



LOCAL AGENCY FORMATION COMMISSION

455 COUNTY CENTER, 2ND FLOOR • REDWOOD CITY, CA 94063-1663 • PHONE (650) 363-4224 • FAX (650) 363-4849

February 20, 2014

John L. Maltbie, County Manager/Clerk of the Board
Board of Supervisors
400 County Center
Redwood City, CA 94063

Subject: Request that the Board of Supervisors direct the County Elections Official conduct an election on LAFCo File 13-05-Proposed Reorganization of the Granada Sanitary District into a Community Services District adding the service of park and recreation

Dear Mr. Maltbie:

On January 15, 2014, San Mateo LAFCo approved the above noted application and delegated conducting authority proceedings to me as Executive officer. LAFCo Resolution 1176 is attached. On February 19, LAFCo held a protest hearing resulting in less than 50% registered voter protest, requiring that an election be held on the matter.

The Cortese Knox Hertzberg Local Government Reorganization Act and Community Services District enabling legislation set forth procedures to follow when an election is required to confirm an approved Local Agency Formation Commission (LAFCo) reorganization proposal including establishment of a community services district and require the Commission to request the Board of Supervisors to call an election and direct the elections officials to conduct the election. (Relevant excerpts from Government Code Sections 57000 and 61000 are enclosed.)

On behalf of the Commission it is hereby requested that the Board of Supervisors call the election and direct the elections official to conduct the election to be held within the current boundaries of the Granada Sanitary District. LAFCo submits the following ballot question as required by Government Code Section 57133 (f).

Request to Conduct an Election on LAFCo File 13-05

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Ballot Question

"Shall the order, adopted on January 15, 2014, by the San Mateo Local Agency Formation Commission, ordering a reorganization affecting the Granada Sanitary District and providing for Reorganization into a Community Services District, adding the service of park and recreation in addition to current services of sanitary sewer collection and treatment and solid waste, subject to the terms and conditions specified in the order, be confirmed?"

By copy of this letter, the County Elections Office is being notified of this request.

Please contact the LAFCO office if you have any questions

Sincerely,

A handwritten signature in black ink, appearing to read "Martha Poyatos". The signature is fluid and cursive, with a large initial "M" and a long, sweeping tail on the "s".

Martha Poyatos
Executive Officer

cc: Mark Church, Assessor-County Clerk-Recorder
David Tom, Deputy Assessor-County Clerk-Recorder
Members, Formation Commission
Chuck Duffy, General Manager, Granada Sanitary District

Government Code Section 57000

(c) Any reference in this part to the commission also means the executive officer for any function that the executive officer will perform pursuant to a delegation of authority from the commission.

(d) When the commission makes a determination pursuant to this division that will require an election to be conducted, it shall inform the board of supervisors and the elections official of the affected county, or the city council and the elections official of the affected city of that determination and request the board or the city council to direct the elections official to conduct the necessary election.

(e)(1) When a board of supervisors or a city council is informed by the commission that a determination has been made that requires an election, it shall, within 45 days of receipt of the notification, direct the elections official to conduct the necessary election. The board or council shall do all of the following:

(A) Call, provide for, and give notice of a special election or elections upon that question.

(B) Fix a date of election.

(C) Direct the elections official to designate precincts and polling places and to take any other action necessary to call, provide for, and give notice of the special election or elections and to provide for the conduct and the canvass of returns of the election, as determined by the commission.

Government Code Section 61014
(Community Services District Formation)

61014. (a) Once the proponents have filed a sufficient petition or a legislative body has filed a resolution of application, the local agency formation commission shall proceed pursuant to Part 3 (commencing with Section 56650) of Division 3 of Title 5.

(b) Notwithstanding any other provision of law, a local agency formation commission shall not approve a proposal that includes the formation of a district unless the commission determines that the proposed district will have sufficient revenues to carry out its purposes.

(c) Notwithstanding subdivision (b), a local agency formation commission may approve a proposal that includes the formation of a district where the commission has determined that the proposed district will not have sufficient revenue provided that the commission conditions its approval on the concurrent approval of special taxes or benefit assessments that will generate those sufficient revenues. In approving the proposal, the commission shall provide that, if the voters or property owners do not approve the special taxes or benefit assessments, the proposed district shall not be formed.

(d) If the local agency formation commission approves the proposal for the formation of a district, then the commission shall proceed pursuant to Part 4 (commencing with Section 57000) of Division 3 of Title 5.

(e) Notwithstanding Section 57075, the local agency formation commission shall take one of the following actions:

(1) If a majority protest exists in accordance with Section 57078, the commission shall terminate proceedings.

(2) If no majority protest exists, the commission shall do either of the following:

(A) Order the formation subject to the approval by the voters.

(B) Order the formation subject to the approval by the voters of a special tax or the approval by the property owners of a special benefit assessment, pursuant to subdivision (c).

(f) If the local agency formation commission orders the formation of a district pursuant to paragraph (2) of subdivision (e), the commission shall direct the board of supervisors to direct county officials to conduct the necessary elections on behalf of the proposed district.

RESOLUTION NO. 1176

**RESOLUTION OF LOCAL AGENCY FORMATION COMMISSION
OF THE COUNTY OF SAN MATEO
MAKING DETERMINATIONS PURSUANT TO
GOVERNMENT CODE SECTIONS 56425,
AMENDING THE SPHERE OF INFLUENCE OF GRANADA SANITARY DISTRICT
AND APPROVING THE REORGANIZATION FORMING THE GRANADA
COMMUNITY SERVICES DISTRICT**

RESOLVED, by the Local Agency Formation Commission of the County of San Mateo, State of California, that

WHEREAS, a resolution of application was heretofore filed with the Executive Officer of the San Mateo Local Agency Formation Commission by the Granada Sanitary District, hereinafter referred to as GSD, pursuant to Title 5, Division 3, commencing with Section 56000 of the Government Code;

WHEREAS, said resolution of application shall be referred to as **LAFCO File 13-05 - Proposed Reorganization of the Granada Sanitary District involving sphere amendment and reorganization into the Granada Community Services District** (Hereinafter sphere of influence amendment and reorganization application);

WHEREAS, said sphere of influence amendment and reorganization application includes the following components:

- 1) Amendment of the GSD sphere of influence to exclude rural lands as shown on map marked Exhibit A;
- 2) Formation of the Granada Community Services District (GCSD) pursuant to Government Code Section 61000 et seq. with amended boundaries to exclude rural lands as shown in Exhibit A;

- 3) Establishment of active services of the GCSD as continued sanitary sewer collection and treatment within the entire boundaries of the District, continued garbage collection within the unincorporated territory of the District and park and recreation service in the unincorporated territory of the District.

WHEREAS, the reorganization is not consistent with existing sphere of influence of GSD and it is appropriate that the Commission consider amendment of the sphere in connection with this proposal; and

WHEREAS, the purpose of LAFCo File 13-05 is to create a community services district to provide park and recreational services in addition to sanitary sewer and garbage collection;

WHEREAS, the record includes numerous studies demonstrating a lack of community park and recreation facilities and services in the unincorporated Midcoast and a lack of funding for same; and

WHEREAS, LAFCo File 13-05 responds to the need for community park and recreation facilities and offers a funding source; and

WHEREAS, the sphere amendment and reorganization application included a Revised Mitigated Negative Declaration (Revised MND), which was prepared, considered and adopted by GSD, as the lead agency on April 18, 2013, a Service Plan, a Budget, which were reviewed and considered by this Commission prior to action on this proposal and are herein incorporated by reference; and

WHEREAS, the LAFCO Executive Officer has reviewed the sphere amendment and annexation application and found it to be adequate for consideration by the Commission; and

WHEREAS, the Executive Officer has reviewed the sphere amendment and annexation application and all comments and materials received, and prepared a report and supplemental reports, including recommendations for the amended sphere of influence of GSD and

reorganization forming the Granada Community Services District, which reports have been presented to the Commission and are herein incorporated by reference; and

WHEREAS, a duly noticed public hearing was held on November 20, 2013, December 18, 2013, and January 15, 2014 in Redwood City whereby the Commission heard and considered all oral and written testimony and the report of the Executive Officer, and all persons were given an opportunity to hear and be heard with respect to the sphere amendment and reorganization proposal as well as the Executive Officer report and the recommendations therein; and

WHEREAS, the Commission has the authority and responsibility, pursuant to Government Code Section 56425, to determine and periodically review and update the sphere of influence of each local governmental agency within its jurisdiction in the county; and

WHEREAS, Government Code Section 61014 requires that formation of a Community Services District be submitted to an election of the voters of the District if after conducting a protest hearing there is less than majority protest and that the District shall only be formed if a majority of the voters vote in favor of formation of a community services district.

NOW THEREFORE, the Commission hereby:

SECTION I. CEQA REVIEW

Pursuant to Section 15096 of the State CEQA Guidelines, the Commission has considered the Revised Mitigated Negative Declaration for the Granada Sanitary District Reorganization Project, as responsible agency under the California Environmental Quality Act ("CEQA") reached its own conclusions in considering the project, and the Commission hereby adopts the following determinations regarding LAFCo File 13-05:

1. The Mitigated Negative Declaration for LAFCo File 13-05 sets forth numerous mitigation measures including separate CEQA review of individual projects to identify and mitigate potential negative effects on agricultural resources, policies to ensure that projects would not result in conversion of prime agricultural land, provision for buffers between park and

agricultural uses, measures related to pesticide use and adoption of project specific land use management plans for protection of rare, threatened and endangered species, ecological systems and resources more specifically described in the Supplemental Mitigation Measures.

2. The Commission further finds and determines that Mitigation Measures are the responsibility of the District and not LAFCo and can and should be implemented by the District.

SECTION II. SPHERE OF INFLUENCE

Based on the Commission's review and consideration of the Executive Officer's report, the materials supporting the report, and the oral and written comments submitted to the Commission by affected agencies and the public, the Commission makes the following statement of determinations in accordance with Government Code Section 56425 and hereby amends the GSD Sphere of Influence.

a. The present and planned uses in the area, including agricultural and open space lands.

Land uses within the GSD boundary are varied including agricultural and open space lands, and include both incorporated and unincorporated territory. The District territory is under both County and City land use jurisdiction and is subject to the County's Local Coastal Program and the City of Half Moon Bay Local Coastal Plan. There are a variety of County and City General Plan and zoning designations with the District territory including agricultural land use. GSD has or will implement policies, ordinances and agreements that address preservation of agricultural lands.

b. The present and probable need for public facilities and services in the area.

The District boundary contains urbanized areas that have a documented lack of park and recreation facilities and demonstrated need for same.

c. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

The District lacks adequate land inventory for park and recreation but proposes utilizing district lands, acquiring other lands and improving lands owned by other agencies for the purpose of park and recreation. Current GSD services are provided by contract with the Sewer Authority Midcoastside and through a franchise agreement with a private company. Park and recreation facilities and services proposed by the District are not currently provided by an existing agency and there is no current funding source for these facilities and services. The District receives a portion of the 1% property tax and fees for sewer and garbage collection. The district proposes reallocating property tax for the purpose of park and recreation as outlined in the District's plan for service and application.

d. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.

The proposal area is part of the urbanized, Coastal subregion of San Mateo County comprised of the City of Half Moon Bay, Miramar, El Granada, Moss Beach, Princeton and Montara. The unincorporated area lacks park and recreation facilities and unincorporated residents therefore place a demand on County, State and City of Half Moon Bay park and recreation facilities and programs. While the proposal does not include the entire unincorporated area, it responds to park and recreation needs for a substantial portion of the unincorporated population by allocating existing property tax for park and recreation and in the long term result would reduce the demand on park and recreation facilities and programs of other agencies.

e. The nature, location, extent, functions and classes of service to be provided.

Services to be provided include sewer, garbage collection and park and recreation. Sewer service will continue to be provided throughout the boundaries of the District. Park and recreation service and garbage collection will be provided within the unincorporated boundaries of the District. The GSD proposal includes a provision for pass through of property tax to the City of Half Moon Bay for the purpose of park and recreation for the overlap area in the City of Half Moon Bay. All other services permitted by community services district law are inactive and would require approval by LAFCo.

SECTION III. REORGANIZATION AND FORMATION OF THE GRANADA COMMUNITY SERVICES DISTRICT

The Commission has reviewed and considered the Executive Officer's report on the Sphere Amendment and Reorganization and determined that the conclusions in the report are supported by the record before the Commission, which includes, but is not limited to, the materials referenced in the Executive Officer's report, the application, and the oral and written comments submitted to the Commission by affected agencies and the public. The Commission has considered the proposed sphere amendment and reorganization in light of the factors set forth under Government Code Sections 56668. The Commission is not required to make express findings with respect to any of these factors. The Commission has determined that these factors collectively support approval of LAFCo File 13-05.

NOW, THEREFORE, the Local Agency Formation Commission of the County of San Mateo **DOES HEREBY RESOLVE, DETERMINE AND ORDER** as follows:

1. The Sphere of Influence of the Granada Sanitary District is amended to exclude rural lands as shown in Exhibit A attached.

2. The Granada Sanitary District application, referenced as **LAFCo File 13-05 – Proposed Reorganization of the Granada Sanitary District involving sphere amendment and formation of the Granada Community Services District**, is comprised of inhabited territory as shown in Exhibit A is approved as submitted, subject to the Terms and Conditions set forth in Exhibit B.

3. The Executive Officer is hereby delegated all responsibilities set forth in Government Code Section 57000 et seq. and directed to conduct protest proceedings in accordance with Government Code Section 57000 and as required by Government Code Section 61014 request the Board of Supervisors call an election on the matter, unless there is majority protest at the conducting authority hearing.

Regularly passed and adopted this 15 day of January, 2014

Ayes and in favor of said resolution:

Commissioners:

Allan Alifano

Joshua Cosgrove

Linda Craig

Don Horsley

Warren Slocum

Rich Garbarino, Chairman

Noes and against said resolution:

None

Commissioners Absent ~~and/or Abstentions:~~

Commissioners:

Adrienne Tissier, Joe Sheridan

x Richard A. Garbarino
Chairman

Local Agency Formation Commission
County of San Mateo
State of California

ATTEST:

Mark Peyato

Executive Officer

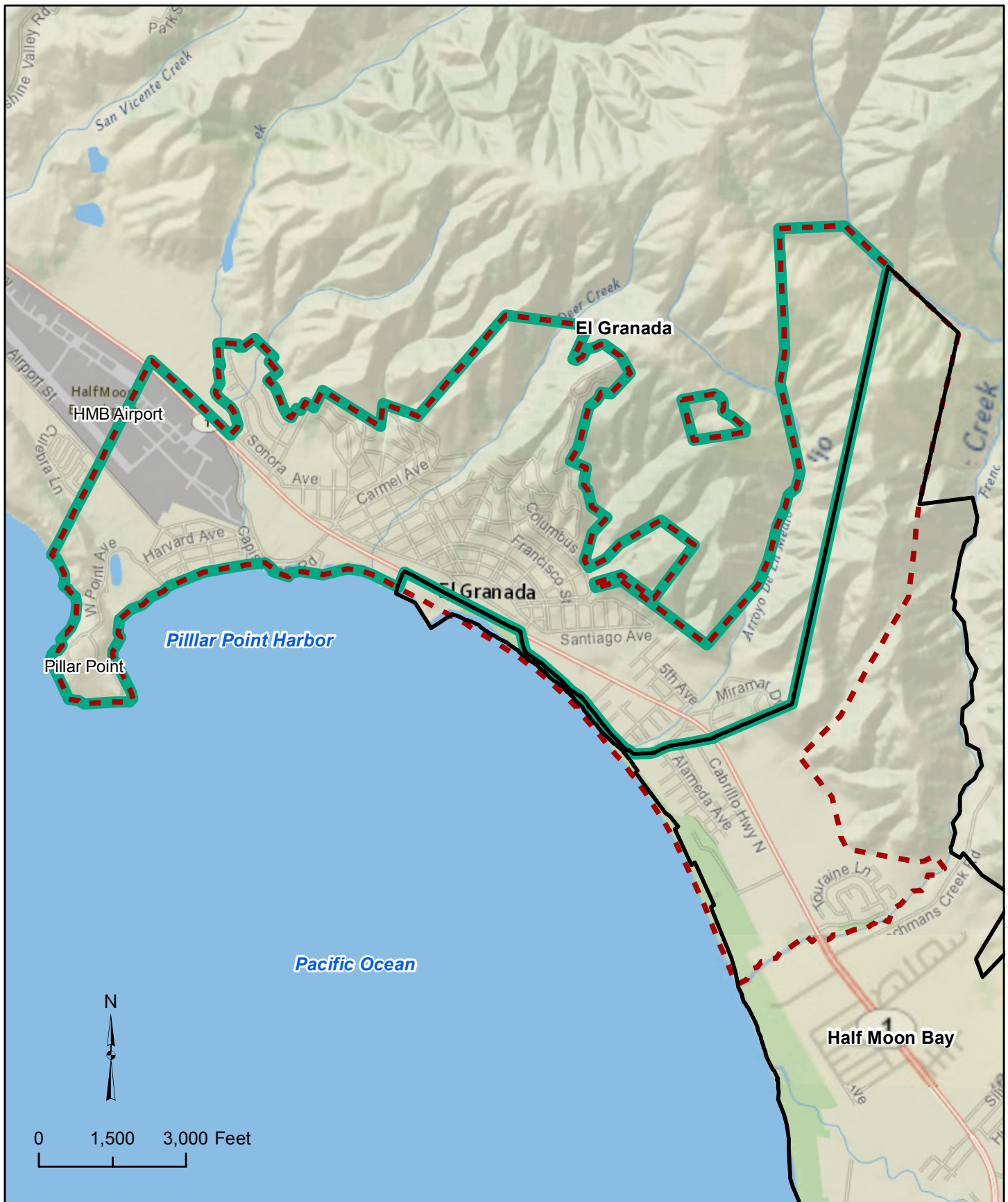
Local Agency Formation Commission

Date: 1/15/2014

I certify that this is a true and correct copy of the resolution above set forth.

Date: _____

Clerk to the Commission
Local Agency Formation Commission



Legend

- City of Half Moon Bay
- District Boundary (Proposed)
- Parks & Rec Boundary (Proposed)

Granada Sanitary District Reorganization - MND

Proposed Project

Figure 3

Exhibit B
Resolution 1176

Adopted Conditions of Approval for LAFCo File 13-05

- 1) GSD establishing the County's Midcoast Action Plan for Parks and Recreation as an initial guiding document as a Community Service District.
- 2) A GSD "Proposed Budget" for a five-year period as a reasonable representation of property tax revenues directed to park and recreation services and its potential effect on future sewer service charges
- 3) Agreement with the City of Half Moon Bay regarding pass through of property tax revenue for "overlap area" for the purpose of parks and recreation
- 4) Memorandum of Understanding with the San Mateo County Farm Bureau
- 5) Memorandum of Understanding with the San Mateo County Resource Conservation District
- 6) Short-term Agreement with the County of San Mateo Parks Department to implement the Midcoast Action Plan for Parks and Recreation as an interim plan for services
- 7) GSD letter to the Montara Water and Sanitary District requesting establishment of a joint consolidation committee
- 8) That GSD provide to LAFCo periodic updates to the Commission on the progress of consolidation efforts including but not limited to status of formation of a joint committee, subsequent meetings concerning consolidation and any written correspondence, reports or other writings. A recommended frequency of updates is on a quarterly basis.
- 9) The governing board of the newly formed GCSD will be established by continuance in office of the existing GSD governing board. Current board members elected in November 2011 will serve their full term until the November 2015 election, and current board members elected in November of 2013 will serve their full term until the November 2017 election.
- 10) The newly formed Granada Community Services District (GCSD) will be the successor to GSD and succeed to all of the rights, property interests, duties and obligations of the existing GSD, including but not limited to: enforcement, performance, or payment of any outstanding bonds, including revenue bonds, or other contracts and obligations of the reorganized local agency; continuation or provision of any service provided, or previously authorized to be provided by an official act of GSD; taxes, assessments, charges or fees; and/or all property, real or personal (including but not limited to land, easements, licenses, monies, funds, or cash on hand or due but uncollected, and any other obligations). (pursuant to Section 56886 (b), (c), (m), (r), (t).)
- 11) Submittal of a map and legal description (metes and bounds) meeting State Board of Equalization requirements reflecting the amended boundaries of the reorganized GCSD and a separate map depicting zones in which services are provided, as well State Board of

Equalization filing fees. This is a standard condition of approval of any LAFCo approved application that was not submitted with the State Board of Equalization Metes and Bounds and fees pursuant to Section 57204.

12) The effective date of the reorganization, if approved by simple majority vote of voters within the boundaries of the District, shall be October 1, 2014 or the first day of the next feasible fiscal quarter.

Adopted 1/15/14

GRANADA SANITARY DISTRICT
Reorganization Project
Mitigation Monitoring Reporting Program
April 18, 2013

Introduction

This mitigation monitoring reporting program (MMRP) was prepared for the Granada Sanitary District (the District) for the Reorganization Project (the Project) to comply with Assembly Bill 3180, which requires public agencies to adopt such programs to ensure effective implementation of mitigation measures. This monitoring program will serve the purpose of verifying implementation of the mitigation measures for the Project.

The purpose of the project is to establish the Granada Community Services District with legal authority pursuant to California Government Code Section 61000 to exercise the powers of a community services district. The project involves action by the Board of Directors of the Granada Sanitary District on a resolution to submit an application to San Mateo County Local Agency Formation Commission (LAFCO) for reorganization of the Granada Sanitary District into the Granada Community Services District. This would include detachment of some existing District territory outside the District's urban/rural boundary in a manner consistent with the San Mateo County Local Coastal Program and concomitant amendment to establish a reduced District Sphere of Influence coterminous with such reduced boundary. The Granada Community Services District would be authorized to provide local public recreation facilities and community recreation services, in addition to the existing services for sewage collection, treatment and disposal, and garbage and refuse collection, recycling and disposal.

Summary of Mitigation Measures

The following lists the mitigation measures to be implemented to reduce impacts to less than significant associated with the Project. The mitigation measures are required for all future park and recreation service projects that may be proposed by the District. The lead agency for implementing the measures is the District (including after reorganization, the successor Granada Community Services District). All the mitigation measures identified in the Mitigated Negative Declaration are recommended as conditions of project approval and are stated herein in language appropriate for such conditions.

The Project does not propose specific project actions or activities that involve ground disturbance or construction activities that could cause environmental impacts. Therefore, the mitigation measures

are not related to impacts during the design, construction, or operation of a specific project, but are focused on the District analyzing environmental issues under future CEQA review that could result in potentially significant impacts. This future CEQA review would be conducted as specific park and/or recreation projects are proposed as a result of the Reorganization Project. A Mitigation Monitor (MM) should be identified once the mitigation measures have been adopted as conditions of approval by the District's Board. The method of implementation for this MMRP includes the MM reviewing proposed park and/or recreation projects to ensure that appropriate CEQA review is conducted on a project-by-project basis.

AESTHETICS

Mitigation Measure #1: The District will conduct CEQA review regarding aesthetic impacts on future individual projects which affect visual resources to the extent required by law at the time each individual future project is proposed and the District will identify and review possible mitigation measures and alternatives at that time.

AGRICULTURAL RESOURCES

Mitigation Measure #2. The District will conduct CEQA review regarding agricultural resources to the extent required by law at the time each individual future project which affects agricultural resources is proposed and the District will identify and review possible mitigation measures and alternatives at that time.

Mitigation Measure #2.5. The District will adopt park and recreation acquisition and program implementation policies to ensure that any projects would not result in the conversion of prime or unique farmland or farms of statewide importance unless certain findings can be made.

AIR QUALITY

Mitigation Measure #3. The District will conduct CEQA review regarding air quality to the extent required by law at the time each individual future project affecting air quality is proposed and the District will identify and review possible mitigation measures and alternatives at that time.

BIOLOGICAL RESOURCES

Mitigation Measure #4. The District will conduct CEQA review regarding biological resources to the extent required by law at the time each individual future project affecting biological resources is proposed and the District will identify and review possible mitigation measures and alternatives at that time. Such environmental review will include reconnaissance and surveys as needed for a biotic assessment where endangered or threatened species or their habitats, wetlands or other sensitive

natural community, interference with wildlife movement, or conflicts with biological ordinances/policies or an applicable habitat conservation plan are involved and arborist review where protected trees are involved.

CULTURAL RESOURCES

Mitigation Measure #5. The District will conduct CEQA review regarding cultural resources to the extent required by law at the time each individual future project affecting cultural resources is proposed and the District will identify and review possible mitigation measures and alternatives at that time. If the future construction or operation of a park or other recreational facility results in the discovery of archeological resources, human remains or other cultural resources, work or program activity will be halted until the discovery can be evaluated by a qualified professional. If the discovery is determined to be significant, appropriate mitigation measures shall be formulated and implemented.

GEOLOGY AND SOILS

Mitigation Measure #6. The District will conduct CEQA review regarding geology and soils to the extent required by law at the time each individual future project affecting geology and soils (including but not limited to environmental consequences associated with construction of recreation facilities on a known active fault, seismically hazardous area or expansive soils area that may be exposed to surface rupture, strong seismic ground shaking, liquefaction, landslides or erosion) is proposed and the District will identify and review possible mitigation measures and alternatives at that time

HAZARDS AND HAZARDOUS MATERIALS

Mitigation Measure #7. The District will conduct CEQA review regarding hazards and hazardous materials to the extent required by law at the time each individual future project is proposed which could involve hazards or hazardous materials and the District will identify and review possible mitigation measures and alternatives at that time and at minimum require compliance with all hazardous materials requirements for plan submittal, storage and disposal.

HYDROLOGY AND WATER QUALITY

Mitigation Measure #8. The District will conduct CEQA review regarding hydrology and water quality to the extent required by law at the time each individual future project affecting hydrology and water quality is proposed and the District will identify and review possible mitigation measures and alternatives at that time. If a future specific project would involve potential impacts on hydrology or water quality, the District will require Best Management Practices, Storm Water

Pollution Prevention Plans and compliance with Regional Water Quality Control Board regulations as applicable.

LAND USE AND PLANNING

Mitigation Measure #9. The District will conduct CEQA review regarding consistency with adopted plans related to land use and planning to the extent required by law at the time each individual future project subject to any such adopted plans is proposed and the District will identify and review possible mitigation measures and alternatives at that time. The reorganization to enable public recreation has the potential to support or implement certain land use and planning policies and regulations for the benefit of the environment by preserving open space and providing public recreation.

MINERAL RESOURCES

Mitigation Measure #10. The District will conduct CEQA review regarding mineral resources to the extent required by law at the time each individual future project affecting mineral resources is proposed and the District will identify and review possible mitigation measures and alternatives at that time.

NOISE

Mitigation Measure #11. The District will conduct CEQA review regarding noise to the extent required by law at the time each individual future project affecting noise levels is proposed and the District will identify and review possible mitigation measures and alternatives at that time. Decibel meters will be used and noise performance standards will be established to mitigate any significantly adverse noise impacts.

RECREATION

Mitigation Measure #12. The District will conduct CEQA review to the extent required by law at the time each individual future park and/or recreation project is proposed and the District will identify and review possible mitigation measures and alternatives at that time.

TRANSPORTATION AND TRAFFIC

Mitigation Measure #13. The District will conduct CEQA review regarding transportation or traffic impacts to the extent required by law at the time each individual future project affecting transportation or traffic is proposed and the District will identify and review possible mitigation measures and alternatives at that time.

UTILITIES AND SERVICE SYSTEMS

Mitigation Measure #14. The District will conduct CEQA review regarding utilities and service systems to the extent required by law at the time each individual future project affecting utilities and service systems is proposed and the District will identify and review possible mitigation measures and alternatives at that time.

EXHIBIT B

Granada Sanitary Reorganization Project Mitigation Measures Related to Agricultural Resources:

AGRICULTURAL RESOURCES

Mitigation Measure #2. The District will conduct CEQA review regarding agricultural resources to the extent required by law at the time each individual future project which affects agricultural resources is proposed and the District will identify and review possible mitigation measures and alternatives at that time.

Mitigation Measure #2.5. The District has adopted park and recreation acquisition and program implementation policies to ensure that any projects would not result in the conversion of prime or unique farmland or farms of statewide importance as shown on the Farmland Mapping and Monitoring Program of the California Resources Agency unless certain findings can be made. Furthermore no new buildings, staging areas or recreation facilities shall be located on such lands. Trails and habitat preservation areas shall either be located to avoid such lands 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).

The term "prime agricultural land" as used in the District Agricultural Lands Policy means:

- (a) All land which qualifies for rating as Class I or Class II in the U.S. Department of Agriculture Soil Conservation Service Land Use Capability Classification, as well as all Class III lands capable of growing artichokes or Brussels sprouts.
- (b) All land which qualifies for rating 80-100 in the Storie Index Rating.
- (c) Land which supports livestock for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the U.S. Department of Agriculture.
- (d) Land planted with fruit or nut bearing trees, vines, bushes, or crops which have a non-bearing period of less than five years and which normally return during the commercial bearing period, on an annual basis, from the production of unprocessed agricultural plant production not less than \$200 per acre.
- (e) Land which has returned from the production of an unprocessed agricultural plant product an annual value that is not less than \$200 per acre within three of the five previous years.

The \$200 per acre amount in subsections d) and e) shall be adjusted regularly inflation, using 1965 as the base year, according to a recognized consumer price index. The term "prime agricultural land" as used in the District Policy shall also include unique farmland or farms of statewide importance as shown on the Farmland Mapping and Monitoring Program of the California Resources Agency.

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 the 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.

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.

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:

- (a) Buffers shall be designed in relation to the nature of the adjoining land use, potential land uses and proposed public access;
- (b) Buffers shall be designed in relation to the topography and other physical characteristics of the buffer area;
- (c) 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;
- (d) Buffers shall be of sufficient width to allow agricultural use of adjoining agricultural lands including application of pesticides and other agricultural chemicals on all lands needing treatment taking into account the likelihood and extent of potential pesticide drift.
- (e) 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.
- (f) The District shall be responsible for the management and maintenance of all lands used as buffers;
- (g) 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.

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, State laws and any advisories published by the California Department of Pesticide Regulation (CDPR) or the County Agricultural Commissioner. These chemicals shall only be applied by a person who is properly licensed and/or trained in their application.

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).

When acquiring lands in agricultural use, the acquisition shall be subject to continued use by the owner or operator until such time as it is used, sold or leased pursuant to the use and management plan adopted for the property. All agricultural land which is not needed for parks or recreation or for the protection and vital functioning of a sensitive habitat will be permanently protected for agriculture and, whenever legally feasible, the District will offer for sale or lease the maximum amount of agricultural land to active farm operators on terms compatible with the recreational and habitat use. Lands that do not have significant recreation or sensitive habitat values and which can clearly support productive agricultural operations will generally be offered for sale while other agricultural lands will generally be offered for lease.

The provision of parks and recreation services may involve the protection of: rare, threatened and endangered plant and animal species; ecological systems; agricultural resources, water quality; visual resources; unique biological resources, including heritage arid significant trees; and the unique cultural resources in the coastal 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 nonprofit property owners. All lands acquired by the District for parks and recreation services 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.

Prior to making any lands available to public access for low-intensity recreation, 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.