



Midpeninsula Regional
Open Space District

R-21-127
Meeting 21-28
September 22, 2021

AGENDA ITEM 10

AGENDA ITEM

Agricultural Policy Development: Update on process and timeline

GENERAL MANAGER'S RECOMMENDATION *den*

Receive a presentation from staff on the status of and provide input on the timeline, key remaining steps, and potential topics to develop the Agricultural Policy. No Board action required.

SUMMARY

This study session will provide the Midpeninsula Regional Open Space District's (District) Board of Directors (Board) with an update and an opportunity for Board input on the process, content, and timeline for consolidating, refining, and developing the Agricultural Policy (Ag Policy). The Ag Policy guiding document will be used to set the framework for the District's role in agriculture within the region and provide guidance on the management of District-owned and/or managed lands. This process was an Action Plan item in Fiscal Year 2018-19 and 2019-20; however, the District deferred this effort to allow staff to focus on other time-sensitive work and organizational needs during the COVID-19 pandemic. The policy development has resumed for Fiscal Year 2021-22 by the Natural Resources Department, with support from the Land & Facilities and Planning Departments.

BACKGROUND

Each year, the District sets aside funding and resources to pursue programs, projects, and activities that support sustainable agriculture consistent with its mission on the San Mateo County coastside, which includes *protection of regionally significant agricultural land, preservation of the rural character, and viable agricultural use of land resources*. Public agricultural preservation efforts throughout the Bay Area involve complex partnerships that balance the private economic interests and viability of agricultural producers and businesses with the resource conservation and open space goals of public agencies and non-profit organizations.

In 2019, the District convened a Board study session focused on summarizing existing relevant District policies and guidelines; existing agricultural uses on District lands; and identifying gaps in policies and guidelines that the Board may wish to address ([R-19-36, minutes](#)). At that time, staff identified and began a robust engagement process to solicit input from partners, producers, stakeholders, and tenants to gather input on potential roles for the District in regional agriculture.

On November 6, 2019, staff led a day of field tours, providing the Board an opportunity to see firsthand examples of the different types of agricultural uses that currently occur on District

lands and to meet with some of the producers who are operating on these lands. This full day tour included stops at the Skyline Christmas Tree Farm, Toto Ranch and Farmyard, Blue Brush Ranch, and Madonna Creek Ranch Agricultural Fields and Equestrian Facility with presentations from District tenants at each site (Attachment 1).

On November 20, 2019, the District hosted a peer-agency workshop at the Mountain View Community Center, allowing staff and Board members to gain insights from other regional agencies and organizations that are involved at the intersection of agricultural and open space preservation. Participants in this workshop included representatives from Peninsula Open Space Trust, San Mateo Resource Conservation District, Coastside Land Trust, Santa Clara Valley Open Space Authority, Point Blue Conservation Science, UC Cooperative Extension, Sonoma County Agriculture and Open Space, and Marin Agricultural Land Trust. Two District Board members and several District staff were in attendance. The group heard two guest presentations: one on the San Mateo Resource Conservation District's programs to protect stream habitat while providing agricultural water security, and another presentation on Peninsula Open Space Trust's Farmland Futures program, which aims to keep agricultural lands in production under private ownership with resource protections through the overlay of conservation easements. Participants shared their thoughts on key issues in regional agriculture, such as climate change, water reliability, balancing tradeoffs between conservation and production, agricultural work force housing, and sustaining local food production. Participants also shared perspectives on appropriate roles for the District in the agriculture-open space mosaic, such as protecting riparian areas within agricultural landscapes and educating the public about the conservation values and benefits of working lands.

The original timeline for the Ag Policy development was put on hold to allow staff time to focus on the Conservation Grazing Management Policy Amendment ([R-21-22](#)), which was underway at that time and had garnered substantial public interest. The process was further delayed by restrictions associated with the onset of the COVID-19 pandemic. Given the lapse in time since the Ag Policy was under active Board review in 2020, this Board study session will provide an important review of accomplishments to date and what remains to complete the process.

As a reminder, in January 2021, the Board adopted amendments to the Conservation Grazing Management Policy focused on management actions for mitigating and reducing livestock and predator conflicts that are protective of native wildlife, including mountain lions and coyotes. Given the recent review of the Conservation Grazing Management Policy, additional changes are not anticipated to that policy, however the Ag Policy review may touch upon some elements such as lease renewals that apply to all agricultural leases. The recent science panel review of the benefits and impacts of grazing reaffirmed the usefulness of conservation grazing to manage coastal grasslands and preserve their biodiversity. The Agricultural Policy development is expected to evaluate elements of agriculture on District lands and the compatibility of non-grazing agricultural operations with open space and natural resource conservation goals, which are currently a minor component of District agricultural leases. The aim will be to understand where best to focus District resources, what new elements to fold into the District's agricultural program, and whether to reaffirm or amend the District's current agricultural practices.

DISCUSSION

The Purpose of the Ag Policy is to:

- Set the policy framework for the District's scope and breadth in agriculture;

- Inform the public of the purpose and intent of the District's role in local agriculture and its contributions to the agricultural community;
- Provide staff and the Board with a tool for informed, consistent, and effective decision making on agricultural topics; and
- Provide general guidance for issue-specific and site-specific planning, management, and operations of agricultural topics.

Clarifying and further defining the District's role in agricultural preservation, consistent with its San Mateo Coastal Service Plan, is part of the Fiscal Year 2021-22 Action Plan. This review is particularly important since Board-adopted agricultural policies exist in numerous documents (e.g., Basic Policy, Resource Management Policies, Coastal Service Plan and Environmental Impact Report (EIR)) with the potential for inconsistencies and/or conflicts. This work will also evaluate gaps and areas requiring greater clarification, such as understanding the District's role in the provision of Agricultural Workforce Housing.

Ag Policy Development Schedule

The goal in Fiscal Year 2021-22 is to draft a comprehensive agricultural policy for Board consideration and adoption that will guide future District work involving agricultural lands. To meet this goal, the General Manager requests Board review and input on the proposed schedule of meetings.

Agricultural Producer Workshop - Feedback and Input from Agricultural Stakeholders on Existing and Potential Agricultural Policies, Guidelines, Mitigation Measures and Practices

The San Mateo Coastal Area Service Plan and EIR establishes the policies, guidelines, mitigation measures, and practices by which the District purchases and manages lands in the San Mateo County coastside area, including agricultural lands. The Service Plan, combined with the Basic Policy, Resource Management Policies, property management policies, and various other board and administrative policies, provides the framework within which the Ag Policy will operate.

Staff plans to host an additional Agricultural Producer workshop to gather agricultural stakeholder feedback that can inform development of the Ag Policy. This event will also provide an opportunity to further inform the Board about the acreage and types of agricultural uses on District lands and the natural resource management policies, guidelines, and practices that support and affect agricultural uses.

Potential attendees include grazing, row crop, orchard, and tree farm operators on the San Mateo Coast, including District tenants and other interested members of the public. Desired outcomes include understanding the current agricultural landscape on the San Mateo Coast and how agricultural producer goals, vision, and expectations align with current and potential District Ag Policy guidance for agriculture operations on District lands. Staff will also explore options to solicit input from diverse stakeholders, such as working through the San Mateo Food Systems Alliance and with community leaders to ensure outreach to the wide and diverse agricultural community on the San Mateo Coast. If this outreach requires separate one-on-one meetings, staff may need to extend the overall policy development schedule by numerous months. – November 2021

Board Study Session - Review existing District Agricultural Policy, Guidelines, Practices

During this study session the Board would review existing District policies related to agriculture

and consider feedback from agricultural stakeholders and the public received at the producer workshop. This will be an opportunity for the board to provide input on the topics for staff to address in the new draft policy language. This work is particularly important because of the existing commitments made to preserving agriculture that contained within the Coastsides Service Plan and Measure AA Bond language, among other documents. A summary of these existing policies is attached to this report at Attachment 2.– January 2022

Board Study Session - Review Proposed Updates to the Agricultural Policy, Guidelines, Practices
Information, feedback, Board direction, and public input received at previous workshops will be used to draft an Ag Policy and consider updates to existing policies. During the study session, the Board will review and provide input on draft policies and inform the development of a final recommendation that would be brought at a later date to the Board for approval. – April 2022

Board Meeting - Amend and Approve District Agricultural Policy, Guidelines, and Practices
Finally, the Board would review and consider approval of updates to amend existing policies and adoption of a new Ag Policy. – June 2022

Ag Policy Content

The Board previously reviewed the following list of potential topics for inclusion in the Ag Policy review. The General Manager requests that the Board review, provide input and confirm these potential topics for inclusion in the Ag Policy review.

- Agricultural production plans
- Agricultural workforce housing
- Agricultural infrastructure
- Agricultural education and outreach
- Fertilizer, soil health, and carbon farming practices
- Manure management
- Crop diversity
- Responding to and/or accommodating regional changes in types of agricultural land use
- Public facing branding for Midpen agricultural lands
- Water supply and use
- Pesticide use
- Predation and pest management
- Brush management
- Balance with resource protection
- Invasive species management
- Compatible public access
- Lease terms and renewals
- Riparian and aquatic habitat protection
- Marketing and promotion
- Use of conservation easements and fee title
- Types of uses permitted (e.g., grazing, row crops, small livestock and poultry, greenhouses, processing plants, cannabis, vineyards, tree farms, horse breeding, dairy, cultural land management, native plant harvesting, orchards, apiaries, aquaculture agriculture tourism (e.g., farm dinners, tours), environmental education, etc.)

FISCAL IMPACT

Update on process and timeline of the District's Ag Policy development has no immediate fiscal impact. Depending on the specific components adopted in the final policy, further financial impact analysis may be needed.

BOARD AND COMMITTEE REVIEW

In 2019, the District convened a Board study session focused on summarizing existing District policy and guidelines; summarizing existing agricultural uses on District lands; and identifying gaps in policies and guidelines that the Board may wish to address ([R-19-36](#), [minutes](#)). Topics raised by the Board during this study session have been integrated into the list of topics provided above to consider during the policy development process.

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

This item is not a project subject to the California Environmental Quality Act.

NEXT STEPS

Following this study session, staff will collate input from the Board, stakeholders and community received at this and previous meetings and draft the initial framework and language of the policy. Staff will then review the draft policy and solicit input from the coastal agricultural community stakeholders. Staff will further revise the policy language with consideration of input from agricultural stakeholders and then review the revised language with the full Board. Staff plans to have the new policy language completed and ready for the Board to consider approval by the end of this Fiscal Year.

The *tentative* timeline for the remaining key steps in the process is as follows:

- November 2021 - Agricultural Producer Workshop
- January 2022 - Board Study Session: Review Existing Agricultural Policies, Guidelines, and Practices
- April 2022 - Board Study Session of proposed new policy language
- June 2022 - Board consideration for approval of new policy language

Attachment

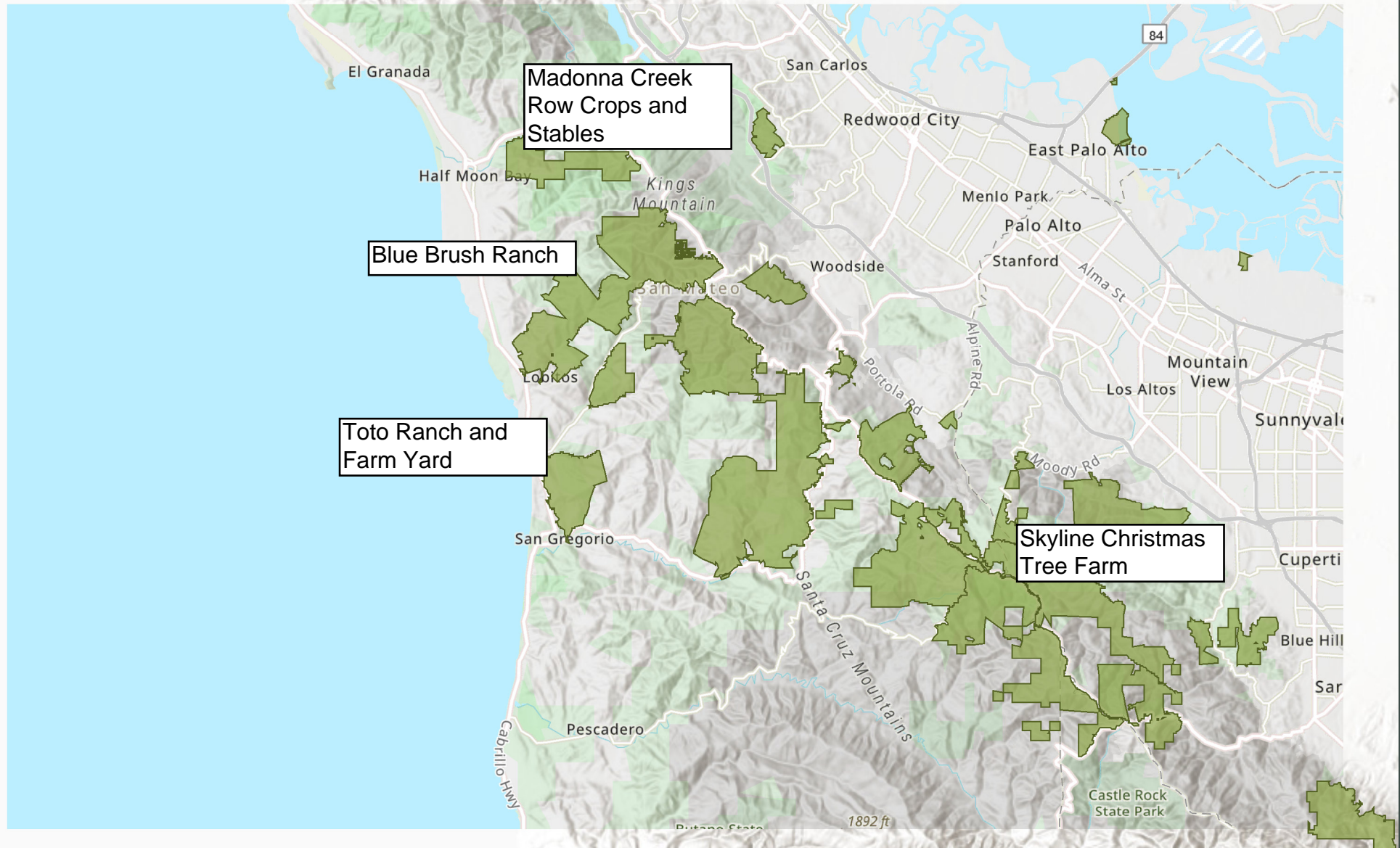
1. Map of Agricultural Field Tour, November 2019
2. Summary of Existing Agricultural Policies

Responsible Department Head:

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Prepared by:

Lewis Reed, Rangeland Ecologist/Botanist, Natural Resources Department



Agricultural Field Tour Sites November 2019

Preserve Boundary (fill)

Midpeninsula Regional
Open Space District
(MROSD)
8/30/2021



Summary of Agricultural Policies

The Midpeninsula Regional Open Space District's (District) agricultural policies are covered in several different documents and policies. The value of agricultural lands are addressed in both the Basic Policy and the District's coastal mission statement. More specific policies are included in the Coastal Service Plan (and associated EIR), Resource Management Policies, Housing Policy, Improvements on District Lands, Integrated Pest Management Program Guidance Manual, and Agricultural Use Policy Statements. Relevant policy statements and implementation measures from each of the following documents are excerpted below.

- Agricultural Use Policy Statements (1978)
- Basic Policy (1999)
- Service Plan for the Coastal Annexation Area and accompanying Environmental Impact Report (2003)
- Resource Management Policies (2012)

Agricultural Use Policy Statement (1978) (See attached)

- Sets authority for approving leases

Basic Policy (2008)

- **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
- **Agriculture and Revenue-Producing Use**
Section 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. The District does not consider commercial logging as agriculture. The District requires sound agricultural management practices on land it manages or monitors, in accordance with its Resource Management Policies.

Coastal Service Plan (2004)

Coastal Mission Statement

- *District 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.*

Role & Objectives

- "...protect both the agricultural and natural resources of the Coastal Annexation Area. Although the District is not an agricultural preservation district, and does not propose any

agricultural subsidy programs, its Service Plan does recognize the important of agriculture to the economy and heritage of the Coastal Annexation Area.”

- “As the District extends its services to the Coast, agricultural preservation will play a larger role in the District’s activities than it has within existing District boundaries.”
- **Permanent Policy PA.1** 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 sold or leased pursuant to the use and management plan adopted for the property. All agricultural land which is not needed for 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. (Reference: Mitigation Measure AGR-3g)
- **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 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.3.2** Improvements or public uses located upon open space lands other than agriculture shall be located away from existing prime agricultural lands toward areas containing non-prime agricultural lands, unless such location would not promote the planned, orderly, efficient use of an area.

- **Guideline G.3.3** ...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) San Mateo Coastal Annexation Area – Service Plan Midpeninsula Regional Open Space District as approved by the District Board of Directors, June 6, 2003 Page 16 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.

Resource Management Policies (2021) - Conservation Grazing Management Policy Key Points

- **Policy GM-1** Ensure that conservation grazing is compatible with and supports wildlife and wildlife habitats.
 - Inventory and assess sensitive habitats to identify areas requiring special management practices. The conservation of these areas will take precedence over other uses and management practices that are determined to have an adverse effect on these resources.
 - Prepare site-specific grazing management plans by a certified rangeland manager including best management practices (BMPs) for preserves where grazing will be utilized as a resource management tool. The site-specific grazing management plan will be a component of the agricultural production plan developed through the Use and Management Planning process. The Use and Management Planning process provides for public input and Board approval of site-specific grazing management plans.
 - Manage agricultural leases and easements to protect and enhance riparian areas and to maximize the protection or enhancement of water quality. (See WR-4)
 - Per the District's long-standing policy of protecting native predators, continue to prohibit the lethal take of predators in response to livestock depredation.
- **Policy GM-2** Provide necessary infrastructure to support and improve grazing management where appropriate.
 - Utilize fencing that allows wildlife movement and fosters habitat connectivity (See WM-3:Measure 3).
 - Manage access to existing water features and where needed supply supplemental drinking water through stock ponds and water troughs to preserve clean water for livestock, protect water quality, and enhance habitat for wildlife.

- Encourage and assist grazing tenants on District land to provide range improvements to restore or conserve wildland resources and to enhance range condition.
- Inventory and assess roads and trails on District lands to identify significant erosion and sediment sources – abandon and where feasible restore to a natural condition poorly designed or sited roads (See WR-4).
- **Policy GM-3** Monitor environmental response to grazing on District lands.
 - Monitor forage utilization and distribution by grazing animals to assure appropriate amounts of residual dry matter (RDM) remain on the ground to achieve desired resource management objectives. In the course of RDM monitoring, evaluate and report on wildland fire fuel levels that may result in an increased risk of wildland fire (See WF policies).
 - Monitor livestock use levels and agricultural infrastructure condition to insure conformity with lease provisions to contribute to improved management.
 - Monitor wildland conditions with an emphasis on documenting the location, distribution and abundance of native grasses, wildflowers, and other native flora and fauna.
 - Monitor water quality in ponds, wetlands, and watercourses with unrestricted livestock access.
 - Monitor non-native vegetation response to grazing with an emphasis on documenting the location, distribution and abundance of target, invasive species.
 - Use information collected from monitoring to annually review rangeland conditions and response to livestock grazing. Use adaptive resource management decision making framework within grazing management plans.
- **Policy GM-4** Utilize different livestock species to accomplish vegetation management objectives.
 - Research the effective use of cattle, goats, sheep, and horses to manage vegetation on District lands.
 - Utilize appropriate species depending on management needs.
- **Policy GM-5** Preserve and foster existing and potential conservation grazing operations to help sustain the local agricultural economy.
 - Establish longer term grazing leases to promote financial viability for the operators and efficient land stewardship for the District.
 - Seek grants or other economic support for agricultural infrastructure maintenance and improvements.
 - Ensure site-specific grazing management plans are economically feasible and practical for conservation grazing operators.
- **Policy GM-6** Provide information to the public about the region's rural agricultural heritage. (See PI-1)
 - Install display boards and give presentations highlighting historical and educational facts about ranching families and industry at appropriate sites.

- **Policy GM-7** Provide public access in a manner that minimizes impacts on the conservation grazing operation. (See PI-1)
 - Conservation Grazing operators on District lands or lands under easement to the District shall be consulted when public access is being planned and considered for the property to minimize conflicts between the public and the conservation grazing operation.
 - Prepare and distribute a brochure to educate visitors about etiquette for use of open space property with livestock animals.
 - Install signage where appropriate to educate the public about the resource benefits of conservation grazing and to educate visitors about approaching animals, closing gates, and other etiquette appropriate for moving through lands with livestock animals.
- **Policy GM-8** Conservation Grazing operations on District lands in San Mateo County will be managed in accordance with the policies established in the Service Plan for the San Mateo Coastal Annexation Area.
 - Consult with appropriate agencies and interest groups, including the San Mateo County Farm Bureau and San Mateo County Agricultural Advisory Committee in the development of site-specific Use and Management plans and agricultural production plan components in the Coastside Protection Area.
- **Policy GM-9** Safeguard native plants and wildlife while promoting the economic sustainability of conservation cattle grazing as a resource management tool and reducing predation of livestock.
 - Consider the economic impact of predation in setting lease rates for conservation grazing tenants.
 - Provide economic relief for conservation grazing tenants who, as required per conditions of a Board of Directors approved lease, are performing resource management services and are in good standing with the District, in response to confirmed cattle losses from predation to sustain conservation grazing as a viable tool for natural resource management. Require cattle grazing tenants to document annual livestock losses due to both predation and non-predation-related causes.
 - Support and promote scientific research on the effectiveness of wildlife and livestock protection methods, and their influence on wildlife behavior, grazing productivity, and livestock health. Periodically review research results and consider findings in future policy development.

Resource Management Policies (2021) – Integrated Pest Management Policy Key Points

Policy IPM-1 Develop specific pest management strategies and priorities that address each of the five work categories.

- Manage pests in rangelands and on agricultural properties to support existing uses, while also protecting human health and surrounding natural resources.

Policy IPM-2 Take appropriate actions to prevent the introduction of new pest species to District preserves, especially new invasive plants in natural areas, rangelands, and agricultural properties.

Housing Policy (2017)

- 2. Agricultural.
 - a. Agricultural Lease Holder. District housing offered for agricultural lease holder will either be negotiated in conjunction with an agricultural lease or be market rate.
 - b. Agricultural Labor. District housing offered for agricultural labor is generally governed by a District lease or license. Agricultural housing rents and associated discounts are negotiated on a case-by-case basis and brought to the Board consistent with the policy regarding *Improvements on District Lands* (Policy 4.02). If District housing is made available to agricultural labor outside of a District Lease or License, the agricultural labor tenant is required to work for a District agricultural tenant on District Lands. Rent will either be negotiated in the agricultural lease, market rate, or an affordable housing rate.
- 2. Agricultural. The selection of agricultural residential sites shall be based on their proximity to the District agricultural leases on District Lands. Due to the need for an on-site presence for some agricultural lands, this use may take priority over employees that provide direct services in some cases.

Improvements on District Lands (2017)

- C (1) As the District acquires agricultural properties, housing is needed for agricultural lease holders and their agricultural workers. Residences on District agricultural properties should be evaluated as potential housing for agricultural labor.
- C (3) Improvements which Contribute to the Character of the Site:
(e.g., Buildings with Unique Historical or Architectural merit, Barns, Sheds and Fences)
Some structures associated with agriculture or other former uses of the site can contribute significantly to the site without detracting from its open space character. When economically feasible within the constraints of the land management budget, examples of these structures will be retained, maintained, and when possible put to use.
- C (4) Improvements for Agriculture and Other Special Uses:
Agricultural use which is consistent with the open space use of a site is encouraged by the District. Improvements for agriculture or other special uses will be retained or constructed as approved by the Board and stated in the site planning documents. In

the Coastsides Protection Area; leases, use, and improvements shall be consistent with the District's Service Plan Policies

Integrated Pest Management Program Guidance Manual (2014)

9 IPM FOR RANGELANDS AND AGRICULTURAL PROPERTIES

9.1 DEFINITION AND PURPOSE

Some District lands encompass rangelands, crop fields, and orchards that are actively managed as grazing or agricultural operations. Rangeland and agriculture activities on District preserves are primarily managed by lessees who typically operate under a Rangeland Management Plan or Agricultural Management Plan that is attached to their lease. These site-specific management plans guide the rangeland and agricultural activities to ensure compatibility with natural resource protection and low-intensity public recreation. This IPMP does not replace the requirements of the individual range or agricultural management plans, nor does it present the full range of agricultural or range management options. Rather, it seeks to provide staff with tools that are consistent with IPM principles to select the safest, least harmful, and most effective treatment options for rangeland and agricultural pests.

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MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

Agricultural Use Policy Statements

Adopted By
Board of Directors
February 8, 1978

1. The District will sustain and encourage agricultural viability consistent with public use while minimizing the impact on the natural environment. Agricultural use is considered beneficial in that it utilizes almost scarce agricultural resources, reduces fire fuel, and when properly managed can enhance the environment.
2. The Board of Directors will review and approve agricultural leases or licenses which are long term (over 1 year) and/or involve an anticipated income in excess of \$3,500. The General Manager may enter into lease or license agreements on behalf of the District without specific Board approval if they are:
 - (a) in amounts not exceeding \$3,500 income to the District (including in-kind services), and
 - (b) no more than 1 year in duration, and
 - (c) not long range commitments, e.g., through agricultural related improvements, which go beyond the scope of Board adopted interim or long term site plan, and
 - (d) pursuant to a Board adopted interim or long term site plan.
3. All proposed agricultural leases will be advertised in local newspapers to maximize public awareness. If other factors are equal, a lottery will be used to determine the tenant, if more than one potential lessee is interested in the same area.
4. The lease fee will be determined for each type of lease by consulting with local agencies such as East Bay Municipal Utility District, East Bay Regional Park District and agricultural advisors, and will be based upon local prevailing market rates.
5. Staff will have the discretion to enter into leases specifying either cash, in-kind services, or a combination of the two, as payment. If in-kind services are being accepted, they will in no circumstance exceed one year's cash value without Board approval, to preclude the expectation of a continuing relationship.