



NOTICE OF PUBLIC HEARING

CITY OF FOLSOM PLANNING COMMISSION

DATE OF HEARING: November 17, 2021
TIME OF HEARING: 6:30 P.M.
PLACE OF HEARING: City Council Chambers, 50 Natoma Street, Folsom, CA 95630

NOTICE IS HEREBY GIVEN THAT: A public hearing will be held by the Planning Commission of the City of Folsom to consider the merits of the following:

PROJECT NAME Broadstone Villas Tentative Parcel Map and Planned Development Permit
Property Owner/Applicant: Elliott Homes
Project Location/APN: 1565 Cavitt Drive/072-0270-155
Planning No.: PN-21-067
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209, jkinkade@folsom.ca.us

Entitlements: a. Planned Development Permit b. Tentative Parcel Map

Project Description: The proposed project includes a request for approval of a Tentative Parcel Map to subdivide an existing vacant property of approximately 37.2-acres in size located at 1565 Cavitt Drive within the Broadstone Unit No. 3 Specific Plan Area into two individual parcels and a Planned Development Permit to develop 257 apartment units in 33 three-story buildings on approximately 16.79 net acres on the proposed Parcel 1.

Environmental Review: An Initial Study and Mitigated Negative Declaration have been prepared in accordance with the requirements of the California Environmental Quality Act. The public review period begins October 28, 2021 and ends November 17, 2021.

Please refer to the Planning Commission Agenda for ways to participate in this meeting remotely.

All persons interested in these matters are invited to present and submit statements orally or in writing during the public hearing. The environmental documents are available for review at, and further information may be obtained from the Community Development Department, 50 Natoma Street, during regular business hours. The Community Development Department can be reached by phone at (916) 461-6202. A staff report will be available to the public at City Hall or at www.folsom.ca.us on the Thursday preceding the Public Hearing.

Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and/or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, the public hearing. An appeal to the City Council from any action of the Planning Commission may be brought by any interested party within then (10) days of the Public Hearing date.

PAM JOHNS
COMMUNITY DEVELOPMENT DIRECTOR