



# Notice of Exemption

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: Broadstone Crossing Phase II

Project Applicant: Broadstone Crossing Phase II, LLC. 340 Palladio Pkwy, Suite 521, Folsom, CA 95630

Project Location - Specific:

1565 Cavitt Drive, Folsom, CA 95630 (APN: 072-0270-160)

Project Location - City: Folsom

Project Location - County: Sacramento

Description of Nature, Purpose and Beneficiaries of Project:

The proposed project consists of a two-story, 48,840 square foot (sf) office, a three-story, 45,500-sf office, and a three-story, 106,500-sf medical office building. A mobile Positron Emission Tomography trailer pad entry and a generator/electrical yard would be constructed adjacent to the medical office building (MOB). The project site would include driveways and parking spaces with approximately 858 parking stalls.

Name of Public Agency Approving Project: City of Folsom Planning Commission

Name of Person or Agency Carrying Out Project: Broadstone Crossing Phase II, LLC

Exempt Status:

- Ministerial (Sec. 21080(b)(1); 15268);  Consistent with a Community Plan or Zoning [Section 15183(a)]
- Declared Emergency (Sec. 21080(b)(3); 15269(a));  Residential Project Pursuant to a Specific Plan [Section 15182(c)]
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: \_\_\_\_\_
- Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

The development as office and medical office is consistent with the Community Commercial land use designation of the General Plan and consistent with the SP-C-2 designation of the Broadstone Unit No. 3 Specific Plan. In addition, the City conducted an analysis of the project and determined that there were no significant effects peculiar to this project or changed circumstances which had not already been previously addressed in neither the General Plan or the specific plan EIRs as required under CEQA Guidelines section 15162.

Lead Agency

Contact Person: Jessica Brandt

Area Code/Telephone/Extension: 916-461-6207

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: Jessica Brandt Date: December 12, 2024 Title: Principal Planner

▪ 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: \_\_\_\_\_