



Folsom City Council Staff Report

MEETING DATE:	5/12/2026
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 11610 - A Resolution Receiving Report from the Community Development Department on the Approval of a Parcel Map Waiver for the Emblem Empire Ranch Apartments Project and Determination that No Further CEQA Review is Required
FROM:	Community Development Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends that the City Council approve Resolution No. 11610 – A Resolution Receiving Report from the Community Development Department on the Approval of a Parcel Map Waiver for the Emblem Empire Ranch Apartments Project and Determination that No Further CEQA Review is Required.

BACKGROUND / ISSUE

Folsom Municipal Code (FMC) Section 16.24.080 authorizes the Planning Commission, in its discretion, to waive all or part of the requirements for a tentative and parcel map for, as applicable here, the division of real property resulting from the conveyance of land or any interest therein to the City for a public purpose, such as rights-of-way or easements for streets.

In the event the Planning Commission approves or conditionally approves a Parcel Map Waiver, FMC Section 16.24.080(E) requires the Community Development Department to make a written report to the City Council.

The applicant, Quarterra Multifamily Properties, requested approval of a Planned Development Permit and Parcel Map Waiver for the development of a 180-unit multifamily residential project, referred to as the Emblem Empire Ranch Apartments project. The project is located at the southeast corner of Iron Point Road and Empire Ranch Road, in the Empire Ranch Specific Plan. The subject parcel is approximately 19.25 acres in size. However, the project as proposed will be developed on approximately 7.55 acres, with the remaining 11.70 acres conveyed to the city to merge with the already-dedicated Right of Way for the Empire Ranch Interchange Project.

Figure 1 below shows the areas expected to be retained for development and conveyed to the city and the Parcel Conveyance Plan is included with this report as Attachment 4.

FIGURE 1: DEVELOPMENT AND CONVEYANCE AREAS



The applicant's requests for a Planned Development Permit and a Parcel Map Waiver are subject to review and approval by the Planning Commission, which considered the project at its April 29, 2026, meeting. The Planning Commission approved both requests unanimously. However, as noted above and further described in the "Policy/Rule" section of this report, the FMC requires the Community Development Department to make a written report to the City Council. Further, the City Council may, by majority vote, decide to review the Parcel Map Waiver and conditions, subject to the process described in FMC Section 16.24.080(E), which would include a public hearing at a future City Council meeting, after proper notice is provided as required by FMC Section 16.16.070(A).

Staff support the Parcel Map Waiver approved by the Planning Commission as conditioned, and recommend that the City Council adopt Resolution No. 11610, confirming the waiver. By adopting the Resolution and confirming the Parcel Map Waiver, the City Council would essentially be voting not to review the waiver and conditions of approval, as described in the "Policy/Rule" section of this report.

POLICY / RULE

FMC Section 16.24.080(E) requires that, if a Parcel Map Waiver is approved or conditionally approved by the Planning Commission, the Community Development Department shall make a written report to the City Council. FMC Section 16.24.080(E) further states:

“...If the city council, by a majority vote, decides to review the waiver and conditions, it shall conduct a public hearing after giving notice pursuant to Section 16.16.070(A)...The city council may add, modify or delete conditions if the city council determines that such changes are necessary to ensure that the waiver conforms to the Subdivision Map Act and this code. The city council may deny the waiver on any of the grounds contained in this title.”

ANALYSIS

Staff is providing this written report with a recommendation that the City Council confirm the Planning Commission’s approval of the Parcel Map Waiver through adoption of Resolution No. 11610. In its action, the Planning Commission made all necessary findings for approving the Parcel Map Waiver, including that it is consistent with the City of Folsom 2035 General Plan, the Empire Ranch Specific Plan, the City’s Subdivision Ordinance, and the Subdivision Map Act.

The only Parcel Map being waived with this action relates to the division of property resulting from the applicant’s dedication of land to the City to merge with existing Right of Way for the Empire Ranch Interchange Project. Staff has no concerns about the lack of a Parcel Map under the circumstances because FMC Section 16.24.080(C) the City Engineer shall file with the County Recorder a certificate of compliance for the land to be divided that will ensure the proposed land division is executed in compliance with all applicable state and local mapping regulations.

If the Council adopts staff’s recommendations, it will forego review of the Parcel Map Waiver, and the Planning Commission approval will stand.

FINANCIAL IMPACT

No financial impact is anticipated with the approval of the Parcel Map Waiver as the project will not result in any changes to the total number of residential units allowed for the project site.

ENVIRONMENTAL REVIEW

Staff is requesting that the City Council receive a report from the Community Development Director and adopt a resolution finding no further review of the Parcel Map Waiver is needed. A "project" under the California Environmental Quality Act (CEQA) is an activity that has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. (California Public Resources Code § 21065; CEQA Guidelines § 15378(a)). The item before the Council is to receive a report from the Community Development Director and adopt a resolution confirming the report was received and that no further review of the Parcel Map Waiver is required. There is no action pending before the City Council to approve the Parcel Map Waiver itself. Because the item before Council is to receive a report and confirm no further review is required, it does not have a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and is therefore not a "project" as defined by CEQA.

Should the Council choose not to approve the proposed Resolution and request that the Parcel Map Waiver be added to a subsequent public hearing calendar for review, further environmental review under CEQA may be required.

As additional background, a comprehensive CEQA analysis was completed for the Planned Development Permit and Parcel Map Waiver project and was included with the staff report when the project was heard by the Planning Commission. California Public Resources Code (PRC) Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 provide an exemption from additional environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. A Section 15183 Consistency Analysis was prepared for the project and based on this focused analysis, and pursuant to CEQA Guidelines Sections 15162 and 15164, the Planning Commission determined that the proposed project would not result in significant new impacts, nor would it substantially increase the severity of previously identified impacts. Therefore, the previously certified environmental documents adequately addressed the environmental effects of the proposed project, and no subsequent or supplemental EIR or other CEQA document is required.

ATTACHMENTS

1. Resolution No. 11610- A Resolution Receiving Report from the Community Development Department on the Approval of a Parcel Map Waiver for the Emblem Empire Ranch Apartments Project And Determination That No Further CEQA Review Is Required
2. Planning Commission Staff Report, dated April 29, 2026 (without attachments)
3. Draft Minutes from April 29, 2026, Planning Commission Meeting
4. Parcel Conveyance Plan, dated March 20, 2026
5. Conditions of Approval

Submitted,



PAM JOHNS
Community Development Director

Attachment 1

RESOLUTION NO. 11610

A RESOLUTION RECEIVING REPORT FROM THE COMMUNITY DEVELOPMENT DEPARTMENT ON THE APPROVAL OF A PARCEL MAP WAIVER FOR THE EMBLEM EMPIRE RANCH APARTMENTS PROJECT AND DETERMINATION THAT NO FURTHER CEQA REVIEW IS REQUIRED

WHEREAS, the Planning Commission on April 29, 2026, held a public hearing on a proposed Planned Development Permit and Parcel Map Waiver, for a project known as the Emblem Empire Ranch Apartments project, considered public comment, and found that no further environmental review is required in association with the project in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15162; and

WHEREAS, the Planning Commission on April 29, 2026, held a public hearing on a proposed Planned Development Permit and Parcel Map Waiver, known as the Emblem Empire Ranch Apartments project, considered public comment, and, based on the proposed project exhibits, determined that the proposed project complies with all City requirements as well as with the requirements of the State Subdivision Map Act and approved the project; and

WHEREAS, Folsom Municipal Code Section 16.24.080(E) requires that, if a Parcel Map Waiver is approved or conditionally approved by the Planning Commission, the Community Development Department shall make a written report to the City Council, and further, that the City Council may vote to review the Parcel Map Waiver and conditions; and

WHEREAS, the City Council has received a written report from the Community Development Department on the approval of the Parcel Map Waiver by the Planning Commission, with conditions; and

WHEREAS, the City Council finds that the Planning Commission made appropriate findings to support approval of the Parcel Map Waiver in their April 29, 2026, action and that no further review from the City Council is necessary for the Emblem Empire Ranch Apartments project.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby accepts the written report from the Community Development Department and confirms the April 29, 2026, Planning Commission approval of the Emblem Empire Ranch Apartments project and determines that no further CEQA review is required.

PASSED AND ADOPTED this 12th day of May 2026, by the following roll-call vote:

AYES: Councilmember(s):
NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

Justin Raithel, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

Attachment 2



Planning Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Emblem Empire Ranch Apartments
File #: MSTR25-00256
Request(s): Planned Development Permit and Parcel Map Waiver
Location: Southeast corner of Iron Point Road and Empire Ranch Road
(APN 072-1170-113)
Staff Contact: Jessica Brandt, Principal Planner, 916-461-6207
jbrandt@folsom.ca.us

Property Owner
Elliott Homes, Inc.
340 Palladio Dr, Unit 521
Folsom, CA 94630

Applicant
Quarterra Multifamily Communities
492 9th street, Suite 300
Oakland, CA 94607

Recommendation: Conduct a public hearing and upon conclusion confirm staff's determination that no further environmental review of the Emblem Empire Ranch project is required, and approve a Planned Development Permit and Parcel Map Waiver application for the Emblem Empire Ranch Apartments project, based on the findings (Findings A-Q) and subject to the conditions of approval (Conditions 1-81) attached to the staff report.

Project Summary: The proposed project includes development of a 180-unit multifamily residential community at the southeast corner of Iron Point Road and Empire Ranch Road including specified deviations from design and development standards applicable to multifamily residential development in the Empire Ranch Specific Plan and would also include indoor and outdoor amenities, parking, landscaping, and associated site improvements. The subject parcel is approximately 19.25 acres in size. However, the project would be developed on approximately 7.55 acres, with the remaining 11.70 acres conveyed to the city to merge with the already-dedicated Right of Way for the Empire Ranch Interchange Project. Therefore, the applicant is also requesting a Parcel Map Waiver to permit the conveyance of the 11.70-acre area to the city. The proposed project is within the Empire Ranch Specific Plan, East Subarea, and has a Commercial land use designation. The Planning Commission will take final action, unless the decision is appealed to the City Council.



AGENDA ITEM NO. 1
Type: Public Hearing
Date: April 29, 2026

Environmental Review: The project is categorically exempt under Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of the California Environmental Quality Act (CEQA) Guidelines.

Table of Contents:

1. Project Description/Analysis
2. Background
3. Conditions of Approval
4. Vicinity Map
5. Site Photography, dated November 26, 2025
6. Architectural Site Plan, dated March 23, 2026
7. Parcel Conveyance Plan, dated March 20, 2026
8. Planned Development Permit and Project Data Sheet, dated March 23, 2026
9. Architectural Plans, dated March 23, 2026
10. Monument Sign Elevations, dated March 23, 2026
11. Fire Access Plans, dated March 23, 2026
12. Preliminary Grading Plan, dated March 20, 2026
13. Preliminary Utility Plan, dated March 20, 2026
14. Preliminary Stormwater Management Plan, dated March 20, 2026
15. Preliminary Landscape and Lighting Plans, dated March 13, 2026
16. Color and Materials Board, dated February 2, 2026
17. Project Renderings, dated March 23, 2026
18. Project Narrative
19. Section 15183 CEQA Consistency Evaluation with Appendices
20. Local Transportation Analysis and Intersection Control Evaluation



FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 1
Type: Public Hearing
Date: April 29, 2026

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ ANALYSIS

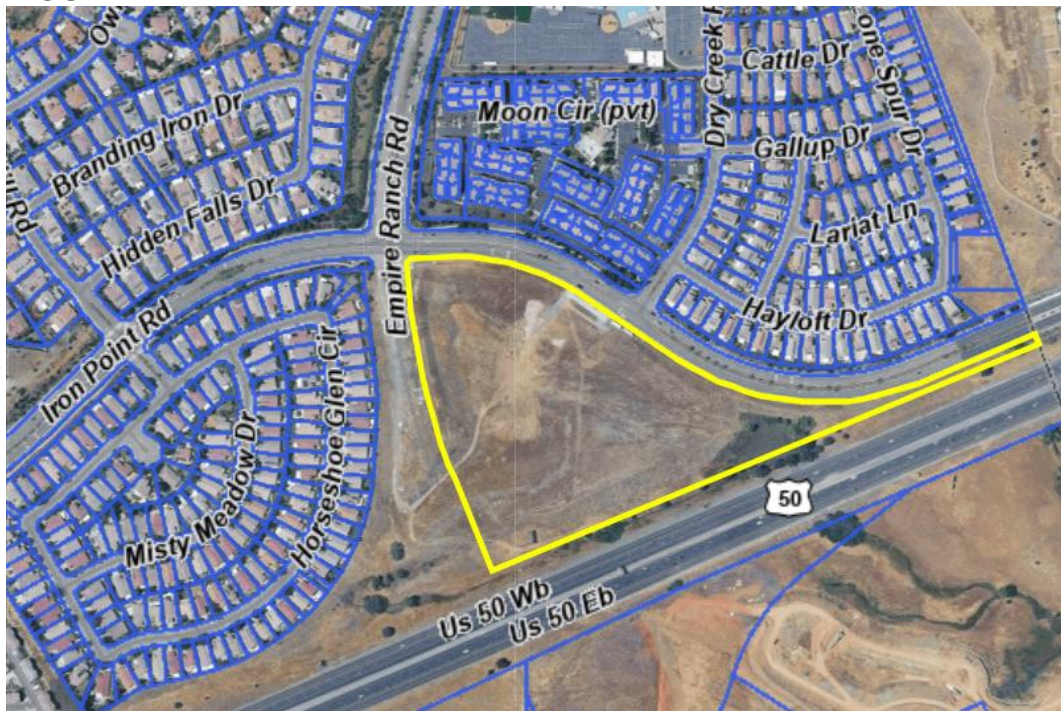
PROJECT DESCRIPTION

Project Context

The applicant, Quarterra Multifamily Communities, is requesting approval of a 180-unit multifamily residential community at the southeast corner of Iron Point Road and Empire Ranch Road including specified deviations from design and development standards applicable to multifamily residential development in the Empire Ranch Specific Plan. The project would include indoor and outdoor amenities, parking, landscaping, and associated site improvements. The subject parcel is approximately 19.25 acres in size. However, the project would be developed on approximately 7.55 acres, with the remaining 11.70 acres conveyed to the city to merge with the already-dedicated Right of Way for the Empire Ranch Interchange Project. Therefore, the applicant is also requesting a Parcel Map Waiver to permit the conveyance of the 11.70-acre area to the city.

Surrounding uses include an existing condominium community and single family residential across Iron Point Road to the north, single family residential across the future Empire Ranch Road extension to the west, and the future Empire Ranch Interchange Project to the south and east. The eastern tip of the subject property abuts the El Dorado County line.

FIGURE 1: VICINITY MAP



The project site is within the Empire Ranch Specific Plan, East Subarea, and has an RCC (Regional Commercial Center) land use designation and is in the C-2 (Commercial/Central Business District) zoning district. This zoning district permitted multifamily residential development with a Conditional Use Permit until 2021, when a Specific Plan Amendment update was approved in conjunction with the adoption of the sixth cycle (2021-2029) City of Folsom Housing Element Update. The Specific Plan Amendment allowed multifamily residential developments of between 15 and 30 units per acre in the RCC land use designation and C-2 zoning district by right. The density of the proposed project would be 23.8 dwelling units per developable acre. The project is subject to the development standards in Table 6-1 of the Specific Plan, as amended in 2021.

The project site is one of the last remaining undeveloped parcels within the Empire Ranch Specific Plan. It is heavily disturbed and consists of a combination of rocky soils, bare ground, and areas with some common herbaceous and shrubby vegetation. The proposed project would develop approximately 7.55 acres of the 19.25-acre site. The remaining approximately 11.69 acres would be retained by the seller, which includes lands to be dedicated to Caltrans for a future US Highway 50 interchange and west-bound off-ramp to be constructed by others. Additionally, Empire Ranch Road would be located west of the project site and will be developed by others.

Project Design

The proposed Emblem Empire Ranch Apartments project would be developed as a market-rate for-rent apartment community consisting of 180 units located within six apartment buildings comprised of two building types (referred to as “Building A” and “Building B” in the Architectural Plans) that will be three to four stories in height. The project includes a mix of one and two-bedroom units, as detailed in Table 1, below. All units would have a private balcony or patio of 50 square feet.

TABLE 1: UNIT MIX

Unit Type	Number of Units	Percentage	Square Footage Range
One Bedroom	96	53%	640-767 square feet
Two Bedroom	84	47%	959-1,097 square feet

Parking would be provided through a mix of enclosed garages, tandem driveways, carports, and surface parking, as shown in Table 1, below. Accessible and electric vehicle parking spaces are also included as required.

TABLE 2: PARKING

Type	Number of Spaces
Surface Parking	42
Carports	108
Garages	69
Driveways (Tandem)	69

Total	288
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A community building that includes leasing, maintenance, and indoor amenity space is included in the project as well as outdoor amenities including a pool, spa, pool cabana, indoor bicycle storage, barbeque area, and pet run area. The applicant proposes to gate the site at the main entry and has included an emergency vehicle access driveway at the request of the Folsom Fire Department. Landscaping will be incorporated throughout the site as well as pedestrian walks and lighting. The following sections provide further details on key components of the project.

Site Design

The applicant states that the project design concept seeks to create a desirable residential community that is compatible with the surrounding neighborhood while responding to the unique circumstances of the project site. Of note is the asymmetrical shape of the subject property and the large area required for improvements to Empire Ranch Road and the Empire Ranch Interchange Project. Figure 2 shows the area proposed for development versus the area to be conveyed to the city for future roadway improvements (See Attachment 5 – Site Photography for viewpoint callouts shown).

FIGURE 2: AERIAL OF DEVELOPMENT AREA

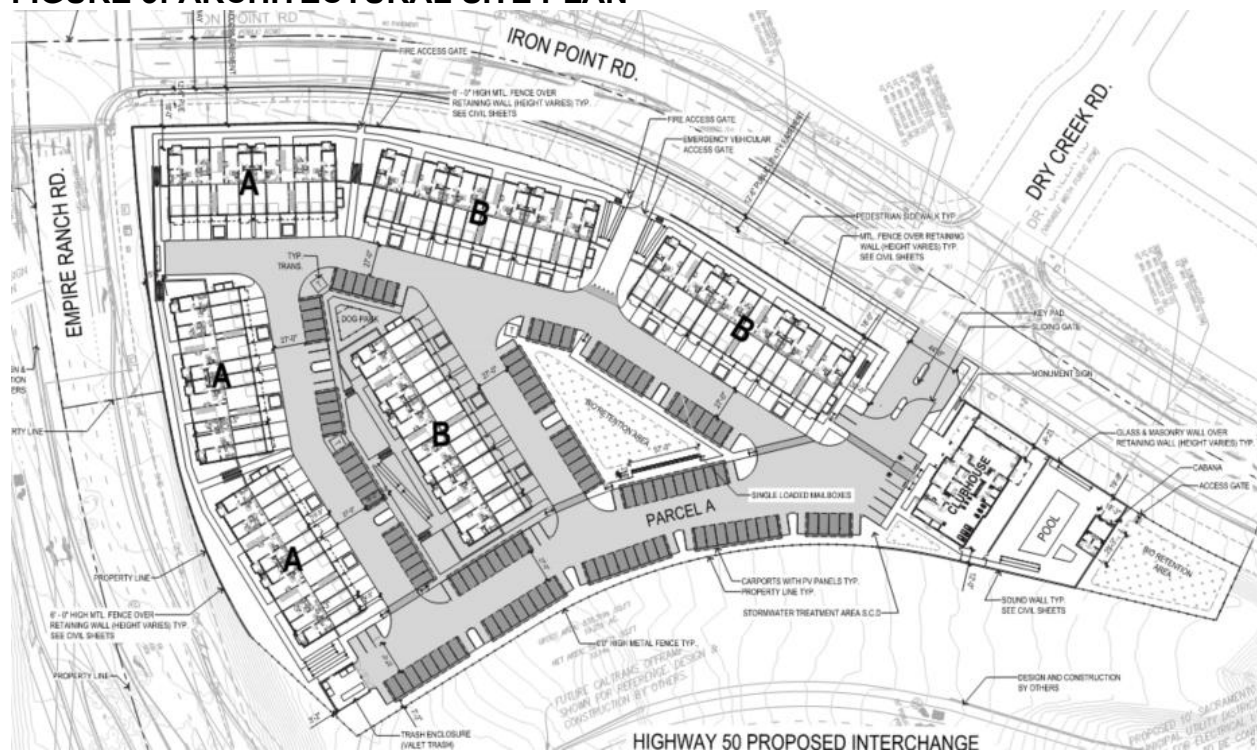


In response to the site constraints, the project is organized with five of the six residential buildings pushed to the north and west areas of the site facing the Iron Point Road and (future) Empire Ranch Road public street frontages, with one building central to the site.

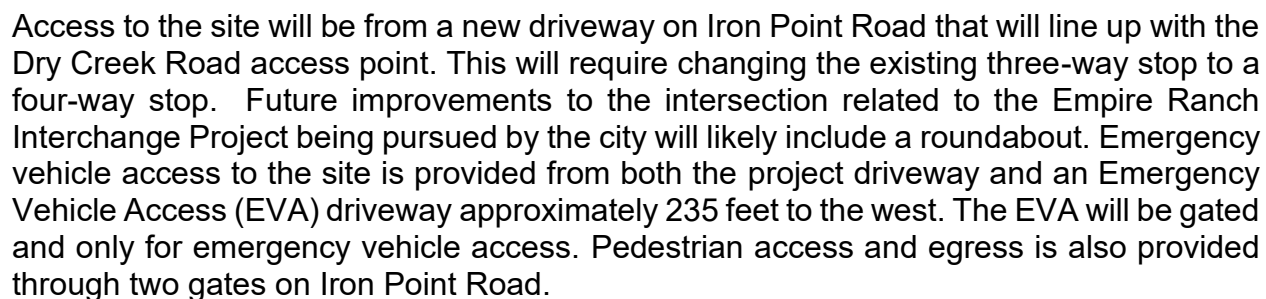
Areas at the south and east closer to the Empire Ranch Interchange will be developed with a combination of carport and surface parking, stormwater retention areas, and common amenities. The clubhouse and pool area are located at the main project entry.

All buildings are accessed from an internal loop drive that maintains clearances and turning radius required for emergency vehicle access through the site. Mailboxes are located centrally near a bioretention basin, and a trash enclosure with a compactor is in the southwest corner of the site. The applicant proposes utilizing a concierge trash service in lieu of installing multiple trash enclosures. A mix of open wrought iron fencing and soundwalls are proposed around the perimeter of the site based on Specific Plan requirements and noise attenuation needs.

FIGURE 3: ARCHITECTURAL SITE PLAN



The applicant states that the landscape and open space design for the project seeks to buffer and enhance the project frontages, including the frontage along the Empire Ranch Interchange area. The applicant proposes a 30-foot-wide landscape and pedestrian walkway area along the Iron Point Road project frontage, which is consistent with the Empire Ranch Specific Plan. This landscape area will feature large tree species, such as London Planes and drought tolerant shrubs and groundcovers to match the existing landscaping along Iron Point Road. Internally, site landscaping will be a mix of medium and small tree species and drought tolerant shrubs and groundcover. Preliminary lighting plans are included with the Landscape Plan Set that demonstrate dispersed site lighting that will minimize glare to adjacent properties and rights-of-way.



following Figures provide a snapshot of the building elevations, cross sections, and project materials, with the full Architectural Plan Set available as Attachment 6 to this report.

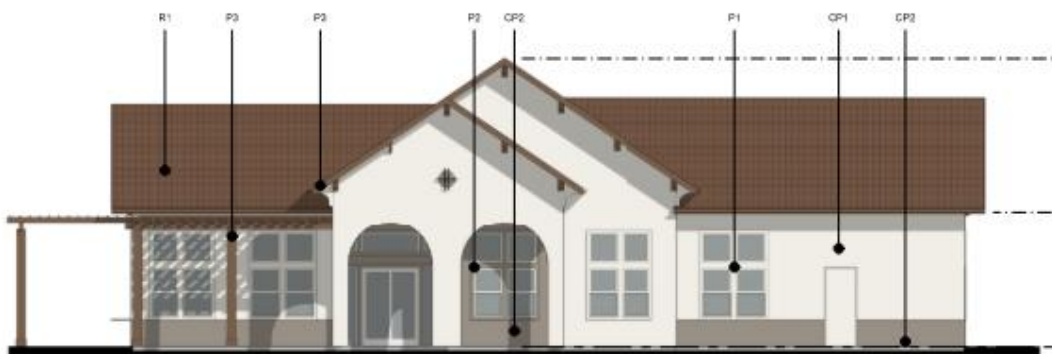
FIGURE 6: BUILDING 'A' STREET FACING ELEVATION



FIGURE 7: BUILDING 'A' INTERNAL SITE ELEVATION



FIGURE 8: CLUBHOUSE FRONT ELEVATION



FRONT ELEVATION | 1

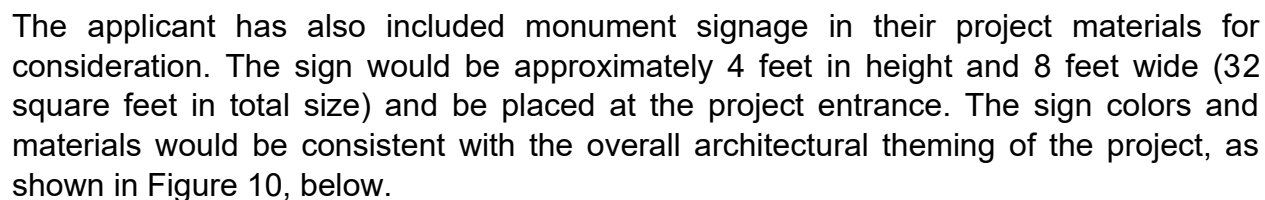
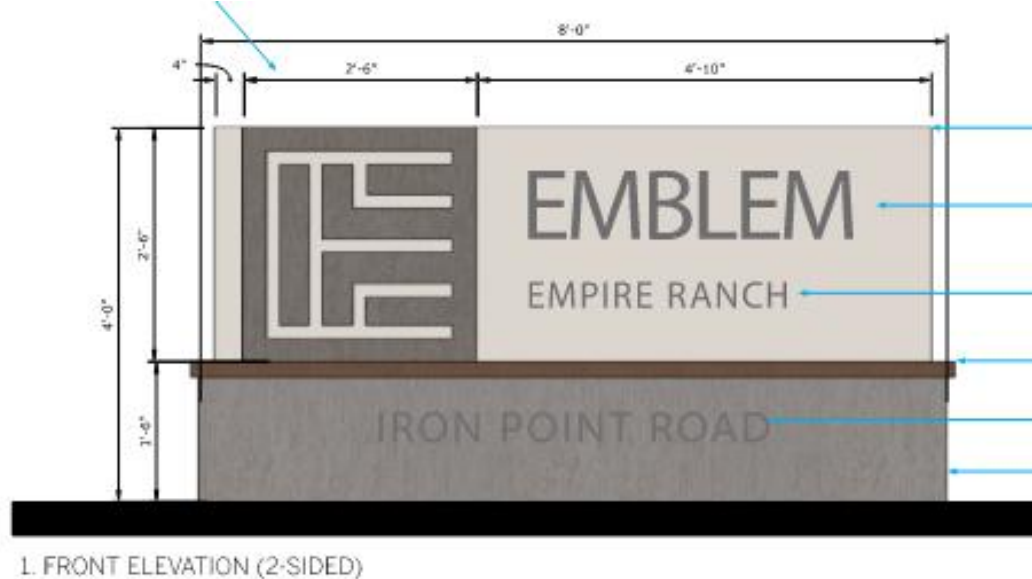


FIGURE 10: PROPOSED MONUMENT SIGN



Planned Development Permit

The applicant states that they are requesting modifications to the development standards of the Empire Ranch Specific Plan as part of their Planned Development Permit to create a desirable arrangement of structures, parking areas, and other features on this unique site. Table 1, below, outlines applicable development standards, with modifications noted. As a clarifying note, the project is subject to the development standards contained in Specific Plan Table 6-1- Development Standards. However, Table 6-1 was amended in 2021 to reference FMC Section 17.18 (R-4, General Apartment District) standards for multifamily residential development on the subject site. Table 1, below, identifies the applicable regulation for each standard.

TABLE 1: DEVELOPMENT STANDARDS COMPLIANCE

Development Standard, Code Section	Requirement	Proposed	Compliance
Max Building Coverage FMC 17.18.060	60%	24%	Complies
Min Front Yard FMC 17.18.070	20 feet	10 feet	Modification Request
Min Side Yard FMC 17.18.080	15 feet	15 feet	Complies
Min Rear Yard FMC 17.18.090	10 feet	10 feet	Complies
Min Distance Between Buildings FMC 17.18.100	10 feet	10 feet	Complies

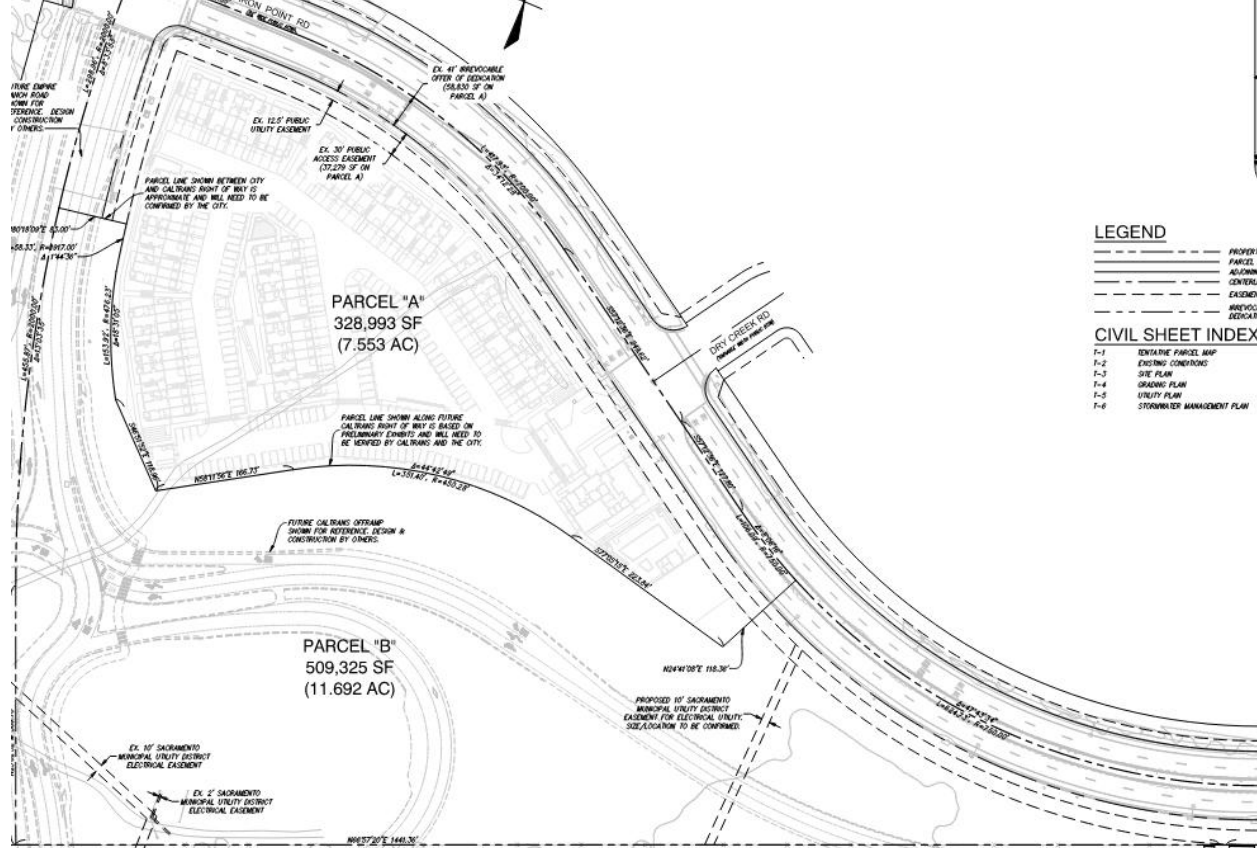
Min Parking Spaces FMC 17.57.040	1.5 spaces/unit (270 spaces)	288 spaces proposed, no less than 270 spaces will be provided	Complies
Min Parking Space Dimension FMC 17.57.080(B)	9 feet wide by 19 feet long, 2-foot overhang	8 feet 6 inches by 18 feet, 2-foot overhang	Modification Request
Compact Parking Spaces FMC 17.57.50(A)	9 feet wide by 14 feet long, 2-foot overhang Max 30% spaces	8 feet 6 inches by 14 feet, 2-foot overhang, Max 30% spaces	Modification Request
Min Bicycle Parking FMC 17.57.090(A)(1)	1 space/5 units (36 spaces)	110 spaces	Complies
Drive Aisle Widths FMC 17.57.080(B)	27 feet	27 feet	Complies
Min Parking Planter Dimension ERSP 7.5.5.e	10 feet wide at end of parking bays	10 feet wide at end of parking bays	Complies
Landscape Coverage ERSP 7.5.5.g	Landscape 100% of planter areas	Landscape 100% of planter areas	Complies
Min Parking Lot Shade FMC 17.57.070(G)(3)	Min 40% of uncovered parking areas	32.6% of uncovered parking areas	Modification Request
Max Building Height FMC 17.18.130	4 stories, 50 feet	3-4 stories, 50 feet	Complies
Max Area Freestanding Sign FMC 17.59.040(D)(2)(a)	32 SF	32 SF	Complies
Max Height Freestanding Sign 17.59.040(D)(2)(b)	6 feet, 2-foot base	6 feet, 1.5-foot base	Complies
Max Height Fences and Walls FMC 17.58.070(J) ERSP 6.4.8	42 inches along front yard, 6 feet along side and rear yards	6 foot max fence and wall height, some fences and walls on top of retaining walls	Modification Request

Notes: FMC = Folsom Municipal Code, ERSP = Empire Ranch Specific Plan, Min = Minimum, Max = Maximum, SF = Square Feet

Parcel Map Waiver and Parcel Conveyance

Per Municipal Code Section 16.24.080, the applicant is also requesting approval of a Parcel Map Waiver, including consideration of whether parkland dedication requirements should not be imposed under the circumstances presented. To accommodate the future Empire Ranch Road/US Highway 50 Interchange, approximately 11.69 acres of land (Parcel B) will be conveyed to the City as provided for under Government Code Section 66428(a)(2) of the Subdivision Map Act, via plat and legal description and subsequent recordation of a certificates of compliance, prior to building permit issuance on the Project. The Applicant will acquire Parcel A for development of the proposed Project and Parcel B will be conveyed to the City, including the land planned for construction of the highway off-ramp. Figure 11, below, shows the proposed parcel conveyance plan.

FIGURE 11: PARCEL CONVEYANCE PLAN (PORTION)



POLICY/RULE

Planned Development Permit

The project site is located within the Empire Ranch Specific Plan. Per Empire Ranch Specific Plan Section 8.16.3 – *Special Project Approvals: Planned Developments (PD)*, applicants may seek and obtain PD approval to construct a building or structure with design specifications that do not conform to the site development regulations for the applicable land use designation. Further, PD regulations shall be applied to commercial and multifamily projects.

Folsom Municipal Code Section 17.38.010 states that Planned Development Permits shall be considered by the Planning Commission. Section 17.38.100 states that, in its review of Planned Developments, the Planning Commission shall be governed by the following criteria:

- A. The project's compliance with the intent and purposes of this chapter, the applicable ordinances of the city, and the general plan;

- B. The project's consistency with the objectives, policies and requirements of the development standards of the city. Minor modifications of such standards shall be permitted to encourage the efficient use of land and the creation of open space, provided the commission determines that such modifications will result in a development that is superior to that obtained by rigid application of the standards. Design considerations shall not result in a reduction in the allowed density of a multifamily residential project or render the development "infeasible" for housing for "very low", "low" and "moderate" income households, unless the commission makes findings as provided in Government Code Section 65589.5. The terms used herein are as defined in Government Code Section 65589.5;
- C. The physical, functional and visual compatibility between the proposed development and neighboring uses and neighborhood characteristics. The scope of compatibility for the P.D. permit shall be limited to project design considerations. Land use and density compatibility is evaluated separately, in conjunction with the zoning and general plan land use designation of the site;
- D. The availability of necessary public facilities including, but not limited to, water, sewage and drainage and the adequacy of the provision which the development makes for the furnishing of such facilities;
- E. The extent to which the proposed development causes adverse environmental impacts which have not been mitigated to an acceptable level;
- F. The requirement that the proposed development not cause unacceptable vehicular traffic levels on surrounding streets and that there be adequate internal traffic circulation, including ingress and egress;
- G. Adequate provision is made for the furnishing of sanitation services and emergency public safety services to the development;
- H. The proposed development will not be detrimental to health, safety and the general welfare of the persons or property within the vicinity of the proposed development and the city as a whole.

Parcel Map Waiver

Folsom Municipal Code (FMC) Section 16.24.080 allows for the Planning Commission to waive all or part of the requirements for a tentative and parcel map for division of real

property resulting from the conveyance of land or any interest therein to or from the city, public entity or public entity for a public purpose, such as school sites, public building sites, or rights-of-way or easements for streets, sewers, utilities, drainage, etc. The Planning Commission shall make a finding that the proposed division of land complies with requirements as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection and other requirements of the Subdivision Map Act, FMC Title 16, FMC, the Folsom 2035 General Plan and any applicable specific plan (in this case the Empire Ranch Specific Plan).

Upon the waiver of the parcel map requirement, or the tentative and final map requirement, pursuant to this section, the city engineer shall file with the county recorder a certificate of compliance for the land to be divided, in accordance with FMC Section 16.52.030 and a plat map showing the division. The certificate shall include a certificate by the county tax collector in accordance with FMC Section 16.20.060.

Further, a waiver by the Planning Commission may be conditioned to provide for, among other things, payment by the subdivider of parkland dedication, drainage and other fees that are permitted by law by a method approved by the city council.

Finally, if any waiver is approved or conditionally approved pursuant to this section, the department shall make a written report thereof to the city council. If the city council, by a majority vote, decides to review the waiver and conditions, it shall conduct a public hearing after giving notice pursuant to FMC Section 16.16.070 A. In addition, notice shall be given to the planning commission. The public hearing shall be held within 30 days after the date of the request for review. The city council may add, modify or delete conditions if the city council determines that such changes are necessary to ensure that the waiver conforms to the Subdivision Map Act and this code. The city council may deny the waiver on any of the grounds contained in this title. Within 10 days following the conclusion of the hearing, the city council shall render its decision. If the city council does not act within the time limits set forth in this section, the waiver shall be deemed to have been approved or conditionally approved as last approved or conditionally approved by the planning commission insofar as it complies with all other applicable provisions of the Subdivision Map Act, this title, this code, the general plan and any applicable specific plan.

Housing Element Findings

State Housing Element Law (Government Code Section 65580) mandates that local governments must adequately plan to meet the existing and projected housing needs of all economic segments of the community. Government Code section 65863(b)(2) requires the City to make certain findings anytime it allows development of a parcel with fewer units by income category than identified in the housing element for that parcel. Specifically, the City must present substantial evidence to support a finding as to whether the remaining sites identified in the housing element are adequate to accommodate the City's share of the RHNA. This finding must include a quantification of the remaining

unmet need for the City's share of the RHNA at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.

ANALYSIS

State Housing Regulations

Government Code section 65589.5 - Housing Accountability Act

The Housing Accountability Act, codified in Government Code section 65589.5, requires local governments to make specified findings to deny or reduce the density of a housing development project, regardless of whether the project is affordable or market-rate. Pursuant to Gov. Code section 65589.5(j)(1), to deny a market-rate housing project or condition it to develop at a lower density than proposed, the Commission would have to find (1) that the project would have a specific, adverse impact on public health or safety; and (2) there is no feasible method to mitigate or avoid this impact satisfactorily, other than by disapproving the project or requiring a lower density. A "specific adverse effect" is a "significant, quantifiable, direct, and unavoidable impact, based on objective, identified written health or safety standards." Objective means "involving no personal or subjective judgment by a public official and ... uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant ... and the public official."

Analysis: Staff have not identified significant adverse impacts related to this project or subsequent need to mitigate and are recommending that the Planning Commission approve this application. Additionally, the project is being developed at a density of approximately 24 units per acre, which is permitted under the site's Specific Plan Commercial designation. The City is not recommending imposing a condition that the project be developed at a lower density.

Government Code Section 65589.5 – Objective Design and Development Standards.

Section SB 330 added provisions to the Housing Accountability Act (Government Code section 65589.5, or the "HAA") to ensure only objective standards are used to deny or reduce the density of a housing development project.

At the highest level, the HAA limits the City's discretion with respect to housing development projects to the evaluation of that project's consistency with objective development standards. As amended by SB 330, "objective", as defined by Government Code Section 65589.5(h)(9), means "involving no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official."

Analysis: Staff have limited evaluation of the project to applicable objective standards in

compliance with Government Code Section 65589.5.

Applicable General Plan Goals and Policies

GP GOAL LU 1.1 (*Land Use/Growth and Change*)

Retain and enhance Folsom's quality of life, unique identity, and sense of community while continuing to grow and change.

GP POLICY LU 1.1.12-1 (*Infill Development*)

Respect the local context: New development should improve the character and connectivity of the neighborhood in which it occurs. Physical design should respond to the scale and features of the surrounding community, while improving critical elements such as transparency and permeability.

Analysis for LU 1.1 and LU 1.1.12-1: The proposed project is consistent with these policies in that the project features site and design improvements which will enhance the overall character of the area including introducing new apartment units with a quality residential design intended to compliment the design of approved and constructed residential developments in the vicinity. The project will also include frontage improvement that include pedestrian walkways and improvements to adjacent intersection pedestrian crossings.

GP POLICY LU 1.1.15 (*SACOG Blueprint Principles*)

Strive to adhere to the Sacramento Regional Blueprint Growth Principles.

Analysis for LU 1.1.15: The Project is consistent with this policy in that it has been designed to adhere to the primary SACOG Blueprint Principles including Compact Development, Housing Choice and Diversity, Use of Existing Assets, and Quality Design. Compact Development involves creating environments that are more compactly built and use space in an efficient but attractive manner and helps to encourage more walking, biking, and transit use and shorter auto trips. Housing Choice and Diversity includes providing a variety of places where people can live (apartments, townhomes, condominiums, and single-family detached homes) and also creating opportunities for the variety of people who need them such as families, singles, seniors, and people with special needs. Providing a market-rate multi-family apartment complex provides housing choices in the City of Folsom.

GP GOAL LU 6.1 (*Residential Neighborhoods*)

Allow for a variety of housing types and mix of uses that provide choices for Folsom residents, create complete and livable neighborhoods, and encourage walking and biking.

GP POLICY LU 6.1.3 (*Efficiency through Density*)

Support an overall increase in average residential densities in identified urban centers and mixed-use districts. Encourage new housing types to shift from lower-density, large-lot developments to higher-density, small-lot and multifamily developments, as a means to increase energy efficiency, conserve water, reduce waste, as well as increase access

to services and amenities (e.g., open space) through an emphasis of mixed uses in these higher-density developments.

Analysis for Goal LU 6.1 and Policy LU 6.1.3: The proposed project is consistent with these policies in that the project is providing a modern multi-family residential project developed at a residential density of approximately 24 dwelling units per acre. In addition, as attached high-density housing, the project offers an alternative to traditional detached single-family residential subdivisions and provides housing options for workers that cannot otherwise afford to live in Folsom. The compact form of the project also efficiently utilizes local infrastructure, roads, and services

GP GOAL H-2 (*Removing Barriers to the Production of Housing*)

To minimize governmental constraints on the development of housing for households of all income levels.

Analysis for Goal H-2: The proposed project is consistent with these policies in that the project will result in development of a 180-unit multi-family high density apartment community with a residential density of approximately 24 dwelling units per acre. The project is providing a type of housing (rental apartments) that is needed in Folsom especially for local workers given high home prices.

GP POLICY M 4.1.2 (*Level of Service*)

Level of Service Strive to achieve at least a traffic Level of Service “D” (or better) for local streets and roadways throughout the City. In designing transportation improvements, the City will prioritize use of smart technologies and innovative solutions, including roundabouts, that maximize efficiencies and safety. During the course of Plan buildout it may occur that temporarily higher Levels of Service result where roadway improvements have not been adequately phased as development proceeds. However, these situations will be minimized based on annual traffic studies and monitoring programs. Staff will report to the City Council at regular intervals via the Capital Improvement Program process for the Council to prioritize projects integral to achieving Level of Service D or better.

Analysis: A Local Transportation Analysis (LTA) and Intersection Control Analysis (ICE) were commissioned by the applicant to determine impacts, if any, to the local roadway network from expected project traffic. See the Analysis section of this report for further background and discussion on this issue. The project is consistent with this policy with the conditioned payment towards traffic abatements that would offset its impact to local roadway Level of Service.

GP POLICY SN 6.1.2 (*Noise Mitigation Measures*)

Require effective noise mitigation for new development of residential or other noise sensitive land uses to reduce noise levels as follows:

1. For noise due to traffic on public roadways, railroad line operations, and aircraft: achieve compliance with the performance standards within Table SN-1.
2. For non-transportation-related noise sources: achieve compliance with the

performance standards contained within Table SN-2.

3. If compliance with the adopted standards and policies of the Safety and Noise Element will not be achieved even with feasible mitigation measures, a statement of overriding considerations for the project must be provided.

GP POLICY SN 6.1.3 (*Acoustical Analysis*)

Require an Acoustical Analysis prior to approval of proposed development of residential or other noise-sensitive land uses in a noise-impacted area.

GP POLICY SN 6.1.7 (*Noise Barriers*)

If noise barriers are required to achieve the noise level standards contained within this Element, the City shall encourage the use of these standards:

1. Noise barriers exceeding six feet in height relative to the roadway should incorporate an earth berm so that the total height of the solid portion of the barrier (such as masonry or concrete) does not exceed six feet.
2. The total height of a noise barrier above roadway elevation should normally be limited to 12 feet.
3. The noise barriers should be designed so that their appearance is consistent with other noise barriers in the project vicinity

Analysis for Policy SN 6.1.2, Policy SN 6.1.3, and Policy SN 6.1.7: An Environmental Noise Assessment was completed for the project to support the Section 15183 CEQA Consistency Evaluation. See the Analysis section of this report for findings and project components providing required noise abatement. The project is consistent with these policies with conditioning and the project designs as proposed.

General Plan Designation and Zoning Consistency

The project site's General Plan designation is Regional Commercial Center (RCC). The project site's Specific Plan zoning is C (Commercial). Multifamily residential development between 15-30 units per acre is permitted in the C zone by right.

Analysis: The Specific Plan C zoning is consistent with the General Plan RCC land use designation in that it is commercial in nature. The project is multifamily residential development of approximately 24 units per acre in density, which is consistent with zoning.

Regional Housing Needs Allocation

State Housing Element Law (Government Code Section 65580) mandates that local governments must adequately plan to meet the existing and projected housing needs of all economic segments of the community. In evaluating the proposed development, staff considered the potential impact of the project on the City's Regional Housing Needs Allocation (RHNA) requirement. The City of Folsom Housing Element, which was adopted on August 24, 2021, assesses the city's future housing needs based on the regional "fair share" allocation in the Regional Housing Needs Allocation (RHNA) prepared by the Sacramento County Council of Governments (SACOG). SACOG, in its RHNA, allocated the City of Folsom a total of 6,363 housing units for the period from June 30, 2021, through

August 31, 2029. Table 1, below shows the City's current RHNA compliance progress at Very Low, Low, Moderate, and Above Moderate Levels.

TABLE 2: RHNA PROGRESS

Income Level	RHNA Allocation	Progress to Date	Remaining RHNA
Very Low (0 - 50% AMI)	2,226	225	2,001
Low (51 - 80% AMI)	1,341	347	994
Moderate (81 - 120% AMI)	829	817	12
Above Moderate (> 120% AMI)	1,967	3,473	--
Total	6,363	4,862	3,007

The Housing Element identifies the 19.25-acre project site in the Residential Sites Inventory to accommodate 11.5 acres of affordable housing (maximum 345 units with 217 lower-income units shown as the realistic capacity). The applicant is proposing market-rate housing with no restricted affordable units being proposed on the Emblem Empire Ranch site.

Government Code Section 65863(b)(2) requires the City to make certain findings anytime it allows development of a parcel with fewer units by income category than identified in the housing element for that parcel. Specifically, the City must present substantial evidence to support a finding as to whether the remaining sites identified in the housing element are adequate to accommodate the City's share of the RHNA. This finding must include a quantification of the remaining unmet need for the City's share of the RHNA at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level. Because the housing element identifies the entire 19.25-acre project site in the Sites Inventory, the City has determined that the above-referenced finding must be made in association with this project, even though the project proposes a parcel map waiver that will convey a portion of the property to the City.

The city has determined that if this project is approved as proposed, the remaining sites identified in the housing element are adequate to accommodate the City's share of the RHNA for all income categories. The project does not affect the city's capacity to provide moderate or above-moderate units. As shown in Table 1, the City has already met current RHNA progress expectation for Above-Moderate Unit creation and is close to meeting expectations for Moderate-Income units. Further, because the project is market-rate multifamily residential, staff have a reasonable expectation that the units will be available to moderate income residents, easily meeting the City's remaining RHNA requirement for that income level. Table 2, below, provides an analysis specific to lower-income units, which includes low- and very low- income levels because the City Residential Sites Inventory does not differentiate between the two categories.

TABLE 3: RHNA ANALYSIS

Housing Element (2021)	Lower-Income Units	
2021-2029 Lower-Income RHNA	3,567	
Housing Element Lower-Income Capacity	4,057	
Development Activity (2021-2026)	Change in Lower-Income Units	Status/Description
Vintage Senior Apts Site	+135	BP zone not included in RHNA
Harrington Sites	+52	Building Permit Issued
Creekside Sites	-150	Approved Entitlement
Habitat Persifer Site	+10	Certificate of Occupancy Issued
Kaiser Site	-37	Active Application Reducing Acreage
Elliot Broadstone Site	-270	Approved Entitlement
FPA Specific Plan Amendment	+970	Rezoned Sites to Increase Capacity
Emblem Empire Ranch (Project)	-217	
No Net Loss Findings	Lower-Income Units	
Current (2024) Lower-Income Capacity	4,550	
Current (2024) Surplus	983	

The data in Table 3 shows that while this project reduces the city's capacity to provide lower-income housing units by 217, the current Residential Sites Inventory available for lower income housing units demonstrates a realistic surplus of 983 units and therefore the project does not impact the City's ability to meet its RHNA obligations for low- and very-low income levels.

Applicable Empire Ranch Specific Plan Policies

Empire Ranch Specific Plan (ERSP) Policies 6.2.2(b) and (c)

- Residential developments shall be separated from arterial and secondary streets by landscaped corridors, berms, and/or walls that conform to the design guidelines included in Chapter Seven of this Specific Plan and other City-adopted guidelines not in conflict with those in this Plan.
- Residential development shall not front on arterial and secondary streets.

Analysis: The project includes a 30-foot-wide landscape and pedestrian walkway area along its Iron Point Road frontage that conforms to the design guidelines of Chapter Seven. While the project is accessed from an arterial road, it is from a single driveway

that serves all units, like a secondary roadway accessing single family residential homes. The project is consistent with these policies.

ERSP Policy 6.2.3(b)

Residential developments shall be planned to allow safe and convenient pedestrian access to parks, schools, and open space.

Analysis: The project includes three pedestrian access gates along Iron Point Road that connect to pedestrian improvements. Further, the project is conditioned to improve the project driveway to include a marked pedestrian crossing. Finally, existing pedestrian improvements exist to the west and north of the site that lead to parks, schools, and open space areas. The project is consistent with this policy.

ERSP Policy 6.2.5(a)

All residential developments within the Plan Area shall include a landscape plan for all public or common areas that specifies water conserving and low fuel volume plan materials.

Analysis: The project includes a preliminary landscape plan that utilizes drought tolerant tree and groundcover species. Conditions of approval are also in place that require all landscape areas to conform to applicable low water use rules. The project is consistent with this policy.

ERSP Policy 6.2.6(b)

All residential developments shall be planned to provide adequate emergency access for vehicles and personnel as determined by the service providers and approved by the Community Development Director and/or the Director of Public Works.

Analysis: The project provides two access points for emergency vehicles, one at the main public entry point and a second emergency vehicle access (EVA) drive, and an additional three pedestrian gates for emergency personnel. The applicant worked with representatives of the Folsom Fire Department and Development Engineering Division to identify access and service needs and site the EVA. The site plan also accounts for necessary emergency vehicle clearances and turning radius. Conditions of approval are in place that require final site plans to be reviewed and approved by the Fire Department and Community Development Director. The project is consistent with this policy.

ERSP Policies 6.2.7(a) and (b)

- All residential development shall be located away from, or screened from, noise generators, as specified by the Noise Element of the City's General Plan.
- Sound attenuation walls, fences, and berms shall be designed to comply with the design guidelines included in Chapter Seven of the Specific Plan.

Analysis: The project is subject to higher volumes of roadway noise generators, including

Iron Point Road and Highway 50. An Environmental Noise Assessment was completed for the project site that identified necessary sound walls and building materials to provide adequate screening from noise generators and comply with the Noise Element of the City's General Plan. The project includes development of the necessary soundwalls and a condition of approval is included requiring use of the identified building materials. The project is consistent with these policies.

Planned Development Permit

The purpose of the Planned Development Permit process is to allow greater flexibility in the design of integrated developments than otherwise possible through strict application of land use regulations. The Planned Development Permit process is also designed to encourage creative and efficient uses of land. Finally, in this case, the Planned Development Permit is the vehicle to review the project site and architectural designs in lieu of a separate Design Review process.

Site Plan and Architectural Design

The project site is uniquely situated between arterial roadways and a future freeway interchange. The unique shape of the developable area of the site is driven by the needs of the future Empire Ranch Interchange Project. In responding to the location and shape of the site, the applicant team has worked to site residential areas to the north and west, with residential buildings facing away from the interchange area or buffered by intervening site improvements like carports. The common gathering area of the clubhouse and pool are sited at the far east corner of the site, away from the residential buildings, and protected from noise generating areas with soundwalls. Required on-site bioretention areas are incorporated into the site design.

Parking areas are in the center of the site away from public streets as required by the Empire Ranch Specific Plan. The plan includes 288 parking spaces on site between garages, parking spots in front of garages, carports, and general surface parking. This is more than the 270 spaces required for a multifamily residential project of this size. The applicant states that they prioritized on-site parking due to the lack of on-street parking options surrounding the site.

As stated previously, the applicant is proposing to install a 25-foot landscape corridor with a 4-foot attached sidewalk along the project's Iron Point Road frontage, as required by Section 5.2.4 of the Empire Ranch Specific Plan. This landscape corridor provides continuity with the existing frontage landscaping in the project vicinity along Iron Point Road. The applicant is requesting deviations from on-site landscaping requirements for parking area shading and front yard setback, which will be discussed further in the next section.

As outlined in the Project Description section of this report, the project is designed using Spanish influences and includes plaster finishes, fire-resistant tile roofs, an earth tone color palette, and decorative elements such as corbels and metal railings. All accessory

structures, such as the central mailboxes and solid waste enclosure would engage with this style as well.

The project is subject to the Empire Ranch Specific Plan Design Guidelines (Chapter Seven). However, the Housing Accountability Act restricts review of multifamily residential developments to objective design and development standards. A review of the Design Guidelines shows that they are subjective in nature and therefore cannot be applied to the project. However, the applicant has voluntarily worked to satisfy as many of the policies and development standards of the Specific Plan related to site and architectural design as possible and staff wished to highlight that work. Further, staff reviewed the proposed site and architectural plans and believe that they meet the findings of a Planned Development Permit. Specifically, the plans are consistent with most applicable development standards of the Empire Ranch Specific Plan and the Folsom Municipal Code except for the deviations requested. Further, the site and architectural designs are physically, functionally, and visually compatible with neighboring uses, in particular the use of residential buildings oriented towards the street and internal parking areas and larger landscaping corridors along the public frontage.

Development Standard Deviations

As shown in Table 1 of this report, the applicant is requesting deviations from four development standards. First, the applicant wishes to reduce the front yard area for the project from 20 feet to 10 feet. They state that the 30-foot-wide landscape and sidewalk area along Iron Point Road plus a 10-foot setback for buildings on the project site provides ample setback and landscaping while freeing up valuable development area. Second, the applicant wishes to reduce the parking space dimensions for both standard and compact parking spaces by six inches in width and for standard spaces one foot in length. The applicant states that this will allow for the inclusion of additional on-site parking spaces to make up for the lack of on-street parking in the project vicinity. Third, the applicant proposes shading 32.6% of parking spaces rather than the required 40%. This is due to the limited areas in which to place shade trees that will reach a viable mature size to provide adequate shading. Finally, the applicant is proposing an overall six foot maximum fence and wall heights and allowing the walls and fences to be placed on top of necessary retaining walls. This is to provide greater security for residents than the 42-inch front yard fencing permitted under the Empire Ranch Specific Plan.

Staff reviewed the deviations requested against the findings required for Planned Development Permits. The deviations are all proposed in service of developing a coherent, compatible project on a challenging site. Further, they allow for more efficient use of the site. Staff does not believe that any of the requested deviations would be detrimental to health, safety or the general welfare of persons or property in the project vicinity or the city. Therefore, staff supports the requested Planned Development Permit.

Land Use Compatibility/Site Considerations

The project site is one of the last remaining undeveloped properties in the Empire Ranch Specific Plan. The Specific Plan was developed with a focus on single family residential

neighborhoods, with some outlying areas noted for commercial and higher density residential use. Since adoption, the Specific Plan has built out mostly as anticipated, with some areas rezoned to provide additional higher density residential development opportunities, including the subject site. The Specific Plan area immediately surrounding the site is a mix of single family residential and multifamily residential. In addition, an elementary school is located 300 yards north of the site off of Dry Creek Road. Combined with the existing arterial roadways leading to commercial and employment uses both east and west of the site, the site appears ideal for multifamily residential development. However, some aspects of the site location were flagged for further review to ensure that the project would not result in negative impacts to the surrounding area or be subject to potential unpleasant impacts due to its location. Specifically, the applicant had a Local Transportation Analysis (LTA) completed to review local traffic impacts and an Environmental Noise Assessment completed to assess noise levels on site and necessary attenuation. Each of these areas is discussed further below.

Local Transportation Analysis and Intersection Control Evaluation

At the request of Public Works, the applicant commissioned a Local Transportation Analysis (LTA) and subsequently an Intersection Control Evaluation (ICE) to review the potential additional traffic impact from the proposed project and potential intersection improvement needs. These were completed by Kimley Horn and are included as Appendices to the Section 15183 CEQA Consistency Evaluation. The LTA found that the project is anticipated to generate 1,118 daily vehicle trips, with 56 trips expected from the site at the AM Peak-Hour and 58 trips back into the site at PM Peak-Hour. The additional vehicle trips were found to have impact three intersections that resulted in expected delays that exceed the City's Level of Service (LOS) General Plan Policy.

The ICE then identified intersection improvements that could reduce the expected delays and bring the roadways back into compliance with the LOS policy. These are the development of roundabouts at the intersections of Iron Point Road and Carpenter Hill Road, Iron Point Road and Empire Ranch Road, and Iron Point Road and Dry Creek Road. The project's share of impact to these three intersections was determined to be 3.9%, 2.1%, and 5.1%, respectively. Consistent with fair share methodology, the project has been conditioned to pay these percentages towards the cost of the identified improvements. In the interim, the project will build out all frontage requirements including a pedestrian crossing at their driveway and install a stop sign to convert the existing Iron Point Road and Dry Creek Road three-way stop into a four-way stop with the project access. With the payment of the fair share proportion for future roadway improvements, the project can be considered consistent with the LOS policy. In addition, the Planned Development Permit finding that the proposed development will not cause unacceptable vehicular traffic levels on surrounding streets can be met.

Noise Assessment

As mentioned repeatedly through this report, the project is located adjacent to an arterial roadway (Iron Point Road), Highway 50, and the future Empire Ranch Interchange. To determine existing noise levels on site and identify improvements necessary to address potential excessive environmental noise, the applicant commissioned an Environmental

Noise Assessment completed by Salter and included as Appendices to the Section 15183 CEQA Consistency Evaluation.

The City of Folsom General Plan Noise Element establishes an exterior noise level standard of 65 dBA at outdoor activity areas of multifamily residential land uses exposed to transportation noise sources (i.e. traffic). The intent of this standard is to provide an acceptable exterior noise environment for outdoor activities. The Noise Element also establishes an interior noise level standard of 45 dBA.

The Noise Assessment reviewed both project-generated noise and environmental noise. Project-generated noise (construction noise and HVAC noise) was determined to be less than significant because it would be required to meet all Folsom Municipal Code and General Plan requirements. The existing noise environment in the vicinity of the project site is dominated by vehicular traffic, primarily from Iron Point Road and Highway 50. To quantify the noise environment around the project site, the consultant conducted two continuous long-term noise measurements between August 22nd and 28th of 2024 on both the project site and a site approximately ½ mile west also on Iron Point Road. In addition, while not required, the consultant included anticipated noise from project traffic and the future interchange. The study found that specified building materials would be necessary to reduce interior noise levels to city standards, and that the area around the clubhouse and pool would need soundwalls to reduce exterior noise to city standards. The project plan set reflects the soundwalls as required and both the soundwalls and building materials are included in the Conditions of Approval.

Grading, Drainage, and Utilities

Preliminary grading, drainage, stormwater, and utility plans are provided as Attachments 7-9. The project site will involve grading, including movement of soils (cutting, filling, and leveling) and compaction of said materials. The applicant will be required to provide a complete geotechnical report before the design of building foundations is finalized. Condition No. 19 is included to reflect this requirement.

The project includes proposed new water, sewer and stormwater facilities. Staff have conditioned that the applicant coordinate the planning, development, and completion of this project with the various utility agencies, that new dry (electrical, gas, telephone, etc.) utility lines be undergrounded, and that all necessary easements are provided for both wet and dry utilities. Conditions No. 25 to 30 have been incorporated to reflect these requirements. In addition, the project is conditioned to upgrade offsite sewer manhole covers with electronic monitoring to ensure adequate flows.

Parcel Map Waiver

The applicants have requested approval of a Parcel Map Waiver under FMC Section 16.24.080 to allow conveyance of the 11.69 acres referred to as Parcel 'B' to the City as an Irrevocable Offer of Dedication for Right of Way purposes in the development of the Empire Ranch Interchange Project. The Folsom Public Works Director and Consulting Development Engineering Manager reviewed this request and agreed that the Parcel Map

Waiver was an appropriate means of dividing the parcel for conveyance purposes. The applicant has requested that the Planning Commission consider approving the Parcel Map Waiver without requiring payment of parkland dedication fees. The applicant states that the land division is only being pursued due to the need to convey Parcel 'B' for roadway improvements, which is already a benefit to the city. Staff is supportive of the request to forgo parkland dedication fees in this case as there would be no land division necessary for the project but for the city's interchange project.

Staff have reviewed the Parcel Conveyance Exhibit and overall project materials and believe that the Planning Commission can make the required finding that the proposed division of land complies with requirements as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection and other requirements of the Subdivision Map Act, FMC Title 16, the FMC, the Folsom 2035 General Plan, and the Empire Ranch Specific Plan.

NOTICE OF PUBLIC HEARING

Public notification was achieved by posting the agenda, with this agenda item being listed, at least 72 hours prior to the meeting in print and electronically. Legal advertisement of this hearing was published in the Folsom Times and mailed notice to owners and occupants within 300 feet of the subject lot was sent over 10 days prior to the hearing date.

ENVIRONMENTAL REVIEW

California Public Resources Code (PRC) Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 provide an exemption from additional environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that:

1. Are peculiar to the project or the parcel on which the project would be located and were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent.
2. Are potentially significant offsite impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan, or zoning action, or
3. Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

Section 15183(c) further specifies that if an impact is not peculiar to the parcel or to the proposed project, has been addressed as a significant effect in the prior EIR, or can be

substantially mitigated by the imposition of uniformly applied development policies or standards, then an additional EIR need not be prepared for that project solely on the basis of that impact.

A Section 15183 Consistency Analysis was prepared for the project by Stantec Consulting and is included with this report along with supporting Appendices as Attachment 19. The following is a summary of the analysis completed under the Consistency Analysis. Planning staff have reviewed the Analysis and supporting Appendices and found it satisfactory.

Previous Environmental Documents

The project site is located within the Empire Ranch Specific Plan (previously referred to as the Russell Ranch Specific Plan), which was adopted by the City in September 1992 along with the certified program-level EIR (State Clearinghouse No. 89020178). Additionally, in August 2021, the City approved an Addendum (2021 Addendum) to the 2035 General Plan program-level EIR (certified in August 2018; State Clearinghouse No. 2017082054) to incorporate the Housing Element Update for the sixth cycle planning period (2021-2029), as well as related updates to the Safety and Noise Element, Land Use Element, and Implementation Element. The 2021 Addendum also considered amendments to the Empire Ranch Specific Plan to allow multi-family dwellings as a permitted use at the project site under the Regional Commercial (RCC) land use designation and Commercial (C) zoning district. The proposed project is consistent with the use and development density as evaluated under the Empire Ranch Specific Plan EIR, 2035 General Plan EIR, and 2021 Addendum.

Existing Setting and Surrounding Land Uses

The 7.55-acre project site consists of an undeveloped parcel within the Empire Ranch Specific Plan, identified as Assessor's Parcel Number (APN) 072-1170-113 (Figure 1-2). The Empire Ranch Specific Plan is mostly built out and consists of single-family and multi-family developments, the Russell Ranch Elementary School, and parks and open space areas. The project site is heavily disturbed and consists of a combination of rocky soils, bare ground, and areas with some common herbaceous and shrubby vegetation. The proposed project would develop approximately 7.55 acres of the 19.25-acre site. The remaining approximately 11.69 acres would be conveyed to the City and consists of the land to be dedicated to Caltrans for a future US Highway 50 interchange and west-bound off-ramp that would be constructed by others. Additionally, Empire Ranch Road would be located west of the project site and would be developed by others.

Project Specific Effects

Consistent with CEQA Guidelines Sections 15183(b) and 15128, the Section 15183 Consistency Evaluation appropriately focuses on those environmental resource areas with the potential to result in project-specific significant impacts. To that end, the Consistency Analysis evaluated potential project impacts to biological resources, geology and soils, hydrology and water quality, land use and planning, population and housing, public services, recreation, and transportation. The focused analysis was supported by technical assessments prepared for the proposed project, including the Air Quality,

Greenhouse Gas, and Energy Assessment (Appendix A), Water Capacity Assessment (Appendix B), Sewer Capacity Assessment (Appendix C), Phase I Environmental Site Assessment (Appendix D), Environmental Noise Assessment (Appendix E), Environmental Noise Study (Appendix F) Biological Survey Memorandum (Appendix G), Geotechnical Engineering Study (Appendix H), and VMT Assessment (Appendix I). The analysis and these studies confirmed that the proposed project would not result in new significant impacts or a substantial increase in the severity of impacts identified in the previously certified environmental documents. The proposed project would implement all applicable mitigation measures and policies adopted in connection with the previously certified environmental documents.

Determination

Based on this focused analysis, and pursuant to CEQA Guidelines Sections 15162 and 15164, the City of Folsom finds that the proposed project would not result in new significant impacts, nor would it substantially increase the severity of previously identified impacts. Therefore, the previously certified environmental documents adequately address the environmental effects of the proposed project, and no subsequent or supplemental EIR or other CEQA document is required.

STAFF RECOMMENDATION/PLANNING COMMISSION ACTION

Conduct a public hearing and upon conclusion determination that the project is exempt from further environmental review under CEQA Guidelines Section 15183 and approve a Planned Development Permit and Parcel Map Waiver application for the Emblem Empire Ranch Apartments project, based on the findings (Findings A-Q) and subject to the conditions of approval (Conditions 1-81) attached to the staff report.

GENERAL FINDINGS

- A. NOTICE OF HEARING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.
- B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN, THE EMPIRE RANCH SPECIFIC PLAN, AND THE ZONING CODE OF THE CITY.

CEQA FINDINGS

- C. THE CITY, AS LEAD AGENCY, PREVIOUSLY CERTIFIED AN ENVIRONMENTAL IMPACT REPORT FOR THE FOLSOM 2035 GENERAL PLAN IN AUGUST 2018 AND AGAIN CERTIFIED A SUBSEQUENT ENVIRONMENTAL IMPACT REPORT FOR AMENDMENTS TO THE 2035 GENERAL PLAN IN AUGUST 2024.
- D. THE CITY HAS DETERMINED THAT THE EMBLEM EMPIRE RANCH APARTMENTS PROJECT IS UNDERTAKEN TO IMPLEMENT AND IS CONSISTENT WITH THE FOLSOM 2035 GENERAL PLAN.

- E. THE CITY HAS DETERMINED THAT THE IMPACTS OF THE EMBLEM EMPIRE RANCH PROJECT ARE ADEQUATELY ADDRESSED BY THE FINAL ENVIRONMENTAL IMPACT REPORT AND ALSO THE FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT FOR THE FOLSOM 2035 GENERAL PLAN AND ASSOCIATED MITIGATION MEASURES.
- F. THE CITY HAS DETERMINED, CONSISTENT WITH SECTION 15183 (PROJECTS CONSISTENT WITH A COMMUNITY PLAN OR ZONING) OF THE CEQA GUIDELINES, THAT THE PROJECT IS CONSISTENT WITH APPLICABLE COMMUNITY PLANS AND ZONING AND FURTHER THAT THE PROJECT HAS NO PARTICULAR ENVIRONMENTAL EFFECTS THAT WERE NOT CONSIDERED IN THE FOLSOM 2035 GENERAL PLAN FEIR AND THE FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT OR THAT COULD NOT BE ADDRESSED BY UNIFORMLY APPLIED POLICES OR STANDARDS.
- G. THE CITY HAS DETERMINED THAT THIS PROJECT IS EXEMPT FROM CEQA IN ACCORDANCE WITH SECTION 15183 OF THE CEQA GUIDELINES.

PLANNED DEVELOPMENT PERMIT FINDINGS

- H. THE PROPOSED PROJECT COMPLIES WITH THE INTENT AND PURPOSES OF CHAPTER 17.38 (PLANNED DEVELOPMENT DISTRICT) OF THE FOLSOM MUNICIPAL CODE AND OTHER APPLICABLE ORDINANCES OF THE CITY.
- I. THE PROPOSED PROJECT IS CONSISTENT WITH THE OBJECTIVES, POLICIES AND REQUIREMENTS OF THE DEVELOPMENT STANDARDS OF THE CITY.
- J. THE PHYSICAL, FUNCTIONAL AND VISUAL COMPATIBILITY BETWEEN THE PROPOSED PROJECT AND EXISTING AND FUTURE ADJACENT USES AND AREA CHARACTERISTICS IS ACCEPTABLE.
- K. THERE ARE AVAILABLE PUBLIC FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER AND DRAINAGE TO ALLOW FOR THE DEVELOPMENT OF THE PROJECT SITE IN A MANNER CONSISTENT WITH THIS PROPOSAL AND THE PROPOSED PROJECT HAS MADE ADEQUATE PROVISION FOR THE FURNISHING OF THOSE FACILITIES.
- L. THE PROPOSED PROJECT WILL NOT CAUSE ADVERSE ENVIRONMENTAL IMPACTS THAT HAVE NOT BEEN MITIGATED TO AN ACCEPTABLE LEVEL.
- M. THE PROPOSED PROJECT WILL NOT CAUSE UNACCEPTABLE VEHICULAR TRAFFIC LEVELS ON SURROUNDING ROADWAYS AS IT WILL CONTRIBUTE ITS FAIR SHARE TO THE COST OF NECESSARY TRAFFIC ABATEMENTS, AND THE PROPOSED PROJECT WILL PROVIDE ADEQUATE INTERNAL

CIRCULATION, INCLUDING INGRESS AND EGRESS.

- N. THE PROPOSED PROJECT WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY AND GENERAL WELFARE OF THE PERSONS OR PROPERTY WITHIN THE VICINITY OF THE PROJECT SITE, AND THE CITY AS A WHOLE.
- O. ADEQUATE PROVISION IS MADE FOR THE FURNISHING OF SANITATION SERVICES AND EMERGENCY PUBLIC SAFETY SERVICES TO THE DEVELOPMENT.

HOUSING ELEMENT FINDINGS

- P. THE REDUCTION IS CONSISTENT WITH THE CITY'S ADOPTED GENERAL PLAN AND HOUSING ELEMENT, AND THE REMAINING SITES IDENTIFIED IN THE HOUSING ELEMENT ARE ADEQUATE TO MEET THE REQUIREMENTS OF GOVERNMENT CODE SECTION 65583.2 AND TO ACCOMMODATE THE CITY'S SHARE OF THE RHNA FOR THE PERIOD FROM JUNE 30, 2021, THROUGH AUGUST 31, 2029.
- Q. THE REMAINING UNMET NEED FOR THE CITY'S SHARE OF THE RHNA AT THE LOW- AND VERY-LOW INCOME LEVES IS 3,567 UNITS. THE REMAINING CAPACITY OF SITES IDENTIFIED IN THE HOUSING ELEMENT TO ACCOMMODATE THAT NEED IS 4,767 UNITS.

ATTACHMENT 2 BACKGROUND

On December 1, 1992, the City Council certified the Environmental Impact Report and approved the General Plan Amendment, Rezone, Specific Plan and Vesting Tentative Subdivision Map for the Russell Ranch project (now known as Empire Ranch). The approximately 1,700-acre project consisted of: 3,105 single-family, low-density units; 739 single-family, high-density units; 344 multifamily units; a public golf course and private golf course; a regional commercial and neighborhood commercial site; parkland; and natural and improved open space. On December 23, 1993, the City Council approved the Russell Ranch Development Agreement and on May 24, 1994, the City Council approved the East Area Facilities Financing Plan, which included the Empire Ranch development.

The Empire Ranch Specific Plan was amended multiple times over the ensuing decades. The 2021-2029 Housing Element Update included an amendment to the Empire Ranch Specific Plan to allow multi-family dwellings at a density of between 15 to 30 units per acre as a permitted use under the RCC land use designation and C zoning district (i.e., this parcel), rather than require a conditional use permit.

GENERAL PLAN DESIGNATION	RCC (Regional Commercial Center)
ZONING	SP-C (Empire Ranch Specific Plan, Commercial zone)
ADJACENT LAND USES/ZONING	North: Single Family and Multifamily Residential (Specific Plan – Residential, Single Family High Density and Specific Plan - Residential, General Apartment) West: Single Family (Specific Plan – Residential, Single Family High Density) East: El Dorado County South: U.S. Highway 50
SITE CHARACTERISTICS	The project site is vacant and mainly flat.
APPLICABLE CODES	<u>FMC 16.00, Subdivisions</u> <u>FMC 17.18, R-4 (General Apartment District)</u> <u>FMC 17.38, Planned Development</u> <u>FMC 17.57, Parking</u> <u>Subdivision Map Act</u> <u>Empire Ranch Specific Plan</u>

Attachment 3



DRAFT PLANNING COMMISSION MINUTES

**April 29, 2026
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630**

CALL TO ORDER PLANNING COMMISSION

The Special Planning Commission Meeting was called to order at 6:30 p.m. with Chair Eileen Reynolds presiding.

ROLL CALL

Commissioner's Present: Dianna Laney, Commissioner
William Barcellona, Commissioner
Justin Hurst, Commissioner
Mathew Herrera, Commissioner
Daniel West, Commissioner
Eileen Reynolds, Chair

Commissioners Absent: Amanda Ross, Commissioner

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

CITIZEN COMMUNICATION: None

MINUTES

COMMISSIONER BARCELLONA MOVED TO APPROVE THE MINUTES OF APRIL 15, 2026

COMMISSIONER HERRERA SECOND THE MOTION

AYES: LANEY, BARCELLONA, HURST, HERRERA, WEST, REYNOLDS
NOES: NONE
RECUSED: NONE
ABSENT: ROSS

MOTION PASSED

NEW BUSINESS

THIS ITEM HAS BEEN CONTINUED TO THE MAY 20, 2026, PLANNING COMMISSION MEETING

1. MSTR25-00084. Toll Brothers at Alder Creek Small Lot Vesting Tentative Subdivision Map, Planned Development Permit, Inclusionary Housing Plan, Minor Administrative Modification, and Determination that No Further CEQA Review is Required Under CEQA Guidelines Section 15162.

COMMISSIONER BARCELLONA MOVED TO FORMALLY CONTINUE ITEM 3 TO THE MAY 20, 2026, PLANNING COMMISSIONS MEETING

COMMISSIONER HERRERA SECONDED THE MOTION

AYES: LANEY, BARCELLONA, HURST, HERRERA, WEST, REYNOLDS
NOES: NONE
RECUSED: NONE
ABSENT: ROSS

MOTION PASSED

2. MSTR25-00256. Emblem Empire Ranch Apartments Planned Development Permit, Parcel Map Waiver, and Determination that the Project is Exempt from CEQA under Section 15183

A Public Hearing to request approval of a Planned Development Permit to approve site and building design for a 180-unit multifamily residential project and to allow deviations from design and development standards applicable to multifamily residential development in the Empire Ranch Specific Plan. The subject parcel is approximately 19.25 acres in size and is located at the southeast corner of Iron Point Road and Empire Ranch Road. The project would be developed on approximately 7.55 acres, with the remaining 11.70 acres conveyed to the city to merge with the already-dedicated Right of Way for the Empire Ranch Interchange Project. Therefore, the applicant is also requesting a Parcel Map Waiver to permit the conveyance of the 11.70-acre area to the city. The proposed project is within the Empire Ranch Specific Plan, East Subarea, and has a Commercial land use designation. The project is categorically exempt under Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of the California Environmental Quality Act (CEQA) Guidelines.

COMMISSIONER WEST MOVED TO CONFIRM STAFF'S DETERMINATION THAT THE PROJECT IS EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW UNDER CEQA GUIDELINES SECTION 15183 AND APPROVE A PLANNED DEVELOPMENT PERMIT AND PARCEL MAP WAIVER APPLICATION FOR THE EMBLEM EMPIRE RANCH APARTMENTS PROJECT, BASED ON THE FINDINGS (FINDINGS A-Q) AND FINDINGS R-S AS SHOWN IN THE GREEN SHEET FOR CHANGES AND MODIFICATIONS TO AGENDA ITEM #1, PROVIDED AT TONIGHT'S HEARING, AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1-81) ATTACHED TO THE STAFF REPORT WITH CONDITION OF APPROVAL NO. 36 MODIFIED AS SHOWN IN THE GREEN SHEET FOR CHANGES AND MODIFICATIONS TO AGENDA ITEM #1, PROVIDED AT TONIGHT'S HEARING.

COMMISSIONER HURST SECONDED THE MOTION

AYES: LANEY, BARCELLONA, HURST, HERRERA, WEST, REYNOLDS
NOES: NONE
RECUSED: NONE
ABSENT: ROSS

MOTION PASSED

3. USPT24-00096. Folsom Ranch Electronic Readerboard Sign Conditional Use Permit and Determination that No Further CEQA Review Is Required Under CEQA Guidelines Section 15162(a).

A Public Hearing to consider a request from TK Consulting Group for approval of a Conditional Use Permit for development and operation of a 65-foot-tall freeway-oriented electronic readerboard sign located on Parcel 61A within the Folsom Plan Area. The project has a Specific Plan designation of SP-RC-PD (Regional Commercial-Planned Development) and a General Plan Designation of RC (Regional Commercial). The proposed project implements and is consistent with the Addendum to the Folsom Plan Area Environmental Impact Report for the Folsom Plan Area Specific Plan Amendment for Electronic Readerboard Sign project, and none of the factors set forth in CEQA Guidelines Section 15162 are present or have been identified, pursuant to CEQA Guidelines Section 15162. Therefore, the city finds that the project is exempt from further CEQA compliance. Final hearing body is the Planning Commission.

COMMISSIONER RENYOLDS MOVED TO CONFIRM STAFF'S DETERMINATION THAT THE FOLSOM RANCH ELECTRONIC READERBOARD PROJECT IS EXEMPT FROM CEQA UNDER CEQA GUIDELINES SECTION 15162(A), AND TO APPROVE A CONDITIONAL USE PERMIT APPLICATION FOR THE PROJECT LOCATED ON PARCEL 61A WITHIN THE FOLSOM PLAN AREA (USPT24-00096), BASED ON THE FINDINGS INCLUDED IN THE REPORT (FINDINGS A-I) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-33) WITH CONDITION NO. 1 MODIFIED TO PERMIT BACKLIT STATIC SIGN PANELS, AND ADDITION OF CONDITIONS OF APPROVAL NO. 34 AND NO. 35 AS SHOWN IN THE GREEN SHEET FOR CHANGES AND MODIFICATIONS TO AGENDA ITEM #2, PROVIDED AT TONIGHT'S HEARING.

COMMISSIONER HURST SECONDED THE MOTION.

AYES: LANEY, BARCELLONA, HURST, HERRERA, WEST, REYNOLDS
NOES: NONE
RECUSED: NONE
ABSENT: ROSS

MOTION PASSED

PLANNING MANAGER REPORT

Principal Planner Jessica Brandt shared the following with the Commission:

- The next meeting is scheduled for May 20th, with one item on the agenda.

ADJOURNMENT

There being no further business to come before the Folsom Planning Commission, Chair Eileen Reynolds adjourned the meeting at 7:59 p.m.

RESPECTFULLY SUBMITTED,

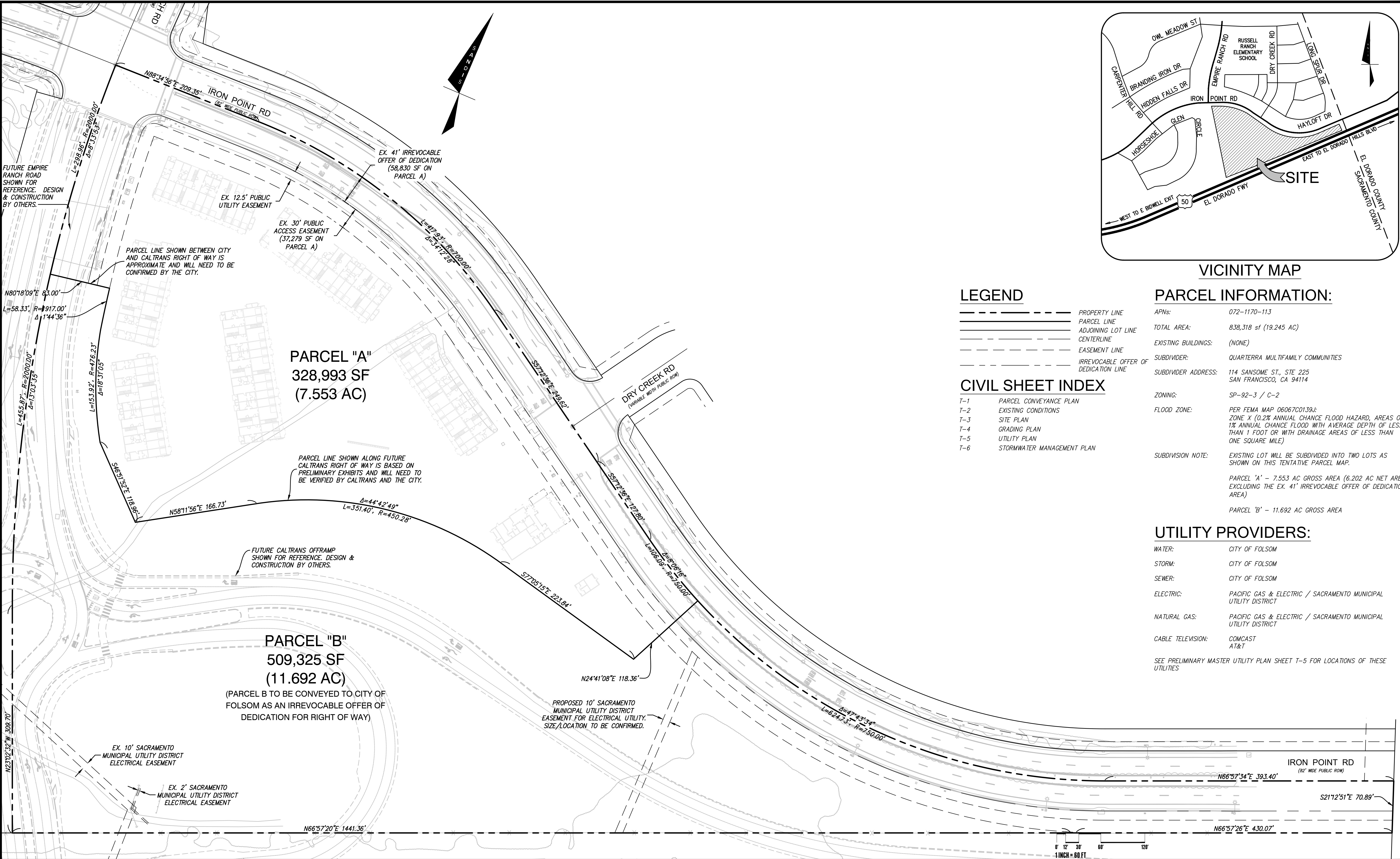
Bettina Adams, ADMINISTRATIVE ASSISTANT

APPROVED:

Eileen Reynolds, CHAIR

Attachment 4

NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM INCLUDING PHOTOCOPY, RECORDING OR ANY INFORMATION RETRIEVABLE AND STORAGE SYSTEM, WITHOUT PERMISSION IN WRITING FROM SANDIS.





BUILD ON.
SANDIS.NET

DATE: 11/26/25
SCALE: 1"=60'
PROJECT No.: 624068

DATE: _____, 2026
MICHAEL A. KUYKENDALL
R.C.E. NO. 70870, EXPIRES 6-30-27

No.	REVISION	DATE	BY

EMBLEM EMPIRE RANCH

FOLSOM

CALIFORNIA

PARCEL CONVEYANCE PLAN

T-1

OF 6 SHEETS

Attachment 5

**CONDITIONS OF APPROVAL FOR THE EMBLEM EMPIRE RANCH PROJECT (MSTR25-00256)
SOUTHEAST CORNER OF IRON POINT AND EMPIRE RANCH ROADS
PLANNED DEVELOPMENT PERMIT AND PARCEL MAP WAIVER**

Cond. #	Mitigation Measure	Condition of Approval	When Required	Responsible Department
GENERAL REQUIREMENTS				
1.		<i>Final Development Plan</i> The owner/applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below: 1. Architectural Site Plan, dated March 23, 2026 2. Parcel Conveyance Plan, dated March 20, 2026 3. Planned Development Permit and Project Data Sheet, dated March 23, 2026 4. Architectural Plans, dated March 23, 2026 5. Monument Sign Elevations, dated March 23, 2026 6. Fire Access Plans, dated March 23, 2026 7. Preliminary Grading Plan, dated March 20, 2026 8. Preliminary Utility Plan, dated March 20, 2026 9. Preliminary Stormwater Management Plan, dated March 20, 2026 10. Preliminary Landscape and Lighting Plans, dated March 13, 2026 11. Color and Materials Board, dated February 2, 2026 The Planned Development Permit and Parcel Map Waiver are approved for the development and operation of a 180-unit multi-family residential project (Emblem Empire Ranch). Implementation of the project shall be consistent with the above-mentioned exhibits and these conditions of approval.	G, I, B	CD (E)(P)
2.		<i>Community Development Department Subsequent Review</i> Building plans, and all civil engineering, improvement, landscape, and irrigation plans shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom in effect on the submittal date of the project's SB330 (Housing Crisis Act of 2019) application (August 20, 2025).	G, I, B	CD (P)(E)(B)

**CONDITIONS OF APPROVAL FOR THE EMBLEM EMPIRE RANCH PROJECT (MSTR25-00256)
SOUTHEAST CORNER OF IRON POINT AND EMPIRE RANCH ROADS
PLANNED DEVELOPMENT PERMIT AND PARCEL MAP WAIVER**

Cond. #	Mitigation Measure	Condition of Approval	When Required	Responsible Department
3.		<i>90-Day Protest Period</i> The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations and other exactions. The applicant is hereby notified that the 90-day protest period, commencing from the date of approval of the project, has begun. If the applicant fails to file a protest regarding any of the fees, dedication requirements, reservation requirements or other exactions contained in this notice, complying with all the requirements of Government Code Section 66020, the applicant will be legally barred from later challenging such exactions.	OG	CD (E)(P)
4.		<i>Validity</i> The project approvals granted under this staff report (Planned Development Permit and Parcel Map Waiver) shall remain in effect for two years from the final date of approval (April 29, 2028). If a building permit is not issued within the identified time frame and/or the applicant has not demonstrated substantial progress towards the development of the project, this approval shall be considered null and void. An extension to the identified time frame may be granted by the Planning Commission. If after approval of this project, a lawsuit is filed which seeks to invalidate any approval, building permit, or other construction permit or entitlement required in connection with any of the activities or construction authorized by the project approvals, or to enjoin the development contemplated herein, or to challenge the issuance by any governmental agency of any environmental document or exemption determination, the project approvals shall be tolled during the time that any litigation is pending, including any appeals.	OG	CD (P)(E)

**CONDITIONS OF APPROVAL FOR THE EMBLEM EMPIRE RANCH PROJECT (MSTR25-00256)
SOUTHEAST CORNER OF IRON POINT AND EMPIRE RANCH ROADS
PLANNED DEVELOPMENT PERMIT AND PARCEL MAP WAIVER**

Cond. #	Mitigation Measure	Condition of Approval	When Required	Responsible Department
5.		<i>Indemnity for City</i> The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project which claim, action or proceeding is brought within the time period provided therefore in Government Code Section 66499.37 or other applicable statutes of limitation. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur: • The City bears its own attorney's fees and costs; and • The City defends the claim, action or proceeding in good faith The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant. The owner/applicant's obligations under this condition shall apply regardless of whether the site development proceeds.	OG	CD (P)(E)(B) PW, PR, FD, PD, UT
DEVELOPMENT COSTS AND FEE REQUIREMENTS				
6.		<i>Applicable Taxes, Fees, and Charges</i> The owner/applicant shall pay all applicable taxes, fees and charges for the project at the rate and amount in effect on the submittal date of the project's SB330 (Housing Crisis Act of 2019) application (August 20, 2025).	I, B	CD (P)(E)
7.		<i>Existing Assessments</i> If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees in effect on the submittal date of the project's SB330 (Housing Crisis Act of 2019) application (August 20, 2025).	B	CD (E)

**CONDITIONS OF APPROVAL FOR THE EMBLEM EMPIRE RANCH PROJECT (MSTR25-00256)
SOUTHEAST CORNER OF IRON POINT AND EMPIRE RANCH ROADS
PLANNED DEVELOPMENT PERMIT AND PARCEL MAP WAIVER**

Cond. #	Mitigation Measure	Condition of Approval	When Required	Responsible Department
8.		<i>Use of Outside Legal Counsel and Consultants</i> The City, at its sole discretion, may utilize the services of outside legal counsel and consultants to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel or consultants, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.	OG	CD (P)(E)
9.		<i>Special Study Reimbursement</i> If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of mapping documents, building plans, improvement plans, or beginning inspection, whichever is applicable.	G, I, B	CD (P)(E)
10.		<i>Development Impact Fees</i> This project shall be subject to all applicable City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all applicable City-wide development impact fees in effect on the submittal date of the project's SB330 (Housing Crisis Act of 2019) application (August 20, 2025). These fees may include, but are not limited to, fees for fire protection, park facilities, park equipment, Light Rail, TSM, capital facilities and traffic impacts. The 90-day protest period for all fees, dedications, reservations or other exactions imposed on this project will begin on the date of final approval (April 29, 2026).	B	CD (P) PW, PR

**CONDITIONS OF APPROVAL FOR THE EMBLEM EMPIRE RANCH PROJECT (MSTR25-00256)
SOUTHEAST CORNER OF IRON POINT AND EMPIRE RANCH ROADS
PLANNED DEVELOPMENT PERMIT AND PARCEL MAP WAIVER**

Cond. #	Mitigation Measure	Condition of Approval	When Required	Responsible Department
11.		<i>School District Fees</i> The owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect on the submittal date of the project's SB330 (Housing Crisis Act of 2019) application (August 20, 2025). Specifically, the owner/ applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code.	B	CD (P) (E)
PARCEL MAP WAIVER REQUIREMENTS				
12.		<i>Certificate of Compliance</i> The applicant shall apply to the City Engineer for a Certificate of Compliance in conformance with the Parcel Conveyance Plan including the submission of a Plat Map, both of which shall be filed with the County Recorder in accordance with <u>FMC</u> Section 16.52.030. The Certificate of Compliance shall include a certificate by the county tax collector in accordance with <u>FMC</u> Section 16.20.060.	I	CD (E)
13.		<i>FMC Compliance</i> The Plat Map supporting the Certificate of Compliance shall comply with the Folsom Municipal Code and the Subdivision Map Act.	I	CD (E)
14.		<i>Empire Ranch Interchange Land Dedication</i> The owner/applicant shall convey all area shown as Parcel "B" in the Parcel Conveyance Plan (Attachment 7), dated March 13, 2026, to the City of Folsom as an "Irrevocable Offer of Dedication for Right of Way" for merger with already dedicated right of way for the Empire Ranch Interchange Project through the Certificate of Compliance process, prior to approval of Improvement Plans for the project.	I	CD (E), PW

CONDITIONS OF APPROVAL FOR THE EMBLEM EMPIRE RANCH PROJECT (MSTR25-00256)
SOUTHEAST CORNER OF IRON POINT AND EMPIRE RANCH ROADS
PLANNED DEVELOPMENT PERMIT AND PARCEL MAP WAIVER

Cond. #	Mitigation Measure	Condition of Approval	When Required	Responsible Department
15.		<i>School District</i> Upon recordation of the Certificate of Compliance and Plat Map, the owner/applicant shall provide the Folsom-Cordova Unified School District with a copy of the recorded Plat Map. The owner/applicant is required to coordinate with the City of Folsom and the Folsom Cordova School District or subsequent and secondary districts.	OG	CD (E)
16.		<i>Digital Copy</i> Upon recordation of the Certificate of Compliance and Plat Map, the owner/applicant shall provide a digital copy of the recorded Plat Map (in AutoCAD format) to the Community Development Department.	OG	CD (E)
SITE DEVELOPMENT REQUIREMENTS				
17.		<i>Geotechnical Report</i> Prior to the issuance of any grading, improvement permit, and/or building permit, the owner/applicant shall have a geotechnical report prepared by an appropriately licensed engineer that includes an analysis of site suitability, proposed foundation design for all proposed structures, and roadway and pavement design. The geotechnical report shall be inclusive of any proposed wall calculations. The report and calculations are subject to review and approval by the Community Development Department.	G, B	CD (E)
18.		<i>Compliance with Standard Specifications</i> Public and private improvements, including roadways, curbs, gutters, sidewalks, bicycle lanes and trails, streetlights, underground infrastructure and all other improvements shall be provided in accordance with the current edition of the City of Folsom <u>Standard Construction Specifications</u> and the <u>Design and Procedures Manual and Improvement Standards</u> .	I	CD (P)(E)
19.		<i>Improvement Plan Review</i> The improvement plans for the required public and private improvements shall be reviewed and approved by the Community Development Department prior to issuance of a building permit for the project.	I, B	CD (E)

CONDITIONS OF APPROVAL FOR THE EMBLEM EMPIRE RANCH PROJECT (MSTR25-00256)
SOUTHEAST CORNER OF IRON POINT AND EMPIRE RANCH ROADS
PLANNED DEVELOPMENT PERMIT AND PARCEL MAP WAIVER

Cond. #	Mitigation Measure	Condition of Approval	When Required	Responsible Department
20.		<i>Off-Site Improvements / Rights of Entry</i> For any improvements constructed on private property that are not under the ownership or control of the owner/applicant, all rights-of-entry, and if necessary, a permanent easement shall be obtained and provided to the City. All rights of entry, construction easements, either permanent or temporary and other easements shall be fully executed by all affected parties and shall be recorded with the Sacramento County Recorder, where applicable, prior to approval of grading and/or improvement plans.	G, I	CD (E)
21.		<i>Reimbursement for Public Improvements</i> Any reimbursement for public improvements constructed by the applicant shall be in accordance with a formal reimbursement agreement entered into between the City and the owner/applicant prior to approval of the improvement plans.	I	CD (E)
22.		<i>State and Federal Permits</i> The owner/applicant shall obtain all required State and Federal permits and provide evidence that said permits have been obtained or show on the plans why the permit is not required, subject to staff review prior to approval of any grading or improvement plan.	G, I	CD (P)(E)

CONDITIONS OF APPROVAL FOR THE EMBLEM EMPIRE RANCH PROJECT (MSTR25-00256)
SOUTHEAST CORNER OF IRON POINT AND EMPIRE RANCH ROADS
PLANNED DEVELOPMENT PERMIT AND PARCEL MAP WAIVER

Cond. #	Mitigation Measure	Condition of Approval	When Required	Responsible Department
23.		<i>Required Improvements</i> Required public and private improvements, including street and frontage improvements on Iron Point Road, shall be completed to the satisfaction of the City of Folsom prior to the first issuance of a Certificate of Occupancy. These include the following: • The applicant shall design, construct, and place into operation modifications to the existing traffic signal at the intersection of Empire Ranch Road and Iron Point Road to add pedestrian signal phases for the eastern-most crosswalk and add a new crosswalk along the southern-most corners of Iron Point Road. All improvements shall be designed and implemented to the satisfaction of the Public Works Department. The applicant shall coordinate with the Public Works Department throughout design and construction, and all costs associated with the signal modifications shall be the responsibility of the applicant. • The applicant shall install “No Parking” signage along Iron Point Road adjacent to the project frontage, as determined by the Public Works Department. Signage location, spacing, and installation details shall be subject to review and approval by the Public Works Department. All costs associated with the signage installation shall be the responsibility of the applicant. • The applicant shall install landscaping and pedestrian improvements along the parcel's Iron Point Road frontage in compliance with the standards of the Empire Ranch Specific Plan. This shall include a 4-foot-wide monolithic sidewalk as shown in the Specific Plan. The improvements shall extend from the Empire Ranch and Iron Point Road intersection to the eastern edge of proposed Parcel A, where termination safety barriers shall be installed in compliance with City Standard Specifications.	I	CD (E)
24.		<i>Vertical Curb</i> All curbs located adjacent to landscaping, whether natural or manicured, and where parking is allowed shall be vertical except as approved by the Community Development Department.	I	CD (P)(B)

**CONDITIONS OF APPROVAL FOR THE EMBLEM EMPIRE RANCH PROJECT (MSTR25-00256)
SOUTHEAST CORNER OF IRON POINT AND EMPIRE RANCH ROADS
PLANNED DEVELOPMENT PERMIT AND PARCEL MAP WAIVER**

Cond. #	Mitigation Measure	Condition of Approval	When Required	Responsible Department
25.		<i>Unknown Contaminated Soils</i> Discovery of unknown contaminated soils during construction: If during construction, currently unknown contaminated soils are discovered (i.e., discolored soils, odorous, other indications), construction within the area shall be halted, the extent and type of contamination shall be characterized, and a clean-up plan shall be prepared and executed. The plan shall require remediation of contaminated soils. The plan shall be subject to the review and approval of Sacramento County Environmental Management Department (SCEMD), Regional Water Quality Control Board (RWQCB), the City of Folsom, or other agencies, as appropriate. Remediation can include in-situ treatment, disposal at an approved landfill, or other disposal methods, as approved. Construction can proceed within the subject area upon approval of and in accordance with the plan.	G, I, B	CD (P)(E)(B)
26.		<i>Naturally Occurring Asbestos</i> This project is located in a geologic unit within the boundaries of the City of Folsom, which is likely to contain naturally occurring asbestos. The owner/applicant shall be required to obtain approval from the Sacramento Metropolitan Air Quality Management District (SMAQMD) prior to approval of any grading and/or construction on the project site. The owner/applicant shall provide to the Community Development Department a copy of the written approval from SMAQMD prior to approval of grading and/or site improvement plans.	G, I, B	CD (P)(E)(B)
27.		<i>Utility Conflicts</i> Utilities shall not be placed or run through landscape areas in such a way as to conflict with applicable landscaping or parking lot shade tree requirements.	I, B	CD (P)(E)
28.		<i>Replacement of Damaged Facilities</i> The owner/applicant shall be responsible for replacing any and all damaged or hazardous public sidewalk, curb and gutter, and/or bicycle trail facilities along the site frontage and/or boundaries, including pre-existing conditions and construction damage, to the satisfaction of the Community Development Department.	OG	CD (E)
ARCHITECTURE/SITE DESIGN REQUIREMENTS				

29.		Architectural Requirements The project shall comply with the following architecture and design requirements: 1. This approval is for a 180-unit multifamily residential project. The applicant shall submit building plans that comply with this approval and the attached Architectural Plans, dated March 23, 2026. 2. The design, materials, and colors of the proposed multifamily residential project shall be consistent with the submitted building elevations, color renderings, materials samples, and color scheme to the satisfaction of the Community Development Department. 3. Roof-mounted mechanical equipment, including satellite dish antennas, shall not extend above the height of the parapet walls. Ground-mounted mechanical equipment shall be shielded by landscaping or trellis type features. 4. Final exterior building and site lighting plans shall be submitted for review and approval by Community Development Department for location, height, aesthetics, level of illumination, glare and trespass prior to the issuance of any building permits. All lighting, including but not limited to free-standing parking area lights, landscape/walkway lights, and building-attached lights shall be designed to be screened, shielded, and directed downward onto the project site and away from adjacent properties and public rights-of-way. The final design of the building-attached lights shall be subject to review and approval by the Community Development Department. Lighting shall be equipped with a timer or photo condenser. In addition, pole-mounted parking lot lights shall utilize a low-intensity, energy efficient lighting method. 5. Final site fence and wall plans showing location, design, height, materials, and colors shall be submitted for review and approval by the Community Development Department prior to the issuance of any building permits. As allowed under the PD Permit, fencing may extend to six feet in height, sometimes occurring on top of a retaining wall of varying height.	B	CD (P)
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CONDITIONS OF APPROVAL FOR THE EMBLEM EMPIRE RANCH PROJECT (MSTR25-00256)
SOUTHEAST CORNER OF IRON POINT AND EMPIRE RANCH ROADS
PLANNED DEVELOPMENT PERMIT AND PARCEL MAP WAIVER

Cond. #	Mitigation Measure	Condition of Approval	When Required	Responsible Department
30.		<i>Sign Permit</i> The final location, height, size, and design of monument and wall-mounted signs are subject to review and approval by the Community Development Department through a Sign Permit to ensure consistency with the requirements of the Uniform Sign Criteria, the <u>Folsom Municipal Code (FMC, Section 17.59.040 D)</u> , and this approval. In addition, the owner/applicant shall obtain a sign permit prior to installation of any monument signs or wall-mounted signs.	B	CD (P)
31.		<i>CALGreen</i> The project shall comply with California Green Building Standards Code (CALGreen).	B	CD (B)
LANDSCAPE/TREE PRESERVATION REQUIREMENTS				

32.		Landscaping Plans/MWELo Final landscape plans and specifications shall be prepared by a registered landscape architect and approved by the City prior to the approval of the first building permit. Said plans shall include all on-site landscape specifications and details including a tree planting exhibit demonstrating sufficient diversity and appropriate species selection to the satisfaction of the Community Development Department. The tree exhibit shall include all street trees, accent trees, and parking lot shading trees proposed within the development. Shade and ornamental trees shall be maintained according to the most current American National Standards for Tree Care Operations (ANSI A-300) by qualified tree care professionals. Tree topping for height reduction, view protection, light clearance or any other purpose shall not be allowed. Specialty-style pruning, such as pollarding, shall be specified within the approved landscape plans and shall be implemented during a 5-year establishment and training period. Plans shall comply with all State and local rules, regulations, Governor's declarations, and restrictions pertaining to water conservation and outdoor landscaping. The landscape plans shall comply and implement water efficient requirements as adopted by the State of California (Assembly Bill 1881) (State Model Water Efficient Landscape Ordinance). For all projects subject to MWELo, the developer/owner shall submit to the City parcel-by-parcel landscape water budgets once subdivision construction is complete. Landscape water budgets shall be prepared in accordance with MWELo requirements and include, but not be limited to, the following: a. Landscape Design Plan (must include landscape area in square feet for each parcel) b. Landscape Irrigation Plan c. Maximum Applied Water Allowance d. Estimated Total Water Use In addition to parcel-by-parcel water budgets, the developer/owner shall also submit to the City a digital shape file, provided on a flash drive, that includes each parcel's landscape budget boundaries and associated landscape area data. To ensure compliance with State nonfunctional turf regulations, all landscape plans and projects shall be designed, installed, and maintained in full accordance with Assembly Bill 1572, as codified in California Water Code Section 10608.14.	I, OG	CD(P)(A), UT
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**CONDITIONS OF APPROVAL FOR THE EMBLEM EMPIRE RANCH PROJECT (MSTR25-00256)
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Cond. #	Mitigation Measure	Condition of Approval	When Required	Responsible Department
		This includes all requirements related to nonfunctional turf, water-efficient landscape design, and irrigation. The owner/applicant shall comply with city-wide landscape rules or regulations on water usage. The owner/applicant shall comply with any state or local rules and regulations relating to landscape water usage and landscaping requirements necessitated to mitigate drought conditions on all landscaping in the project.		
33.		<i>Landscape Maintenance</i> The owner/applicant shall be responsible for on-site landscape maintenance throughout the life of the project to the satisfaction of the Community Development Department. Vegetation or planting shall not be less than that depicted on the final landscape plan unless tree removal is approved by the Community Development Department because the spacing between trees will be too close on center as they mature.	B, OG	CD (P)(E)
34.		<i>Tree Planting and Maintenance</i> The final tree planting design shall incorporate appropriate species selection and placement to avoid infrastructure conflicts and monocultural issues to the satisfaction of the City Arborist. All irrigation and plant material shall be maintained in accordance with the approved as-built plans in perpetuity. Any requests by the property owner or manager to alter the approved landscape installation shall be subject to review and approval by the City Arborist.	I	CD (A)(E)
35.		<i>Right of Way Landscaping</i> Landscaping along all road rights of way shall be installed with the first phase of development if the project is developed in multiple phases to the satisfaction of the Community Development Department.	I, OG	CD (P), PW
TRAFFIC, ACCESS, CIRCULATION, AND PARKING REQUIREMENTS				

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Cond. #	Mitigation Measure	Condition of Approval	When Required	Responsible Department
36.		<i>Access and Circulation</i> In accordance with the Emblem Empire Ranch Local Transportation Analysis (LTA) and Intersection Control Analysis (ICE), dated April 7, 2026, prepared by Kimley Horne and Associates and based on the recommendations of the City Engineer, the applicant/owner shall be responsible for the following: • Payment of the project fair share contribution to the traffic, access, and circulation abatement measures set forth in the LTA/ICE in an amount not to exceed \$585,000, to the satisfaction of the Community Development and Public Works Departments. Payment shall be made prior to issuance of Certificate of Occupancy for the first project residential building. • Dedication of the necessary right of way at the intersection of Dry Creek Road and Iron Point Road at the project entrance for the purposes of future construction of a roundabout as an identified future need related to the project prior to issuance of Civil Improvement Plan approval. The gate access island shall be designed in such a way that allows for the future pedestrian crossing at the proposed future roundabout located at Dry Creek Road and Iron Point Road at the project's primary entrance. • The primary access drive for the project shall be stop-controlled including necessary signage and striping, creating a four-way stop at the intersection of Dry Creek Road and Iron Point Road.	I	CD (E), PW

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Cond. #	Mitigation Measure	Condition of Approval	When Required	Responsible Department
37.		<i>Prepare Traffic Control Plan</i> Prior to construction, a Traffic Control Plan for roadways and intersections affected by construction shall be prepared. The Traffic Control Plan shall designate haul routes and sites and comply with requirements in encroachment permits issued by the City, if applicable. The Traffic Control Plan to be prepared by the project construction contractor(s) shall, at minimum, include the following measures: • Maintaining the maximum amount of travel lane capacity during non-construction periods, possible, and advanced notice to drivers through the provision of construction signage and minimal disruption to the public. • Maintaining alternate one-way traffic flow past the lay down area and site access when feasible. • Heavy trucks and other construction transport vehicles shall avoid the busiest commute hours (7 a.m. to 8 a.m. and 5 p.m. to 6 p.m. on weekdays). • A minimum 72-hour advance notice of access restrictions for residents, businesses, and local emergency response agencies. This shall include the identification of alternative routes and detours to enable avoidance of the immediate construction zone. • A phone number and community contact for inquiries about the schedule of the construction throughout the construction period. This information will be posted in a local newspaper, via the City's web site, or at City Hall and will be updated on a monthly basis.	G, I	PW

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38.		<i>Vehicle and Bicycle Parking</i> A minimum of 270 on-site vehicle parking spaces shall be provided for the project, as required by FMC Section 17.57.090. As allowed under this PD Permit, dimensions of standard parking spaces may be decreased to 8 feet 6 inches wide and 18 feet long. As allowed under this PD Permit, dimensions of compact parking spaces may be decreased to 8 feet 6 inches wide and 14 feet long. Further, parking spaces may overhang landscaping and sidewalk areas by up to two feet, provided that at least four feet of clear space for passage on sidewalks remains. A minimum of 90 long-term bicycle spaces and 20 short-term bicycle parking spaces shall be provided for the project.	B	CD (E)
STORM WATER POLLUTION/CLEAN WATER ACT REQUIREMENTS				
39.		<i>Low Impact Development Controls</i> This project is required to comply with the Sacramento Stormwater Quality Partnership's <u>2018 Stormwater Quality Design Manual</u>. The project will need to demonstrate compliance with respect to hydromodification management, peak flow attenuation, low impact development (LID) controls and treatment controls including full trash capture control.	OG	CD (E), PW
40.		<i>Litter Control</i> During Construction, the owner/applicant shall be responsible for litter control and sweeping of all paved surfaces in accordance with City standards. All on-site storm drains shall be cleaned immediately before the commencement of the rainy season (October 15).	OG	CD (E), PW, UT
41.		<i>Best Management Practices</i> The storm drain swale or onsite improvement plans shall provide for "Best Management Practices" that meet the requirements of the water quality standards of the City's National Pollutant Discharge Elimination System Permit issued by the State Regional Water Quality Control Board (RWQCB).	G, I	CD (E), PW, UT

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42.		<i>Erosion Control</i> Erosion and sedimentation control measures shall be incorporated into construction plans. These measures shall conform to the City of Folsom requirements and the County of Sacramento <u><i>Erosion and Sedimentation Control Standards and Specifications</i></u> (current edition) and as directed by the Community Development Department.	G, I	CD (E), PW, UT
43.		<i>Drainage Plans</i> Prior to approval of improvement plans, the owner/applicant shall submit detailed drainage plans for evaluation by the City. Approved plans shall be implemented prior to project occupancy. The drainage plans shall include measures to minimize the total amount of additional surface runoff and to limit the flows released to off-site receiving waters to existing pre-development levels in accordance with the requirements of the City of Folsom Public Works Department.	G, I	CD (E), PW, UT
44.		<i>Storm Water Pollution Prevention Plan</i> Prior to issuance of grading permits, the owner/applicant shall obtain coverage under the State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity (Order 2009-0009-DWQ), including preparation and submittal of a project-specific Storm Water Pollution Prevention Plan (SWPPP) at the time the Notice of Intent (NOI) is filed. The project applicant shall also prepare and submit any other necessary erosion and sediment control and engineering plans and specifications for pollution prevention and control to the City of Folsom.	G, I	CD (E), PW, UT
45.		<i>Modifications for Overland Release</i> Final lot and building configurations may be modified to allow for overland release of storm events greater than the capacity of the underground system.	B	CD (E), PW, UT

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Cond. #	Mitigation Measure	Condition of Approval	When Required	Responsible Department
46.		<i>Sacramento-Yolo Mosquito & Vector Control District Requirements</i> a. All stormwater and drainage features including but not limited to outfalls, catch basins, detention basins, and bioretention areas, shall be designed to be in compliance pursuant to the California Health and Safety Code (HSC 2060) to discourage or eliminate mosquito breeding. b. Ensure that any stormwater drainage features do not hold water for more than 72 hours and emergent vegetation is maintained to prevent mosquito breeding and harborage. (Please refer to the District's BMP manual SW-10). c. Construct shoreline perimeters of the planters as steep as possible to discourage dense plant growth. (Please refer to the District's BMP manual SW-1). Ensure that District staff have complete unobstructed access to conduct mosquito control activities in Emblem Empire Ranch and to all stormwater, bio-retention, and water quality planters.	B, OG	CD (E), PW, UT
DRY UTILITY REQUIREMENTS				
47.		<i>Coordination with Utility Agencies</i> The owner/applicant shall coordinate the planning, development and completion of this project with the various utility agencies (i.e., SMUD, PG&E, etc.).	OG	P (E), PW
48.		<i>Dry Utility Connections</i> Future dry utility connection services (electrical, gas, telephone, etc.) for new buildings shall be placed underground at the project site.	B	CD (E)
49.		<i>Future Utility Lines</i> All future utility lines lower than 69 KV that are to be built within the project, shall be placed underground within and along the perimeter of the project at the developer's cost. The owner/applicant shall dedicate to SMUD all necessary underground easements for the electrical facilities that will be necessary to service development of the project.	I, O	CD (E)

50.		SMUD Requirements The applicant shall comply with the following conditions as applicable on future mapping and entitlements. 1. SMUD has existing overhead 12kV facilities along the west side of the project area that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation. 2. SMUD has existing underground 12kV facilities along the north, the west side and on the project area that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation. 3. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained. 4. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property. Applicant shall be responsible for confirming with SMUD appropriate/acceptable landscaping including placement within the easement area. SMUD reserves the right to prune and remove trees that encroach into the easement area. Applicant shall submit landscape improvement plans as a condition of approval. New landscaping improvements shall be restricted to a maximum height of fifteen feet tall at full maturity. 5. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal. Applicant is further made aware that the proposed location of any relocated facilities will be subject to SMUD's vegetation management practices including restrictions of 15-feet high at full maturity and placement of trees within SMUD easements. Applicant shall bear cost to remove vegetation or trees located within proposed new facilities area	I, OG	CD (P)(E)
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		and SMUD retains the right to engage in customary vegetation management practices at proposed new location after facility relocation. Applicant shall submit landscape improvement plans as a condition of approval. 6. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs, including but not limited to vegetation management, tree pruning or removal, weed abatement and application of weed abatement material, and a height restriction of 15-feet tall at full maturity. Applicant shall submit landscape improvement plans as a condition of approval. 7. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.). 8. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD. Landscaping improvements placed within the IOD or 12.5-foot PUE shall be subject to SMUD's landscaping and tree placement guidelines and SMUD's regular vegetation management practices including but not limited to restriction of 15-feet high at maturity and spacing as well as tree pruning, removal, or other standard vegetation management activities. Applicant shall submit landscape improvement plans as a condition of approval. 9. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services. 10. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD. 11. The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If		
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**CONDITIONS OF APPROVAL FOR THE EMBLEM EMPIRE RANCH PROJECT (MSTR25-00256)
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Cond. #	Mitigation Measure	Condition of Approval	When Required	Responsible Department
		necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD. 12. The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways. The 12.5-foot PUE shall be subject to SMUD's landscaping and tree placement guidelines within the easement area and such landscaping shall be subject to SMUD's vegetation management practices including but not limited to tree pruning, removal, and weed abatement and a height limit of 15-feet at full maturity. Applicant shall submit landscape improvement plans as a condition of approval. 13. The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.		
UTILITIES REQUIREMENTS				
51.		<i>Water Conservation</i> The proposed project shall comply with all State and local rules, regulations, Governor's Declarations, and restrictions relative to water usage and conservation including but not limited to: requirements relative to water usage and conservation established by the State Water Resources Control Board, and water usage and conservation requirements established within the Folsom Municipal Code, (Chapter 13.26 Water Conservation).	I, OG	CD (E), UD

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Cond. #	Mitigation Measure	Condition of Approval	When Required	Responsible Department
52.		<i>Water Connections</i> The following requirements/restrictions apply to private water connections to the City's water main: • A "Hot Tap" connection to the City's water main is not allowed. A cut-in tee with 3 valves will be required to connect to the City's water distribution main. • The water connection shall be a branch service per city standard detail WR-23. A DCDA Backflow Preventor is not allowed. The applicant is required to install an RPDA device for all fire connections and RPPA devices for all domestic and irrigation connections. • The on-site fire system needs to be looped, a single point of connection is not allowed. Contact the City Utilities Department to discuss specific connection points for this project, including existing water service stubs that might be able to be utilized which could eliminate the need for a cut-in tee.	I	UD
53.		<i>On-Site Water and Sewer</i> The on-site water and sewer systems shall be privately owned and maintained. The fire protection system shall be separate from the domestic water system. The fire system shall be constructed to meet the National Fire Protection Association Standard 24. The domestic water and irrigation system shall be metered per City of Folsom <i>Standard Construction Specifications</i>.	I	CD (E), UD
54.		<i>Water Meter Fixed Network System</i> The owner/applicant shall pay for, furnish and install all infrastructure associated with the water meter fixed network system for any City-owned and maintained water meters within the project.	I	CD (E), UD
55.		<i>Sanitary Sewer Manhole</i> A Sanitary Sewer Manhole (SSMH) will be required to be installed at the property line/right of way to differentiate public vs private sewer ownership.	I	CD (E), UD

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56.		<i>Water Service</i> Each parcel shall have an independent water service which does not encroach into any other parcel and connects directly to the right-of-way. Prior to the issuance of building permits, any water service which encroaches into another parcel shall be relocated in accordance with the City of Folsom <u><i>Standard Construction Specifications</i></u> and the <u><i>Design and Procedures Manual and Improvement Standards</i></u>.	I,G,B	CD (E), UD
57.		<i>Water, Sewer, and Drainage Studies</i> The owner/applicant shall submit water, sewer and drainage studies to the satisfaction of the Community Development Department and provide sanitary sewer, water and storm drainage improvements with corresponding easements and quit claims, as necessary, in accordance with these studies and the current edition of the City of Folsom <u><i>Standard Construction Specifications</i></u> and the <u><i>Design and Procedures Manual and Improvement Standards</i></u>.	I	CD (E), UD
58.		<i>Off-Site Wastewater Infrastructure Improvements</i> The owner/applicant shall provide off-site sanitary sewer improvements with corresponding easements and quit claims, as necessary, in accordance with required water, sewer, and drainage studies and the current edition of the City of Folsom <u><i>Standard Construction Specifications</i></u> and the <u><i>Design and Procedures Manual and Improvement Standards</i></u>. Specific improvements are limited to the following: The applicant/owner will be required to purchase and install (2) smart cover lids at the upstream and downstream SSMH associated with the sewer line segment shown in red on the attached exhibit. The smart cover lids will need to connect to the City's remote monitoring system and coordination with the Wastewater Collection System Manager will be required during the Smart Cover installation process. The Smart Cover lids will need to be installed at SSMH B08-8664 and SSMH B08-8668. During the improvement plan process, please incorporate the line segment identified in the project sewer study as an "off-site" sewer improvement as part of the improvement plans for review and approval.	I	CD (E), UD

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Cond. #	Mitigation Measure	Condition of Approval	When Required	Responsible Department
WASTE MANAGEMENT AND RECYCLING				
59.		<i>Waste and Recycling Service Requirements</i> Each owner of real property within the project site shall be responsible for all municipal service charges and for providing waste enclosures that meet standard specifications to the satisfaction of the City of Folsom Waste and Recycling Division. If a commercial center with multiple property owners has an owner's association or other single entity named in a publicly recorded document to be responsible for common services, then that entity shall be responsible for all municipal service charges including waste and recycling and shall be responsible for all compliance obligations of the owners, and shall be subject to enforcement actions relating to waste and recycling. If a single named entity is responsible for a commercial center, then waste enclosures meeting standard specifications may be shared within the center so long as adequate capacity as determined by the Waste and Recycling Division is provided for the combined properties.	OG	UD
60.		<i>Trash/Recycling</i> The final location, orientation, design, materials, and colors of the trash, recycling, and organics enclosures are subject to review and approval by the Community Development Department and in accordance with FMC 8.32.	B	CD (P), UD
61.		<i>Enhanced Construction Waste Diversion</i> In accordance with the City General Plan GHG Reduction Measure SW-1, the project shall divert to recycle or salvage a minimum 65% of nonhazardous construction and demolition waste generated at the project site in accordance with Appendix A5 (Residential) as outlined in the California Green Building Standards Code (CALGreen 2019).	B	CD (B), UD
FIRE DEPARTMENT REQUIREMENTS				
62.		<i>Illuminated Addresses</i> The building shall have illuminated addresses visible from the street or drive fronting the property. Size and location of address identification shall be reviewed and approved by the Fire Marshal.	I	FD

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63.		<i>Fire Plan Review</i> Prior to the issuance of any improvement plans or building permits, the Community Development and Fire Departments shall review and approve all detailed design plans for accessibility of emergency fire equipment, fire hydrant flow location, and other construction features.	I, B	FD
64.		<i>Fire Protection</i> All fire protection devices shall be designed to be located on site: fire hydrants, fire department connections, post indicator valves, etc. off-site devices cannot be used to serve the building. A water model analysis that proves the minimum fire flow will be required before any permits are issued. The fire sprinkler riser location shall be inside a Fire Control Room (5' X 7' minimum) with a full-sized 3'-0" door. This room can be shared with other building utilities. The room shall only be accessible from the exterior.	I, B	FD
65.		<i>Emergency Access</i> All-weather emergency access roads and fire hydrants (tested and flushed) shall be provided before combustible material or vertical construction is allowed on site. All-weather access is defined as 6" of compacted AB from May 1 to September 30 and 2"AC over 6" AB from October 1 to April 30.	I	FD
CALTRANS				

66.	Hydraulics No net increase to 100-year storm event peak discharge may be realized within the State's highway ROW and/or Caltrans drainage facilities because of the project. Any cumulative impacts to Caltrans drainage facilities arising from the effects of development on surface water runoff discharge from the 100-year storm event should be minimized through project drainage mitigation measures. Increases in peak runoff discharge for the 100-year storm event to the State highway ROW and Caltrans' highway drainage facilities must be reduced to at or below the pre-construction levels. The cumulative effects on drainage due to deployment within the region should be considered in the overall development plan of this area. All grading and/or drainage improvements must maintain or improve existing drainage pathways and may not result in adverse hydrologic or hydraulic conditions within the State's highway ROW or to Caltrans drainage facilities. The developer must maintain or improve existing drainage patterns and/or facilities affected by the proposed project to the satisfaction of the State and Caltrans. This may be accomplished by implementing stormwater management Best Management Practices (i.e., detention/retention ponds or basins, sub-surface galleries, on-site storage and/or infiltration ditches, etc.). Once installed, the property owner must adequately maintain these systems. The proponent/developer may be held liable for future damages due to impacts for which adequate mitigation was not undertaken or sustained. Runoff from the proposed project that will enter the State's highway ROW and/or Caltrans drainage facilities must meet all regional water quality control board water quality standards before entering the State's highway ROW or Caltrans drainage facilities. Appropriate stormwater quality Best Management Practices may ensure that runoff from the site meets these standards (i.e., it is free of oils, greases, metals, sand, sediment, etc.). Once installed, the property owner must adequately maintain these systems in perpetuity. All work proposed and performed within the State's highway ROW must be per Caltrans' standards and require a Caltrans Encroachment Permit before commencing construction. For the Encroachment Permit application, provide	I, OG	CD (E)
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		drainage plans and calculations for the pre- and post-100-year peak run-off (quantities and velocities) and water quality treatment for all discharges to the State's highway right-of-way and Caltrans' highway drainage facilities.		
67.		Encroachment Permit Any project or work, including access modification and drainage work, that takes place along or within the State's right of way (ROW) requires an encroachment permit issued by Caltrans. To apply, a completed encroachment permit application, environmental documentation, and five sets of plans clearly indicating State ROW must be submitted to Encroachment Permits Offices as indicated below: California Department of Transportation, District 3, Office of Permits 703 B Street, Marysville, CA 95901 D3encpermit@dot.ca.gov	I	CD (E)
POLICE/SECURITY REQUIREMENT				
68.		Police Requirements The owner/applicant shall consult with the Police Department in order to incorporate all reasonable crime prevention measures. The following security/safety measures shall be considered during construction: • A security guard on-duty at all times at the site or a six-foot security fence shall be constructed around the perimeter of construction areas. • Security measures for the safety of all construction equipment and unit appliances. Landscaping shall not cover exterior doors or windows, block line-of-sight at intersections or screen overhead lighting.	G, I, B	PD
AIR QUALITY REQUIREMENTS				

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SOUTHEAST CORNER OF IRON POINT AND EMPIRE RANCH ROADS
PLANNED DEVELOPMENT PERMIT AND PARCEL MAP WAIVER

Cond. #	Mitigation Measure	Condition of Approval	When Required	Responsible Department
69.		<i>Air Quality Permit</i> In compliance with Rule 201 of the Sacramento Metropolitan Air Quality Management District (SMAQMD), the applicant/developer of the project shall verify with SMAQMD if a permit is required before equipment capable of releasing emissions to the atmosphere are used at the project site. The applicant/developer shall comply with the approved permit or provide evidence that a permit is not required.	G, I, B	CD (P)(E)(B)
70.		<i>Low VOC Architectural Coatings</i> In compliance with Rule 442 of SMAQMD, the applicant/developer of the project shall use architectural coatings that comply with the volatile organic compound content limits specified in the general rule.	G, I, B	CD (P)(E)(B)
71.		<i>Dust Control</i> Dust generated on the project site shall be controlled by selective watering of exposed areas, especially during clearing and grading operations. All unpaved areas of the project site that are being graded, excavated or used as construction haul roadways shall be sprayed with water as often as is necessary to assure that fugitive dust does not impact nearby properties. Stockpiles of soil or other fine materials being left for periods in excess of one day during site construction shall be sprayed and track walked after stockpiling is complete.	G, I, B	CD (P)(E)(B)
72.		<i>Exposed Surfaces</i> Paving shall be completed as soon as is practicable to reduce the time that bare surfaces and soils are exposed. In areas where construction is delayed for an extended period of time, the ground shall be revegetated to minimize the generation of dust.	G, I, B	CD (P)(E)(B)
73.		<i>Street Sweeping</i> Street sweeping shall be conducted to control dust and dirt tracked from the project site onto any of the surrounding roadways. Construction equipment access shall be restricted to defined entry and exit points to control the amount of soil deposition.	G, I, B	CD (P)(E)(B)

74.		<i>Fugitive Dust Control</i> Control of fugitive dust is required by District Rule 403 and enforced by SMAQMD staff. The owner/applicant shall implement the following measures as identified by the SMAQMD: • Water all exposed surfaces two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads. • Cover or maintain at least two feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways should be covered. • Use wet power vacuum street sweepers to remove any visible trackout mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited. • Limit vehicle speeds on unpaved roads to 15 miles per hour (mph). • All roadways, driveways, sidewalks, parking lots to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used. • Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [required by California Code of Regulations, Title 13, sections 2449(d)(3) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site. Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic and determined to be running in proper condition before it is operated.	G, I, B	CD (P)(E)(B)
NOISE REQUIREMENTS				
75.		<i>Noise Requirements (Construction and Operational)</i> Compliance with Noise Control Ordinance and General Plan Noise Element shall be required.	I, B	CD (P)(E)

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Cond. #	Mitigation Measure	Condition of Approval	When Required	Responsible Department
		Hours of construction operation shall be limited from 7:00 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays. No construction is permitted on Sundays or holidays. Construction equipment shall be muffled and shrouded to minimize noise levels. The City shall require the following measures shall be implemented and specified on subsequent project building plans for development north of Highway 50 within 560 feet of sensitive land uses to ensure construction noise does not exceed 80 dBA at the nearest receptors: • To the extent feasible, alternative construction processes that generate lower noise levels shall be selected. • Construction equipment staging areas shall be located at the farthest distance feasible from nearby sensitive land uses • For projects with pile driving, with approval and supervision of a qualified structural engineer, pile holes shall be predrilled to minimize the number of pile hammer drives necessary to seat piles, where feasible. Alternative to impact hammers, such as oscillating or rotating pile installation systems shall be used where feasible. • Effective pile driving noise control may be achieved by utilizing pile driving shrouds that acoustically shield the pile hammer point of impact, placing resilient padding on top of the pile, and by reducing exhaust noise with sound absorbing mufflers. • Post visible signs along the perimeter of the construction site that disclose construction times and duration, as well as a contact number for a noise complaint and enforcement manager.		

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Cond. #	Mitigation Measure	Condition of Approval	When Required	Responsible Department
76.		Noise Requirements (Project Improvements) - To achieve the City's goal of DNL 65 dB at outdoor activity areas, a sound wall that breaks line-of-sight to Iron Point Road and the planned US-50 interchange is needed, as shown in Figure 2 of the Environmental Noise Study. The wall should be a minimum 6-feet tall and constructed of solid material having a surface density of 3 psf (e.g., CMU block, glass, or board-on-board wood fencing) with no gaps or cracks. - To achieve the City's goal of DNL 45 dB for indoor noise levels in residential units of multifamily dwellings, residential buildings shall be equipped with windows and exterior doors with STC (Sound Transmission Class) ratings as shown in Figure 2 of the Environmental Noise Study.	I, B	CD (P), (E), (B)
BIOLOGICAL RESOURCES REQUIREMENTS				

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Cond. #	Mitigation Measure	Condition of Approval	When Required	Responsible Department
77.		<i>Pre-Construction Surveys</i> As required by the City of Folsom 2035 General Plan Final Environmental Impact Report for properties that may include habitat for specified nesting birds, the project proposes to conduct pre-construction surveys of the site. If ground disturbance or other construction activities are proposed during the bird nesting season (February 1 – August 31), a focused survey for nesting bird nests shall be conducted by a qualified biologist within 14 days prior to the beginning of construction activities in order to identify active nests. This survey shall be conducted within the proposed construction area and all accessible areas within 250 feet of the construction area. If no active nests are found during the focused survey, no further action will be required. If active raptor nests are found, no construction activities shall take place within 500 feet of the nest until the young have fledged. If active non-raptor bird nests are found, a 100-foot no disturbance buffer will be established. If tricolored blackbird nests are found, establish at 500-foot buffer and consult with California Department of Fish and Wildlife (CDFW). These no-disturbance buffers may be reduced based on consultation and approval by the City of Folsom (or CDFW in the case of tricolored blackbird). The perimeter of the protected area shall be indicated by bright orange temporary fencing. No construction activities or personnel shall enter the protected area, except with approval of the biologist. If tree removal is necessary, trees containing nests shall be removed during the nonbreeding season (late September to March).	B	CD (P)
TRIBAL AND CULTURAL RESOURCES REQUIREMENTS				

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Cond. #	Mitigation Measure	Condition of Approval	When Required	Responsible Department
78.		Accidental Discovery of Cultural Resources In the event that cultural resources are exposed during ground-disturbing activities, construction activities shall be halted within 100-feet of the discovery. Cultural resources could consist of but are not limited to stone, bone, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites. If the resources cannot be avoided during the remainder of construction, an archaeologist, who meets the Secretary of the Interior's Professional Qualifications Standards, shall be retained to assess the resource and provide appropriate management recommendations. If the discovery proves to be CRHR- or NRHP-eligible, additional work, such as data recovery excavation, may be warranted and shall be discussed in consultation with the Lead Agency.	DC	CD (P)(E)

79.		Accidental Discovery of Human Remains Although considered highly unlikely, there is always the possibility that ground disturbing activities during construction may uncover previously unknown human remains. In the event of an accidental discovery or recognition of any human remains, Public Resource Code (PRC) Section 5097.98 must be followed. Once project-related earthmoving begins and if there is a discovery or recognition of human remains, the following steps shall be taken: 1. There shall be no further excavation or disturbance of the specific location, or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains are Native American, the coroner shall contact the NAHC within 24 hours, and the NAHC shall identify the person or persons it believes to be the “most likely descendant” of the deceased Native American. The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains, and any associated grave goods as provided in PRC Section 5097.98, or 2. Where the following conditions occur, the landowner or his/her authorized representative shall reburial the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendent or on the project area in a location not subject to further subsurface disturbance: • The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission; • The descendent identified fails to make a recommendation; or The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the NAHC fails to provide measures acceptable to the landowner.	DC	CD (P)(E)
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CONDITIONS OF APPROVAL FOR THE EMBLEM EMPIRE RANCH PROJECT (MSTR25-00256) SOUTHEAST CORNER OF IRON POINT AND EMPIRE RANCH ROADS PLANNED DEVELOPMENT PERMIT AND PARCEL MAP WAIVER				
Cond. #	Mitigation Measure	Condition of Approval	When Required	Responsible Department
80.		Management of Tribal Cultural Resources Should any indications of possible tribal cultural resources (TCRs), such as cultural features, unusual amounts of bone or shell, or cultural belongings be encountered during any construction activities, work shall be suspended in the vicinity of the find and the appropriate oversight agency(ies) shall be notified immediately. The appropriate oversight agency(ies) shall retain a tribal representative or Tribal Historic Preservation Officer (THPO) who shall assess the significance of the find by evaluating the resource to determine if it is a TCR as defined in Section 21074 of the Public Resources Code. If the resource is a TCR as defined in state law, and it would be subject to disturbance or destruction, the City shall consult with the THPO or their designee to determine the appropriate treatment before resuming construction activities at the TCR.	DC	CD (P)(E)
ADVISORIES				
81.		Building Permit Process Prior to submitting building permit applications, please contact epc@folsom.ca.us to set up a pre-application meeting to go through the submittal process to ensure drawings are set up correctly for submittal.	B	CD (B)

CONDITIONS APPLICABILITY LEGEND

RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD	Community Development Department	I	Prior to approval of Improvement Plans
(P)	Planning Division	M	Prior to approval of Final Map
(E)	Engineering Division	B	Prior to issuance of first Building Permit
(B)	Building Division	O	Prior to approval of Occupancy Permit
(A)	City Arborist/Urban Forester	G	Prior to issuance of Grading Permit
PW	Public Works Department	DC	During construction
PR	Park and Recreation Department	OG	On-going requirement
PD	Police Department		

FD	Fire Department		
UD	Utilities		