



Notice of Exemption

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

From: (Public Agency) City of Folsom
50 Natoma Street
Folsom, CA 95630

County Clerk
County of: Sacramento
3636 American River Drive, Suite 110
Sacramento, CA 95864

(Address)
FILED
SACRAMENTO COUNTY

APR 30 2026

FLORENCE EVANS, CLERK/RECORDER
BY [Signature] DEPUTY

Project Title: Emblem Empire Ranch Apartments Project

Project Applicant: Tyler Wood, Quatterra Multifamily Communities, 114 Sansome Street, Suite 225, San Francisco, CA 94104, (510) 484-1529
(Name, Address and Phone Number)

Project Location – Specific:

The proposed project is located in southeast Folsom within the Empire Ranch Specific Plan. The project site is located just north of US Highway 50, at the southeast corner of Empire Ranch Road and Iron Point Road/Saratoga Way.

Project Location – City: Folsom Project Location – County: Sacramento

Description of Nature, Purpose and Beneficiaries of Project:

The proposed project would develop 7.55 acres of the 19.25-acre site with 180 multi-family rental units and resident amenities, such as a clubhouse, fitness center, outdoor pool and spa with a cabana, and outdoor pet run area. The proposed project would also include landscaping; common and private open space areas; parking; construction of on and offsite utility connections; and frontage, driveway, and stormwater and sewer improvements. The remaining approximately 11.69-acres would be conveyed to the City and consists of the land planned for dedication to Caltrans for the future US Highway 50 interchange and west-bound off-ramp that would be constructed by others.

Name of Public Agency Approving Project: City of Folsom

Name of Person or Agency Carrying Out Project: Quatterra Multifamily Communities

Exempt Status:

- 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: _____
- Statutory Exemptions. State code number: Projects Consistent with a Community Plan or Zoning (Section 15183; PRC 21083.3)
- Other. State code number: _____

Reasons why project is exempt:

The project is consistent with the use and density established under the Empire Ranch Specific Plan EIR (SCH #89020178) and the 2035 General Plan EIR and 2021 Addendum (SCH #2017082054). Pursuant to CEQA Guidelines Section 15183, the proposed project is exempt from further review as the proposed project would not have a peculiar impact, new significant impact, significant offsite and/or cumulative impact, or substantially more severe impact than was discussed in the Empire Ranch Specific Plan EIR or the 2035 General Plan EIR and 2021 Addendum. +

Lead Agency

Contact Person: Jessica Brandt, Principal Planner Area Code / Telephone / Extension: (916) 461-6207

If filled 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: 4/30/26 Title: Principal Planner

Circle One: Signed by Lead Agency Signed by Applicant

04/30/2026

11:56 AM PDT

SACRAMENTO COUNTY RECORDER
3636 AMERICAN RIVER DR.
SUITE 110
SACRAMENTO , CA 95864

TERMINAL NAME: E2964902

ORDER# 220010805

PAYMENT

COUNTER PAYMENTS \$50.00
6052

AGENCY SUBTOTAL: \$50.00

LEXISNEXIS SERVICE FEE: \$2.50

TOTAL USD: \$52.50

CARD #: 1805 VISA
PAYMENT: DEBITCHIP READ-CONTACTLESS
MODE: ISSUER
AUTH CODE: 642027
APP LABEL: US DEBIT
CVM: PIN VERIFIED
AID: A0000000980840
ARQC: BFAA783FBDFC746
AMOUNT: \$52.50
*** CARD APPROVED ***

AMOUNT PAID:
\$52.50

CUSTOMER COPY

Sacramento County
Florence Evans, Clerk/Recorder
(916) 874-6334

Receipt#:

4/30/2026

Order#: 20260066727

001922732

11:56:54 AM

SCR

Description

Amount

Clerk - CEQA Filing

\$50.00

Document 20260170

Notice of Exemption

EIR Processing Fee

\$50.00

Total Amount Due

\$50.00

Payments:

VitalChekPmt# 220010805

\$50.00

We Appreciate Your Business
Have a Nice Day!
Please keep for your reference