



AG + OPEN SPACE
SONOMA COUNTY

NOTICE OF EXEMPTION

CALIFORNIA ENVIRONMENTAL QUALITY ACT

PROJECT TITLE: Acquisition of Second Amended McCormick Ranch Conservation Easement and Recreation Covenant and funding of transfer of fee title to the property to Sonoma County Regional Parks

PROJECT LOCATION:

APNS 030-040-003, 030-040-008, 030-040-009, 030-040-010, 030-010-011, 030-010-012, 051-010-090, and 030-050-019. The property is located along the ridge of mountains between the cities of St. Helena and Santa Rosa in Sonoma County, California. The property is located beyond the terminus of Langtry Road. The property is in the North Coast, Sonoma Valley, and Spring Mountain District American Viticultural Areas.

PROJECT DESCRIPTION: The District proposes to contribute funds toward the purchase of the 253.18-acres property by Sonoma County Regional Parks, conditioned on an amendment to an existing conservation easement to enhance protections for the scenic, open space, natural resource, and recreational and educational values of the property, as well as recordation of a recreation covenant ensuring the property is made available for public access once a management plan has been prepared in accordance with CEQA.

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: Jennifer Kuszmar (707) 565-7266
Acquisition 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: The provision of funding towards the acquisition of fee title by Regional Parks, as well as the District’s acquisition of the Conservation Easement and Recreation Covenant, 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) & (C) and Cal. Code of Regs. Tit. 14, § 15325(a) & (b)), 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 habitat, even if physical changes to the environment or changes in the use of the land are a reasonably foreseeable consequence of the acquisition, sale, or other transfer of the interests in land, or of the granting or acceptance of funding, provided that environmental review otherwise required by the Public Resources Code occurs before any project approval that would authorize physical changes being made to 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 (Dec 12, 2023 15:31 PST)

Misti C. Arias, General Manager
Ag + Open Space






McCormick Ranch NOE

Final Audit Report

2023-12-12

Created:	2023-12-12
By:	Sara Ortiz (Sara.Ortiz@sonoma-county.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAA8iXUTO8KJz03gEBriWlaZOJuYKPR9yR

"McCormick Ranch NOE" History

-  Document created by Sara Ortiz (Sara.Ortiz@sonoma-county.org)
2023-12-12 - 10:53:48 PM GMT- IP address: 209.77.204.154
-  Document emailed to Misti Arias (misti.arias@sonoma-county.org) for signature
2023-12-12 - 10:54:06 PM GMT
-  Email viewed by Misti Arias (misti.arias@sonoma-county.org)
2023-12-12 - 11:31:17 PM GMT- IP address: 104.47.65.254
-  Document e-signed by Misti Arias (misti.arias@sonoma-county.org)
Signature Date: 2023-12-12 - 11:31:24 PM GMT - Time Source: server- IP address: 209.77.204.154
-  Agreement completed.
2023-12-12 - 11:31:24 PM GMT