



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Parks



Date: April 16, 2015
Board Meeting Date: May 19, 2015
Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: Marlene Finley, Parks Director

Subject: Proposed Designations of Priority Conservation Areas in San Mateo County

RECOMMENDATION:

Adopt a resolution recommending to the Association of Bay Area Governments the designation of 10 Priority Conservation Areas in San Mateo County.

BACKGROUND:

The designation of Priority Conservation Areas (PCAs; PCA Program) was created through Plan Bay Area, a long range, integrated transportation and land use/housing strategy through year 2040 for the San Francisco Bay Area, approved by the Association of Bay Area Governments (ABAG) Executive Board and the Metropolitan Transportation Commission (MTC) in July 2013. The PCA Program was updated in July 2014 to provide a public process for nominating new PCAs.

PCAs are intended to identify lands of conservation significance that are broadly supported by public and local jurisdictions to be eligible for future PCA Program funding. PCA designations are strictly for grant funding purposes only. PCAs are neither regulatory in nature, nor do they have any effect on land use or zoning designations or future local land use decisions. They are intended to align with and build upon local General Plan strategies for open space conservation to remain consistent with local policies and objectives. This PCA designation process creates a list of regionally significant areas that have the potential for conservation, restoration, agriculture, and/or public access. Specific projects within a designated PCA may be eligible and/or better positioned for future funding. In fact, specific funding sources may favor PCAs.

DISCUSSION:

County Parks is recommending that the following four PCAs be designated: 1) San Bruno Mountain, 2) Pedro Point Headlands, 3) California Coastal Trail, and 4) San Francisco Bay Water Trail. Also, County Parks recommends support of the MidPeninsula Regional Open Space's proposal to designate six PCAs: 1) Miramontes Ridge, 2) North Skyline, 3) Teague Hill, 4) Southern San Mateo County Coast, 5) Windy Hill, and 6) South Skyline.

MROSD is proposing the designation of 6 PCAs, two of which the Parks staff has been working with MROSD staff on because of a direct County Park impact: 1) Teague Hill and 2) South San Mateo County Coast. Teague Hill is unplanned open space located between

Huddart and Wunderlich County Parks. The Huddart/Wunderlich Master Plan recommends collaboration with MROSD when a Master Plan is proposed for Teague Hill and parking lot and trail improvements are considered. MROSD is also proposing the South San Mateo County Coast be designated a PCA from a regional recreation and agriculture protection standpoint as the Coastal Trail is developed. County Parks' interests in this area include a scenic 14-acre parcel south of the Pigeon Point Lighthouse where the Parks Department recently had fence and bollards installed to prevent off road access, and will be restoring compacted areas from prior vehicle access.

The Coastal Conservancy has requested County support for their California Coastal Trail and San Francisco Bay Area Water Trail PCA designations in San Mateo County. The Coastal Conservancy is soliciting resolutions in support of California Coastal Trail designation from the cities of Half Moon Bay, Pacifica and Daly City. Types of County Parks' projects that may benefit from this designation in the future include completion of gaps in the California Coastal Trail such as the 1-acre property south of the Pigeon Point Lighthouse, Green Valley Trail, and Point Pedro Headlands. The San Francisco Bay Area Water Trail PCA designation may help with future improvements at the Eastern Coyote Point Promenade and Coyote Point Marina.

Parks staff has worked with San Bruno Mountain Watch to secure resolutions from the cities of Brisbane, Colma, Daly City, and South San Francisco on a PCA proposed within the San Bruno Mountain State and County Park. The cities of Brisbane and South San Francisco are also interested in some additional lands within their jurisdiction being included outside of the State and County Park for habitat and watershed protection purposes as well as to facilitate regional recreational trail (Bay Trail and Ridge Trail) and public transit access.

The Point Pedro Headlands is currently owned by the California Coastal Conservancy and City of Pacifica, and is expected to be transferred to San Mateo County Parks in the future. While the County is not the property owner at this time, the agencies owning the property are in agreement that the County should be the applicant to nominate Pedro Point Headlands for a PCA. The City of Pacifica has adopted a resolution supporting PCA designation. A PCA designation would create opportunities for not only California Coastal Trail funding, but also grant funding for restoring prior motorcycle park legacy erosion impacts and vegetation management.

There is considerable consensus about the ten proposed PCA designations Countywide. The only concerns raised have been from members of the Agricultural Advisory Committee. They are supportive of MROSD's proposed Southern San Mateo County PCA designation because it could benefit agriculture, but also expressed concerns that there could be potential conflicts with working agricultural lands and future development of the California Coastal Trail. The County Parks Regional Trail Master Plan has design and management guidelines for regional trail development that meet County General Plan policies to prevent trail conflicts on working agricultural lands. .

FISCALIMPACT:

Designating a PCA has no fiscal impact. PCA designations have great importance to the Parks Department as they will affect future funding opportunities for land conservation and recreation in the Peninsula. There may be future staff costs for grant administration; this could be handled under existing staff funding, however.

ATTACHMENTS

- A. Chronology of Public Outreach for PCA Designations
- B. ABAG PCA Frequently Asked Questions
- C. January 29, 2014 MPROSD Letter to County Manager John Maltbie
- D. Map of Existing and Proposed PCAs in San Mateo County

Attachment A: Chronology of Public Outreach for PCA Designations

<u>Date</u>	<u>Action</u>
July 18, 2013	The Association of Bay Area Governments (ABAG) Executive Board and the Metropolitan Transportation Commission (MTC) approved Plan Bay Area, a long range, integrated transportation and land use/housing strategy through 2040 for the San Francisco Bay Area. Plan Bay Area includes the designation of Priority Conservation Areas (PCAs) to balance housing and transportation demands with the need to preserve the region's diverse farming, recreational, scenic, and natural resource lands and their many ecological values and ecosystem functions for future generations.
July 17, 2014	<p>The PCA Program was updated in July 2014 to provide a public process for nominating new PCAs in the second round of PCA applications and confirming existing PCAs that were initially approved in the first round of PCA applications in 2007. Nominating parties are now limited to city and county jurisdictions, and park and open space special districts.</p> <ul style="list-style-type: none">- City of Brisbane City adopts Resolution No. 2014-32 in support of the San Bruno Mountain State and County Park being designated a regional PCA including specific properties within Brisbane.
October 14, 2015	Town of Colma adopts Resolution No. 2014-45 in support of the San Bruno Mountain State and County Park being designated a regional PCA.
January 29, 2015	Notification letter sent to County Manager from MROSD re: proposed PCAs being nominated by MPROSD staff in San Mateo County and PCAs that may be located within the unincorporated areas of the County within a City or Town's sphere of influence.
February 2, 2015	County Parks receives request from the California Coastal Conservancy that the San Mateo County Board of Supervisors support designation of the California Coastal Trail as a PCA.
February 9, 2015	City of Daly City adopts Resolution No. 15-20 in support of the San Bruno Mountain State and County Park being

designated a regional PCA including the newly acquired Sand Dune properties.

February 25, 2015	City of South San Francisco City adopts Resolution No. 2 in support of the San Bruno Mountain State and County Park being designated a regional PCA including specific properties within South San Francisco jurisdiction.
March 24, 2015	Town of Woodside adopts Resolution No. 2015-7037 in support of MROSD nomination of Woodside Open Space as a PCA within their sphere of influence.
March 27, 2015	Town of Portola Valley adopts Resolution No. 2647-2015 in support of MROSD nomination of Portola Valley Open Space within their sphere of influence.
April 9, 2015	Park and Recreation Commission hearing to recommend PCA designations to County Board of Supervisors
April 6, 2015	MROSD presents on their proposed PCA designations to the County Farm Bureau
April 13, 2015	County Parks and MROSD gives presentation to Agricultural Advisory Committee on proposed PCA designations with focus on southern San Mateo County coast.
April 14, 2015	MROSD gives a presentation to Pescadero Municipal Advisory Committee on proposed PCA designations with focus on southern San Mateo County coast.
April 27, 2015	Pacifica City Council to consider a Resolution in support of the Pedro Point Headlands PCA designation.
May 13, 2015	Planning Commission hearing to recommend PCA designations to County Board of Supervisors.



menu 



Priority Conservation Areas

Frequently Asked Questions

What types of agencies/organizations are eligible to apply for PCAs?

Cities, counties and park/open space districts are eligible to apply to ABAG for PCA designation. Federal and state agencies, as well as non-profit organizations, are not eligible to apply, but may work with local jurisdictions or park/open space districts to encourage a PCA application to ABAG.

Is a PCA a land use designation? Does it change the local zoning requirements or restrict development rights?

No. A PCA designation does not in any way change the land use status for a piece of property. The local jurisdiction maintains planning and permitting authority over the property and private property owners maintain their development rights.

Can PCAs be designated on private property?

Yes. Designation of a PCA on private property does not change the local land use designation, zoning or the ability for the property to be developed in the future.

Is the PCA designation process also a grant program?

No. The PCA designation process creates a list of regionally-significant areas that have the potential for conservation, restoration and public access. Specific projects within these designated PCAs may be eligible for future funding.

What types of future funding sources would designated PCA's qualify for?

The One Bay Area PCA Grant Program requires that all projects be located within a designated PCA. Other sources of funding for natural landscapes, agricultural lands, urban greening and regional recreation may or may not use the PCA designation in the set of criteria for grant awards. It is possible that other grant funding sources, such as a potential new state park bond, would also include PCA designation as part of the evaluation criteria.

When will the next One Bay Area Grant Program start?

The first PCA grant program was launched in 2013. A new PCA grant program has not been scheduled yet.

If a regional open space district nominates a PCA in a local jurisdiction and it is approved, can the local jurisdiction use this PCA designation for future grant applications?

Yes.

Does modifying an existing PCA boundary require that it go through the designation process as if it was a new PCA?

The process of identifying designations and community benefits for existing PCAs presents an ideal time to modify PCA boundaries. A two to three sentence request to modify PCA boundaries and a clear description of the proposed boundary modification should be included with the submission identifying the PCA category designation and community benefits selection.

What city and county departments should be notified of new or existing PCAs?

PCA notifications should be sent to county planning administrators and city planning directors.

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[Contact Us](#)

Attachment C



Midpeninsula Regional Open Space District

GENERAL MANAGER
Stephen E. Abbors

BOARD OF DIRECTORS
Pete Siemens
Yoriko Kishimoto
Jed Cyr
Curt Riffle
Nonette Hanko
Larry Hassett
Cecily Harris

January 29, 2015

County Manager John L. Maltbie
County of San Mateo
400 County Center
Redwood City, CA 94063

SUBJECT: Proposed Priority Conservation Area within San Mateo County

Dear County Manager Maltbie:

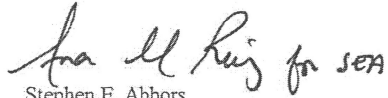
In July 2013, the Association of Bay Area Governments (ABAG) Executive Board and the Metropolitan Transportation Commission (MTC) approved Plan Bay Area, a long-range, integrated transportation and land-use/housing strategy through 2040 for the San Francisco Bay Area. Plan Bay Area includes the designation of Priority Conservation Areas (PCAs) to balance housing and transportation demands with the need to preserve the region's diverse farming, recreational, scenic, and natural resource lands and their many ecological values and ecosystem functions for future generations.

PCAs are intended to identify lands of conservation significance that are broadly supported by the public and local jurisdictions to be eligible for future PCA Program funding and potentially other conservation-based funding. PCA designations are strictly for grant funding purposes only, to identify lands of key open space importance that merit grant funding. PCAs are neither regulatory in nature, nor do they have any effect on local land use or zoning designations or future local land use decisions. They are, however, intended to align with and build upon local General Plan strategies for open space conservation to remain consistent with local policies and objectives.

PCAs are of high importance to the Midpeninsula Regional Open Space District (Midpen), as these designations will affect future funding opportunities for land conservation and recreation on the Peninsula. Midpen is reaching out to the County of San Mateo at this time to notify you of the proposed new PCA designation that is being considered within your jurisdiction, for which Midpen has already initiated conversations with staff from the County Planning Department and County Parks and Recreation Department (see Attachment 1 for PCA Map and Attachment 2 for PCA description). Over the next three (3) months, Midpen will continue to work alongside County Planning and County Parks and Recreation Department to further develop and refine these PCAs to ensure that the PCAs are aligned with the County's conservation strategies. Midpen anticipates submitting an application to ABAG by the May 30th deadline for PCA nominations.

If you have questions about the PCA Program and Midpen's proposed PCAs within San Mateo County, please do not hesitate in contacting me at (650) 691-1200 or via email at SAbbors@openspace.org.

Sincerely Yours,

A handwritten signature in black ink, appearing to read "for all King for SEA".

Stephen E. Abbors
General Manager

Attachments: Map of proposed PCAs within San Mateo County
Table of PCA Designations

CC (email): Joanna Bullock, Association of Bay Area Governments
Steve Monowitz, Planning Director, County of San Mateo
Marlene Finley, Parks and Recreation Director, County of San Mateo

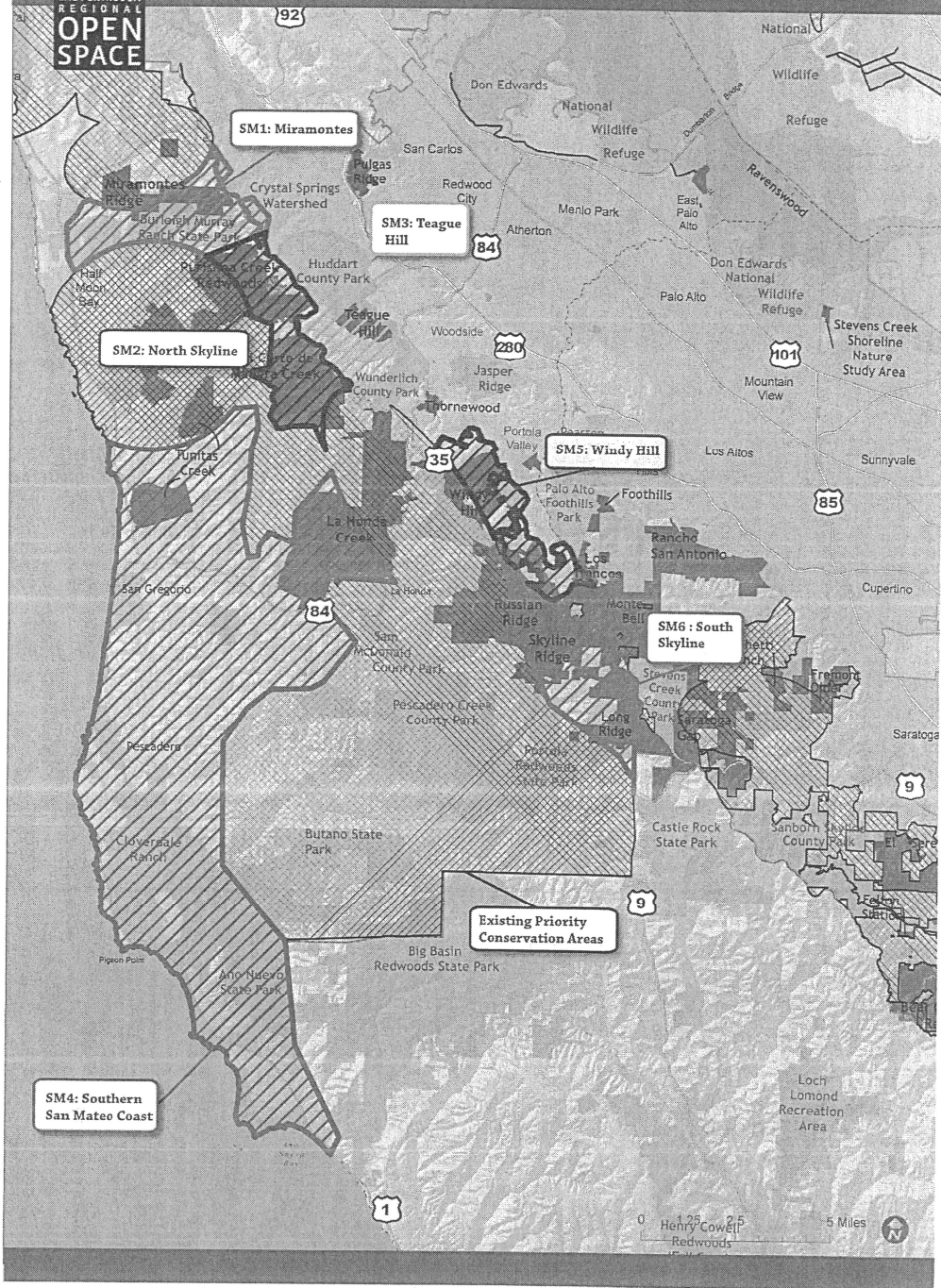
ATTACHMENT

Proposed PCAs within San Mateo County

Map Key	Tentative PCA Name	Open Space Preserves	Affected Jurisdictions	Midpen Open Space Vision Plan Priority Areas	Proposed Designations
SM1	Miramontes	Miramontes Ridge	County of San Mateo	1, 27 & 28	Regional Recreation, Natural Landscapes, Agricultural Lands
SM2	North Skyline	Purissima and El Corte de Madera Creek	County of San Mateo	3, 4, & 33	Regional Recreation, Natural Landscapes
SM3	Teague Hill	Teague Hill	County of San Mateo, Woodside	34	Regional Recreation, Natural Landscapes
SM4	Southern San Mateo Coast	Tunitas Creek	County of San Mateo	3, 4 & 33	Regional Recreation, Natural Landscapes, Agricultural Lands
SM5	Windy Hill	Windy Hill	County of San Mateo, Portola Valley	7, 13, 14, 32, 39, 42, 43, 44 & 48	Regional Recreation, Natural Landscapes, Agricultural Lands
SM6	South Skyline	Russian Ridge, Skyline Ridge, and Long Ridge	County of San Mateo	15, 16, & 46	Regional Recreation, Natural Landscapes, Agricultural Lands

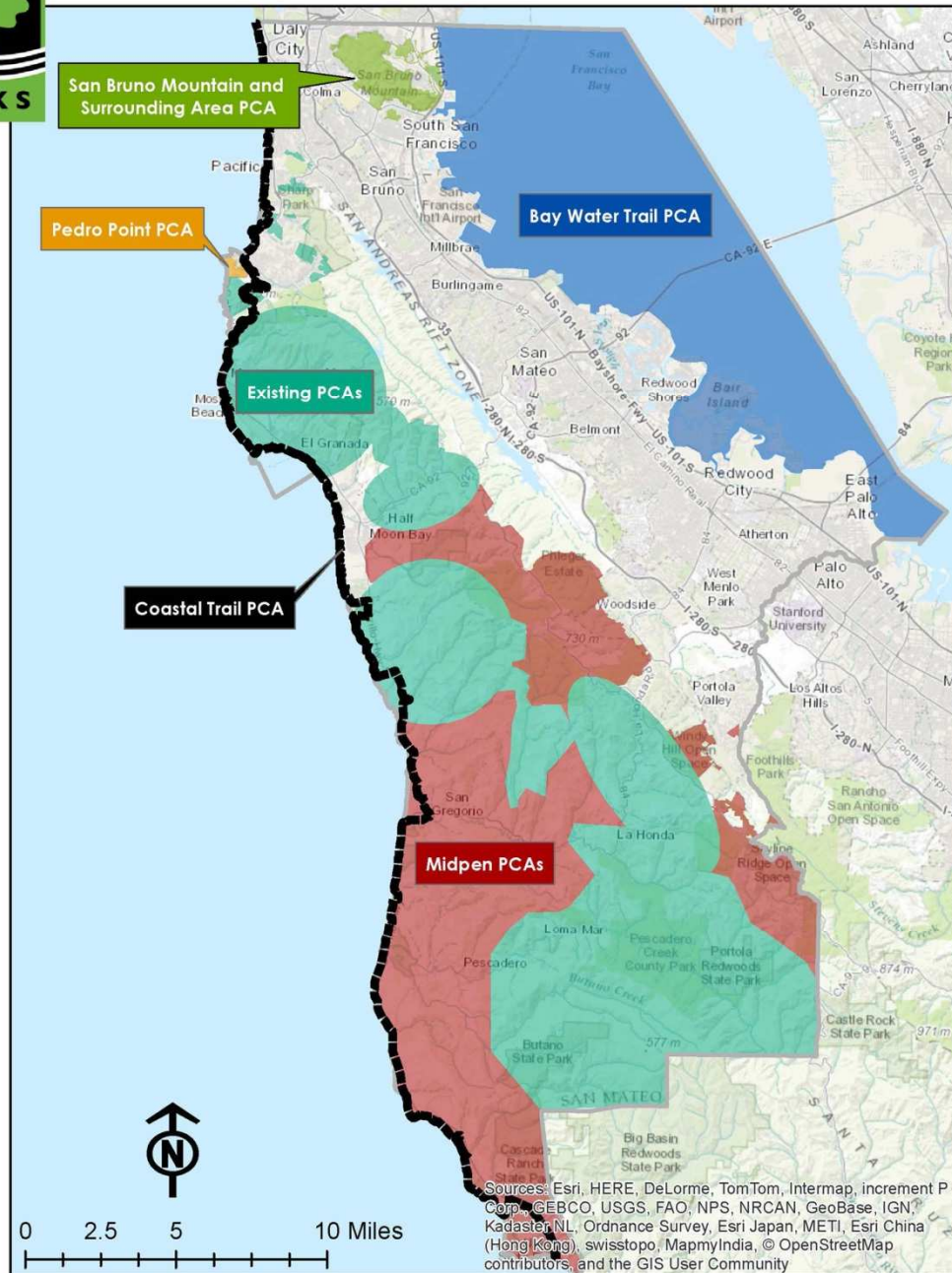


Proposed Priority Conservation Areas San Mateo County





Proposed and Existing Priority Conservation Areas



Legend

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|--|---------------------|-----------------|
| Existing Priority Conservation Areas | Pedro Point PCA | County Boundary |
| San Bruno Mountain and Surrounding Areas PCA | Bay Water Trail PCA | |
| Midpeninsula Regional Open Space District PCAs | Coastal Trail PCA | |