inch water main starts at the WTP in front of the HSPS building where it ties into an existing 12-inch water main. The water main will cross underneath an existing drainage ditch via bore and jack method to avoid impacting wetland vegetation. The section of pipeline extending from the WTP to Fausset Court will be installed within an abandoned 16-inch steel main, with new 8-inch fused PVC pipe and finally tying into the 8-inch water main on Fausset Court. The installation of the 8-inch fused PVC pipe into the existing 16-inch water main will be within a 25' wide easement from the WTP, crossing between two residential lots, and ending at Fausset Court. Installation of the water main requires pavement and landscape restoration where disturbed and at the bore pit and fusing pit locations.

Improvements to the HSPS Control Building include grading and demolition of existing pavement, concrete, and tree stumps; and installation of concrete curbs, slabs, swales, raised doors and landings, all to prevent flooding of the building. Improvements to the roof (removal and replacement) of HSPS building 303 and Foothill Pump Station Control Building 401 are also included in this project.

CATEGORICAL EXEMPTION FINDING

CATEGORICAL EXEMPTION FINDING

The City of Folsom has determined that this Project is categorically exempt under CEQA Guidelines Article 19, Section 15302 Replacement or Reconstruction . The Class 2 exemption consists of “the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.” (AEP 2025).

Exceptions to Categorical Exemptions

In accordance with CEQA Guidelines, Section 15300.2, and Public Resources Code, Section 21084, the City of Folsom has considered whether circumstances exist that would create an exception to this categorical exemption and has not found that any such circumstances exist. As a categorically exempt project, the City of Folsom has made the following findings:

- | Yes | No | |
|--------------------------|-------------------------------------|---|
| ☐ | ☒ | Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species? |
| ☐ | ☒ | Would the project and successive projects of the same type in the same place result in cumulative impacts? |
| ☐ | ☒ | Are there "unusual circumstances" creating the reasonable possibility of significant effects? |
| ☐ | ☒ | Would the project result in damage to scenic resources, including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway? |
| ☐ | ☒ | Is the project located on a site that the Department of Toxic Substances Control and the Secretary of the Environmental Protection Agency have identified, pursuant to Government Code section 65962.5, as being affected by hazardous wastes or clean-up problems? |
| ☐ | ☒ | Would the project cause a substantial adverse change in the significance of a historical resource? |

Discussion

The Water System Rehabilitation Project No. 3 is located within the incorporated limits of the City of Folsom in Sacramento County, California. The project includes infrastructure upgrades across four primary locations: Pinebrook Village, Deerwood and Oak Avenue, Price Way, and the City’s Water Treatment Plant (see Figure 1). These areas are situated within established residential neighborhoods, public utility corridors, and municipal facility sites. The surrounding land use primarily includes low- to medium-density residential development and public facilities, with no nearby agricultural or scenic highway designations. The nearest major roadway is Folsom-Auburn Road, and no segments of this corridor are listed as scenic

CATEGORICAL EXEMPTION FINDING

highways by Caltrans. As shown by a search of the Department of Toxic Substances Control EnviroStor database, there are no hazardous waste sites within or proximate to the Project (DTSC 2025).

The purpose of the Project is to replace aging infrastructure, improve water delivery reliability, and enhance fire protection in key areas of the City of Folsom. Project activities include installation of new ductile iron water mains, metering equipment, pressure-regulating assemblies, pavement and landscape restoration, and structural improvements at the City's High Service Pump Station (HSPS). No heritage trees will be removed as part of the Project, and no historic buildings or landmarks will be directly affected. Further, no environmentally sensitive areas will be affected, and work in proximity to drainage or wetland features (e.g., bore under ditch) avoids any disturbance. Tree removals and landscaping will be coordinated with the City Arborist and involve replacement plantings. No substantial adverse impacts are anticipated, and no exceptions to the exemption apply per CEQA Section 15300.2.

An archival records search by the North Central California Information Center of the California Historical Resources Information Center (CHRIS) determined that three areas of the current APE were included in earlier cultural studies. These include all the Price Way location, roughly half of Deerwood Way/Oak Avenue/Auburn-Folsom Road location, and a small portion of the Water Treatment Plant location. No historical or archaeological sites have been formally recorded at these locations, but all three are within the loosely defined boundaries of the historic Folsom Mining District (P-34-000335/CA-SAC-308H), also referred to as the American River Placer Mining District. However, the boundaries of this district are based on historical maps rather than field surveys and have yet to be confirmed; as a result, the district has never been determined eligible for the National Register of Historic Places or the California Register of Historical Resources. In addition, no previous studies were identified for Pinebrook Village, and no cultural resources have been recorded there.

A field survey of the four project locations revealed that all four are heavily disturbed from earlier activities, including grading, paving, underground installations, and construction of homes or municipal structures. There are no visible remains of historical or archaeological resources, including no evidence of historic-era mining. It is highly unlikely, therefore, that the project will have a adverse impact on historic properties.

Prior to the on-site survey, a desktop biological resources evaluation was conducted. The findings from the database search revealed that there is a potential for occurrences of threatened, endangered, or other special status species. Database searches found 34 special status plant and animal species within 5 miles of the Project areas. All the Project sites were visited on March 20, 2025 and August 1, 2025. A habitat analysis was conducted to determine if habitat for special status species exist in the area and if Project activities would have significant impact on these species. The Project locations are mostly developed, urban areas

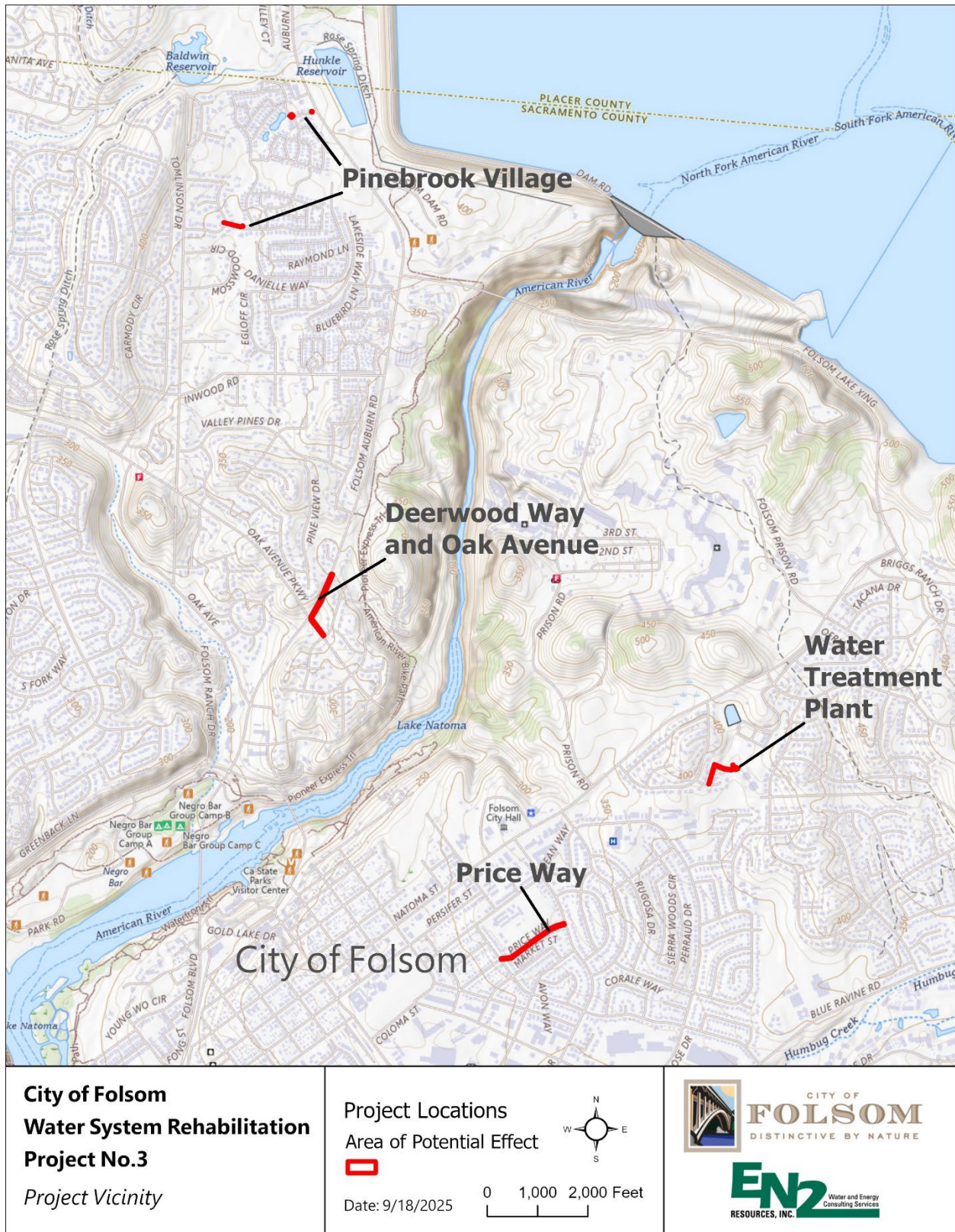
CATEGORICAL EXEMPTION FINDING

that do not contain habitats suitable for most special status species found in the vicinity. The water line installations are primarily under asphalt roadways. The small drainage ditch near the Water Treatment Plant is perennial and is potentially spring fed. The summertime flows are very light. Stormwater flows during rain events are high and do not stay within the ordinary high-water mark. This drainage ditch contains mostly non-native plant species with no pooling to support aquatic reptiles or amphibians. The drainage ditch will be crossed using bore-and-jack to not disturb any wetland vegetation. Project design will include best management practices (BMP's) and schedule construction around high flow events. Overall, habitat for special status species is very poor. As the Project is currently designed, Project activities would not be likely to adversely affect special status species or have impacts on non-listed species and their habitat.

To ensure public safety, the Project will include measures to restrict public access with physical barriers that prevent entry. Signage will be installed to ensure both workers and the public are informed, warned about potential dangers and/or safe practices and guide individuals along safe routes around or through the Project area.

CATEGORICAL EXEMPTION FINDING

Figure 1. Project Vicinity Map



CATEGORICAL EXEMPTION FINDING

References

AEP 2025. 2025 California Environmental Quality Act (CEQA) Statute and Guidelines. January 1, 2025.

City of Folsom 2024. General Plan Land Use Map. Accessed September 4, 2025
<https://www.folsom.ca.us/government/community-development/planning-services/general-plan>

City of Folsom 2024. Zoning Resources – Zoning Map. Accessed September 4, 2025
<https://www.folsom.ca.us/government/community-development/planning-services/zoning-resources>

DTSC 2025. The California Dept. of Toxic Substances Control EnviroStor Database. Searched September 6, 2025. <http://www.envirostor.dtsc.ca.gov/>