



**AG + OPEN SPACE**  
SONOMA COUNTY

**NOTICE OF EXEMPTION**  
*CALIFORNIA ENVIRONMENTAL QUALITY ACT*

**PROJECT TITLE:** Wright Hill Ranch Open Space Preserve Transfer

**PROJECT LOCATION:** Highway One, Bodega Bay, CA

**PROJECT DESCRIPTION:** Sonoma County Agricultural Preservation and Open Space District (District) is proposing to transfer the Wright Hill Ranch Open Space Preserve to the County of Sonoma. As a result of the transfer, the District will accept a conservation easement and recreation covenant over the property and will provide funding to the County of Sonoma for operation and maintenance of the property and to plan for and develop initial public access improvements, for which a future master plan and CEQA analysis will be completed.

**PUBLIC AGENCY APPROVING PROJECT:** **Sonoma County Agricultural Preservation and Open Space District**  
747 Mendocino Avenue, Suite 100  
Santa Rosa, CA 95401-4850

**PUBLIC AGENCY CONTACT:** Misti Arias (707) 565-7264  
Assistant General Manager

**EXEMPT STATUS:**

- Ministerial** (Section 15073)
- Declared Emergency** (Section 15071(a))
- Emergency Project** (Section 15071(b) & (c))
- Categorical Exemption** pursuant to Section(s) 15378 & 15317, title 14, of California Environmental Quality Act (CEQA).
- Statutory Exemption** pursuant to Section 21080.28 of the Public Resources Code.

**REASONS WHY PROJECT IS EXEMPT:** Pursuant to Public Resources Code section 21080.28, the District's transfer of the property and acceptance of the conservation easement and recreation covenant are exempt from CEQA because the purpose of the transaction is to preserve the natural condition of the property including plant and animal habitats; restoration of natural conditions including plant and animal habitats; for continuing agricultural use of the land; prevention of encroachment of development into flood plains; preservation of historical resources; and preservation of open space or lands for park purposes.

THIS NOTICE OF EXEMPTION IS BEING FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT.

  
Caryl Hart (May 11, 2021 10:01 PDT)

Caryl Hart, Interim General Manager  
Ag + Open Space