



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

NOTICE OF PUBLIC HEARING AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

CITY OF FOLSOM PLANNING COMMISSION

DATE OF HEARING: October 18, 2023
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 Creekside Apartments (The Alexander)
Property Owner/Applicant: Claudia Jane Cummings/Tekin & Associates, LLC
Project Location/APN: 1571, 1575 and 1591 Creekside Drive /071-0040-161-0000,
071-0040-162-0000 and 071-0040-163-0000
Planning No.: MSTR 22-00312
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209,
jkinkade@folsom.ca.us
Entitlements: a. Conditional Use Permit b. Planned Development Permit

Project Description: The proposed project includes development of a 188-unit apartment complex located at 1571, 1575 and 1591 Creekside Drive. The site is zoned BP (PD) (Business and Professional, Planned Development District) and has a General Plan designation of PO (Professional Office), within the East Bidwell Corridor (EBC) overlay. The Planning Commission will take final action on this request unless the decision is appealed to the City Council.

Environmental Review: An Initial Study and Mitigated Negative Declaration have been prepared in accordance with the requirements of the California Environmental Quality Act (CEQA). The public review period begins September 27, 2023 and ends October 16, 2023. Copies of the Mitigated Negative Declaration are available for review at the City of Folsom Planning Department, 50 Natoma Street, Folsom CA 95630, Monday through Friday from 8:00 a.m. to 5:00 p.m. The document can also be downloaded from the City of Folsom website at <https://www.folsom.ca.us/government/community-development/planning-services/current-project-information>

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

NOTICE PUBLISHED IN THE 9/26/2023 SACRAMENTO BEE AND MAILED TO PROPERTY OWNERS WITHIN 300 FEET OF PROJECT SITE ON 9/25/2023