



Midpeninsula Regional
Open Space District

330 Distel Circle Los Altos, CA 94022

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) Johnston Ranch Uplands Property, as an addition to Miramontes Ridge Open Space Preserve

Project Location: Located along Higgins Canyon Road at approximately 37°27'06.8"N 122°24'52.6"W, in the vicinity of the City of Half Moon Bay. (Assessor's Parcel Numbers 064-370-110, 064-370-120, the north and east portion of 064-370-200, and the east portion of 065-210-220 and 065-210-240).

City: Unincorporated Area

County: San Mateo

PROJECT DESCRIPTION

The project consists of a lease and management and eventual purchase of the 644-acre Uplands portion of POST's Johnston Ranch property, as an addition to the District's open space preserve system. The project includes the adoption of a Preliminary Use and Management Plan (PUMP) for the 644-acre Uplands that establishes a status quo land management approach, with no expansion or changes to its existing uses of agricultural lands and natural habitat at this time.

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's 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. 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, road and trail maintenance, wildland fuel management, and minor 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 the mitigation measures adopted as part of the Resource Management Policies' FEIR, the adopted Wildland Fire Resiliency Program and FEIR, the Open Space Maintenance and Restoration Program and the program's Mitigated Negative Declaration, and in accordance with applicable regulatory permits. Any invasive species control will be conducted in accordance with the District's adopted Integrated Pest Management Policies and Integrated Pest Management Program Guidance Manual, mitigation measures adopted as part of the Integrated Pest Management Policies' FEIR, and the Open Space Maintenance and Restoration Program and the program's Mitigated Negative Declaration.

On November 10, 2021, the District's Board of Directors determined that the recommended actions to lease, manage, and eventually purchase the Uplands and adopt the Preliminary Use and Management Plan for the Uplands 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 project is categorically exempt from the California Environmental Quality Act (CEQA) under Article 19, Sections 15301 and 15325 of the CEQA 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 PUMP will maintain the Uplands 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 Service Plan for the Coastal Annexation Area, the District's adopted Resource Management Policies, Integrated Pest Management Program Guidance Manual, Wildland Fire Resiliency Program, the mitigation measures adopted pursuant to Final Environmental Impact Reports of the cited plans and policies, the District's Open Space Maintenance and Restoration Program and Mitigated Negative Declaration, and regulatory permits as applicable. The PUMP includes minor erosion control work as necessary, minor road and trail maintenance, minor wildland fuel management, 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 purchase will transfer ownership of the Uplands to the District to ensure that its existing natural conditions will be preserved, will allow for the existing agricultural and grazing uses to continue, and preserve the Uplands as part of the District's Miramontes Ridge Open Space Preserve.

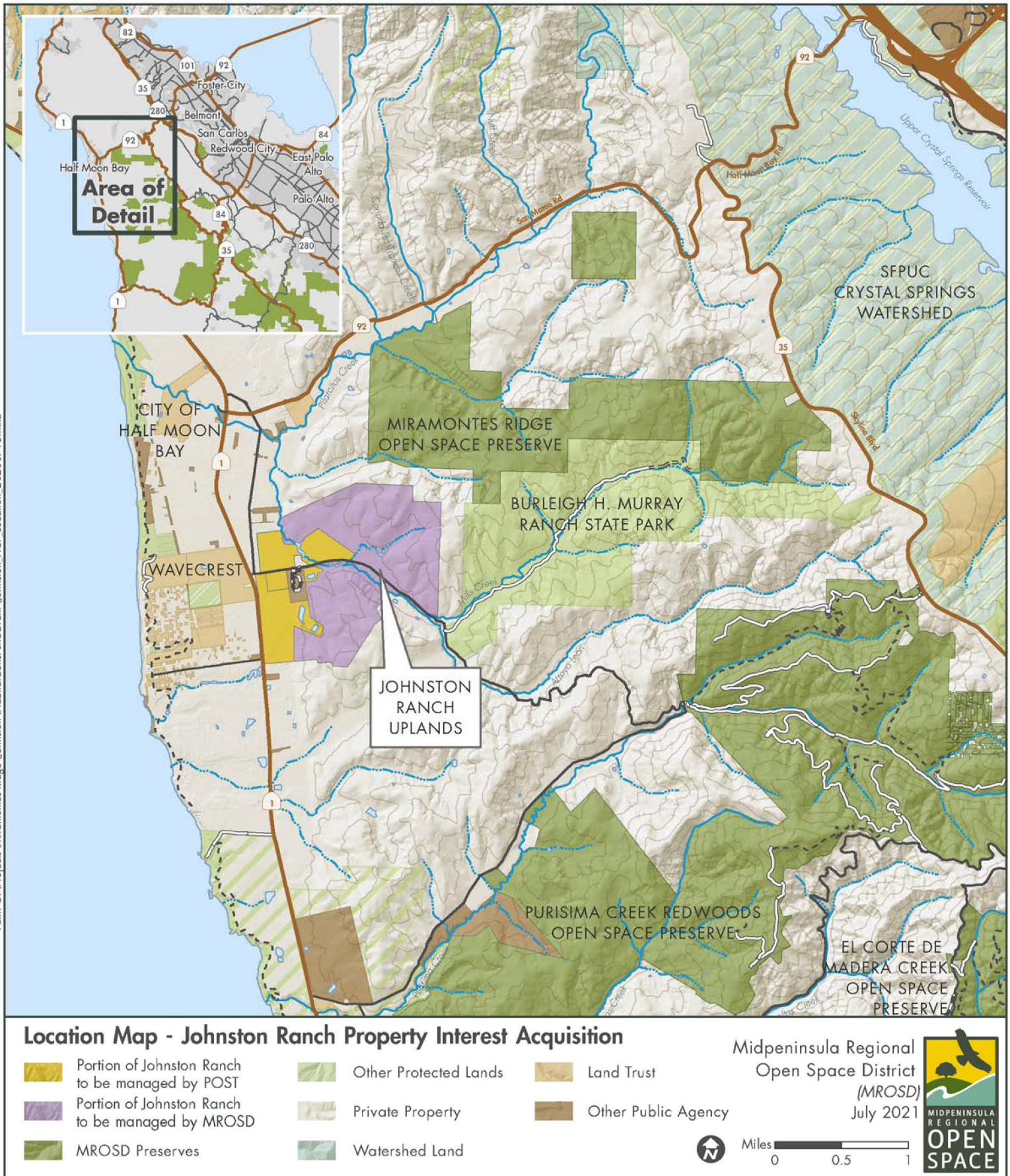
Lead Agency: Midpeninsula Regional Open Space District

Contact Person: Elish Ryan, Real Property Planner III
Midpeninsula Regional Open Space District Telephone: (650) 691-1200

Attachments: Location Map

Signature: 
Elish Ryan, Real Property Planner III

Date: 11/12/2021



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.