

**Exhibit D**  
**Conditions of LAFCo approval of MROSD Sphere Amendment  
and Annexation Application**

***Condition 1: Memorandum of Understanding between MROSD and Farm Bureau***

***Condition 2: Agreement between MROSD and San Mateo County for Fire Protection***

***Condition 3: Agreement between MROSD and Pescadero La Honda Unified School District***

***Condition 4: District adopted public participation process for reapportionment***

***Condition 5:*** The District shall, by resolution, adopt a plan for amendment of the existing good neighbor policy to include the following provisions. The resolution shall provide for initiation of the plan for amendment within 60 days from the date of the recordation of the certificate of completion for LAFCo File 03-10:

- 1. The District shall institute appropriate forms of representation so that District planning and decision-making relating to the Coastside Annexation Area includes the input of Coastside residents*
- 2. The District shall establish advisory committees, task forces or work groups as needed to develop or review specific policies or plans.*
- 3. To ensure that local viewpoints are considered in all significant District planning and decision-making relating to the Coastside Protection Area, the District shall consult with local elected officials, government agencies, and government-sponsored organizations within the Coastside Protection Area including, but not limited to the Midcoast Community Council, Pescadero Municipal Advisory Council, Half Moon Bay City Council and their elected bodies.*
- 4. To further ensure recommendations representing local involvement are considered in District planning and decision-making relating to the Coastside Annexation Area, the District shall directly notify community-interest groups, non-profit land trusts, elected officials, and other interested organizations about District Board meetings or other public meetings that involve subjects relating to the District's activities within the Coastside Protection Area*
- 5. In addition to adopted and legally required noticing, the District shall notify owners of contiguous properties about public meetings where property acquisitions in the Coastside Annexation Area or any significant use or improvements proposed on District-owned lands in the Coastside Protection Area are considered*
- 6. Because each land use management plan, policy update, acquisition project and significant capital improvement project is subject to full review by the District Board (Page 23 of service plan), meetings of the District Board and/or subcommittees on such matters concerning Coastside annexation area territory shall be held in the coastal annexation area.*

7. *The District shall provide private property signs where appropriate and provide trail users information regarding private property boundaries and to prohibit trespass 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 boundaries to minimize trespassing and conflicts with agricultural users.*
8. *The following measures will be included in every future Use and Management Plan for parcels within the Coastside Annexation Area:*
  - a. *In areas where trail routes are immediately adjacent to private 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.*
  - b. *All new trails/facilities will be sited away from the edges of new preserves to the greatest extent possible. All new trails/facilities will be designed to preserve existing vegetation within new preserves and at the property lines so that views of land uses in adjacent residential properties would be minimized*
  - c. *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 berms, fencing, landscaping and other feasible and compatible means, if necessary.*
9. *Upon completion of the annexation process and with public involvement through local groups, the District shall conduct public hearings to develop its Basic Policies for the Coastside Annexation Area. These hearing shall address, at a minimum, the following topics: public participation, resource management; public access, recreational use; public safety; cultural resources; agriculture and timber production; interagency relationships; and public information.*
10. *As noted in 6 above, all proposed Coastside Protection Area policies shall be considered by the full Board of Directors at public meetings held in the Coastside Protection Area.*
11. *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*
12. *The Legislative, Finance and Public Affairs Committee, a Standing Committee of the Board, shall at an annual public meeting review the Good Neighbor Policy and its implementation and effectiveness. The Good Neighbor Policy shall be amended as necessary to ensure the best possible relationship between the District and its neighbors.*
13. *The District shall develop a Good Neighbor Brochure and shall update it regularly and distribute it to property owners with land adjoining district preserves. The Brochure shall contain the following information:*
  1. *Emergency contact information for District and other agencies by nature of emergency (fire, flooding, medical, illegal activity, abandoned vehicles, etc )*
  2. *District contact for resource management (weed abatement, feral animal control, restoration and revegetation, etc )*

- 3 *District contact for fire and hazard prevention (fuel management, information regarding firesafe practices, fallen or hazardous trees, etc.)*
- 4 *District contact for conflicts between neighbors and Preserve visitors (trespass, parking, noise, etc.)*
- 5 *District contact for general questions regarding use and management of Preserves*
- 6 *How to make a suggestion or file a complaint regarding use and management of District Preserves or the District's operation in general (phone, write, e-mail, in person)*
  - *Contact information for Ombudsperson*
  - *Management and Board of Directors contact information*
  - *Website mailbox*
  - *Office hours and location*
  - *Board meeting dates and times*
- 7 *Copy of the Good Neighbor Policies*

***Condition 6: Ombudsperson***

The District Board shall, by resolution, adopt a plan to appoint a citizen ombudsperson that is not an employee of the District. The duties of the ombudsperson shall be to receive inquiries and complaints from the public concerning District operations, and work with District staff to evaluate objectively the inquiry or complaint and respond as promptly as possible in an effort to resolve the issue. Said plan shall include a provision that within 60 days from the date of the recordation of the certificate of completion for LAFCo File 03-10, the ombudsperson shall have been designated to serve district constituents.

***Condition 7: Agricultural Management Expertise***

The District shall, by resolution adopt a plan to hire or contract with an individual or organization with agricultural management expertise. Said plan shall include a provision that after the date of recordation of the certificate of completion for LAFCo File 03-10 and upon subsequent acquisition of agricultural land within the Coastal Annexation Area the District shall hire or contract with an individual or organization with agricultural management expertise.

***Condition 8: District Board & Subcommittee meetings to be held in Coastal Annexation Area***

Because each land use management plan, policy update, acquisition project and planning of capital improvement project is subject to full review by the District Board (Page 23 of service plan), meetings of the District Board and/or subcommittees on such matters concerning Coastside annexation area territory shall be held in the coastal annexation area. The District shall by resolution, amend the District's rules of procedure to include this provision.