



AG + OPEN SPACE
SONOMA COUNTY

NOTICE OF EXEMPTION

CALIFORNIA ENVIRONMENTAL QUALITY ACT

PROJECT TITLE & No.: Chanslor Ranch

PROJECT LOCATION: 2660 N. Highway One Bodega Bay, California

PROJECT DESCRIPTION:

The Sonoma County Agricultural Preservation and Open Space District is proposing to purchase the 378.06-acre property located at 2660 N. Highway One near Bodega Bay, California with the intention of transferring the property to Sonoma County Regional Parks subject to a conservation easement and recreational conservation covenant to be approved in the future. Regional Parks and Ag + Open Space will keep Chanslor Ranch open to the public following acquisition of the Property. This includes day-use access and a parking fee consistent with other Regional Parks. Use of the trails by motorized vehicles will be prohibited, except for mobility devices allowed pursuant to the Americans with Disabilities Act. Some areas may be temporarily closed to the public for health and safety reasons or to protect sensitive resources.

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: Stephanie Tavares-Buhler 707-565-7362
Senior Acquisition Specialist

EXEMPT STATUS:

- Ministerial (Section 15073)
- Declared Emergency (Section 15071(a))
- Emergency Project (Section 15071(b) & (c))
- Categorical Exemption** pursuant to §15301(c), 15313(a) and (c) and 15325(a) and (f)
- Statutory Exemption** pursuant to Section 21080.28 of the Public Resources Code.

REASONS WHY PROJECT IS EXEMPT:

The purchase of the Property is categorically exempt from CEQA pursuant to 14 California Code of Regulations section 15313 (a) and (c) because it is the acquisition of land for conservation purposes, including preservation of fish and wildlife habitat and preserving access to public lands and waters where the purpose of the acquisition is to preserve the land in its natural condition. In addition, the purchase of the Property is categorically exempt pursuant to Section 15325(a) and (f), which exempt the transfers of ownership of interests in land in order to preserve the existing natural conditions, including plant or animal habitats and to preserve open space or lands for park purposes.



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The continued availability of the Property for public day use and a commercial equestrian facility is exempt pursuant to CEQA Guidelines § 15301(c) ("Class 1"), which identifies exemptions for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use, beyond that existing at the time of the lead agency's determination.

The project (the acquisition of the Property and the continuance of existing recreational uses) does not include any of the exceptions applicable to Class 1 exemptions listed in CEQA Guidelines §15300.2, which would disallow use of a categorical exemption. Those exceptions are:

- The cumulative impact of the project and successive projects of the same type in the same place, over time is significant.
- The project will adversely affect a scenic highway or other scenic resources.
- The project site is located on a hazardous waste site listed pursuant to Government Code Section 65962.5 (i.e. Cortese List).
- The project may cause a substantial adverse change in the significance of a historical resource.
- There is a reasonable possibility that the project would result in a significant adverse impact due to unusual circumstances.

None of these exceptions apply to the proposed project exemption. Staff believes this project qualifies for CEQA Guidelines §15301(c), 15313(a) and (c) and 15325(a) and (f) because it is the acquisition of land for conservation purposes and the leasing, licensing, and minor alteration of existing structures and facilities that support public access to the Property. Therefore, preparation of a CEQA Initial Study is not required.

Misti Arias, General Manager
Ag + Open Space