

Notice of Exemption

To: Office of Planning and Research
P.O. Box 3044, Room 222
Sacramento, CA 95814
 County Clerk
County of Placer

From: County of Placer
Community Development Resource Agency
Environmental Coordination Services
3091 County Center Drive, Suite 190
Auburn, CA 95603
Janeann Lyons; 530-745-3597

Project Title: Vista Ranch Conservation Easement

Project Number: N/A

APN#: 018-120-018-000 & 018-120-019-000

Project Location: Approximately 6.5 miles northeast of Sheridan adjacent and including the south shore of Camp Far West Reservoir to the approximate centerline of the Bear River along Fenton Ravine, Placer County

Description of Nature, Purpose, and Beneficiaries of Project: The Purchase and Sale Agreement for a Conservation Easement on Vista Ranch provides that Placer Land Trust (PLT) purchase fee title ownership of the Vista Ranch property (Property) from the current owner and concurrently grant to the County and Placer Conservation Authority (PCA) a Conservation Easement (CE) on the Property to preserve in perpetuity the Property's oak woodlands and other conservation values of the Property subject to the terms and conditions of the CE and a future management plan. The CE provides that upon purchase and recordation of the CE, the Property's wildlife, habitat values, including oak woodlands, and open space values, will be protected and managed in perpetuity subject to the terms and conditions of the CE along with oversight and coordination from the County and PCA. As the fee title owner, PLT is responsible for maintenance and management of the Property in compliance with the CE, and PCA would be primarily responsible for monitoring, reporting, and oversight of the land management actions including grazing and fuel load reduction. PCA will provide annual monitoring reports to the County's Placer Legacy team for review and coordination of any recommended management actions for PLT.

Name of Public Agency Approving Project: Placer County

Entitlement/Action Date

Purchase and Sale Agreement and Conservation Easement/ February 4, 2025

Name of Person or Agency Carrying Out Project:

Placer County Community Development Resource Agency

Exempt Status: *(check one)*

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: CEQA Sections 15308 & 15313
- Statutory Exemptions. State code number:

Reasons why project is exempt: This action is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15308 (Actions by Regulatory Agencies for Protection of the Environment) and 15313 (Acquisitions of Lands for Wildlife Conservation Purposes). The proposed actions are taken by regulatory agencies including the County and PCA to assure the maintenance, restoration, enhancement or protection of the environment, and include the preservation of fish and wildlife habitat.

Lead Agency Contact Person

Janeann Lyons, Admin. Technician, 530.745.3597

Signature  Date 02/10/25
Environmental Coordination Services