

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 Gordon Ridge Property

Project Applicant: Midpeninsula Regional Open Space District

Project Location - Specific:

811 La Honda Road, San Gregorio (APNs 081-040-010, 081-022-010, 081-022-020).

Project Location - City: unincorporated

Project Location - County: San Mateo

Description of Nature, Purpose and Beneficiaries of Project:

On April 22, 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 Tunitas Creek 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: same

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: Article 19, Section 15301& 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 approved for the project will 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 issued to the District as applicable, in the interim between the purchase and the completion of a future long-term plan. The Preliminary Use and Management Plan includes minor erosion control work as necessary 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 acquisition will transfer fee ownership of the Property to the District to ensure that these lands will be preserved in their existing natural condition, allow continued agricultural uses, preserve open space, and incorporate the Property into the District's Tunitas Creek 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: 

Date: 4/25/2020

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: _____

Governor's Office of Planning & Research

MAY 04 2020

STATE CLEARINGHOUSE

Revised 2011

**BOARD OF DIRECTORS
MIDPENINSULA REGIONAL OPEN SPACE DISTRICT
SANTA CLARA COUNTY, STATE OF CALIFORNIA**

MINUTE ORDER

Certified copy of portion of proceedings. Meeting of April 22, 2020.

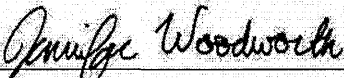
SUBJECT: Proposed purchase of the POST Gordon Ridge Property as an addition to Tunitas Creek Open Space Preserve, located at 811 La Honda Road, San Gregorio in unincorporated San Mateo County (Assessor's Parcel Numbers 081-040-010, 081-022-010, and 081-022-020). (R-20-41)

Motion: Director Hassett moved, and Director Siemens seconded the motion to:

1. Determine that the recommended actions are categorically exempt from the California Environmental Quality Act (CEQA), as set out in the staff report.
2. Adopt a Resolution authorizing the purchase of the POST Gordon Ridge Property and amending the Fiscal Year 2019-20 budget accordingly.
3. Adopt a Preliminary Use and Management Plan, as set out in the staff report.
4. Withhold dedication of the property as public open space at this time.

ROLL CALL VOTE: 6-0-0 (Director Riffle recused)

I, Jennifer Woodworth, District Clerk of the Midpeninsula Regional Open Space District, do hereby certify the forgoing to be a true and correct copy of the action take in the above entitled matter by said Board of Directors as the same now appears in my office.



Jennifer Woodworth, District Clerk



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) Gordon Ridge Property as an addition to the Tunitas Creek Open Space Preserve, in unincorporated San Mateo County

Project Location: Located at 811 La Honda Road, San Gregorio, at the intersection of State Highway 84 and Stage Road (Assessor's Parcel Numbers 081-040-010, 081-022-010, and 081-022-020).

City: Unincorporated Area

County: San Mateo

PROJECT DESCRIPTION

The project consists of the purchase of the 540.34-acre Gordon Ridge 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 that establishes a status quo land management approach to maintain the Property, with no expansion or changes to its existing uses of agricultural lands and natural habitat, in the interim between the purchase and the completion of a future long-term plan.

Any minor erosion and sediment control measures and minor resource management activities implemented by the District or its tenants as part of the Preliminary Use and Management Plan will be conducted in accordance with the District's approved 2012 Resource Management Policies and the mitigation measures adopted as part of the Resource Management Policies' Final Environmental Impact Report (FEIR), and in accordance with applicable regulatory permits issued to the District. Any invasive species control will be conducted in accordance with the District's 2014 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. An addendum to the FEIR was approved in 2019 to include additional species of concern and additional treatment methods. Recommended improvements identified in the rangeland management plan, such as improvements to water infrastructure and stock ponds, are not part of this project and will require separate environmental review for compliance with CEQA and regulatory agency approvals.

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 FEIR, certified in 2004, incorporated policies, guidelines, and mitigations to ensure compatibility with the County of San Mateo General Plan and Local Coastal Program. Actions proposed are to purchase and maintain the Property in its existing uses and

implement the Preliminary Use and Management Plan to comply with the Service Plan and the Service Plan FEIR.

On April 22, 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 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 approved for the project will 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 issued to the District as applicable, in the interim between the purchase and the completion of a future long-term plan. The Preliminary Use and Management Plan includes minor erosion control work as necessary 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 acquisition will transfer fee ownership of the Property to the District to ensure that these lands will be preserved in their existing natural condition, allow continued agricultural uses, preserve open space, and incorporate the Property into the District's Tunitas Creek Open Space Preserve.

Lead Agency: Midpeninsula Regional Open Space District

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

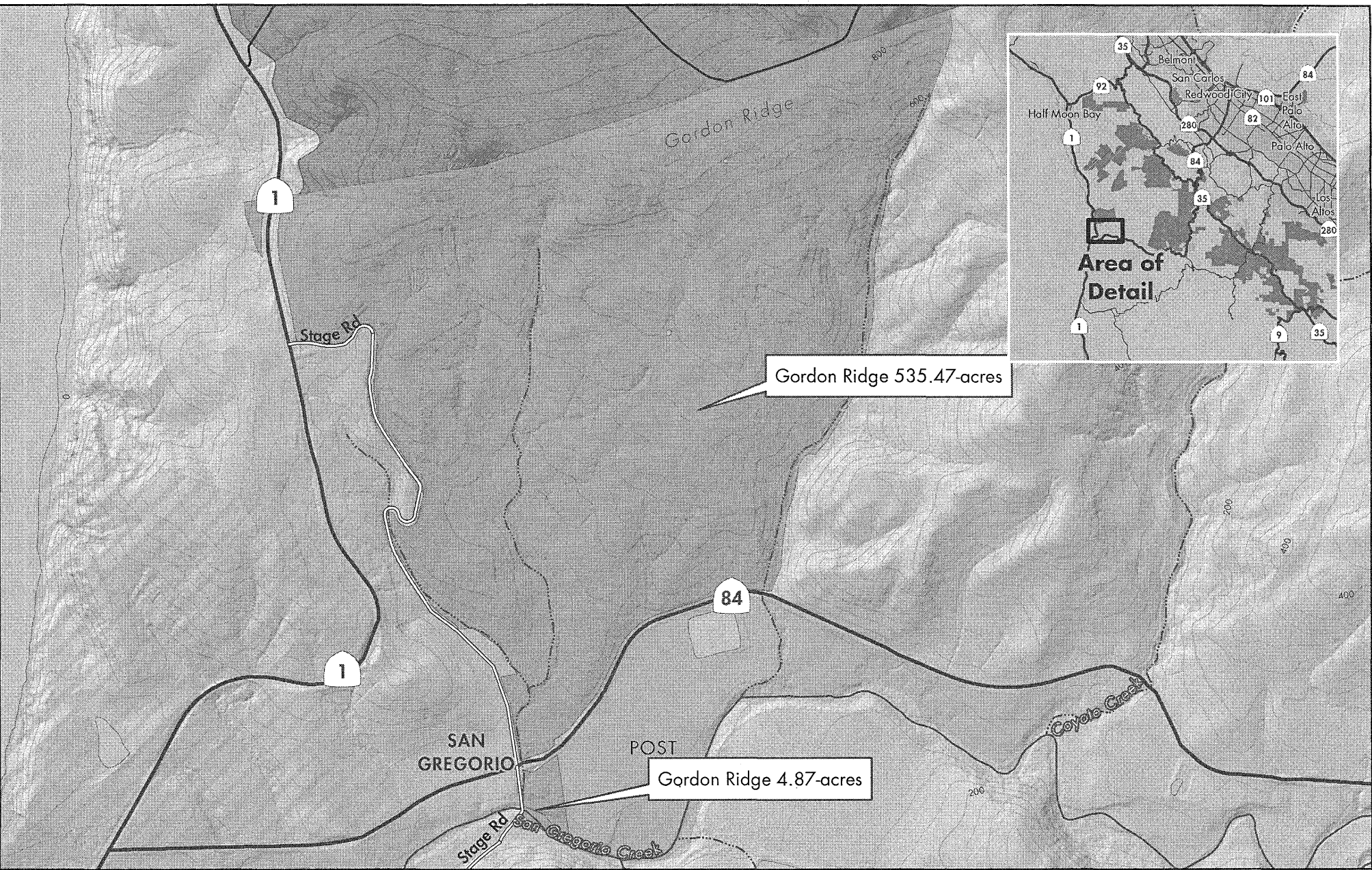
Telephone: (650) 691-1200

Attachments: Location Map

Signature: *Elish Ryan*

Date: April 23, 2020

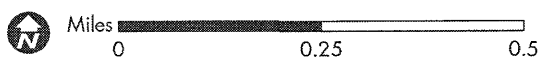
Elish Ryan, Real Property Planner III



Gordon Ridge Property: San Gregorio, CA

- | | | |
|-----------------------|---------------------------------|-------------------|
| MROSD Preserves | Gordon Ridge Property | Stage Road |
| Other Protected Lands | Peninsula Open Space Trust | Unmaintained Road |
| Private Property | Non-MROSD Easement over Private | |

Midpeninsula Regional
Open Space District
(MROSD)
March 2020



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.