



RECORDING REQUESTED
WHEN RECORDED MAIL TO:

County of Sacramento
Planning and Environmental Review
827 Seventh Street, Room 225
Sacramento, CA 95814
CONTACT PERSON: Joelle Inman
TELEPHONE: (916) 874-6141

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:

Caselman South Estates Special Development Permit

Control Number:

PLNP2022-00191

Project Location:

The project site is located at 8680, 8698, and 8710 Caselman Road approximately 2,073 feet west of the Caselman Road/Elk Grove Florin Road intersection in the Vineyard Community.

APN:

115-0091-014, 016, and 017

Description of Project:

The project consists of the following entitlement requests:

1. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
 - Front Yard Setback (Sacramento County Zoning Code Chapter 5, Table 5.7.C): The minimum front yard setbacks for a detached single-family residence is 20 feet. As proposed, front yard setbacks in the Caselman South Estates subdivision will be 13 feet. Garages will have a setback of 19 feet.
 - Rear Yard Setback (Sacramento County Zoning Code Chapter 5, Table 5.7.C): The minimum rear yard setback for a detached single-family residence is a minimum of 20% of the average lot depth. As proposed, rear yard setback for covered patios will be ten.
2. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

The request would apply to a previously approved subdivision known as Caselman South Estates, which consists of a 90-unit, single-family development in the RD-5 zone in the Vineyard area of Sacramento County (Subdivision Control Number: PLNP2017-00278). The table below (Table EX-1) details the project yard and setback requests compared to the Zoning Code standards.

Table EX-1

Standard	Required	Proposed Setback Corner Lots	Proposed Setback Interior Lots
Front Yard	20 feet	13 feet	13 feet
Side Street Yard	12.5 feet	12.5 feet	12.5 feet
Side Yard	5 feet	5 feet (complies)	5 feet (complies)
Garage Setback	19 feet to building façade	19 feet to garage door	19 feet to garage door

Rear Yard	20% of lot depth or 25 feet for lots depths greater than 125 feet.	10 feet for Covered Patios	10 feet for Covered Patios
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Name of public agency approving project:
Sacramento County – ceqa@saccounty.net

Person or agency carrying out project:
Beazer Homes Holdings, LLC ATTN: Inna Miller
2710-N Gateway Oaks Drive, Suite 190, Sacramento, CA 95833
916.802.3122
Inna.miller@beazer.com

Exempt Status:
Categorical Exemption (PRC Section 21084; CEQA Guidelines Sections 15300 -15333):

- CEQA Guidelines Section 15305 – Minor Alterations to Land Use Limitations

Reasons why project is exempt:
Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel.

Section 15300.2-Exceptions
Section 15300.2 of the CEQA Guidelines, Exceptions, provides conditions under which categorical exemptions are inapplicable. Review of the Project indicates that it will not violate any of the exceptions, as described in the following section.

1. *The project will occur in certain specified sensitive environments or locations;*
The Project is located on a site that contains an approved tentative subdivision map. The proposed project will not change the density of land use on the site and will not impact any sensitive environment.
2. *Cumulative impacts will be considerable because successive projects of the same type will occur at the same place overtime;*
The Project consists of a minor change in land use limitations within an approved subdivision and will not result in singular or cumulative environmental impacts.
3. *There is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances;*
There are no known unusual circumstances that will have a significant effect on the environment. The Project does not constitute an expansion of use or change in density within the approved subdivision map.
4. *The project may result in damage to scenic resources, including but not limited to trees, historic buildings, rock outcroppings, or similar resources within a highway officially designated as a scenic highway;*
The Project is not located in the vicinity of a highway officially designated as a scenic highway. The closest state designated scenic highway is Highway 160, which is more than 6.5 miles to the west of the project site and cannot be seen from the project site. Therefore, the project will not result in damage to scenic resources or similar resources within a highway that is officially designated as a scenic highway.
5. *The project is located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code; or*
The Project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code. Therefore, the Project will not have an impact related to being located on a hazardous waste site.

6. *The project may cause a substantial adverse change in the significance of a historic resource.*

The project site does not contain any historical resources.

[Original Signature on File]

Joelle Inman

ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF
CALIFORNIA

Copy To:

County of Sacramento

County Clerk

600 Eighth Street, Room 101

Sacramento, CA 95814

OPR:

State Clearinghouse

1400 Tenth Street

Sacramento, CA 95814