

Notice of Exemption

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

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

County Clerk

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

Project Title: Sendero (Mangini Ranch Lot 14)

Project Applicant: Karina Guerrieri, Tri Pointe Homes Holdings, Inc., 201 Creekside Ridge Ct Ste 270, Roseville CA 95678 (916) 883-0126
(Name, Address and Phone Number)

Project Location – Specific:
14545 Southpointe Drive, Folsom, CA 95630

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

Description of Nature, Purpose and Beneficiaries of Project:

The proposed project includes development of a 136-unit residential condominium project on a 9.5-acre site at 14545 Southpointe Drive, in the SP-MMD (Multi-Family Medium Density Residential) land use designation of the Folsom Plan Area Specific Plan. The project proposes utilizing site improvements already in place for the now-defunct Mangini Ranch Lot 14 Bungalows project, with some modifications to allow additional building pods, removal of some site amenities, and reduction in overall unit count.

Name of Public Agency Approving Project: City of Folsom

Name of Person or Agency Carrying Out Project: Tri Pointe Homes Holdings, Inc.

Exempt Status:

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: _____
- Statutory Exemptions. State code number: _____
- Other. State code number: Sec. 15182(c) - Residential Projects Implementing Specific Plans

Reasons why project is exempt:

A CEQA Exemption and Streamlining Analysis was completed for the Mangini Ranch Lot 14 Bungalows project and determined that the project qualified for the exemption provided in CEQA Guidelines 15182(c), since it is consistent with the Folsom Plan Area Specific Plan. The proposed project will not exceed the development area of the Bungalows project. It is also proposed to include fewer residential units (136 rather than 160) and will not include amenity buildings. Finally, staff have confirmed that none of the events described in CEQA Guidelines 15162 which would require preparation of a subsequent EIR (substantial changes to the project, substantial changes in the circumstances under which the project is undertaken, or new information of substantial importance) have occurred. Therefore, staff can confirm that the proposed project is exempt from additional environmental review as provided in CEQA Guidelines 15182(c).

Lead Agency

Contact Person: Jessica Brandt **Area Code / Telephone / Extension:** 916-461-6207

If filled by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Jessica Brandt  **Date:** February 28, 2025 **Title:** Principal Planner

Circle One: Signed by Lead Agency Signed by Applicant