

**COUNTY RECORDER**  
**Filing Requested by:**

**Yolo County Community Services**

Name  
**292 West Beamer Street**  
Address  
**Woodland, CA 95695**  
City, State, Zip  
Attention: Jeff Anderson, Principal Planner

**Notice of Exemption**



To: Yolo County Clerk  
625 Court Street  
Woodland, CA 95695

To: Office of Land Use and Climate Innovation  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**Project Title: Memorandum of Understanding relating to Reclamation District 108's acquisition, management and operation of Fair Ranch**

**Applicant: Reclamation District 108  
975 Wilson Bend Road  
Grimes, CA 95950**

**Owner: Same as applicant**

**Project Location: The Fair Ranch, located near Knights Landing in Yolo County and consisting of Yolo County Assessor Parcel Nos: 056-030-001-000, 056-090-008- 000, 056-030-002-000, 056-100-001-000, 056-040-001-000, 056-100-002-000, 056- 040-002-000, 056-100-003-000, 056-040-003-000, 056-100-004-000, 056-050-002-000, 056-100-005-000, 056-050-003-000, 056-110-001-000, 056-050-004-000, 056-110- 003-000, 056-050-005-000, 056-110-004-000, 056-060-002-000, 056-140-001-000, 056-060-003-000, 056-150-001-000, 056-060-004-000, 056-150-002-000, 056-070-005- 000, 056-150-021-000, 056-080-003-000, 056-150-022-000,056-080-006-000, 056-150- 005-000, 056-090-001-000, 056-150-006-000, 056-090-003-000, 056-150-007-000, and 056-090-004-000**

**Project Description: The project is a Memorandum of Understanding (MOU) between RD 108, Yolo Subbasin Groundwater Agency (YSGA), and the County of Yolo relating to RD 108's acquisition, management, and operation of the Fair Ranch and associated water rights. See below for additional information relating to the MOU.**

**Exempt Status: CEQA 15061(b)(3), which applies where it can be seen with certainty that there is no possibility an action may have a significant effect on the environment"; Public Resources Code section 21080.28(a) (acquisition of an interest in land by a public agency); CEQA Guidelines section 15325(c) (transfers of ownership in land to preserve existing conditions); and CEQA Guidelines section 15301 (existing facilities).**

**Reasons why project is exempt: The California Department of Water Resources (DWR) proposes to enter into various agreements with the current Property owner to acquire the use of certain water rights associated with the Property for instream beneficial uses. On February 10, 2026, DWR filed a Notice of Exemption related to those agreements. The County and YSGA filed litigation challenging the sufficiency of said Notice of Exemption, among other things. Subsequently it was proposed that RD 108 acquire the Property from the current Owner after DWR enters into those agreements. Under a purchase agreement and related closing documents, the subject of a separate Notice of Exemption filed by RD 108, RD 108 will acquire title to the Property, including its associated water rights, subject to then existing encumbrances and easements. The property is presently utilized primarily for agricultural purposes. To assist with resolution of the litigation brought by the County and YSGA, the parties would enter into the MOU to provide additional assurances to the County and YSGA that RD 108 will operate the Property in such a way to avoid impacts to local water supplies, groundwater resources, habitat and the economy.**

Facilitated by entering into the MOU, RD 108's acquisition of the Property is expected to allow the Property to continue agricultural uses, prevent the encroachment of development into floodplains, and preserve open space, and additionally may allow for restoration of some of the lands to natural conditions. Public agency transactions and related funding allocations for these purposes are statutorily exempt from CEQA. Importantly, any future change in use of the Property (including habitat restoration) and its associated water rights is contingent and uncertain as to type, location, timing, scale, and operational characteristics, and subject to subsequent planning and policy decisions. Because these fundamental project elements are unknown or subject to future determination, any environmental analysis at this time would be unduly speculative. CEQA compliance is required prior to any changes in land uses or approval of water transfers.

Entering into the MOU in conjunction with RD 108's acquisition of the Property involves no expansion of existing uses and will not have any significant impacts on the environment. The Project does not contribute to cumulative environmental impacts because it maintains existing conditions and does not increase the intensity of use; there are no unusual circumstances associated with the Project or its location that will result in a significant impact; the Project will not result in damage to scenic resources within a state scenic highway as none are located in the Property and the Project maintains existing conditions; the Project is not located on a hazardous waste site; and the Project will not have a substantial adverse change in the significance of a historical resource or otherwise impact biological, cultural or other sensitive resources.

**Lead Agency Contact Person:** Jordon Navarrot, RD 108  
**Email:** [jnavarrot@rd108.org](mailto:jnavarrot@rd108.org)

**Telephone Number:** (530) 437-2221

**Yolo County Contact Person:** Philip J. Pogledich  
**Email:** [Philip.pogledich@yolocounty.gov](mailto:Philip.pogledich@yolocounty.gov)

**Telephone Number:** (530) 666-8172

Signature (Public Agency): \_\_\_\_\_

Date: May 26, 2026