



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 Properties near Half Moon Bay

Project Location: Assessor's Parcel Numbers 066-093-270, 066-093-280, 066-430-100, and 066-430-110

City: City of Half Moon Bay and Unincorporated area

County: San Mateo

Description of Project: The project consists of the purchase of a 2.61-acre Commercial Property (APNs 066-093-270 and 066-093-280), located at the corner of Highway 1 and Miramontes Point Road in the City of Half Moon Bay, as well as the purchase of the 62.68-acre Open Space Properties (066-430-100 and 066-430-110) located in unincorporated San Mateo County as an addition to the District's open space preserve system.

1. Commercial Property

For purposes of compliance with the California Environmental Quality Act (CEQA), actions related to the purchase of the Commercial Property is limited to the transfer of ownership at this time. Any activities such as redevelopment or change in use of the Commercial Property is subject to as-yet unprepared planning and design work. Such work would be evaluated for CEQA as the project description takes shape. Approval of the property purchase will not result in direct or indirect changes to the environment triggering CEQA.

2. Open Space Properties

The project includes the purchase of as set forth in the Purchase and Sale Agreement, and the concurrent adoption of a PUMP. The adoption of a PUMP establishes a status quo land management approach, with no expansion or changes to the Open Space Properties' existing use as open space and maintains it in a natural condition. As directed in the proposed PUMP, maintenance and minor resource management activities will be conducted in accordance with adopted District policies and programs and their associated CEQA documents.

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

Section 15061 (b)(3) – No Possibility of Significant Effect on the Environment

Reasons Why Project is Exempt:

The District concludes that this project will not have a significant effect on the environment. It is exempt from the California Environmental Quality Act (CEQA) under Article 19, Sections 15301, 15316, 15325, and 15601 of the CEQA Guidelines as follows:

Open Space Properties: 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 Open Space Properties as status quo with no expansion to their existing use as open space. The PUMP includes maintenance of the existing roads 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 adopted policies and programs and their associated CEQA documents.

Open Space Properties: 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 for the Open Space Properties specifies that the land will remain in a natural condition and will be designated as an addition to the District's Miramontes Ridge OSP.

Open Space Properties: Section 15325 exempts transfers of ownership of interests in land to preserve open space. This acquisition will transfer fee ownership of the Open Space Properties to the District to ensure that the open space will be preserved and incorporated into Miramontes Ridge OSP.

Commercial Property: Section 15061(b)(3) exempts projects where it can be seen with certainty that there is no possibility the activities may have a significant effect on the environment. No plans for a change in the use of the property or redevelopment of this site have yet been developed. Any future redevelopment of the site would be subject to a separate review for compliance with CEQA and approval by the District with associated permit approvals required from the City of Half Moon Bay.

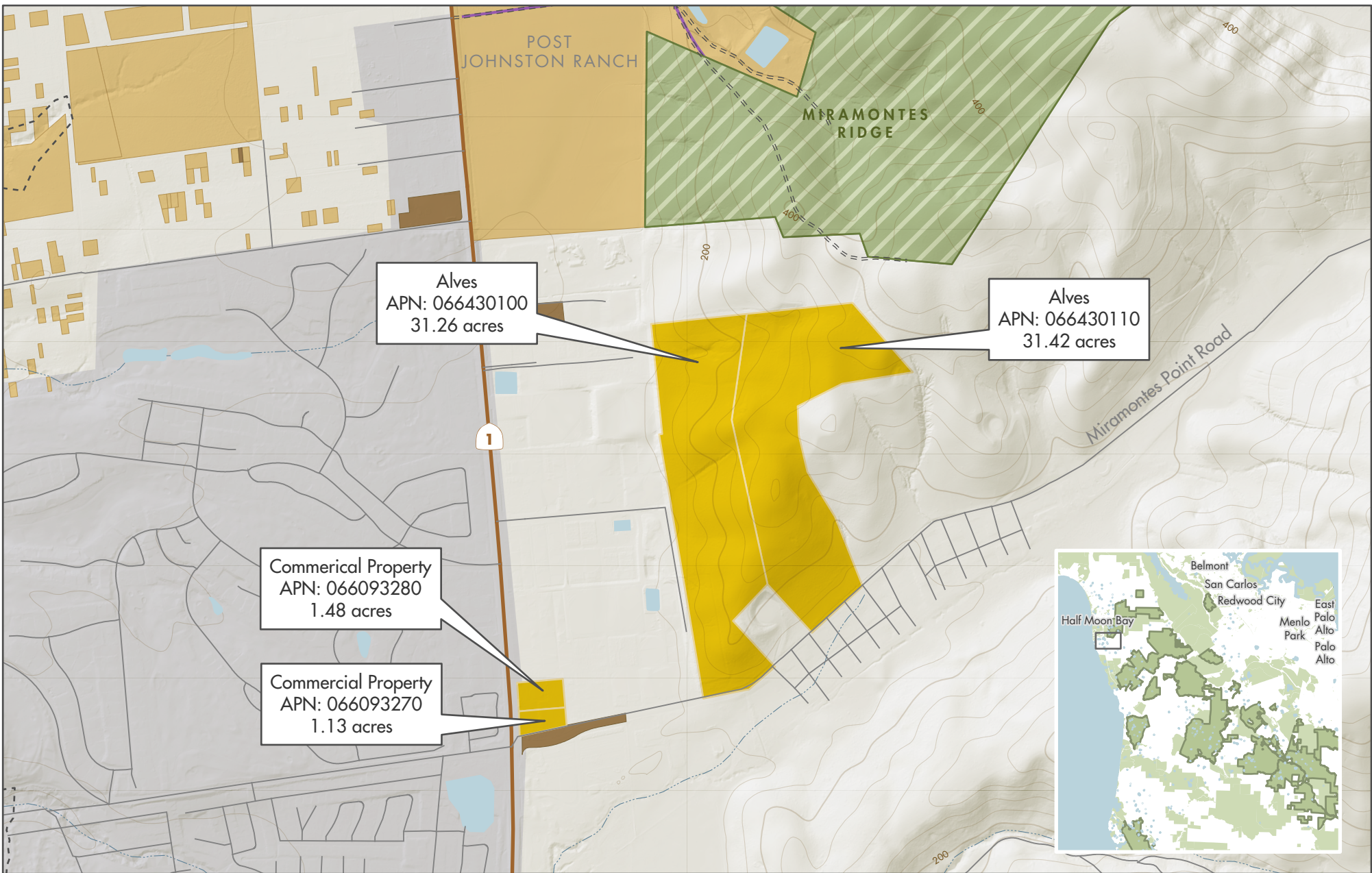
Lead Agency Contact Person:

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

Attachments: Location Map

Signature: *Aaron Peth*
Aaron Peth, Real Property Planner III

Date: 1/27/2025



Alves Properties

- Midpen preserve
- Watershed land
- Alves properties
- Other protected lands
- Land trust
- Private property
- Other public agency

Midpeninsula Regional
Open Space District
(Midpen)
11/22/2024



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.