

# 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

500 County Center Drive

Redwood City, CA 94063

**From:** (Public Agency): 1-A District Agricultural Association  
2600 Geneva Ave.

Daly City, CA 94014

(Address)

Project Title: Cow Palace Master Disposition and Development Agreement

Project Applicant: CowPalaceDC LLC

**Project Location - Specific:**

Approximately 68 acres commonly known as the Cow Palace generally bounded by Geneva Ave. to the north, Carter St. to the west, Martin St. to the south, and Rio Verde St. to the east, in Daly City and San Francisco. See attached map.

Project Location - City: Daly City and San Francisco Project Location - County: San Mateo and San Francisco

**Description of Nature, Purpose and Beneficiaries of Project:**

Approval of a Master Disposition and Development Agreement (MDDA) between the 1-A District Agricultural Association ("Association") and CowPalaceDC LLC for the construction and renovation of certain facilities for the benefit of the Association, the construction and installation of utilities, roads, and other infrastructure, and the preparation of development pads for development of mixed-use residential commercial, and industrial uses to be specified in future land use entitlements from Daly City or other applicable governmental authorities with land use approval over the site ("Project").

Name of Public Agency Approving Project: 1-A District Agricultural Association

Name of Person or Agency Carrying Out Project: CowPalaceDC LLC

**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: \_\_\_\_\_
- Statutory Exemptions. State code number: 15061(d)(3) other applicable CEQA Guidelines provisions

**Reasons why project is exempt:**

The MDDA does not approve any of the proposed land uses contemplated for the Project, development of the proposed Project is contingent on developers obtaining discretionary approvals from the local agencies with land use jurisdiction over the site. Those agencies have full and complete discretion in accordance with applicable law with respect to consideration of such land use approval applications, and their consideration of any and all Project approvals will be subject to prior evaluation of environmental impacts of the proposed Project in accordance with CEQA, and, thus, it can be seen with certainty that there is no possibility that approval of the MDDA would have a significant effect on the environment.

**Lead Agency**

Contact Person: Allison Keaney Area Code/Telephone/Extension: 415-404-4100

**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: Allison Keaney Date: 7/18/25 Title: CEO

▪ 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: \_\_\_\_\_



# San Mateo County

## San Mateo map



0.28

0 0.14 0.28 Miles



1:9,028



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**