



**AG + OPEN SPACE**  
SONOMA COUNTY

# NOTICE OF EXEMPTION

CALIFORNIA ENVIRONMENTAL QUALITY ACT

**PROJECT TITLE:** Sonoma Mountain Vernal Pools Fee Title and Conservation Easement Acquisition

**PROJECT LOCATION:** 8301 Bennett Valley Road, Glen Ellen, CA (“Property”)

**PROJECT DESCRIPTION:**

Contribution towards the purchase of this 174 acre Property, with the fee interest to be acquired by the Sonoma Land Trust, subject to a conservation easement and a recreation covenant with associated irrevocable offer of dedication to be held by the District to preserve its scenic, open space, and natural resource values.

**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:** Olivia Fiori (707) 565-7349  
Acquisition Specialist

**EXEMPT STATUS:**

- Ministerial (Section 15073)
- Declared Emergency (Section 15071(a))
- Emergency Project (Section 15071(b) & (c))
- Categorical Exemption** pursuant to Section(s) 15325 & 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:** The Project is exempt from the requirements of the California Environmental Quality Act (Public Resources Code Sections 21000 and following) pursuant to Public Resources Code Section 21080.28(a)(1)(A), (B) & (F) and Cal. Code of Regs. Tit. 14, § 15325(a), (c) & (f)), which exempts from CEQA the acquisition, sale, or other transfer of interest in land by a public agency for the preservation of natural conditions existing at the time of acquisition, including plant and animal habitats, and for continuing agricultural use of the land. This project is also exempt from CEQA pursuant to Section 15317 of Title 14 of the California Code of Regulations, because the purpose of the acquisition is to maintain the open space character of the area.

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

  
Misti Arias (Jan 26, 2023 11:56 PST)

Misti C. Arias, General Manager Ag + Open Space