

**Janneth Lujan - Fwd: Re: Item 4 on May 13, 2015 County Planning Commission Agenda**

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**From:** Samuel Herzberg  
**To:** Janneth Lujan; Steven Rosen  
**Date:** 4/30/2015 10:08 AM  
**Subject:** Fwd: Re: Item 4 on May 13, 2015 County Planning Commission Agenda  
**Attachments:** ABAG\_Priority Conservation Areas FAQs.pdf

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FYI

>>> Samuel Herzberg 4/29/2015 1:52 PM >>>  
Good afternoon Paul,

I'm a former Planner in the San Mateo County Planning Department (1990-2000), so I can understand your concerns about limitations on land use or growth. Sounds like you have some misinformation about what Priority Conservation Areas are, so I'm sending you some Frequently Asked Questions information from ABAG. This is a designation process to establish future grant eligibility. Areas not designated as PCAs may not be eligible for certain types of grants in the future, which is the purpose of this designation. This designation does not involve any changes in land use, or zoning, or limits on growth. The staff report for the Planning Commission is currently being reviewed prior to posting on line.

I'd be glad to discuss the four PCAs being proposed by County Parks and the six being proposed by Midpeninsula Regional Open Space District with you further. Please feel free to contact me at 650/363-1823.

Sincerely,

Sam Herzberg, Senior Planner  
San Mateo County Parks Department

>>> "Paul Stewart" <paul@samcar.org> 4/29/2015 12:31 PM >>>

Good Afternoon Sam,

Item 4 on the May 13, 2015 County Planning Commission agenda seeks to designate portions of unincorporated rural San Mateo County as Priority Conservation Areas, which the agenda notation says are open space areas of regional significance that (supposedly) have broad community support and an urgent need for protection. Unfortunately, such designations (like Priority Development Areas or PDAs) are elements of Plan Bay Area from ABAG (and MTC), which would, among more egregious mandates, limit future housing production to 4% of the land within the nine Bay Area counties.



# 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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As there are no links to any documentation on the agenda item (Applicants: Midpeninsula Regional Open Space District, County of San Mateo Parks Department, File No.: PLN2015-00162 Location: Various), could you please send same for our review so it can be determined if the areas that the Midpeninsula Regional Open Space District intends to designate as having important agricultural, natural resource, historical, scenic, cultural, recreational, and/or ecological value, really are of regional significance. Thank you.

**Paul Stewart**

GOVERNMENT AFFAIRS DIRECTOR

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