



Notice of Categorical Exemption

To: County Clerk Recorder
County of San Mateo
555 County Center, First Floor
Redwood City, CA 94063

From: Midpeninsula Regional Open Space District
5050 El Camino Real
Los Altos, CA 94022

Project Title: Proposed Purchase of Peninsula Open Space Trust's (POST) Cloverdale Ranch property to create the Cloverdale Ranch Open Space Preserve

Project Location: Cloverdale Ranch Uplands property, located along Cloverdale, Gazos Creek, Bean Hollow and Pescadero Roads and the Cabrillo Highway, in unincorporated San Mateo County

City: Unincorporated area

County: San Mateo

Description of Project: This Midpeninsula Regional Open Space District (District) project consists of a purchase of 5,100-acres and a lease and management of 1,200-acres of the 6,300-acre Uplands portion of POST's Cloverdale Ranch property, located in an unincorporated area of San Mateo County, as an addition to the District's open space preserve system. The project includes the adoption of a PUMP for the approximately 6,300-acre Uplands that establishes a status quo land management approach, with no expansion or changes to the Uplands existing uses, which includes limited public access, agricultural uses, and natural habitat.

The Uplands are located within the boundaries of the District's Service Plan for the San Mateo County Coastal Annexation Area. The Service Plan and the Service Plan Final Environmental Impact Report (FEIR), certified in 2004, includes policies, guidelines, and mitigations to ensure compatibility with the County General Plan and Local Coastal Program. The actions proposed will be conducted in compliance with the Service Plan and the adopted findings of the Service Plan's FEIR and Mitigation Monitoring Plan.

Any minor erosion and sediment control measures, infrastructure repair and maintenance, wildland fuel management, and resource management activities implemented by the District or tenants as part of the PUMP will be conducted in accordance with the District's approved Resource Management Policies and related FEIR, the adopted Wildland Fire Resiliency Program and related FEIR, Open Space Maintenance and Restoration Program and related Mitigated Negative Declaration (MND), and in accordance with applicable regulatory permits. Any invasive species control will be conducted in accordance with the District's adopted Integrated Pest Management (IPM) Policies and IPM Program Guidance Manual and related FEIR, and the Open Space Maintenance and Restoration Program and related MND.

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

Name of Person or Agency Carrying Out Project: Same as above

Exempt Status: Categorical Exemptions

Section 15301 – Repair, maintenance, and minor alteration of existing facilities

Section 15316 - Transfer of Ownership of Land in Order to Create Parks

Section 15325 - Transfer of Ownership of Interest in land to Preserve Existing Natural Conditions

Reasons Why Project is Exempt:

Section 15301 exempts the repair, maintenance, or minor alteration of existing public or private structures, facilities, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination. The PUMP will maintain the Property as status quo with no expansion to its existing use as open space. The PUMP includes repair and maintenance of the existing infrastructure as necessary, as well as maintenance of or minor alterations to the property for wildland fuel management and other natural resource management activities in accordance with the District’s adopted policies and programs and their associated CEQA documents.

Section 15316 exempts the acquisition of land in order to create parks if the land is in a natural condition and the management plan proposes to keep the area in a natural condition. The PUMP specifies that the land will remain in a natural condition and will be designated as Cloverdale Ranch Open Space Preserve.

Section 15325 exempts transfers of ownership of interests in land in order to preserve open space. This acquisition will transfer fee ownership of the Property to the District to be preserved as open space and incorporate it into Cloverdale Ranch Open Space Preserve.

Lead Agency Contact Person:

Aaron Peth, Real Property Planner III
Midpeninsula Regional Open Space District
Telephone: (650) 691-1200

Attachments: Location Map

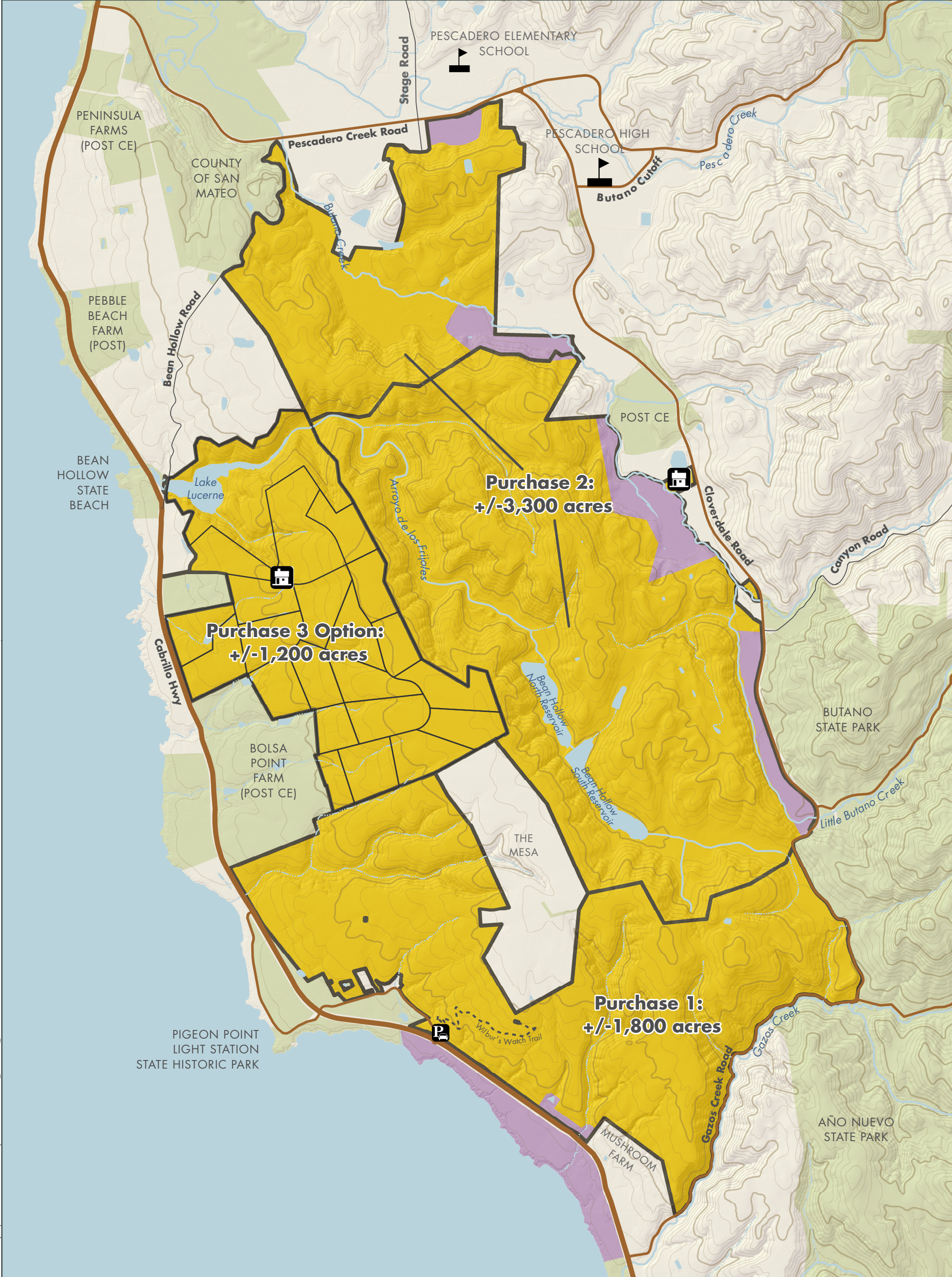
Aaron Peth

Signature:

Aaron Peth, Real Property Planner III

Date: 12/12/2022

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Created By: apeth



Cloverdale Ranch Purchase Overview

- Cloverdale Ranch area
- Proposed lands to be transferred to Midpen
- Proposed agricultural lands to be retained by POST
- Protected land
- Wilbur's Watch parking area
- Residence
- School

Midpeninsula Regional Open Space District
(Midpen)
9/26/2022

