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

ENDORSED
SACRAMENTO COUNTY
SEP 24 2025
FLORENCE EVANS, CLERK/RECORDER
BY _____ DEPUTY

SPACE ABOVE RESERVED FOR RECORDER'S USE

# NOTICE OF EXEMPTION

**Project Title:**
Dillard Ranch Master Plan

**Control Number:**
PLER2023-00081

**Project Location:**
The project is located at 9857 Dillard Road, on the south side of Dillard Road, between Wilton Road and Davis Road, in the Wilton community of unincorporated Sacramento County.

**APN:**
136-0030-001-0000, -012, -014, and -015

**Description of Project:**

The Dillard Ranch Master Plan is a comprehensive planning document establishing the overarching vision for Dillard Ranch and serving as the foundation for future projects and planning efforts at the property. The plan provides recommendations to achieve County Parks' goal of transforming Dillard Ranch into a public asset that protects, preserves, and interprets the cultural and natural heritage of the Wilton community and the surrounding region of Sacramento County. The plan reflects feedback received from the public with the intention of delivering a new public benefit that addresses the needs and desires of the surrounding community.

The Dillard Ranch Master Plan area comprises approximately 97.08 acres. The preferred conceptual plan area consists of the historic residential core, historic agricultural core area, fire station expansion area, and use of the remaining portion of the property for continued and future agricultural leasing/groundwater sustainability. Access to the site will be from Dillard Road, with the parking lot fronting the site. An additional entry/exit point will also be from Davis Road. The Dillard Ranch Master Plan centers around the historic residential core area and historic agricultural area at approximately 6 acres, with two planning options (A and B). The difference between the two options is the addition of a community garden and amphitheater/gathering space in Option B. Option A is the preferred option. Specific potential future site improvements outlined in the Master Plan include:

**Historic Residential Core**

- Rehabilitated ranch house, with administrative and collections storage facilities for the Wilton History Group (approximately 1,620 square feet);
- New outdoor picnic seating dispersed throughout site;
- New pedestrian pathway with stabilized decomposed granite;
- Interpretive signage located at the front of buildings and along primary pathways;

- Upgrade of existing compacted gravel parking lot fronting Dillard Road; entry public parking area consisting of 10-15 parking spaces with ADA compliant stalls;
- Optional: amphitheater/gathering Space – Approximately 300 square feet with maximum occupancy of 100 persons; no amplified sound;
- Optional: community garden – Approximately 2,500 square feet; open to the public on a drop-in basis.

**Historic Agricultural Core Area**

- Rehabilitated hay barn, with a community meeting space accommodating 40-50 occupants (approximately 3,700 square feet);
- New restroom building using salvaged materials (400± square feet) that will be tied to existing on-site septic system;
- Private practice arena - 7,200± square feet (60' x 120'). Operations will include use of the facility by single users, small groups, and large events;
- Rehabilitated animal pens and corrals;
- Interpretive signage;
- Two (2) compacted gravel public parking areas, one for commercial vehicles and one for trailers and oversized vehicles used for agricultural operations.

**Name of Public Agency Approving Project:**

Sacramento County – ceqa@saccounty.gov

**Person or Agency Carrying out Project:**

County of Sacramento, Department of Regional Parks
Attention: Amber Veselka
10361 Rockingham Drive, Sacramento, CA 95827
(916) 875-6205
veselkaa@saccounty.gov

**Exempt Status:**

Statutory Exemption PRC Section; CEQA Guidelines Section 15262 Feasibility and Planning Studies

**Reasons Why Project is Exempt:**

The Dillard Ranch Master Plan is a planning study for possible future actions which the County has not approved, adopted, or funded, and the outcome of these tasks will not have a legally binding effect on later activities. The County will conduct an environmental evaluation of any environmental-altering, physical project that is proposed in the future, as a result of the Master Plan, to determine the need for any additional CEQA documentation. Therefore, the project is exempt from the provisions of CEQA.

Julie Newton

Digitally signed by Julie Newton
DN: cn=Julie Newton, o=Sacramento County, ou, email=newtonju@saccounty.net, c=US
Date: 2025.05.23 17:04:12 -07'00'

**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