



**PLANNING COMMISSION AGENDA**  
**April 15, 2026**  
**CITY COUNCIL CHAMBERS**  
**6:30 p.m.**  
**50 Natoma Street**  
**Folsom, California 95630**

**CALL TO ORDER PLANNING COMMISSION:** Justin Hurst, Mathew Herrera, Daniel West, Amanda Ross, Dianna Laney, Bill Barcellona, Eileen Reynolds

The Planning Commission has a policy that no new item will begin after 10:30 p.m. Therefore, if you are here for an item that has not been heard by 10:30 p.m., you may leave, as the item will be continued to a future Planning Commission Meeting.

*Any documents produced by the City and distributed to the Planning Commission regarding any item on this agenda will be made available upon request at the Community Development Counter at City Hall located at 50 Natoma Street, Folsom, California. The meeting is available to view via webcast on the City's website the day after the meeting.*

**PLEDGE OF ALLEGIANCE**

**CITIZEN COMMUNICATION:** The Planning Commission welcomes and encourages participation in City Planning Commission meetings and will allow up to three minutes for expression on a non-agenda item. Matters under the jurisdiction of the Commission, and not on the posted agenda, may be addressed by the public, however, California law prohibits the Commission from taking action on any matter which is not on the posted agenda unless it is determined to be an emergency by the Commission.

**MINUTES**

The minutes of March 18, 2026, regular meeting will be presented for approval.

**NEW BUSINESS**

**THIS ITEM HAS BEEN CONTINUED TO THE APRIL 29, 2026 SPECIAL COMMISSION MEETING DUE TO INSUFFICIENT NOTICING**

**1. 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. **(Project Planner: Jessica Brandt, Principal Planner / Applicant: Quarterra Multifamily Communities)**

**2. DRCL26-00003. Folsom Heights Villages 4-6 Modifications and Villages 7-8 Design Review and Determination that No Further CEQA Review Is Required Under CEQA Guidelines Section 15162(a)**

A Public Meeting to request approval of an application for Design Review for 112 traditional single-family residential units located within Villages 7-8 of the previously approved Folsom Heights Subdivision project, the use of those same plans within Folsom Heights Villages 4-6 (which includes 161 traditional single-family residential units), and one additional plan within Folsom Heights Villages 4-6. The Folsom Heights subdivision is located on the east side of Empire Ranch Road, south of Highway 50, in the Folsom Plan Area Specific Plan (FPASP). The project has General Plan and FPASP Land Use Designations of SFHD (Single-Family High-Density). The Folsom Heights Project previously underwent CEQA review and no further environmental review is required as a result of this application. Final approval is by the Planning Commission. **(Project Planner: Josh Kinkade, Senior Planner/Applicant: Elliott Homes, Inc.)**

**PLANNING MANAGER'S REPORT**

A Special Meeting of the Planning Commission is scheduled for **April 29, 2026**. The next regularly scheduled Planning Commission meeting is scheduled for **May 20, 2026**. Additional non-public hearing items may be added to the agenda; any such additions will be posted on the bulletin board in the foyer at City Hall at least 72 hours prior to the meeting.

Persons having questions on any of these items can visit the Community Development Department during normal business hours (8:00 a.m. to 5:00 p.m.) at City Hall, 2<sup>nd</sup> Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is (916) 461-6200 and FAX number is (916) 355-7274.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in the meeting, please contact the Community Development Department at (916) 461-6200, (916) 355-7274 (fax) or [ksanabria@folsom.ca.us](mailto:ksanabria@folsom.ca.us). Requests must be made as early as possible and at least two full business days before the start of the meeting.

**NOTICE REGARDING CHALLENGES TO DECISIONS**

The appeal period for Planning Commission Action: Any appeal of a Planning Commission action must be filed in writing with the City Clerk's Office no later than ten (10) days from the date of the action pursuant to Resolution No. 8081. **Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.**