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: Exchange of interests in real property between County of San Mateo and Midpeninsula Regional Open Space District at Pulgas Ridge Open Space Preserve

PROJECT LOCATION: 200 Edmonds Rd, Redwood City (Assessor’s Parcel Number 050-470-050 and 050-470-090)
   City: Redwood City
   County: San Mateo

PROJECT DESCRIPTION: The project consists of an Agreement to exchange interests in real property between the County of San Mateo (County) and the Midpeninsula Regional Open Space District (District) as permitted under Public Resources Section 5540.5. Per the terms of the Agreement, the District will convey a permanent outfall easement totaling approximately 11,874 square feet and a subsurface easement totaling approximately 11,472 square feet of dedicated land in Pulgas Ridge Open Space Preserve to the County to support reconstruction of the County’s Cordilleras Center Mental Health Facility. In exchange, the County will convey to the District a parking area easement containing 10 first come, first serve parking spaces to be used by visitors to the adjacent Preserve over a portion of County property. The easement to be conveyed to the District is of equal or greater value and will be used for park purposes. A determination of impacts to the environment as a result of construction of the outfall and parking spaces was made by the County Board of Supervisors on March 10, 2020 as part of the certification of the Final Environmental Impact Report for the Cordilleras Center.

On October 28, 2020, the District’s Board of Directors determined that the recommended actions to exchange real property interests and adopt an amended Preliminary Use and Management Plan to incorporate the parking area easement into the Preserve 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 Exemption Section 15325 Acquisition, Sale, or Transfer to Preserve Open Space

Reasons why project is exempt: The project is categorically exempt from the California Environmental Quality Act (CEQA) under Article 19, Section 15325 (f): acquisition, sale, or other transfer to preserve open space or lands for park purposes. The easement exchange is a transfer that serves park purposes and preserves existing use and is not anticipated to result in an impact on the environment.

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

Attachments: Location Map

Signature: ___________________________ Date: ___________________________

Elish Ryan, Real Property Planner III
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.