

Notice of Exemption

Appendix E

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

From: (Public Agency): City of Lincoln
600 6th Street
Lincoln CA, 95648

County Clerk
County of: Placer
3715 Atherton Road
Rocklin, CA 95765

(Address)

Project Title: Leavell North Tentative Parcel Map

Project Applicant: Beazer Homes Holdings, LLC

Project Location - Specific:

The project is located south of the intersection of McBean Park Drive (Highway 193) and Valderama Drive on Assessor Parcel Numbers 021-274-036-000 and 021-274-065-000

Project Location - City: Lincoln Project Location - County: Placer

Description of Nature, Purpose and Beneficiaries of Project:

The project proposes subdividing an approximately 103.2-acre property into four separate parcels. Although the site currently consists of two Assessor's Parcel Numbers (APNs), it exists as a single legal parcel. The minor land division would facilitate the conveyance of a portion of the property for future development by others.

Name of Public Agency Approving Project: City of Lincoln

Name of Person or Agency Carrying Out Project: Community Development Department - Planning Division

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
[X] Categorical Exemption. State type and section number: 15315 (Minor Land Division)
Statutory Exemptions. State code number:

Reasons why project is exempt:

Pursuant to CEQA Section 15315 (Minor Land Divisions), the project qualifies for a categorical exemption because it proposes the subdivision of one property into four parcels, consistent with the applicable General Plan and zoning regulations. All necessary public services and access are already available to serve the new parcels. The site has not been subdivided within the past two years, and its average slope does not exceed twenty percent. These conditions collectively meet the requirements for the Class 15 exemption.

Lead Agency
Contact Person: Thomas Cruickshank Area Code/Telephone/Extension: 916-434-2464

If filed 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: [Handwritten Signature] Date: 3/25/26 Title: Associate Planner

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

#26-46

POSTED MAR 25 2026
Through RYAN RONCO, COUNTY CLERK
By C. Wheeler Deputy Clerk

Receipt #: 03478511
03/25/2026 02:22 PM

PLACER, County Recorder
RYAN RONCO

Submitted By:

Doc #: 260046
Notice of Exemption
03/25/2026 02:22:58 PM

FISH AND WILDLIFE CLERK FEE:	\$50.00
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Total Document Fees:	----- \$50.00
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Total Fees:	\$50.00
County Charges - CREDIT CARD	\$50.00

Change:	----- \$0.00
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