FILED
SAN MATEO COUNTY

OCT 23 2026

MARK CHURCH, County Clerk
By KAMILLE SANTOS
Deputy Clerk

NOTICE OF EXEMPTION

To: County Clerk
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: Cloverdale Ranch Interim Public Access

Project Location: Cloverdale Ranch Open Space Preserve, unincorporated San Mateo County

City: Unincorporated area **County:** San Mateo

Description of Project: The Midpeninsula Regional Open Space District (District) proposes to allow limited interim access for hiking on existing ranch roads in two locations ("Butano Farms" and High Hill") in the northern area of Cloverdale Ranch Open Space Preserve (Preserve). Minimal site improvements are proposed to allow permit parking and enhancements to existing ranching infrastructure to support the District's conservation grazing program.

Butano Farms

Permit access from the Butano Farms location would allow members of the public to hike an approximately 3-mile loop on existing ranch roads. Parking for up to 10 vehicles in the Butano Farms location would be located within an existing disturbed area that is an approximately 6,300 square feet (sf.) corral located behind a District gate and fencing on the south side of Pescadero Creek Road, approximately 900 ft. west of Cloverdale Road. The proposed parking area would not impair the functionality of the corral, and the overall corral area would be minimally expanded for improved circulation.

To minimize cattle and vehicle conflicts, the District would replace and reconfigure the existing corral fencing to allow parking within an approximately 4,200 sf. area, with the remaining space (2,100 sf.) in the corral open for cattle on a day-to-day basis. One (1) staff parking space would also be provided outside of the corral behind the District gate. Natural pervious surfacing, such as gravel, would be used as the parking surface material to allow for all-season access and prevent sediment tracking onto Pescadero Creek Road. Implementation of the proposed parking improvements at Butano Farms may require minor grading, totaling approximately 60 cubic yards of earthwork.

Improvements for cattle operations would include relocation of an existing water trough to an improved location within the corral and reconfiguration of the corral to improve cattle loading and unloading operations. The entire corral would still be available for cattle operations when needed by the grazing tenant, and on those days, Midpen would suspend issuance of permits for parking and restrict public access. Additionally, the south end of the corral is proposed to be expanded by approximately 550 sf. to increase the space for cattle on a day-to-day basis to approximately 2,650 sf.; bringing the total size of the corral to approximately 6,850 square feet.

High Hill Out & Back

Interim permit parking at the High Hill area for up to 10 vehicles would be located along the existing ranch road immediately inside the Preserve entrance gate on the east side of Bean Hollow Road, approximately 1-mile south of Pescadero Creek Road. The proposed parking area would be approximately 6,590 square feet. Proposed fencing improvements would separate cattle from vehicles and facilitate grazing tenant access to an existing corral adjacent to the interim parking area. To allow for all-season access and prevent sediment

tracking onto Bean Hollow Road, natural pervious surface, such as gravel, would be used as the parking surface material. Implementation of the proposed parking improvements at High Hill may require minor grading, totaling approximately 74 cubic yards of earthwork. From the proposed parking area, the public could reach the High Hill scenic vista point via a 1.25-mile hike along an existing ranch road, creating a 2.5-mile round trip hike.

No impervious surfaces are proposed at either the Butano Farms or High Hill parking area. Informational and regulatory signage would be installed at both locations. Trail use would be limited to on-trail hiking on designated existing ranch roads, and parking areas and trail routes would be patrolled by District Rangers. Permittees would be required to stay on the designated trails.

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

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

Exempt Status: The District has determined that the proposed Project is categorically exempt from the California Environmental Quality Act (CEQA) under Article 19, Sections 15302 and 15304 of the CEQA Guidelines as outlined below:

Section 15302 – Replacement or Reconstruction:

Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. The proposed project would include modifications to an existing corral involving negligible or no expansion of capacity.

Section 15304 – Minor Alterations to Land:

Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes. The proposed project would involve minor alterations to land to provide limited permit-only parking within existing disturbed areas on the subject property. The project would not involve development of previously undisturbed areas or removal of any trees.

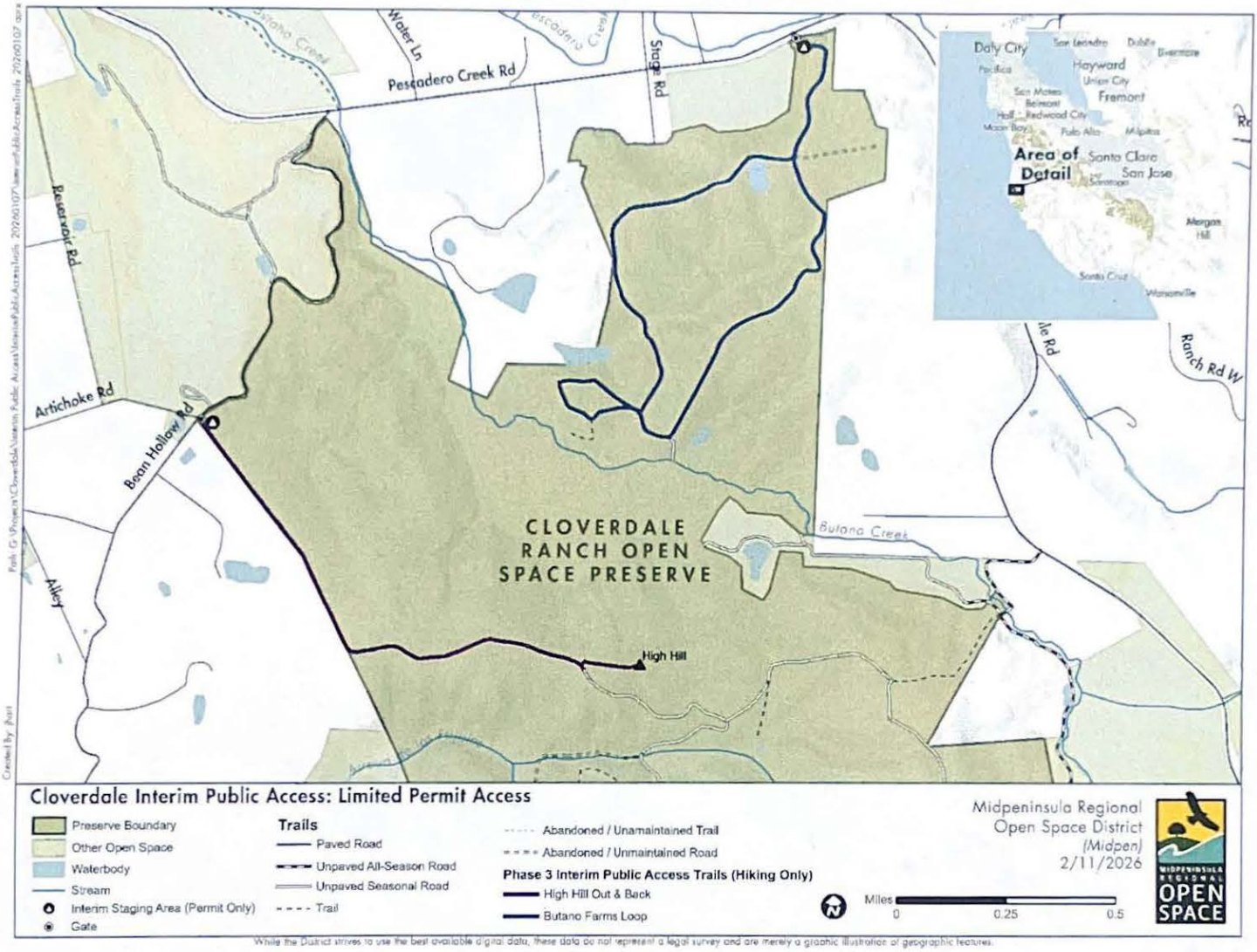
No exceptions pursuant to Section 15300.2 of the CEQA Guidelines are applicable to the proposed project.

Lead Agency Contact:

Ashley Mac, Planner III
amac@openspace.org
(650) 772-3655

Attachment:

Project Overview Map

Signature: _____ Date: 10/21/2026
Jane Mark, AICP, Planning Manager

Attachment: Project Overview Map