RECORDING REQUESTED
WHEN RECORDING MAIL TO:

County of Sacramento
Planning and Environmental Review
827 7th Street, Room 225
Sacramento, CA 95814
CONTACT PERSON: Julie Newton
TELEPHONE: (916)874-6141

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:
McDonald Ranch Williamson Act Amendment (BRB)

Control Number:
PLNP2025-00070

Project Location:
The project site is located at 9011 New Hope Road, on the northwest corner of the intersection of New Hope Road and Orr Road in the Southeast community of unincorporated Sacramento County.

APN:
146-0140-019-0000

Description of Project:
The applicant is proposing to amend an existing Williamson Act Contract (74-AP-009) to allow open space as a compatible use, for the establishment of a 170-acre wildlife preserve under a recorded conservation easement. Site restoration will be accomplished through grading to create seasonal wetlands, marsh, and associated grassland habitats. Along with planting and seeding of oak or elderberry for the woodland habitat on site.

Name of Public Agency Approving Project:
Sacramento County – ceqa@saccounty.gov

Person or Agency Carrying out Project:
Kim Erickson
Westervelt Ecological Services, LLC
3636 American Avenue Sacramento, CA 95833
(916) 646-3644
kerickson@westervelt.com

Exempt Status:
Categorical Exemption (PRC Section 21084; CEQA Guidelines Sections 15300-15333):

- CEQA Guidelines Section 15304 – Minor Alterations to Land
- CEQA Guidelines Section 15317 – Open Space Contracts or Easements

Reasons Why Project is Exempt:
Class 4 consists of minor alterations to the condition of land which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes. Grading on land with a slope less than 10 percent and grading which does not occur in a waterway, wetland, officially designated scenic area, or officially mapped area of severe geologic hazard meets the criteria of the Class 4 exemption.

Class 17 consists of the establishment of agricultural preserves, the making and renewing of open space contracts under the Williamson Act, or the acceptance of easements or fee interests in order to maintain the open space character of the area.

The project includes grading of the project site which is relatively flat in topography. Furthermore, tree removal and grading within wetlands or waterways are not proposed with this project. The project site is not an officially designated scenic area, nor does it contain an officially mapped area of severe geologic hazard. Additionally, in order to establish a wildlife preserve, the existing Williamson Act Contract will be amended to include open space as a compatible use in the agricultural preserve. Therefore, the project is exempt from the provisions of CEQA.

Section 15300.2-Exceptions

Section 15300.2 of the CEQA Guidelines, Exceptions, provides conditions under which categorical exemptions are inapplicable. Review of the Project indicates that it will not violate any of the exceptions, as described in the following section.

1. *For Classes 3, 4, 5, 6, and 11, will the project have an impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies?*

   The project site is within a 100-year FEMA flood zone, however the project proposed is to establish a wildlife preserve on site and does not propose any development at this time. Additionally, the subject site will remain under an active Williamson Act Contract, which restricts development of the site to uses listed as compatible in the contract. Therefore, construction of the project will not result in impacts on an environmental resource of hazardous or critical concern.

2. *Will cumulative impacts be considerable because successive projects of the same type will occur at the same place over time?*

   As it stands, the project will not result in potentially significant impacts. Therefore, no cumulative impacts will result from the project and successive projects of the same type and at the same place over time.

3. *Is there a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances?*

   There are no known unusual circumstances that will have a significant effect on the environment.

4. *Will the project result in damage to scenic resources, including but not limited to trees, historic buildings, rock outcroppings, or similar resources within a highway officially designated as a scenic highway?*

   River Road/ Highway 160 (from the Sacramento City Limits at the northern edge of Freeport to the southern tip of the Delta at Antioch Bridge) is a designated State Scenic Highway. The Project is not located within the vicinity of this scenic highway. Therefore, the project will not result in damage to scenic resources or similar resources within a highway that is officially designated as a scenic highway.

5. *Is the project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code?*

   The project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code. Therefore, implementation of the project will not have an impact related to being located on a hazardous waste site.

6. *Will the project cause a substantial adverse change in the significance of a historic resource?*

   The project site does not contain any historical resources.

[Original Signature on File]
Julie Newton
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA

Copy To:

☒ **County Clerk of Sacramento**
County Clerk
3636 American River Drive, Suite 110
Sacramento, CA 95864

☒ **Office of Land Use and Climate Innovation**
State Clearinghouse
1400 10th Street
Sacramento, CA 95814