



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
(Address)

County Clerk

County of: Sacramento

3636 American River Drive, Suite 110

Sacramento, CA 95864

Project Title: Toll Brothers Alder Creek Project

Project Applicant: Martin Nivinski, Toll Brothers; 110 Woodmere Road, Suite 120, Folsom CA 95630; (916) 866-4391

(Name, Address and Phone Number)

Project Location – Specific:

Approximately 464.2 acres south of Alder Creek Parkway, east and west of Oak Avenue Parkway, north of Mangini Parkway, and east of Prairie City Road, in the Folsom Plan Area Specific Plan (Assessors Parcel Numbers 072-0060-093-0000, 072-3190-037-0000 (partial), 072-0060-007-0000, 072-0060-102-0000 (partial), and 072-0060-098-0000 (partial))

Project Location – City: Folsom

Project Location – County: Sacramento

Description of Nature, Purpose and Beneficiaries of Project:

The project includes A Small Lot Vesting Tentative Subdivision Map to create 1,497 lots, including 1,424 residential lots in 18 Villages, with additional parcels included for private recreation, park, landscaping, open space, roadway, fire station, and elementary school use; a Planned Development Permit to establish unique development standards for the project, and to review landscape theming and design and preliminary homesite design guidelines and architectural themes; an Inclusionary Housing Plan to pay in-lieu fees to meet the project's affordable housing needs; and a Minor Administrative Modification to adjust boundaries between Specific Plan land use designations to accommodate more efficient use of land within the project boundary and adopt an alternative roadway cross section for Alder Creek Parkway.

Name of Public Agency Approving Project: City of Folsom

Name of Person or Agency Carrying Out Project: Martin Nivinski, Toll Brothers

ENDORSED
SACRAMENTO COUNTY

JUN 24 2026

FLORENCE EVANS, CLERK/RECORDER
BY [Signature] DEPUTY

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 Section 15182 and Government Code Section 65457

Reasons why project is exempt:

The proposed project implements and is consistent with the Folsom Plan Area Specific Plan and its supporting Environmental Impact Report/ Environmental Impact Statement (EIR/EIS), and none of the factors set forth in CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) are present or have been identified, pursuant to CEQA Guidelines Section 15182 (Projects Pursuant to a Specific Plan). Therefore, the city finds that the project is exempt from further CEQA compliance. The city further finds that the project is also exempt pursuant to Government Code Section 65457 related to specific plans.

Lead Agency

Contact Person: Desmond Parrington **Area Code / Telephone / Extension:** 916-461-8233

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: 6/24/2026

Title: Planning Manager

Circle One: Signed by Lead Agency Signed by Applicant

**2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT**

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:

34 — 06/24/2026 — 239

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF FOLSOM

LEAD AGENCY EMAIL

DATE

06/24/2026

COUNTY/STATE AGENCY OF FILING

Sacramento

DOCUMENT NUMBER

2026-0263

PROJECT TITLE

TOLL BROTHERS ALDER CREEK PROJECT

PROJECT APPLICANT NAME

TOLL BROTHERS ATTN: MARTIN NIVINSKI

PROJECT APPLICANT EMAIL

PHONE NUMBER

(916) 886-4391

PROJECT APPLICANT ADDRESS

110 WOODMERE ROAD, SUITE 120

CITY

FOLSOM

STATE

CA

ZIP CODE

95630

PROJECT APPLICANT (Check appropriate box)☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity**CHECK APPLICABLE FEES:**

☐ Environmental Impact Report (EIR)	\$4,227.50	\$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$	0.00
☐ 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)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
☒ County documentary handling fee		\$	50.00
☐ Other		\$	

PAYMENT METHOD:☐ Cash ☒ Credit ☐ Check ☐ Other**TOTAL RECEIVED** \$ 50.00

SIGNATURE

AGENCY OF FILING PRINTED NAME AND TITLE

Sacramento County Clerk/Recorder- JENEY DELAROSA -Deputy Clerk