

Notice of Exemption**Appendix E**

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: San Mateo

From: (Public Agency): _____
Midpeninsula Regional Open Space District
330 Distel Circle, Los Altos, CA 94022

(Address)

Project Title: Proposed purchase of the Peninsula Open Space Trust South Cowell Property

Project Applicant: Midpeninsula Regional Open Space District

Project Location - Specific:

1000 Verde Road (APN. 066-280-010, 066-280-020, 066-280-051 and 066-280-052)

Project Location - City: unicorporated Project Location - County: San Mateo

Description of Nature, Purpose and Beneficiaries of Project:

On October 28,2020, the Midpeninsula Open Space District's Board of Directors determined at a regularly scheduled meeting that the recommended actions to purchase the Property as an addition to the Purisima Creek Redwoods Open Space Preserve and adopt the Preliminary Use and Management Plan as set out in the staff report of that date will not have an impact on the environment and are categorically exempt from the California Environmental Quality Act.

Name of Public Agency Approving Project: Midpeninsula Regional Open Space District

Name of Person or Agency Carrying Out Project: Midpeninsula Regional Open Space District

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: Section 15301 and Section 15325
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Section 15301 exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, or topographical features, involving negligible or no expansion of use beyond the existing uses. The Preliminary Use and Management Plan directs the District to maintain the Property as status quo with no expansion or changes to its existing uses as agricultural and open space lands, complying with the District's adopted Resource Management Policies, Integrated Pest Management Program Guidance Manual, Best Management Practices, and regulatory permits as applicable. The Preliminary Use and Management Plan includes minor erosion control work as necessary, minor wildland fuel management, and minor natural resource management activities.

Section 15325 (a) acquisition or transfer of ownership to preserve existing natural conditions, including plant and animal habitats, (b) acquisition or transfer of ownership to allow continued agricultural uses, and (f) acquisition or transfer of ownership to preserve open space. The proposed purchase will transfer a portion of ownership of the Property to the District to ensure that its existing natural conditions will be preserved, will allow for the existing agricultural and grazing uses to continue, and preserve Upland portion of the Property as part of the District's Purisima Creek Redwoods Open Space Preserve.

Lead Agency

Contact Person: Elish Ryan Area Code/Telephone/Extension: 650 691-1200

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ■ Yes No

Signature: Elish Ryan Date: 11/3/2020 Title: Planner III

■ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____



Midpeninsula Regional
Open Space District

330 Distel Circle Los Altos, CA 94022

Notice of Exemption

To: County Clerk
County of San Mateo
555 County Center, 1st Floor
Redwood City, CA 94063

From: Midpeninsula Regional Open Space District
330 Distel Circle
Los Altos, CA 94022

Project Title: Proposed purchase of the Peninsula Open Space Trust (POST) South Cowell Property as an addition to the Purisima Creek Redwoods Open Space Preserve, in unincorporated San Mateo County

Project Location: Located at 1000 Verde Road, in the vicinity of the City of Half Moon Bay, (Assessor's Parcel Numbers 066-280-010, 066-280-020, 066-280-051 and 066-280-052).

City: Unincorporated Area

County: San Mateo

PROJECT DESCRIPTION

The project consists of the purchase of an undivided 54% interest in the 600-acre South Cowell Property (Property) as an addition to the Midpeninsula Regional Open Space District's (District) open space preserve system and concurrent adoption of a Preliminary Use and Management Plan for the 371-acre Upland portion of the Property that establishes a status quo land management approach, with no expansion or changes to its existing uses of agricultural lands and natural habitat.

The Property is within the boundaries of the District's Service Plan for the San Mateo County Coastal Annexation Area (Service Plan). The Service Plan and Final Environmental Impact Report (FEIR), certified in 2004, incorporated policies, guidelines, and mitigations to ensure compatibility with the County of San Mateo's General Plan and Local Coastal Program. Actions proposed to purchase and maintain the Property in its existing uses and implement the Preliminary Use and Management Plan are in compliance with the Service Plan and the Service Plan FEIR.

Any minor erosion and sediment control measures, wildland fuel management, and minor resource management activities implemented by the District or tenants as part of the Preliminary Use and Management Plan will be conducted in accordance with the District's approved Resource Management Policies and the mitigation measures adopted as part of the Resource Management Policies' FEIR, and in accordance with applicable regulatory permits. Any invasive species control will be conducted in accordance with the District's adopted Integrated Pest Management Policies and Integrated Pest Management Program Guidance Manual, Best Management Practices, and the mitigation measures adopted as part of the Integrated Pest Management Policies' FEIR.

On October 28, 2020, the District's Board of Directors determined that the recommended actions to purchase the Property and adopt the Preliminary Use and Management Plan as set out in the staff report of that date will not have an impact on the environment and are categorically exempt from the California Environmental Quality Act.

Name of Public Agency Approving Project: Midpeninsula Regional Open Space District

Name of Person or Agency Carrying Out Project: Same

Exempt Status: Categorical Exemptions

Section 15301 Existing Facilities

Section 15325 Acquisition, Sale, or Transfer to Preserve Open Space

Reasons why project is exempt:

The District Board of Directors concludes that the purchase of the Property and adoption of the Preliminary Use and Management Plan is categorically exempt from California Environmental Quality Act under Article 19, Sections 15301 and 15325 of the California Environmental Quality Act Guidelines:

Section 15301 exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, or topographical features, involving negligible or no expansion of use beyond the existing uses. The Preliminary Use and Management Plan directs the District to maintain the Property as status quo with no expansion or changes to its existing uses as agricultural and open space lands, complying with the District's adopted Resource Management Policies, Integrated Pest Management Program Guidance Manual, Best Management Practices, and regulatory permits as applicable. The Preliminary Use and Management Plan includes minor erosion control work as necessary, minor wildland fuel management, and minor natural resource management activities.

Section 15325 (a) acquisition or transfer of ownership to preserve existing natural conditions, including plant and animal habitats, (b) acquisition or transfer of ownership to allow continued agricultural uses, and (f) acquisition or transfer of ownership to preserve open space. The proposed purchase will transfer a portion of ownership of the Property to the District to ensure that its existing natural conditions will be preserved, will allow for the existing agricultural and grazing uses to continue, and preserve Upland portion of the Property as part of the District's Purisima Creek Redwoods Open Space Preserve.

Lead Agency: Midpeninsula Regional Open Space District

Contact Person: Elish Ryan, Real Property Planner III
Midpeninsula Regional Open Space District

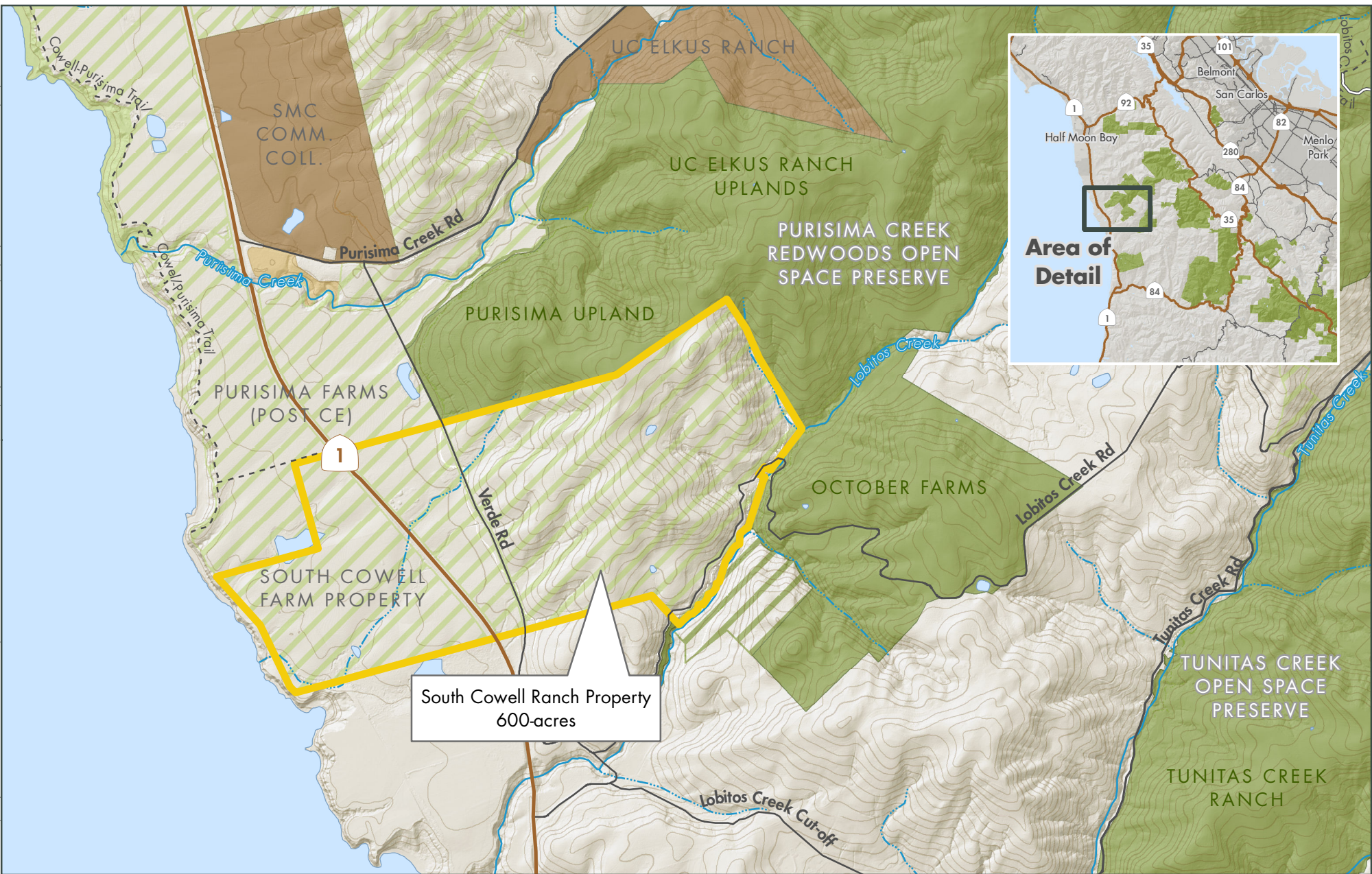
Telephone: (650) 691-1200

Attachments: Location Map

Signature: *Elish Ryan*







Date: *October 29, 2020*

Elish Ryan, Real Property Planner III



South Cowell Ranch Property
600-acres

South Cowell Ranch Property Location Map

- | | |
|---|---|
|  MROSD Preserves |  South Cowell Ranch Property |
|  Other Public Agency |  Land Trust |
|  Private Property |  POST Conservation Easement |

Midpeninsula Regional
Open Space District
(Midpen)
12/20/2019



While the District strives to use the best available digital data, these data do not represent a legal survey and are merely a graphic illustration of geographic features.