



AG + OPEN SPACE
SONOMA COUNTY

NOTICE OF EXEMPTION

CALIFORNIA ENVIRONMENTAL QUALITY ACT

PROJECT TITLE & No.: Osprey Hill Ranch Conservation Easement

PROJECT LOCATION: 6700 Highway 1, Bodega Bay, CA 94923

PROJECT DESCRIPTION:

Purchase of a conservation easement over 354.74 acres by the Sonoma County Agricultural Preservation and Open Space District to preserve the natural, agricultural, scenic, and recreational and educational values of the property.

PROJECT APPLICANT:

Sonoma County Agricultural Preservation and Open Space District
747 Mendocino Avenue, Suite 100
Santa Rosa, CA 95401-4850

PROJECT APPLICANT CONTACT:

Olivia Fiori (707) 565-7349
Acquisition Specialist

LEAD AGENCY APPROVING PROJECT:

Sonoma County Agricultural Preservation and Open Space District
747 Mendocino Avenue, Suite 100
Santa Rosa, CA 95401-4850

LEAD AGENCY CONTACT:

Olivia Fiori (707) 565-7349
Acquisition Specialist

EXEMPT STATUS:



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.



Ministerial



Declared Emergency



Emergency Project

REASONS WHY PROJECT IS EXEMPT:

The acquisition of this Conservation Easement 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 and Cal. Code of Regs. Tit. 14 § 15325, which exempts from CEQA the acquisition, sale, or other transfer of interest in land by a public agency for the preservation of the natural condition of the property including plant and animal habitats; for continuing agricultural use of the land; for the preservation of historical resources, and for preservation of open space. 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, General Manager
Ag + Open Space


[Misti Arias \(Oct 13, 2026 12:19:45 PDT\)](#)

Osprey Hill Ranch NOE

Final Audit Report

2026-10-13

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