



ENDORSED

SACRAMENTO COUNTY

MAY 07 2026

FLORENCE EVANS, CLERK/RECORDER
BY SR DEPUTY

**RECORDING REQUESTED
WHEN RECORDING MAIL TO:**

County of Sacramento
Planning and Environmental Review
827 7th Street, Room 225
Sacramento, CA 95814
CONTACT PERSON: Julie Newton
TELEPHONE: (916) 874-6141

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:

Morvai 70 Rear Setback Reduction

Control Number:

PLNP2026-00027

Project Location:

The project site is located at 7329 and 7333 Helen Park Drive in unincorporated Sacramento County, approximately 500 feet southeast of the intersection of Ruby Port Way and Waterman Road in the Vineyard community.

APNs:

066-0370-011
066-0370-012

Description of Project:

A reduction in the required rear yard setback from 15 feet to 8 feet for 7329 Helen Park Drive and 10 feet for 7333 Helen Park Drive. No development or changes in land use or density are proposed.

Name of Public Agency Approving Project:

Sacramento County

Person or Agency Carrying out Project:

Beazer Homes Holdings
LLC 2990 Lava Ridge Court, Suite 110
Roseville, California 95661 Contact: Tina
McCauslin tina.mccauslin@beazer.com
(916) 298-7484

Exempt Status:

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. The applicant requests a minor reduction in the required rear yard setback for two lots. The subject lots have an average slope less than 20%. The proposed deviations would not result in any changes in land use or density. Therefore, the project meets the guidelines of Class 5 and is exempt from the provisions of CEQA.

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. *For Classes 3, 4, 5, 6, and 11, will the project have an impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies?*

The requested deviation from rear yard setbacks does not include any development. Additionally, the project area is within a developing suburban area and does not include any designated environmental resources of hazardous or critical concern.

2. *Will cumulative impacts be considerable because successive projects of the same type will occur at the same place over time?*

The requested deviation from rear yard setbacks does not include any development. Therefore, cumulative impacts would not be considerable from successive projects of the same type in the same place over time.

3. *Is there 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.

4. *Will the project 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?*

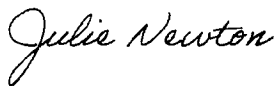
River Road/Highway 160 (from the Sacramento City Limits at the northern edge of Freeport to the southern tip of the Delta at Antioch Bridge) is a designated State Scenic Highway. The project is not located within the vicinity of this scenic highway. Therefore, implementation of the project will not result in damage to scenic resources or similar resources within an officially designated scenic highway.

5. *Is the project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code?*

The project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code.

6. *Will the project cause a substantial adverse change in the significance of a historic resource?*

No development is proposed as part of the project. The project site does not contain any historical resources.



Julie Newton
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA

Copy To:

County Clerk of Sacramento
County Clerk

3636 American River Drive, Suite 110
Sacramento, CA 95864

Office of Land Use and Climate Innovation
State Clearinghouse

1400 10th Street
Sacramento, CA 95814