

OCT 14 2026

CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE**Notice of Exemption**FLORENCE EVANS, CLERK/RECORDER  
BY [Signature] DEPUTY**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  
(Address)

County Clerk

County of: Sacramento  
3636 American River Drive, Suite 110  
Sacramento, CA 95864**Project Title:** Granite House Modifications**Project Applicant:** Bernau Development Corporation, 921 Sutter Street, Suite 100. Folsom, CA 95630. (916)355-1333

(Name, Address and Phone Number)

**Project Location – Specific:**900-918 Sutter St. (APN 070-0052-024-0000)**Project Location – City:** Folsom **Project Location – County:** Sacramento**Description of Nature, Purpose and Beneficiaries of Project:**

The proposed project consists of removing the 30 parking spaces on the lower level of the previously approved Granite House mixed use building and replacing the 10,517 square feet of this space with commercial space and associated exterior modifications and site improvements. The project site is located within the Sutter Street Subarea of the Historic Commercial Primary Area of the Historic District.

**Name of Public Agency Approving Project:** City of Folsom**Name of Person or Agency Carrying Out Project:** Bernau Development Corporation**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: \_\_\_\_\_
- ☒ Other. State code number: CEQA Guidelines Sec. 15162

**Reasons why project is exempt:**

The Folsom Historic Railroad Block Implementation Plan Addendum to the 1997 Railroad Block Master Plan Mitigated Negative Declaration and Mitigation Monitoring Program was approved in January 2006 and determined to be in conformance with California Environmental Quality Act (CEQA) regulations. The CEQA analysis accounted for development of up to 120,200 square feet for two- to three-story mixed-use buildings on the four sites. The buildings themselves were approved in 2007 by the HDC (PN07-080) for 102,851 square feet of mixed-use development. The 10,517 square feet of additional commercial and office space in the proposed project would result in a total of 113,368 square feet of mixed-use development. The proposed project therefore does not exceed the amount and type of development identified in the environmental document. Furthermore, staff did not identify any new substantial changes or information that would require additional CEQA review, per CEQA Guidelines Section 15162: The applicant is required to comply with the mitigation measures identified in the approved environmental document.

**Lead Agency****Contact Person:** Josh Kinkade **Area Code / Telephone / Extension:** (916)461-6209**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:** 10/13/2026 **Title:** Senior Planner**Circle One:** 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: \_\_\_\_\_

POSTED BY SACRAMENTO CO. CLERK-RECORDER  
FROM: 10/14/26 TO: 11/14/24



State of California - Department of Fish and Wildlife  
**2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT**  
DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

|       |           |      |
|-------|-----------|------|
| Print | StartOver | Save |
|-------|-----------|------|

RECEIPT NUMBER:  
34 — 10/14/2026 — 403  
STATE CLEARINGHOUSE NUMBER (If applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

|                                             |                              |                    |
|---------------------------------------------|------------------------------|--------------------|
| LEAD AGENCY<br>City of Folsom               | LEAD AGENCY EMAIL            | DATE<br>10/14/2026 |
| COUNTY/STATE AGENCY OF FILING<br>Sacramento | DOCUMENT NUMBER<br>2026-0444 |                    |
| PROJECT TITLE                               |                              |                    |

**Granite House Modifications**

|                                                           |                         |                                |
|-----------------------------------------------------------|-------------------------|--------------------------------|
| PROJECT APPLICANT NAME<br>Bernau Development Corporation  | PROJECT APPLICANT EMAIL | PHONE NUMBER<br>(916) 355-1333 |
| PROJECT APPLICANT ADDRESS<br>921 Sutter Street, Suite 100 | CITY<br>Folsom          | STATE<br>CA                    |
|                                                           | ZIP CODE<br>95630       |                                |

**PROJECT APPLICANT** (Check appropriate box)

☒ Local Public Agency    ☐ School District    ☐ Other Special District    ☐ State Agency    ☐ Private Entity

**CHECK APPLICABLE FEES:**

|                                                                                                     |            |    |      |
|-----------------------------------------------------------------------------------------------------|------------|----|------|
| <input type="checkbox"/> Environmental Impact Report (EIR)                                          | \$4,227.50 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                                   | \$3,043.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,437.25 | \$ | 0.00 |

☒ Exempt from fee  
    ☒ Notice of Exemption (attach)  
    ☐ CDFW No Effect Determination (attach)  
☐ Fee previously paid (attach previously issued cash receipt copy)

|                                                                                                             |          |    |       |
|-------------------------------------------------------------------------------------------------------------|----------|----|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00  |
| <input checked="" type="checkbox"/> County documentary handling fee                                         |          | \$ | 50.00 |
| <input type="checkbox"/> Other                                                                              |          | \$ |       |

**PAYMENT METHOD:**

☐ Cash    ☒ Credit    ☐ Check    ☐ Other

**TOTAL RECEIVED**    \$    50.00

|                                                                                                  |                                                                                                           |
|--------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| SIGNATURE<br> | AGENCY OF FILING PRINTED NAME AND TITLE<br>Sacramento County Clerk/Recorder- Sabrina Riddle -Deputy Clerk |
|--------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|