



January 2, 2024

MEMORANDUM

To: Susanna Chan, Midpen

From: Patrick T. Miller FASLA, 2M Associates

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Marion Shaw, Midpen

RE: BASIC POLICY UPDATE FOR THE COASTSIDE PROTECTION AREA

Purposes

The purposes of this Memorandum are to:

1. Initiate a review of the District's Basic Policy document in accordance with Guideline G.6.1 of the adopted Service Plan for the Coastsides Protection Area (Service Plan).
2. Focus the District staff and the Ad-hoc Committee of the Board of Directors on how the Service Plan policies, guidelines, and implementation actions:
 - Are consistent with and addressed in the existing policies within the Basic Policy document such that no change is warranted. (CONSISTENT)
 - Present differing or new/expanded perspective or definition of terms with the Basic Policy document where changes in the Basic Policy document should be considered. (PERSPECTIVE/DEFINITION)
 - Directly conflict or are lacking in some way as compared with the existing policies within the Basic Policy document where changes in the Basic Policy document need to be addressed given the unique conditions or Service Plan requirements related to the Coastsides Protection Area. (GAP/CONFLICT)

Context

The Basic Policy of the Midpeninsula Regional Open Space District was originally adopted by the Board of Directors (Board) in 1974 and updated in 1999.

In 2003 the Service Plan for the Coastsides Protection Area (Service Plan) was approved by the Board. The Service Plan was developed specifically as a function of gaining Local Agency Formation Commission (LAFCO) approval to expand (annex) the geographic boundaries of the District to include the San Mateo Coast. Because at the time the Coastsides Protection Area had not been officially adopted by LAFCO and recognized as part of the District, the Service

Plan was developed for the "San Mateo Coastal Annexation Area". The Service Plan contains:

- 6 Permanent Policies
- 51 Guidelines
- 37 Implementation Actions

Service Plan Guideline G.6.1 states "The District will develop a set of Basic Policies for the Coastal Annexation Area." This review accommodates Service Plan Guideline G.6.1 by comparing the Service Plan with the Basic Policy Document to update the Basic Policy Document as needed to assure internal consistency between the two.

Service Plan Implementation Action G.6.1(i) requires the District to conduct hearings to develop its Basic Policies for the Coastside. Future planned public hearings related to this review will accommodate that measure.

Analysis

Table 1 that follows lists:

- The text of individual Basic Policy statements.
- Codes (for brevity) of related Service Plan permanent policies, guidelines, and implementation actions related to the particular Basic Policy statement.
- A conclusion as to consistency between the two to focus review and discussion. The conclusion is presented as either "consistent", "perspective/definition", or "gap/conflict" with a brief explanation provided as appropriate.

There are a limited instances where staff noticed in its review that, while consistent with the Service Plan, a Basic Policy statement may be outdated or could be revised for internal consistency. These instances are so noted.

The Service Plan includes a number of statements and very specific mitigation measures for topics that are not mentioned in the Basic Policy document. Table 2 lists these topics for reference. Note: these topics may not be appropriate to cover in the overarching and broad Basic Policy, which focuses on the "what" – what are the goals and overarching objectives of the District to ensure it fulfills its mission. The topics in Table 2 are more specific and relate to "how" the District manages its lands. Therefore, most of the Table 2 topics are either covered in other policies that follow and are otherwise consistent with the Basic Policy, including the Resource Management Policies and Trail Use Policies, or are part of best management practices, regulatory requirements, and/or standard mitigation measures that the District employs as part of its work.

For reference purposes, Attachment A lists all Service Plan permanent policies, guidelines, and implementation actions.

TABLE 1: Basic Policy Analysis

BASIC POLICY STATEMENT	RELATED SERVICE PLAN STATEMENTS	BASIC POLICY DISCUSSION
INTRODUCTION “...to try to save for everyone, for the hostile and indifferent as well as the committed, some of the health that flows down across the green ridges from the Skyline, and some of the beauty and refreshment of spirit that are still available to any resident of the valley who has a moment, and the wit, to lift up his eyes unto the hills.” -Wallace Stegner	▪ None	PERSPECTIVE / DEFINITION: The introduction statement was written before the District expanded its jurisdiction to the Coastside. It is inscribed in a plaque dedicated on May 19, 1996 to Wallace Stegner’s wife at Long Ridge Open Space Preserve*. The perspective not necessarily inclusive of the view from the Coastside extending from the Skyline to the Pacific Ocean. * The Valley of Hearts Delight – True Tales from Around the Bay. Page 45.
OPEN SPACE: ▪ Is land area that is allowed to remain in or return to its natural state. Open space lands may include compatible agricultural uses. ▪ Protects areas of scenic beauty and preserves natural habitats necessary to sustain plant and animal life, especially native and endangered species. ▪ Offers opportunities to the public for education, recreation, and renewal of spirit. ▪ Enhances public safety by preventing development of areas prone to landslides, earthquake damage, flooding, and wildland fires.	▪ Guideline G.3.2 ▪ Guideline G.3.9 ▪ Guideline G.6.2 ▪ Guideline G.6.3 ▪ Implementation Action G.3.A(i) ▪ Implementation Action G.3.B(i) ▪ Guideline G.6.8 ▪ Guideline G.6.11 ▪ Guideline G.6.12 ▪ Guideline G.6.13	PERSPECTIVE / DEFINITION: The Basic Policy statement recognizes agriculture as a compatible open space use and, under “Agriculture and Revenue-Producing Use“ (see below), agriculture is supported. However, the objective of the Service Plan goes further in “preserving and fostering existing and potential agricultural operations in San Mateo County in order to keep the maximum amount of prime agricultural land and all other lands suitable for agriculture in agricultural production”. The Service Plan includes agriculture as open space not only as a compatible use. The intent is to maintain agriculture in perpetuity on the Coastside. Additionally, agriculture is not a “natural state”. Agricultural lands are working lands for the managed production of resources. Open space by definition is many things including agriculture (reference: California Code, Government Code - GOV § 65560).

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Establishes boundaries for urban growth, provides a respite from urban living, and enhances regional quality of life. In short, open space is “room to breathe.”¹ ¹ Open Space Acquisition Policies, Pg. 3	Permanent Policy P.2	CONSISTENT: The Service Plan is silent on urban growth boundaries. However, the Service Plan does require the District not to initiate any activities that would require a General Plan amendment or zoning change
MISSION STATEMENT The District’s mission is: <i>To acquire and preserve a regional greenbelt of open space land in perpetuity; protect and restore the natural environment; and provide opportunities for ecologically sensitive public enjoyment and education.</i>	MISSION STATEMENT The District’s mission for the Coastal Annexation Area is: <i>To acquire and preserve in perpetuity open space land and agricultural land of regional significance, protect and restore the natural environment, preserve rural character, encourage viable agricultural use of land resources, and provide opportunities for ecologically sensitive public enjoyment and education. The District will accomplish this mission as a cooperative endeavor with public agencies, non-profit organizations, and individuals with similar goals.</i>	GAP/CONFLICT: The Basic Policy does not include preserving agricultural land of regional significance, preserving rural character, and encouraging viable agricultural use of land resources. It is noted that the Service Plan Mission Statement seemingly refers to agricultural land as differentiated from open space land. That may be an internal inconsistency in the Service Plan. See also definition of open space above.
OBJECTIVES 1. Open Space Land Preservation: The District seeks to purchase or otherwise acquire interest in the maximum feasible area of strategic² open space land within the District, including baylands and foothills. The District seeks to link its open space lands with federal, state, county, and city parklands and watershed lands.	PURPOSE The District would focus its efforts in the Coastal Annexation Area on the preservation and management of open space resources of its own lands or lands of other public or non-profit entities that request management assistance from the District in order to: protect watershed integrity and water quality;	GAP/CONFLICT: The Basic Policy was adopted long before the Service Plan when, at the time, it was appropriate to reference only “baylands and foothills”. This is a very specific perspective excluding the Coastside ocean front, agricultural plains, and the Santa Cruz Mountains. The Basic Policy objective is also silent on preserving an existing or potential agricultural

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2. Open Space Acquisition Policies, Pgs. 2-6	• protect sensitive resources such as habitats for special-status species; • provide key links to existing District and other public open space lands; • provide visitor-serving facilities for low-intensity recreation; • support development of an integrated regional trail system coordinated with the San Mateo County Trails Plan; • provide opportunities for scientific research, resource conservation demonstration projects, outdoor environmental education programs, and interpretive programs; and • preserve existing and potential agricultural operations in order to keep the maximum amount of prime agricultural land and other lands suitable for agriculture in agricultural production.	operation / land. See also definition of open space above.
Policies District Purpose a. As an open space agency, the District’s primary purpose is to preserve open space. Development of traditional park and recreation facilities is the responsibility of the cities and counties.³ ³ Master Plan/Open Space Acquisition Policies, Pg. 3; Land Acquisition Policies, Pg. 3, Par. F	▪ Purpose (see above) ▪ Land Use Introductory Text	GAP/CONFLICT: The Basic Policy does not include a District of preserving existing and potential agricultural operations in order to keep the maximum amount of prime agricultural land and other lands suitable for agriculture in agricultural production. See also definition of open space above.
Strategic Emphasis b. The District uses its available resources primarily to acquire or otherwise preserve land outside the Urban Service Area boundaries of	▪ None	GAP/CONFLICT: The Service Plan is more broad-reaching alluding to work and /or approvals within the City of Half Moon Bay. However, this is also very specific to one jurisdiction, which would only

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cities that has regionally significant open space value and that might be lost to development if the District fails to act.⁴ — 4. Master Plan/Open Space Acquisition Policies, Pg. 6		apply to certain projects and activities. Therefore, mention of the City of Half Moon Bay may be more appropriate for the Service Plan versus adding to the Basic Policy.
The District’s goal is to acquire lands within its own boundaries and Sphere of Influence. Acquisitions outside the District’s boundaries will be considered only if exceptional purchase opportunities arise that clearly support the District’s mission.⁵ — 5. Land Acquisition Policies, Pg. 3	▪ None	CONSISTENT: The Service Plan is silent on the subject. See also Mission statement above.
Open Space Acquisition c. The District acquires land most often through fee simple interest (outright ownership). Options and installment purchases may be employed to this end. To conserve funding for preservation, the District may seek to preserve open space without outright ownership of the land. The District may act as a landbank through acquisition of less than fee interest to accomplish the same results with less immediate expenditure of the District’s funds. Examples include acquisition of a remainder interest following a life tenancy; open space, conservation, or scenic easements; and purchase and leaseback arrangements. The District actively strives to acquire open space through gifts and matching grants. Gifts of land with life	▪ Permanent Policy PA.1 ▪ Permanent Policy PA.2 ▪ Permanent Policy PA.3 ▪ Implementation Action G.1.A(i) ▪ Implementation Action G.3.C(i) ▪ Guideline G.4.2	GAP/CONFLICT: The Basic Policy emphasizes fee simple acquisition and alludes to other methods; the Basic Policy language may be considered vague in terms of conserving the Coastside agriculture. The Service Plan instead places strong emphasis on agricultural easements.

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tenancy are encouraged. Other creative open space preservation techniques are explored and utilized when possible.⁶ 6. Land Acquisition Policies, Pgs. 5 - 10		
The District desires to acquire open space from willing sellers. Eminent domain will be used only in strict compliance with the District’s eminent domain policies: <i>“The District does not want to use eminent domain as a means of purchasing land unless the property concerned is an open space parcel of critical importance or is under some dire emergency, such as immediate destruction of natural resources, or clearing for development purposes. Even under such urgent circumstances, however, eminent domain would still be used only as a last resort. The District would continue to use negotiations as its objective in purchasing the land.”</i>⁷ 7. Policies Regarding Use of Eminent Domain, Ordinance No. 86-1	▪ Permanent Policy P.1 ▪ Implementation Action P.1.A.(i) ▪ Implementation Action P.1.B.(i) ▪ Implementation Action P.1.C.(i) ▪ Implementation Action P.1.D.(i)	GAP/CONFLICT: The Service Plan specifically eliminates any use of eminent domain and requires the Board to adopt it by ordinance and be referenced in every governing document and proposal by the District within the Coastside. Amendment required. The Service Plan states: <i>“Within the Coastal Annexation Area, the District shall only acquire lands or interests in lands from willing sellers. The power of eminent domain will not be exercised by the District within the Coastal Annexation Area. This policy is a Basic Policy for the Coastal Annexation Area.”</i>
Master Plan, Regional Open Space Study d. To guide the District’s open space preservation efforts, the District produces a master plan and a regional open space study. The master plan sets forth guidelines for District acquisitions and shows the relative desirability of potential open space land acquisitions. The regional open space study shows the general extent of lands and public access improvements existing and under	▪ Guideline G.6.2 ▪ Implementation Action G.6.B(i)	GAP/CONFLICT: Specific reference to agriculture is missing. See also discussion related to the definition of “open space”. Moreover, references to the Master Plan and Regional Open Space Study are obsolete

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consideration to complete the District’s greenbelt mission. Both documents are subject to periodic review and modification by the Board of Directors after public hearings. The regional open space study is subject to periodic technical updates. Both documents are submitted to the counties, cities, and other conservation-oriented local, state, and federal agencies and organizations for review and comment in order to encourage coordination with their planning and policies.		
OBJECTIVES 2. Open Space Management: The District follows management policies that ensure proper care of the land, that provide public access appropriate to the nature of the land, and that are consistent with ecological values and public safety.⁸ ^{8.} Resource Management Policies	▪ Guideline G.2 ▪ Implementation Action G.2.A(i) ▪ Guideline G.3.9	GAP/CONFLICT: The Basic Policy does not reference the continuation of agricultural uses that protect natural resource and open space values. See also definition of open space above.
Policies Resource Management a. The District protects and restores the natural diversity and integrity of its resources for their value to the environment, and the public, and provides for the use of the preserves consistent with resource protection.⁹ ^{9.} Resource Management Mission Statement	▪ Guideline G.3.3 ▪ Implementation Action G.3.A(i) ▪ Implementation Action G.3.B(i) ▪ Guideline G.6.3	GAP/CONFLICT: The Basic Policy does not reference how in preserving agricultural lands, the District is also protecting natural resource and open space values. See also definition of open space above.
Public Access and Constraints	▪ Guideline G-L1 ▪ Guideline G.2	GAP/CONFLICT: The Basic Policy does not reference

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b. The District provides public access to the open space lands for low-intensity recreational uses. The District’s highest priority is acquiring land to complete the greenbelt and to protect natural resources on open space land. Public access will be provided gradually to ensure that the higher priorities of acquisition and resource protection are maintained. Developing facilities and managing public use activities while protecting natural resources and providing for public safety may require limits on access to some open space lands. Areas found to be vital wildlife or plant habitats are designated as refuge areas, and in these areas, access will be severely restricted. In addition to protection of sensitive natural resources, factors that may delay or limit access include the carrying capacity of the land, geologic features, restoration efforts, the ability to plan and implement trails, parking, restrooms, map boards and signs, and identification and mitigation of potential safety hazards.¹⁰ ^{10.} Resource Management Policies	▪ Implementation Action G.2.A(i) ▪ Guideline G.3.2 ▪ Guideline G.3.8 ▪ Guideline G.6.3 ▪ Guideline G-L1 ▪ Guideline G.6.4 ▪ Guideline G.6.5 ▪ Guideline G.6.6 ▪ Guideline G.6.10 ▪ Guideline G.6.14 ▪ Guideline G.6.15 ▪ Guideline G.6.16 ▪ Guideline G.6.17 ▪ Guideline G.6.29 ▪ Implementation Action G.6.I(i)	the avoidance of impacts to agricultural uses from public access activities, as well as the avoidance of public access impacts to surrounding private lands. A number of Service Plan statements provide greater detail in avoiding agricultural lands and protecting private property.
Because of the District’s commitment to maximum open space preservation efforts, expenditure guidelines will be established for the amount of funding available for recreational improvement projects and restoration activities.¹¹ ^{11.} Average Seven Percent Growth Guideline for District Operating Expenses and Annual Budget	▪ Guideline G.1 ▪ Implementation Action G.1.A(i) ▪ Guideline G.2 ▪ Implementation Action G.2.A(i)	CONSISTENT Staff Note: This language of the Basic Policy is obsolete and needs to be updated based on new funding mechanisms

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Agricultural, residential, and other limited revenue producing uses of the land may limit public access in certain areas. Where appropriate, access may be provided on a permit basis.	▪ Permanent Policy PA.3 ▪ Guideline G.3.1 ▪ Guideline G.3.2 ▪ Guideline G.3.4 ▪ Guideline G.3.6 ▪ Guideline G.3.7 ▪ Guideline G.3.8 ▪ Guideline G.3.9 ▪ Guideline G.6.4 ▪ Implementation Action G.6.H(i)	CONSISTENT
The District strives to provide public access to its lands to everyone, regardless of place of residence, physical abilities, or economic status. (See Access Plan for Persons with Disabilities).	▪ None	CONSISTENT: Service Plan is silent on the subjects of place of residence, physical abilities, or economic status.
Recreational Use and Improvements c. Improvements on District lands are generally limited to facilities (i.e. parking areas, trails and patrol roads, restrooms, mapboards, and signs) for low-intensity recreational uses. Low-intensity recreation avoids concentration of use, significant alteration of the land, and significant impact on the natural resources or on the appreciation of nature.^{12, 13} 12. Resource Management Policies 13. Land Acquisition Policies, Pg. 3, Par. F	▪ Guideline G.3.2 ▪ Guideline G.3.3 ▪ Guideline G.3.5 ▪ Guideline G.6.9 ▪ Guideline G.6.21 ▪ Guideline G.6.27	GAP/CONFLICT: No reference in the Basic Policy to improvements related to public access and active agriculture. Avoidance of existing prime agricultural lands, unique farmlands, farmlands of statewide importance, or fragmenting agricultural operations are not referenced in the Basic Policy.

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The timing and level of access for low intensity public recreational use of District open space land will be evaluated for each type of use in terms of four basic criteria: 1. Protection of natural resources;	▪ Guideline G.6.20 ▪ Guideline G.6.21 ▪ Guideline G.6.22 ▪ Guideline G.6.23 ▪ Guideline G.6.24 ▪ Guideline G.6.25 ▪ Guideline G.6.26 ▪ Guideline G.6.27 ▪ Guideline G.6.28 ▪ Implementation Action G.6.L(i) ▪ Implementation Action G.6.O(i)	CONSISTENT: The Service Plan includes a wide variety of detailed guidelines to protect natural resources including seasonal or intermittent closures. It is silent on user conflicts.
2. Preservation of the opportunity for tranquil nature study and observation; 3. Avoidance of significant user conflicts;	▪ Guideline G.3.7 ▪ Guideline G.3.9	CONSISTENT: The Service Plan is silent on user conflicts but has measures to avoid public/private use conflicts, trespassing, and conflicts with agriculture.
4. Availability of Board and staff time, funding, and/or other means, to plan and manage the use.	▪ Guideline G.1 ▪ Implementation Action G.1.A(a) ▪ Implementation Action G.5.C(i) ▪ Guideline G.2 ▪ Implementation Action G.2.A(i) ▪ Guideline G.6.9 ▪ Implementation Action G.6.C(i)	CONSISTENT
The District will plan for low intensity public access to ensure that these criteria will be met before use is provided, and will control use that does not meet the criteria, as interpreted by the Board. To protect open space qualities, the District will use a high standard in applying the criteria. Access for hiking is typically unrestricted on District trails and lands. Wheelchair accessible	▪ Guideline G.3.4 ▪ Guideline G.6.3 ▪ Guideline G.6.4 ▪ Implementation Action G.6.E(i) ▪ Implementation Action G.6.H(i) ▪ Implementation Action G.6.I(i)	CONSISTENT

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trails and other reasonable accommodations for people with disabilities are provided to ensure access to a range of open space settings with wide geographic distribution. Safe and enjoyable access for hiking and for persons with disabilities may be given priority over other types of uses where significant conflicts are evident.¹⁴ ¹⁴. Trail Use Policies		
The District is committed to working with different trail user groups to find practical solutions to recreational use issues with the understanding that some trails or preserves may not be open to all uses.	▪ Guideline G.5.1 ▪ Implementation Action G.5.C(i)	CONSISTENT
Special Use facilities, (i.e. nature centers, historic structures, picnic tables, or backpack camps), and Special Use activities (i.e. large recreation events, hang gliding, or off-leash dog areas), are considered on a case by case basis. In some cases Special Use activities may require a permit. These types of uses may be allowed when they do not monopolize significant areas of natural land, do not significantly impact natural or aesthetic resources, and provide benefits such as environmental education, heritage resource protection, or public enjoyment and appreciation of nature. The cost of management and exposure to liability of these types of facilities and activities may be a factor in deciding whether to permit them on District lands.	Guideline G.6.8 Guideline G.6.9 Permanent Policy P.3	GAP/CONFLICT: The Service Plan prohibits camping. Staff Note: If the listing of special use facilities in the Basic Policy is the totality of facilities versus examples, the policy should use “e.g.,” not i.e.”)

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Public Safety d. The District monitors and manages its preserves to provide a safe environment for visitors and neighbors.¹⁵ ^{15.} Good Neighbor Policy, District Land Use Regulations	▪ Guideline G.3.4 ▪ Introductory text: Forestry ▪ Guideline G.4.3 ▪ Guideline G.4.4 ▪ Guideline G.6.4 ▪ Implementation Action G.6.A(i) ▪ Implementation Action G.6.E(i)	CONSISTENT
Cultural Resources e. Historic structures and sites will be considered for protection by the District where they are associated with lands acquired for overall open space values. Due to the high cost of evaluating, managing, and restoring such facilities, the District depends on grant assistance, public-private partnerships, and outside assistance to support these activities. Sites are evaluated for archaeological resources prior to any new use or improvement which might impact the site. Archaeological resources are evaluated, protected, and made known to the public as appropriate to ensure their preservation.¹⁶ ^{16.} Resource Management Policies	▪ Guideline G.6.3 ▪ Guideline G.6.30 ▪ Implementation Acton G.6Q(i) ▪	CONSISTENT
Agriculture and Revenue-Producing Use f. The District supports the continued agricultural use of land acquired for open space as an economic and cultural resource, including, but not limited to, grazing, orchards, row crops, and vineyards.	▪ Permanent Policy PA.1 ▪ Permanent Policy PA.2 ▪ Permanent Policy PA.3 ▪ Implementation Action G.3.C(i)	GAP/CONFLICT: The Service Plan allows for options other than fee-simple acquisition including selling back some agricultural lands or securing easements rather than acquisition.
The District does not consider commercial logging as agriculture. The District requires	▪ Guideline G.4.1 ▪ Guideline G.4.2	GAP/CONFLICT: The Service Plan allows limited logging when in the best interest of managing the

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sound agricultural management practices on land it manages or monitors, in accordance with its Resource Management Policies.¹⁷ 17. Resource Management Policies, Goals 10 and 11	Guideline G.4.3	ecological values, protecting public safety, or controlling disease within a property or watershed. The Service Plan also allows purchase of property or an easement with an approved timber harvest plan. Nonetheless, the District does not consider commercial logging that is solely for the purpose of revenue generation as a form of allowable agriculture. Limited logging is considered on a case-by-case basis when the purpose is forest health.
g. Revenue-producing use of District land, such as rental residences, communications antennas, or special commercial use such as filming, may be allowed when it does not utilize significant areas of natural land, does not unduly impact natural or aesthetic resources, does not unreasonably restrict public access, and provides benefits or income to the District.	None	CONSISTENT: The Service Plan is silent on the subject of revenue-producing activities.
OBJECTIVES 3. Inter-Agency Relationships: The District works with and encourages private and other public agencies to preserve, maintain, and enhance open space. Policies Cooperation a. The District cooperates with and encourages cooperation between governmental agencies, community organizations, and individuals to preserve open space.¹⁸	- Purpose - Mission Statement - Guideline G.1 - Implementation Action G.1.A(i) - Permanent Policy P.2. - Guideline G.5.1 - Implementation Action G.5.C(i) - Implementation Action G.5.D(i) - Implementation Action G.5.E(i) - Implementation Action G.6.C(i) - Implementation Action G.6.E(i) - Implementation Action G.6.F(i) - Implementation Action G.6.G(i)	CONSISTENT

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The District works cooperatively with other governmental agencies and community organizations to facilitate development and management of recreation facilities and of public use. The District ensures that such development is consistent with protection of important natural values of the open space. 18. Open Space Acquisition Policies, Pgs. 9, 10	▪ Guideline G.8 ▪ Guideline G.9	
Participation b. The District participates in the public review processes of land use plans of other agencies and development proposals that affect the District’s mission.	▪ Permanent Policy P.2 ▪ Permanent Policy P.3 ▪ Guideline G.5.1 ▪ Implementation Action G.5E(i) ▪ Implementation Action G.6.A(i)	CONSISTENT: The Service Plan makes it clear that the District does not regulate the land uses of other properties.
Joint Projects c. The District explores and engages in joint projects to maximize the opportunities for preservation of open space. Examples include inter-agency land management agreements, joint planning or research studies, and joint acquisition, improvement, or resource management projects.	▪ Implementation Action G.6.F(i) ▪ Guideline G.7 ▪ Implementation Action G.7.A(i) ▪ Guideline G.8 ▪ Guideline G.9 ▪	CONSISTENT
Research d. The District supports the development of scientific knowledge about natural and cultural resources and management techniques through cooperative arrangements with educational and scientific institutions, and by supporting research on which to base its management and improvement decisions. Such studies shall not	▪ Guideline G.9	CONSISTENT

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unreasonably restrict public access or significantly impact the environment.		
Advocacy e. In order to better plan, acquire, and operate a regional greenbelt of open space preserves and trails, and to further cooperate in this effort with other jurisdictions, the District may encourage and advocate preservation of open space by other governmental agencies. The District may support and encourage community groups, non-profits, and other conservation-oriented groups in their efforts to urge other agencies to take actions which will help accomplish the purposes and goals of the District.	▪ Guideline G.5.1 ▪ Implementation Action G.5.A(i) ▪ Implementation Action G.5.B(i) ▪ Implementation Action G.5.C(i) ▪ Implementation Action G.5.D(i) ▪ Implementation Action G.5.E(i) ▪ Guideline G.8	CONSISTENT
OBJECTIVES 4. Public Involvement: The District educates and makes clearly visible to the public the purposes and actions of the District, and actively encourages public input and involvement in the District’s decision-making process and other activities. ¹⁹	▪ Guideline G.5.1 ▪ Implementation Action G.5.A(i) ▪ Implementation Action G.5.B(i) ▪ Implementation Action G.5.C(i) ▪ Implementation Action G.5.D(i) ▪ Implementation Action G.5.E(i) ▪ Guideline G.8	CONSISTENT
Policies Public Information a. The District works through a variety of means and media to inform the public of the District’s goals and objectives, its short and long-term plans, the critical need for open space preservation, and the appropriate use of District lands. This information is disseminated as widely as possible throughout the District. Landowners and potential donors are adequately	▪ Guideline G.6.3 ▪ Implementation Action G.6.A(i)	CONSISTENT

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informed of the District’s purpose and goals, and of the possible methods of preserving land as open space.		
Meeting Procedures b. The District diligently follows the provisions of the Ralph M. Brown Act regarding open meeting procedures, and will be guided by its enabling legislation under the state Public Resources Code, Article 3, Division 5, Chapter 3, Section 5500. The District encourages and welcomes public participation at its meetings and make its actions, intents, and decisions clearly visible to the public.	▪ Guideline G.5.1 ▪ Implementation Action G.5.A(i) ▪ Implementation Action G.5.B-1(i) ▪ Implementation Action G.5.C(i) ▪ Implementation Action G.5.D(i) ▪ Implementation Action G.6.B(i) ▪ Implementation Action G.6.C(i)	CONSISTENT
Public Input c. The District encourages and welcomes communication from the public by being as accessible to the public as possible and by regularly soliciting public comments about what the District should be accomplishing and how it should proceed. ²⁰ 20. Public Notification and Good Neighbor Policies	▪ Guideline G.5.1 ▪ Implementation Action G.5.A(i) ▪ Implementation Action G.5.B-1(i) ▪ Implementation Action G.5.C(i) ▪ Implementation Action G.5.D(i) ▪ Implementation Action G.6.B(i) ▪ Implementation Action G.6.C(i)	CONSISTENT
Neighbor Relations d. In both the day-to-day conduct of its business and in the long-range planning for public open space preserves, the District makes every effort to cooperate with preserve neighbors, to take into account their perspectives, to fully address their concerns, and to engage and involve them in the process of making decisions regarding the preserves of which they are neighbors.	▪ Guideline G.3.7 ▪ Guideline G.3.8 ▪ Implementation Action G.5.D(i) ▪ Guideline G.6.3 ▪ Guideline G.6.4	CONSISTENT Staff Note: The Basic Policy could however also include reference to minimizing impacts to agricultural uses to wrap in concerns on the coastside regarding agricultural uses and public recreation.

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BASIC POLICY STATEMENT	RELATED SERVICE PLAN STATEMENTS	BASIC POLICY DISCUSSION
Active management, patrol, maintenance, and public education are provided to minimize threats to public safety, fire hazards, litter, noise, erosion, unsound use of the land, disturbance of wildlife and vegetation, and trespassing.²¹ 21. Good Neighbor Policy, Public Notification Policies, District Land Use Regulations	- Guideline G.3.4 - Guideline G.6.9	CONSISTENT
Participation e. The District seeks to involve the public in the operation and decision-making of the District and in general planning for acquisition and future use of open space lands through special workshops, committees and task forces, and public outreach activities. Through staff and volunteer programs, the District provides ecological and environmental education and fosters public appreciation of open space values.	- Guideline G.3.3 - Guideline G.5.1 - Implementation Action G.5.A(i) - Implementation Action G.5.D(i) - Guideline G.6.3 - Implementation Action G.6.A(i) - Guideline G.8 - Guideline G.9	CONSISTENT
Volunteerism f. Through its volunteer programs, the District encourages active public participation in the maintenance, restoration, and protection of its natural resources. In addition, volunteers assist the District in scientific research, and providing cultural, historical, and environmental education opportunities to the public.	- Guideline G.8 - Guideline G.9	CONSISTENT
5. Administration: The staff administers the affairs of the District on behalf of the public so	None	CONSISTENT: The Service Plan is silent on the subject.

TABLE 1: Basic Policy Analysis

BASIC POLICY STATEMENT	RELATED SERVICE PLAN STATEMENTS	BASIC POLICY DISCUSSION
as to maximize accomplishment of the goals and objectives of the District within existing financial constraints.		
Policies Cost Constraints a. Because the District is committed to maximum preservation efforts, administrative expense growth is limited by following an average annual operating expenses growth guideline, and by utilizing the help of other governmental agencies, private entities, contractual services, and volunteers.²² ²². Average Seven Percent Growth Guideline for District Operating Expenses and Annual Budget	▪ Permanent Policy PA.2 ▪ Guideline G.2 ▪ Implementation Action G.2.A(i) ▪ Implementation Action G.6.D(i)	CONSISTENT Staff Note: Although consistent, the Basic Policy language is outdated with a need to update the guidelines that are used to control administrative expenses.
Professional Organization b. The District employs a highly capable and professional staff and provides them with the facilities and resources needed to run an efficient and responsible organization.	▪ Guideline G.6.9 ▪ Implementation Action G.6.C(i)	CONSISTENT
Board of Directors c. The Board of Directors is the governing body of the District and determines all questions of policy. The District is divided into seven geographic wards of approximately equal populations, each represented by an elected Board member.²³ ²³. Public Resources Code, Section 5537	▪ Guideline G.5.1	CONSISTENT

The following table presents specific detailed topics within the Service Plan that are not specifically mentioned in the Basic Policy document. The Basic Policy is intended to be high-level / foundational policy document that does not need to specify the mechanism or “how to” procedures with implementation. Most, if not all, topics are typically addressed through other existing Board-specific policies or would be addressed through the environmental review process related to specific land or facility management planning. Where specific District policies are involved, they are referenced with appropriate web links identified.

TABLE 2: Topics not specifically addressed in the Basic Policy

SERVICE PLAN	TOPIC	REFERENCED IN BOARD-SPECIFIC POLICIES
Permanent Policy PA.2	Housing	Board Policy 4.11 Housing Policy
Guideline G.3.1	Pesticides	Integrated Pest Management Policy/Program https://www.openspace.org/sites/default/files/IPM_Guidance_Manual_0.pdf
Guideline G.6.7	Emergency Access	Resource Management Policies (See Policy WF-9 and Page 105 Definitions) https://www.openspace.org/sites/default/files/Resource_Management_Policies.pdf
Implementation Action G.7.J(i)	Dust/ Air Quality	Resource Management Policies (See Policy WF-5) https://www.openspace.org/sites/default/files/Resource_Management_Policies.pdf Environmental Protection Guidelines (see Appendix C of La Honda Creek Master Plan) https://www.openspace.org/sites/default/files/La%20Honda%20Creek%20Preserve%20Master%20Plan.pdf
Implementation Action G.6.K(i)	Storm water BMPs	Resource Management Policies (see Policy WR-3) https://www.openspace.org/sites/default/files/Resource_Management_Policies.pdf Environmental Protection Guidelines (see Appendix C of La Honda Creek Master Plan) https://www.openspace.org/sites/default/files/La%20Honda%20Creek%20Preserve%20Master%20Plan.pdf
Implementation Action G.6.M(i)	Revegetation enhancement	Resource Management Policies https://www.openspace.org/sites/default/files/Resource_Management_Policies.pdf
Implementation Action G.6.N(i)	Periodic monitoring	Resource Management Policies (see Policy WR-3, page 30, Policy RC-4, Policy RC-5, Policy CGM-3, Policy FM-4, Policy FM-5, Policy FM-6, etc.) https://www.openspace.org/sites/default/files/Resource_Management_Policies.pdf
Implementation Action G.6.O(i)	Maintenance and restoration	Resource Management Policies (see Policy WR-7, GS-2, https://www.openspace.org/sites/default/files/Resource_Management_Policies.pdf

TABLE 2: Topics not specifically addressed in the Basic Policy

SERVICE PLAN	TOPIC	REFERENCED IN BOARD-SPECIFIC POLICIES
Implementation Action G.6.P(i)	Pruning practices	Integrated Pest Management Policy/Program https://www.openspace.org/sites/default/files/IPM_Guidance_Manual_0.pdf
Implementation Action G.6.Q(i)	Short-term construction and historic properties	Board Policy 4.02 Improvements on District Lands (see attached) Environmental Protection Guidelines (see Appendix C of La Honda Creek Master Plan) https://www.openspace.org/sites/default/files/La%20Honda%20Creek%20Preserve%20Master%20Plan.pdf
Implementation Action G.6.R(i)	Archaeologic protocol	Resource Management Policies (see Policy Policy CR-1, CR-2, CR-3, CR-4, CR-5, etc.) https://www.openspace.org/sites/default/files/Resource_Management_Policies.pdf Environmental Protection Guidelines (see Appendix C of La Honda Creek Master Plan) https://www.openspace.org/sites/default/files/La%20Honda%20Creek%20Preserve%20Master%20Plan.pdf
Implementation Action G.6.S(i)	Native American burial plan	Resource Management Policies (see page 39 discussion but not a specific policy) https://www.openspace.org/sites/default/files/Resource_Management_Policies.pdf Environmental Protection Guidelines (see Appendix C of La Honda Creek Master Plan) https://www.openspace.org/sites/default/files/La%20Honda%20Creek%20Preserve%20Master%20Plan.pdf
Implementation Action G.6.T(i)	Geologic surveys	Resource Management Policies (see Geology and Soils Chapter VI on p. 60) https://www.openspace.org/sites/default/files/Resource_Management_Policies.pdf
Implementation Action G.6.U(i)	Trail monitoring for hazardous conditions	Board Policy 4.07 Trail Use Policy (includes Mitigation Measures) https://www.openspace.org/sites/default/files/0.1%20-%2020231025_Trail%20UsePoliciesandTrailsConstructionPractices_R-23-119.pdf The Trail Use Policy is not posted on Midpen's Policies webpage. However, staff recently presented this policy to the Board on 10/25/23, where the policy is Attachment 1 to the board report (see link to board report above). Environmental Protection Guidelines (see Appendix C of La Honda Creek Master Plan) https://www.openspace.org/sites/default/files/La%20Honda%20Creek%20Preserve%20Master%20Plan.pdf

TABLE 2: Topics not specifically addressed in the Basic Policy

SERVICE PLAN	TOPIC	REFERENCED IN BOARD-SPECIFIC POLICIES
Implementation Action G.6.V(i)	Geotechnical evaluation for structures	Environmental Protection Guidelines (see Appendix C of La Honda Creek Master Plan) https://www.openspace.org/sites/default/files/La%20Honda%20Creek%20Preserve%20Master%20Plan.pdf
Guideline G.6.18	Grading and slope constraints	Environmental Protection Guidelines (see Appendix C of La Honda Creek Master Plan) https://www.openspace.org/sites/default/files/La%20Honda%20Creek%20Preserve%20Master%20Plan.pdf
Guideline G.6.19	Water quality or flooding	Resource Management Policies (see Policy FM-3, FM-7, WF-8,) https://www.openspace.org/sites/default/files/Resource_Management_Policies.pdf Environmental Protection Guidelines (see Appendix C of La Honda Creek Master Plan) https://www.openspace.org/sites/default/files/La%20Honda%20Creek%20Preserve%20Master%20Plan.pdf

ATTACHMENT A

**San Mateo Coastal Annexation Area - Service Plan
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LAND ACQUISITION

Permanent Policy P.1	Within the Coastal Annexation Area, the District shall only acquire lands or interests in lands from willing sellers. The power of eminent domain will not be exercised by the District within the Coastal Annexation Area. This policy is a Basic Policy for the Coastal Annexation Area.
Implementation Action P.1.A.(i)	This policy within the defined Coastal Annexation Area shall be a permanent policy of the District adopted by ordinance of the District Board of Directors. (Reference: Mitigation AGR-1c)
Implementation Action P.1.B.(i)	This policy is a basic component of the District's application to the San Mateo Local Agency Formation Commission. It will be a basic component of the Service Plan to be approved by LAFCo. The District will request that this policy be made a Finding by the San Mateo LAFCo in its decision.
Implementation Action P.1.C.(i)	This policy will be adopted by the District as an ordinance, and through the District Board of Directors' certification of the Coastal Annexation Area Environmental Impact Report, will serve as an agricultural impact mitigation measure pursuant to the California Environmental Quality Act (CEQA).
Implementation Action P.1.D.(i)	This policy will be referenced in every governing document and proposal by the District in connection with the Coastal Annexation Area.
Guideline G-L1	The District shall also review local, state, or federal government hazardous sites lists prior to acquiring a property to determine if the area is a hazardous materials site. The following resources and agencies can be consulted: • Federal and state database information • Water Quality Control Board (San Francisco Bay Region) • San Mateo County Health Services Agency If a parcel is found to contain a hazardous materials site, trails, staging areas, or other facilities will not be constructed on the parcel until plans can be developed and implemented to either remediate the hazard or ensure that the public will not have access to hazardous areas. (Reference: Mitigation HAZ-1)

SERVICES AND FUNDING

The following statements address how the District can assure that its activities within the Coastal Annexation Area will not compromise existing services and that sufficient funding will exist before the District takes on any new responsibilities.

Guideline G.1	The District shall only acquire lands or enter into management agreements with other public or non-profit entities where such agreement would not
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	result in any negative significant impact to existing service.
Implementation Action G.1.A(i)	Following annexation, the District will work cooperatively with its constituents to develop appropriate District funding measures to augment existing funding sources for land acquisition and management within the Coastal Annexation Area. See also Implementation Action G.5.C(i)
Guideline G.2	Prior to making any lands available to public access for low-intensity recreation in the Coastal Annexation Area, the District shall have personnel and equipment available to manage public access such that: there would be no significant negative impact on existing services; and adequate stewardship to protect natural and agricultural resources will be provided by qualified and experienced personnel. (Reference: Mitigation Measure AGR-3i)
G.2.A(i)	The District shall conduct a site assessment prior to entering into any acquisition and/or management agreements to assure that the District shall not undertake any project without sufficient resources to sustain that project.

AGRICULTURE

Permanent Policy PA.2	The District shall actively work with lessees of District lands and with the owners of land in which the District has an agricultural easement interest to: a) Facilitate the provision of farm worker housing on District-owned lands by providing technical assistance in obtaining permits for such housing from the County of San Mateo. b) Seek grant funding for the continuation or establishment of viable agriculture through the California Farmland Conservancy Program and other agriculture grant programs. c) Provide technical assistance to secure water rights for the continuation or establishment of viable agriculture consistent with protection of sensitive habitats. (Reference: Mitigation Measure AGR-3j)
Permanent Policy PA.3	The District shall actively pursue opportunities to enter agricultural easements and leases with interested farmers and ranchers. All agricultural easements and agricultural leases in the Coastal Annexation Area shall: a) Be tailored to meet individual farmers and ranchers needs while respecting the unique characteristics of the property; b) Specify uses that are unconditionally permitted pursuant to the easement or lease to provide certainty to the farmer or rancher entering the lease or easement with the District; c) Include terms that allow farmers and ranchers to adapt and expand their

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	operations and farming practices to adjust to changing economic conditions; d) Include terms that ensure farmers or ranchers may provide farm labor housing as defined and approved by San Mateo County; e) Ensure compatibility of resource protection and management, low-intensity public recreation and viable agricultural operations; and f) In the case of leases, be for a sufficient period of time to gain a return on the investment in the agricultural operation. (Reference: Mitigation Measure AGR-3K)
Guideline G.3.1	The District shall conduct its land management practices such that they do not have an adverse significant impact on the physical and economic integrity of prime agricultural lands on or contiguous to properties owned or managed by the District (e.g. establishing appropriate buffers on District lands, etc.).
Guideline G.3.2	Improvements or public uses located upon open space lands other than agriculture shall be located away from existing prime agricultural lands and Unique Farmlands or Farmlands of Statewide Importance as shown on Farmland Mapping and Monitoring Program of the California Resources Agency. All trails and other public facilities should be located so as not to fragment agricultural operations unless no feasible alternative is available. While trails that bisect grazing lands would not be likely to fragment grazing operations, trails that bisect cultivated crops could adversely affect the vitality of agricultural operations and should be avoided. If trails must traverse cultivated lands they shall be permitted only if adequate buffers, signs, and other measures necessary to ensure that trail use does not interfere with the agricultural operations are implemented.” (Reference: Mitigation AGR-3a)
Guideline G.3.3	All lands acquired by the District within the Coastal Annexation Area will be inventoried to identify and prioritize resource management issues. Where there are critical issues, such as the presence of non- native invasive species which threaten the habitat of endangered species or the economic viability of an adjacent agricultural operation, resource management plans will be prepared for these areas even if they remain closed to the public. The use and management plan shall include an agricultural production plan for District-owned agricultural lands or District lands adjacent to agricultural lands. For district-owned lands, the plan shall describe the crop and/or livestock potential for the property together with the management actions required to protect existing agricultural production (e.g., growing seasons, water requirements, pesticide, manure, and waste management) and the agricultural potential of the land. The plan shall consider the following factors: a) Availability of labor, including farm labor housing; b) Availability of farm support services and goods; c) Necessary capital improvements (e.g. water storage, fencing, land leveling) d) Farm operations, including erosion control, the season(s) and times

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	of pesticide or herbicide usage, manure and waste management; e) Water use and availability; f) Access to transportation and markets; and g) Promoting agricultural production on District-owned land. In the case of District lands adjacent to agricultural production, the agricultural production plan shall develop site-specific measures to prevent activities on District lands from interfering with adjacent agricultural production. The development of use and management plans will include consultation with the current owner or operator of any agricultural operations on the land, adjoining landowners, the San Mateo County Environmental Services Agency in addition to other opportunities for public involvement. (Reference Mitigation AGR-3h and BIO-3)
Guideline G.3.4	In areas where trails would pass potentially hazardous adjacent land uses (e.g., timber operations), trail structures such as fences, barriers, and signs shall be used to deter trail users from leaving the trail and encountering unsafe conditions. Temporary trail closures shall be employed during intermittent operations, such as agricultural spraying, that would jeopardize the safety of an otherwise safe trail. (Reference: Mitigation LU-1a)
Guideline G.3.5	No new buildings or staging areas shall be located on prime agricultural lands or on Unique Farmlands or Farmlands of Statewide Importance as shown on Farmland Mapping and Monitoring Program of the California Resources Agency. Ranger office/maintenance facilities and staging areas may not be located on prime agricultural lands or on Unique Farmlands or Farmlands of Statewide Importance as shown on Farmland Mapping and Monitoring Program of the California Resources Agency. (Reference: Mitigation AGR-1a)
Guideline G.3.6	Trails and habitat preservation areas shall either be located to avoid prime agricultural lands and Unique Farmlands or Farmlands of Statewide Importance as shown on Farmland Mapping and Monitoring Program of the California Resources Agency or traverse such lands in a manner that does not result in interference with agricultural activities or substantially reduce the agricultural potential of those lands. Owners and operators of agricultural lands shall be consulted to identify appropriate routes on those lands. The agricultural activities and the agricultural potential of traversed lands shall be protected and buffered from trail user impacts by means of distance, physical barriers (i.e., sturdy fences), or other non- disruptive methods. (Reference: Mitigation AGR-1b)
Guideline G.3.7	The District shall provide private property signs where appropriate and provide trail users information regarding private property rights to minimize public/private use conflicts and trespassing. The District shall clearly sign trails adjacent to active agriculture and provide trail users with information regarding property rights to minimize trespassing and conflicts with agricultural users. (Reference: Mitigation AGR-3b)

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Guideline G.3.8	Trails shall either be located to avoid prime agricultural lands and Unique Farmlands or Farmlands of Statewide Importance as shown on Farmland Mapping and Monitoring Program of the California Resources Agency or traverse such lands in a manner that does not result in interference with agricultural activities or substantially reduce the agricultural potential of those lands. Operators of active agricultural activities on lands owned by or under easement to the District shall be consulted to identify appropriate routes on lands they cultivate. Owners and operators of agricultural lands adjacent to District lands used for non-agricultural purposes shall be consulted to identify routes that will avoid adverse effects on agricultural operations. The agricultural activities and the agricultural potential of traversed lands shall be protected and buffered from trail user impacts by means of distance, physical barriers (i.e., sturdy fences), or other non-disruptive methods. (Reference: Mitigation AGR-3c)
Guideline G.3.9	The District lands or easements upon which trails are sited shall provide width sufficient for management and/or buffer space from adjacent uses so as not to preclude the viability of those uses. Buffers established to separate recreation and other open space uses from agricultural operations shall be designed and managed in accordance with the following standards: - Buffers shall be designed in relation to the nature of the adjoining land use, potential land uses, and proposed public access; - Buffers shall be designed in relation to the topography and other physical characteristics of the buffer area; - Buffers shall be designed with consideration of biological, soil, and other site conditions in order to limit the potential spread of non-native invasive species or pathogens onto agricultural lands; - Buffers shall be of sufficient width to allow agricultural use of adjoining agricultural lands including application of pesticides and other agricultural chemicals taking into account the likelihood and extent of potential pesticide drift. - All lands used for buffers should be on land or interests in land owned by the District; adjoining landowners shall not be required to provide land for buffers. - The District shall be responsible for the management and maintenance of all lands used as buffers. - If a specific buffer fails to resolve conflicts between a recreational use and adjacent agricultural uses the recreational use shall be moved to a different location. - All buffers shall be developed in consultation with the owners and operators of adjoining agricultural lands (Reference: Mitigation AGR-3d)
Guideline G.3.10	Where pesticides are used, including pesticides for control of noxious weeds, they must be handled, applied, and disposed of in such a manner that they do not adversely affect adjacent agriculture including organic agriculture. Pesticide use shall be guided by label restrictions and any advisories

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	published by the California Department of Pesticide Regulation (CDPR) or the County Agricultural Commission. These chemicals shall only be applied by a person who is properly trained in their application. (Reference: Mitigation AGR-3e)
Implementation Action G.3.A(i)	In acquiring lands and preparing site assessments, the District shall recognize that agriculture in the marketplace is dynamic and that agricultural use practices must be evaluated on a case-by-case basis, relative to current marketplace conditions. On a case-by-case basis, the District shall determine how best to continue agricultural uses consistent with protection of rare, threatened and endangered plant and animal species and their habitat. See also Guideline G.6.3
Implementation Action G.3.B(i)	The development of agricultural policies, preparation of site assessments and preparation of access plans for low-intensity public recreation by the District affecting prime agricultural lands shall include consultation with local agricultural interests such as the San Mateo County Agricultural Advisory Committee, the Resource Conservation District, and the local Farm Bureau, and will be subject to public review. See also Guidelines G.6.3
Implementation Action G.3.C(i)	Where the District acquires conservation easements on agricultural lands, the District will consider as a term of the easement on a case- by-case basis allowing all agricultural uses permitted by San Mateo County.

FORESTRY

Guideline G.4.1	The District shall not propose commercial harvest of timber on District-owned property except in the limited cases described in Guideline G.4.3 below.
Guideline G.4.2	On a case-by-case basis, the District may purchase property or an easement that includes approved timber harvest plans
Guideline G.4.3	On rare occasions, the District may permit limited tree removal on District-owned property where a timber harvest plan does not previously exist, if such actions are shown to be in the best interest of managing the ecological values, protecting public safety, or controlling disease within the property or watershed. In such cases, the timber may be sold.
Guideline G.4.4	The District shall conduct its land management practices such that they do not have an adverse significant impact on the physical and economic integrity of timberland preserves on or contiguous to properties owned or managed by the District and so that the safety of visitors to District preserves is not compromised by timber harvesting (e.g., establishing appropriate buffers on District lands). (Reference Mitigation AGR-3f)

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REPRESENTATION

Guideline G.5.1	Upon annexation, the District shall institute appropriate forms of representation so that District planning and decision-making relating to the Coastal Annexation Area includes the input of Coastal Annexation Area residents. During the development of policies for the Coastal Annexation Area the District shall consider the formation of advisory committees as needed to address specific policy topics.
Implementation Action G.5.A(i)	The District Board shall conduct periodic meetings within the Coastal Annexation Area when appropriate and when significant agenda items specifically relate to the Coastal Annexation Area. All proposed Coastal Annexation Area policies will be reviewed by the full Board of Directors at public meetings held in the Coastal Annexation Area.
Implementation Action G.5.B-1(i)	To ensure that local viewpoints are considered in all significant District planning and decision-making relating to the Coastal Annexation Area, the District will consult with local elected officials, government agencies, and government-sponsored organizations within the Coastal Annexation Area.
Implementation Action G.5.C(i)	To further ensure recommendations representing local involvement are considered in all significant District planning and decision-making relating to the Coastal Annexation Area, the District shall directly notify community-interest groups, non-profit land trusts, elected officials, and other conservation-oriented organizations about District Board meetings or other public meetings that involve subjects relating to the District's activities within the Coastal Annexation Area
Implementation Action G.5.D(i)	The District shall notify owners of contiguous properties about public meetings where property acquisitions in the Coastal Annexation Area or any significant use or improvements proposed on District-owned lands in the Coastal Annexation Area are considered.
Implementation Action G.5.E(i)	Following annexation, no action regarding adoption of Coastal Annexation Area policies shall be taken by the District without consultation with elected officials, government agencies, and government-sponsored organizations within the Coastal Annexation Area.

PLANNING AND DEVELOPMENT

Guideline G.6.1	The District will develop a set of Basic Policies for the Coastal Annexation Area.
Guideline G.6.2	The District's existing Master Plan and Regional Open Space Study will be expanded to include the Coastal Annexation Area.
Guideline G.6.3	Inherent in the preservation of open space resources in the Coastal

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	Annexation Area is the protection of: rare, threatened and endangered plant and animal species; ecological systems; agricultural resources, water quality; visual resources; unique biological resources, including heritage and significant trees; and the unique cultural resources in the Coastal Annexation Area, including historic, archaeological and paleontological resources. Therefore, prior to making any lands available to low-intensity public recreational access, the District shall prepare and adopt a use and management plan, which, includes site-specific resource management and public access components for any lands acquired by the District or managed through contract for other public or private non-profit property owners. All lands acquired by the District within the Coastal Annexation Area will be inventoried to identify and prioritize resource management issues. Where there are critical issues, such as the presence of non-native invasive species which threaten the habitat of endangered species or the economic viability of an adjacent agricultural operation, resource management plans will be prepared for these areas even if they remain closed to the public. The use and management plan shall include an agricultural production plan for District-owned agricultural lands or District lands adjacent to agricultural lands. For district-owned lands, the plan shall describe the crop and/or livestock potential for the property together with the management actions required to protect existing agricultural production (e.g., growing seasons, water requirements, pesticide, manure, and waste management) and the agricultural potential of the land. The plan shall consider the following factors: a) Availability of labor, including farm labor housing; b) Availability of farm support services and goods; c) Necessary capital improvements (e.g. water storage, fencing, land leveling) d) Farm operations, including erosion control, the season(s) and times of pesticide or herbicide usage, manure and waste management; e) Water use and availability; f) Access to transportation and markets; and g) Promoting agricultural production on District-owned land. In the case of District lands adjacent to agricultural production, the agricultural production plan shall develop site-specific measures to prevent activities on District lands from interfering with adjacent agricultural production. The development of use and management plans will include consultation with the current owner or operator of any agricultural operations on the land, adjoining landowners, the San Mateo County Environmental Services Agency in addition to other opportunities for public involvement. (Reference: Mitigation AGR-3h and BIO-3)
Guideline G.6.4	The following measures will be included in every future Use and Management Plan for parcels within the Coastal Annexation Area: 1. In areas where trail routes are immediately adjacent to private

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	property, fencing shall be employed as necessary to deter users from leaving the trail. Specific fence, gate, and crossing designs will be determined in consultations with adjacent affected property owner(s) at the Use and Management Plan stage. 2. All new trails/facilities will be sited away from the edges of new preserves. 3. All new trails/facilities will be designed to preserve existing vegetation within new preserves and at the property lines so that preserve users will not be able to view land uses in adjacent properties. 4. Trail uses will be consolidated where safe within the same trail way, depending on the steepness, available right-of-way, safety, user frequencies, and other conditions. A type of use on a trail may be prohibited for safety or environmental reasons, such as erosion and water quality. Where a trail is restricted to a particular type of user, the trail shall be clearly designated as such and shall be equipped with use signs and appropriate barriers to discourage unauthorized use. Trails shall be sited a minimum distance of 300 feet from occupied dwellings unless site-specific circumstances make this infeasible. Where a 300-foot setback is not feasible, Trails shall be set back a minimum distance of 50 feet. Potential noise and privacy impacts must be evaluated for any subsequent District action and shall be reduced by use of berms, fencing, landscaping, and other feasible and compatible means, if necessary. (Reference: Mitigation LU-1b:)
Guideline G.6.5	The District will not permit access in places where the access would create a hazard due to a design feature such as a sharp curve or dangerous intersection. (Reference: Mitigation PSI-1a)
Guideline G.6.6	A maximum speed limit of 15 miles per hour shall be placed on all trails that permit cyclists and other trail users (e.g., pedestrian, equestrian). Signs shall be located at trail entrances that indicate that a speed limit is in effect. (Reference: Mitigation PSI-1b)
Guideline G.6.7	Where compatible with other trail characteristics, planners shall locate trail alignments and access points to allow trails to also serve as emergency access routes for patrol or emergency medical transport. Where feasible for more remote areas, emergency helicopter landing sites shall be provided. (Reference: Mitigation HAZ-2b)
Guideline G.6.8	The District shall limit trail use to low-intensity hiking, bird watching, bicycling, equestrian use, environmental education and other similar low hazard uses, and prohibit smoking, camping, picnic areas, fireworks and off-road vehicle use. (Reference: Mitigation HAZ-2e)

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Guideline G.6.9	The District shall develop and maintain staging areas and trail heads to incorporate: a) Fenced parking areas paved with gravel or asphalt in a narrow configuration to discourage irresponsible vehicle use. b) Entrance and road shoulders designed to discourage parking and to facilitate emergency access. c) Gates that are at least 12 feet wide constructed of heavy materials with a protected locking system for District and fire service access. d) 10-foot radiuses paved with gravel around trailheads. e) Signage that describes prohibited uses and warns against fire hazards. f) Low ignition fuels, such as grasses, planted adjacent to trail heads and staging areas that shall be mowed annually as soon as 30 per cent of the light ground fuel is cured. g) Close trail access points on all predicted high fire response level days (Burn Index of 41, or higher) and post such closures on the District website. h) Periodic patrols by District staff. (Reference: Mitigation HAZ 2f)
Guideline G.6.10	Trail alignments and their associated facilities shall be sited and designed to be in harmony with surrounding natural and cultural settings and to retain natural appearances and values. (Reference: Mitigation AES-1a)
Guideline G.6.11	Trail alignments across the face of open hillsides and near the top of ridgelines shall be sited to avoid creating new, permanent, noticeably visible lines on the existing landscape when viewed from points looking up at or perpendicular to the trail. Conditions to be considered when siting trails include, but are not limited to, avoiding excessive cuts in slopes that could not be effectively revegetated, and presence of native soil to support revegetation.
Guideline G.6.12	Screening berms, perimeter planting, and parking area trees that provide a canopy shall be used at major staging areas to visually buffer views into the staging area from sensitive viewpoints. (Reference: Mitigation AES-1c)
Guideline G.6.13	All structures proposed that are located in scenic corridors shall be screened using native landscaping with plants indigenous to the localized area. (Mitigation AES-1d)
Guideline G.6.14	Any utilities constructed within a State scenic corridor for District facilities shall be underground. (Reference: Mitigation AES-1e)
Guideline G.6.15	Any new lighting as part of the proposed project will have light shields and other devices to ensure that no new light or glare will impact sensitive receptors. (Reference: Mitigation AES-2)

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Guideline G.6.16	Trails shall be sited to minimize potential water pollution and stream bank erosion. Equestrian trails shall not be sited parallel to “blue line” streams (as mapped on USGS 7.5 minute quadrangle maps) and major drainages (determined during the preparation of individual trail design) within 150 feet of the streambank in such watersheds. Where equestrian trails must cross streams or major drainages in water supply watersheds, the trail shall be sited perpendicular to the stream (to the extent allowed by topography and vegetation) through the 300-foot buffer zone (150 feet on each side). Equestrian trails shall not be located within 150 feet of the high water line of a drinking water reservoir. These measures may be modified on a case-by-case basis upon the advice of a qualified biologist or water quality specialist and the concurrence of the applicable water agency. (Reference: Mitigation HYD-1a)
Guideline G.6.17	When acquiring new property, the District shall carefully evaluate existing roads and trails before adopting a Preliminary Use and Management Plan and opening them to the public to ensure that their design is compatible with resource protection and recreational uses. In some cases, the District may close and restore poorly designed roads and trails to restore the land to its natural conditions. Where roads exist in areas of geologic sensitivity (areas prone to landslides or earth movement), the District may conduct a roads assessment to identify corrective actions necessary to reduce sediment input into streams. Trail surfaces appropriate to intended use shall be selected so as to minimize runoff and erosion problems. Trail designs shall conform to the County Surface Runoff Management Plan, County Excavating, Grading, Filling, and Clearing Regulations Ordinance, and the County Topsoil Ordinance, as defined in this chapter. Surface water shall be diverted from trails by outsloping the trail tread 3% where feasible. Where necessary, shallow ditches or water bars shall be used to divert water on running slopes greater than 5%. Other trail drainage techniques may include rolling dips, culverts, or ditches on sides of trails. Erosion control plans shall comply with erosion control policies in the County General Plan and Local Coastal Program. (Reference: Mitigation HYD-1c)
Guideline G.6.18	No large-scale grading shall be used for trail construction. The degree of cut allowed on a slope depends on the soil type, hardness, and surrounding natural resources. Ultimate cuts shall be contoured to blend with the natural slope. Steep areas shall be handled by limited terracing to avoid large-scale grading. Surface soil disturbance shall be kept to a minimum to reduce erosion and maintenance problems. Only those rocks, stumps, and roots that interfere with safe passage shall be removed. (Reference: Mitigation HYD-1d)

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Guideline G.6.19	Culverts shall be designed so that they do not limit the ability of debris to pass. Structures over water courses shall be carefully placed to minimize disturbance and should be located 2 feet above the 100-year flood elevation or 2 feet above the Flood Hazard Flood Insurance Rate Map flood elevation. Maintenance of culverts and drainage structures shall be performed as needed to ensure proper functioning. (Reference: Mitigation HYD-2)
Guideline G.6.20	Biological resource assessments shall be conducted during preparation of Use and Management Plans. Assessments shall be conducted by a qualified biologist and will include surveys for sensitive habitats and special-status species in the appropriate seasons. These assessments will include recommendations to align potential trails to avoid impacts to sensitive habitats, special-status species, and heritage and significant trees. If any trail alignment may affect such resources, the District will consult with the appropriate agencies (e.g., California Department of Fish and game, U.S. Fish and Wildlife Service, national Marine Fisheries Service) to ensure that impacts will be avoided or mitigation is adequate. (Reference: Mitigation BIO-1a)
Guideline G.6.21	The District shall protect sensitive habitat areas and other areas where special-status species may be adversely affected when planning trails and other facilities. To the maximum extent feasible, trail alignments and other improvements shall avoid impacts to sensitive habitats, including habitats for special-status plants and animals. All improvements shall be evaluated on a case-by-case basis by a qualified biologist to identify impact avoidance measures or mitigation measures for biotic impacts. Consideration shall be given to: ▪ Relocating trails or other improvements ▪ Periodic closures ▪ Revegetation prescriptions ▪ Buffer plantings ▪ Discrete barrier fencing that accommodates wildlife passage ▪ Other appropriate measures Removal of native vegetation shall be avoided as much as possible. The appropriate resource agencies shall be contacted regarding any trail alignments or other improvements that may impact sensitive habitats, special-status species, or their habitat. Plant replacement shall be native to the area and suitable for the site conditions. (Reference: Mitigation BIO-1b)
Guideline G.6.22	In special-status species habitat areas, trail use levels shall be limited as appropriate to ensure protection of resources. Techniques for limiting use may include, but are not limited to: Physical access controls Seasonal or intermittent closures (Reference: Mitigation BIO-1c)
Guideline G.6.23	Existing access routes shall be used wherever suitable to minimize impacts of

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	new construction in special-status species habitats. Realignments will be implemented where necessary to avoid adverse impacts on resources. (Reference: Mitigation BIO-1d)
Guideline G.6.24	Trail design shall include barriers to control trail use and prevent environmental damage. Barriers may include fences, vegetation, stiles, and/or fallen trees or branches. (Reference: Mitigation BIO-1e)
Guideline G.6.25	When parallel to a stream or riparian zone, trails shall generally be set back from the top of bank or from the outside edge of the riparian zone, whichever is greater, except where topographic, resource management, or other constraints or management objectives make such a setback not feasible or undesirable. Riparian setbacks may be adjusted on a case- by-case basis based upon advice of a qualified biologist and with the concurrence of reviewing agencies, where applicable. (Reference: Mitigation BIO-1g)
Guideline G.6.26	Trail crossings of streams and drainages shall be designed to minimize disturbance through the use of bridges, fords, or culverts, whichever is least environmentally damaging. Bridges and culverts shall be designed so that they visually and functionally blend with the environment and do not substantially interfere with the movement of native fish. Sufficient depth and velocity of water through the culvert shall exist in fish-bearing streams for passage of native fish and other native aquatic species during high and low flow conditions. All stream crossings shall be restricted at fish-bearing streams during critical times, such as during spawning, unless bridges and culverts are provided. (Reference: Mitigation BIO-1h)
Guideline G.6.27	Trails and other improvements shall avoid wetlands and other jurisdictional waters, including seasonal wetlands, seeps, springs, and farm ponds, whenever possible. A wetlands biologist will conduct reconnaissance-level surveys of all proposed improvements in areas with potential wetlands. Any improvements adjacent to wetland areas will be constructed so that fills avoid wetland impacts and minimum setbacks are allowed. Where feasible, setbacks from wetlands and other jurisdictional waters shall be a minimum of 50 feet for trails and 100 feet for staging areas and other improvements. A formal wetland delineation will be required for any improvements that may directly impact wetlands. (Reference: Mitigation BIO-1i)
Guideline G.6.28	Existing native vegetation shall only be removed as necessary to accommodate the trail clearing width. The minimum horizontal clearing width from physical obstructions varies based on the type of trail but should be no less than two feet from the outer limits of the trail tread and shall be determined on a case by case basis to protect special natural features. Maximum vertical distance from overhanging branches shall be 12 feet on trails open to equestrian or bicycle use. Maximum vertical distance from

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	overhanging branches shall be eight feet on hiking trails. Clearing shall be determined on a case-by-case basis to protect special natural features. (Reference: Mitigation BIO-1m)
Guideline G.6.29	The District shall minimize fragmentation of interior habitat, reduce barriers to wildlife movement within preserves, identify and protect established wildlife crossings to allow movement across existing roads, remove unnecessary fences and barbed wire from preserves, and seek to reduce barriers to wildlife movement on a more regional basis. The construction of new fences constructed on District owned or managed lands shall not restrict wildlife movement. Fence rails shall be designed with openings large enough for native mammals to pass through. (Reference: Mitigation BIO-2)
Guideline G.6.30	The protocol for determining if structures are of historic value is as follows: 1. The property and building types will be identified and evaluated by a qualified cultural consultant; 2. The cultural consultant will determine if the structures in question are currently included in a local register of historic resources, on the California Register of Historic Resources or on the National Register of Historic Places; 3. If it is determined that the structures in question are not currently included in a local register of historic resources, on the California Register of Historic Resources or on the National Register of Historic Places, a DPR 523 form issued by the California Department of Parks and Recreation (DPR) will be completed by the cultural consultant and the structural and building data sent to a qualified architectural historian; 4. If it is determined that the structures in question are currently on the California Register of Historic Resources or if the building has been determined to be of historic value, there are two options that would mitigate any impact to the historic values: a) Retain and rehabilitate the building, rehabilitate it according to the Secretary of the Interior's Standards and Guidelines for Rehabilitating Historic Buildings (U.S. Department of Interior 1990). New construction near this building should be consistent with its historic character; or b) Move the building to a different location on its current parcel or to a different parcel appropriate to its historic character. (Reference: Mitigation CUL-1a)
Implementation Action G.6.A(i)	Upon completion of the annexation process and with public involvement through local groups, the District shall conduct hearings to develop its Basic Policies for the Coastal Annexation Area. These hearings shall address, at a minimum, the following topics: public participation; resource management; public access; recreational use; public safety; cultural resources; agriculture and timber production; inter-agency relationships; and public information. See also Implementation Actions G.5.C(i) and G.5.E(i)
Implementation Action G.6.B(i)	Following adoption of Basic Policies for the Coastal Annexation Area, the District shall complete an expansion of its Master Plan for the Coastal

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	Annexation Area. The Master Plan shall include guidelines for District acquisitions and show the relative desirability of lands as potential open space, without establishing a priority for land acquisition. See also Implementation Actions G.5.C(i) and G.5.E(i)
Implementation Action G.6.C(i)	A District staff liaison will be assigned to the Coastal Annexation Area to work with local residents, property owners, government, and interest groups in developing recommendations to the District Board of Directors.
Implementation Action G.6.D(i)	The District will open a field office and maintenance facilities within the Coastal Annexation Area once the District has the need and funding for permanent management presence in the area.
Implementation Action G.6.E(i)	As a part of planning for public safety, the District will ensure that each preserve has adequate emergency access land and the paths and roadways of an open space area are documented and maps are distributed to local fire and police stations prior to opening a preserve to the public. (Reference: Mitigation PSI-2)
Implementation Action G.6.F(i)	During preparation of plans for specific facilities, the District shall: a) Review, in conjunction with the local fire protection services, available water resources. In consultation with the County of San Mateo Environmental Services Department and the California Department of Forestry, the District shall determine whether the construction of dry hydrants (as defined in the Final EIR at Page II-32) on specific lands acquired is feasible in order to provide additional remote area water supplies for fire suppression activities. The District shall purchase a 1,500 - 2,000-gallon maintenance -style water truck. The District-owned water truck shall be available for mutual aid calls during fire suppression activities. b) Select indigenous plant materials and/or seed mixes utilized at staging areas or along trails for their low maintenance and drought and fire resistant characteristics to minimize additional fuel available to wildland fires to the extent feasible. (Reference: Mitigation HAZ-2a)
Implementation Action G.6.G(i)	In addition to continuing its current fuel management practices, as new lands are acquired, the District shall consult with the San Mateo County Fire Department and the California Department of Forestry in developing site-specific fuel modification and management programs for specific lands acquired, as part of its Use and Management planning process. (Reference: Mitigation HAZ-2d)
Implementation Action G.6.H(i)	The District shall routinely monitor trails and provide regular maintenance to avoid public exposure to hazardous conditions. Trails or other facilities shall be closed for construction or repair, or when another hazardous condition exists (e.g. landslide during flooding or extremely wet weather) that renders trail use especially hazardous, or where adjacent land uses may present unsafe conditions that could affect open space users. Where use limitations or

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	closures are in place, the area shall be clearly designated and shall be equipped with use signs and appropriate barriers to discourage unauthorized use. Missing or damaged signs, gates, fences, and barriers shall be repaired or replaced as soon as possible. Closure notices shall include the reason(s) for the closure, an estimate of how long the facility will be closed, and a telephone number to call for further information. (Reference: Mitigation HAZ-3a)
Implementation Action G.6.I(i)	District preserve maps for the public shall be kept up-to-date to the extent feasible. Trail maps shall also provide trail use rules, emergency information, trail accessibility, other pertinent safety information and shall be available at all staging areas. (Reference: Mitigation HAZ-3b)
Implementation Action G.6.J(i)	The District shall insure that the following measures are included in all future construction contracts to control fugitive dust emissions: ▪ Water all active construction areas at least twice daily and more often during windy periods. Active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non- toxic stabilizers or dust palliatives; ▪ Cover all trucks hauling soil, sand and other loose materials and/or require all trucks to maintain at least two feet of freeboard; ▪ Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas for construction sites; ▪ Sweep daily (preferably with water sweepers) all paved access roads, parking areas and staging areas at construction sites; ▪ Sweep streets daily (preferably with water sweepers) if visible soil material is carried onto adjacent public streets; ▪ Hydroseed or apply non-toxic soil stabilizers to inactive construction areas; ▪ Enclose, cover, water twice daily or apply non-toxic soil binders to any exposed stockpiles (dirt, sand, etc.); ▪ Limit traffic speeds on unpaved roads to 15 mph.; ▪ Install sandbags or other erosion control measures to prevent silt runoff to public roadways; ▪ Replant vegetation in disturbed areas as quickly as possible; ▪ Suspend excavation and grading activity whenever the wind is so high that it results in visible dust plumes despite control efforts. (Reference: Mitigation AIR-1)
Implementation Action G.6.K(i)	Storm water quality BMPs as listed in this section shall be implemented to reduce potential water quality impacts. BMPs include: 1. Flow of runoff from drainage structures will be directed to vegetated areas, away from creeks and drainages as is practical. 2. Conduct any trail maintenance work during low flow periods 3. Use erosion and sediment control measures to minimize water quality impacts and ensure no sediment at heavily traveled trails flows into creeks. These measures include:

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	▪ Silt Fences ▪ Straw Bale Barriers ▪ Brush or Rock Filters ▪ Storm Drain Inlet Protection ▪ Sediment Traps ▪ Sediment Basins ▪ Erosion Control Blankets and Mats ▪ The District shall prevent erosion on steep slopes by using erosion control material according to manufacturer's specifications. 4. If soil is to be stockpiled for any reason at creeksides, no run-off will be allowed to flow back to the creek. (Reference: Mitigation HYD-1b)
Implementation Action G.6.L(i)	A particular trail or other facility may need to be closed during seasonal periods critical to special-status species, where overuse threatens resource values, or for other reasons to protect biological resources. Where a trail or surrounding habitat warrants special notice limiting trail use, the trail shall be clearly designated and should be equipped with use signs and appropriate barriers to discourage unauthorized use. Missing or damaged signs, gates, fences, and barriers shall be repaired or replaced as soon as possible. Closure notices shall include the reason(s) for the closure, an estimate of how long the facility will be closed, and a telephone number to call for further information. (Reference: Mitigation BIO-1f)
Implementation Action G.6.M(i)	Revegetation and/or enhancement shall be undertaken where any sensitive habitat or special-status species habitat will be disturbed or destroyed by facility construction. Revegetation work shall be implemented prior to or concurrently with the development. The design of an appropriate revegetation program shall fully compensate for the lost habitat, with no net loss of habitat functions and values. Riparian and wetland habitat impacts will typically be mitigated at a 3:1 ratio for high quality habitat areas and at lower ratios where lower habitat quality justifies a lower ratio. A lower ratio may also be justified if habitat mitigation is implemented and verified as successful prior to the occurrence of impacts. Mitigation shall be based on in-kind replacement of impacted habitat with habitat of equal or better biotic value. The revegetation program shall be designed by a qualified biologist or ecologist and submitted to the appropriate regulatory or trustee agency for approval. At a minimum, the revegetation program shall include a description of project impacts, mitigation calculations, the mitigation site, revegetation techniques, maintenance measures, a long-term monitoring program, and contingency measures. Native plant materials suited to the site will be utilized in all mitigation work. (Reference: Mitigation BIO-1j)
Implementation Action G.6.N(i)	Periodic monitoring of known sensitive habitats adjacent to trails or other facilities shall be conducted to determine if unacceptable soil compaction or other adverse impacts are occurring. If monitoring reveals that undesirable

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	soil compaction or impact to a sensitive habitat is occurring, barriers or other appropriate measures (such as trail rerouting) shall be employed as needed to discourage off-trail use. Brush or other aesthetically acceptable barriers can be used to cover illegal trails, abandoned trails, or shortcuts to discourage use until natural vegetation returns. (Reference: Mitigation BIO-1k)
Implementation Action G.6.O(i)	Should sensitive habitat be impacted such that it necessitates permanently closing a trail or staging area, a management program to rehabilitate the area will be developed. Such a program shall include discing and replanting or other techniques appropriate to the habitat type to return the site to a natural condition and sufficiently blocking the trail with barriers to effectively prohibit use. Management shall include monitoring the site to ensure that it returns to a natural condition without the intrusion of invasive exotic plants. Management shall also include design elements, maintenance, and monitoring to ensure that erosion is minimized. Construction and maintenance of trails will require the trimming and/or removal of vegetation along the trail route and staging areas. (Reference: Mitigation BIO-1l)
Implementation Action G.6.P(i)	Good pruning practices should be followed when vegetation growth must be cleared. Ground cover plants and low shrubs should not be cleared beyond the original construction standards. The construction standard shall be defined as the trail tread width plus 1-2 feet from each side of the edge of the trail tread. Noxious plants (e.g., yellow star-thistle) shall be controlled along trails and the edges of staging areas in a timely manner. (Reference: Mitigation BIO-1n)
Implementation Action G.6.Q(i)	Short-Term/Construction activities may impact nearby historic properties. These impacts may include dust accumulation on building facades, and increased noise and vibration from construction equipment. Construction period impacts could be mitigated to a less-than-significant level by implementing the following mitigation measures: 1. Project specifications shall require the contractor(s) and any subcontractors to conform to the County's noise control requirements. 2. Project specifications shall require the general contractor and any subcontractors to control dust and exhaust emissions of particulates through water sprinkling during demolition and excavation activities; covering of stockpiles of soil, sand and other such materials; covering trucks hauling debris, soil, sand and other such materials; street sweeping of the streets surrounding excavation and construction sites; equipment maintenance to reduce emissions; and, prohibitions on idling engines when not in use. 3. Cleaning of the adjacent historic buildings may be necessary after construction activities to prevent long-term damage to the building fabric. The need for cleaning shall be determined by a qualified Historic Architect, shall follow the standards set by the Secretary of the Interior, and shall be completed in consultation with the Historic

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	Architect. 4. A structural engineer shall inspect the buildings prior to construction to determine if the noise and vibration anticipated during construction will affect the buildings framework and fabric. The report, with any recommendations and mitigation measures, should be reviewed by a qualified Historic Architect (Reference: Mitigation CUL-1b)
Implementation Action G.6.R(i)	Application of the Standard Protocol for Unexpected Discovery of Archaeological and Paleontological Cultural Materials (See Appendix A) will be applied. (Reference: Mitigation CUL-2)
Implementation Action G.6.S(i)	Application of the Native American Burial Plan (See Appendix A) will be applied. (Reference: Mitigation CUL-3)
Implementation Action G.6.T(i)	Surveys shall be conducted as part of trail route site planning to identify the occurrence of any potentially hazardous geologic conditions such as unstable slopes in landslide areas. Such areas shall be avoided or necessary construction design measures shall be incorporated into the trail design to assure that: ▪ Users will not be exposed to the identified hazard ▪ Trails would not contribute to increasing the degree or extent of instability ▪ Drainage from the trail would be routed away from the instability In no event shall a trail be routed across an instability that is actively supplying sediment directly into a channel within a watershed known to support anadromous fish species, unless the instability is stabilized. (Reference: Mitigation GEO-1a)
Implementation Action G.6.U(i)	The District shall routinely monitor trails and provide regular maintenance to avoid public exposure to hazardous conditions. (Reference: Mitigation GEO-1b)
Implementation Action G.6.V(i)	Where structures are proposed, a geotechnical evaluation shall be conducted to identify engineering methods to reduce the potential for structural failure due to geological hazards. All buildings shall be designed in a manner that reflects the geologic hazards on the site, and shall be consistent with local and Uniform Building Codes. (Reference: Mitigation GEO-1c)
Guideline G.7	In implementing any specific management or public access plans, the District shall obtain all necessary permits from appropriate Federal, State, and local land and resource regulatory agencies. Such agencies include, but are not limited to, San Mateo County, the City of Half Moon Bay, and the California Coastal Commission.
Implementation Action	The District shall coordinate with appropriate agencies, such as the County

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G.7.A(i)	and the California Department of Forestry to formalize mutual aid agreements. (Reference: Mitigation HAZ-2c)
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Partnerships

Guideline G.8	The District shall work with other public recreation and open space providers, conservation agencies, non-profit land trusts, and community organizations for the preservation and management of open space resources that are regionally significant. District participation, to the extent allowed by law, could include: partial financing for land acquisition; temporary receivership of property; coordination of technical planning and legal services relating to open space issues; joint grant proposals; co-sponsorship and participation in demonstration projects; and joint open space resource management training.
Guideline G.9	The District will encourage active public participation in: maintaining, restoring, and protecting natural resources; assisting in scientific research programs; and providing science and conservation education opportunities to the public.

Land Use

Permanent Policy P.2	Within the Coastal Annexation Area, the District will not initiate any activities that would require a General Plan amendment or zoning change (Reference: Mitigation LU-2; Mitigation AGR-2)
Permanent Policy P.3	The District shall secure County and other required agency permits on lands it owns or manages for open space and visitor-serving low-intensity recreation uses and for staff facilities. Such uses shall comply with all applicable County land use policies and regulations.