RECORDING REQUESTED
WHEN RECORDED MAIL TO:

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

ENDORSED
SACRAMENTO COUNTY
DEC 09 2025
FLORENCE EVANS, CLERK/RECORDER
BY _____ DEPUTY

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:
Leary Road Parcel Map

Control Number:
PLNP2025-00003

Project Location:
The project site is located at 13510 Leary Road, a large 100-acre property used as a vineyard and developed with a residence, barn, and lake, located on the northerly and southerly sides of Leary Road, approximately 2,700 feet southwest of SR 160 in the Delta community of unincorporated Sacramento County.

APN:
142-0060-027-0000

Description of Project:
The proposed project consists of the following entitlements:

1. A **Tentative Parcel Map** to create a 12-acre homesite parcel with 88-acre remainder parcel, located approximately 2,700 feet southeast of the Leary Rd and SR 160 intersection, in the Delta community.
2. A **Special Development Permit** to allow the proposed project to deviate from the following development standards:
   - Lot Area (Section 5.3.1.A, Table 5.4): Required Lot Area for lots zoned AG-80 is a minimum of 80 acres. As proposed, the newly created lot will be approximately 12 acres in size.
   - Lot Width (Section 5.3.1.A, Table 5.4): Required Lot Width for lots zoned AG-80 is 1,000 feet. As proposed, the newly created lot will have a lot width of approximately 665 feet.
3. A **Design Review** to determine substantial compliance with the *Sacramento County Countywide Design Guidelines* (Design Guidelines).

The property owner proposes to separate the existing single-family residence and improvements (proposed Parcel 1) from the active vineyard (Remainder Parcel). The Remainder Parcel will continue to be used for agricultural purposes, consistent with the active Williamson Act contract (72-AP-112). The owner will convey development rights to Sacramento County for the Remainder Parcel (88-acres), to prohibit future development on the remainder.

Name of public agency approving project:
Sacramento County – ceqa@saccounty.gov

Person or agency carrying out project:
Robyn Burrows
P.O. Box 88
Ryde, CA 95680
(510) 876-1534
robynbrown.thefarm@gmail.com

Exempt Status:
GENERAL RULE [Section 15061(b)(3)] and

CATEGORICAL EXEMPTION [PRC Section 21084]:
CEQA Guidelines Section 15301 – Existing Facilities (Class 1)

Reasons why project is exempt:
The project site is one 100-acre property consisting of an existing single-family residence and active agricultural activities. Approval of the proposed Project will allow for the existing single-family residence to be on a separate 12-acre lot (proposed Parcel 1) and the resulting 88-acre lot (reminder) will remain in agricultural production. Approval of the Project would clearly not have the potential to have a significant effect on the environment since there is no proposed development- the residence and agricultural activities are existing and development rights will be conveyed to the County to prohibit future development on the larger agricultural parcel. Therefore, the Project 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 Project Exemption is not one of the above Classes and this exception does not apply.

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

   The Project will separate the existing residential dwelling to its own separate legal parcel, and development rights will be conveyed to the County to ensure no future development (e.g., additional residences) on the larger remaining parcel; therefore, there are no cumulative impacts that would result from the Project or from successive projects of the same type at 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. No development is proposed and the owner will convey development rights to the County and agricultural productions will continue on the proposed remainder (88 acres).

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, as it is located almost 2,700 feet southwesterly of the road and the river. Additionally, there are trees on the property, but the parcel map does not propose any additional structure and no trees will be damaged. 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. *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. Therefore, the Project will not have an impact related to being located on a hazardous waste site.

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

   The project site does not contain any historical resources.

Julie Newton

Digitally signed by Julie Newton
DN: cn=Julie Newton, o=Sacramento County, ou=Planning and Environmental Review, email=newtonj@saccounty.gov, c=US
Date: 2025.10.07 09:50:52 -07'00'

Julie Newton
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA

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State Clearinghouse
1400 Tenth Street
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