SPECIAL CONDITIONS

Wildlife-Friendly Fencing on Conservation Grazing Units

Purisima Creek Redwoods Open Space Preserve
Miramontes Ridge Open Space Preserve
La Honda Creek Open Space Preserve

San Mateo County, California

Date: October 16, 2026

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SPECIAL CONDITIONS

Wildlife-Friendly Fencing on Conservation Grazing Units

ARTICLE ONE

GENERAL PROJECT INFORMATION

A. General

These Special Conditions provide Project-specific information and Special Conditions to the General Conditions of the Agreement. These Special Conditions are Contract Documents and address site-specific factors relevant to the execution of the Work for the Wildlife-Friendly Fencing on Conservation Grazing Units (Project). These Special Conditions shall supersede any conflicting General Conditions. Where a portion of the General Conditions is altered by these Special Conditions, the unaltered portions of the General Conditions shall remain in effect. Under no circumstances does the information herein override any of the Terms and Conditions set forth in the Agreement, nor alleviate the Contractor from executing the work in strict conformance with the Contract Documents.

B. Project Description

The Project is in the Purisima Creek Redwoods, Miramontes Ridge, and La Honda Creek Open Space Preserves in San Mateo County, CA. Refer to Attachment B, Project Maps, for the Project locations. The purpose of Project is to provide services for the construction of livestock fencing that is supportive of continued cattle management on four (4) District Grazing Units. Protected species are active in this region. The District's qualified biologist consultant will provide the contractor training on-site to help the contractor avoid any potential interaction with protected species, as further described below in Article Four, paragraph J.

Scope of Work

1. **BlueBrush Grazing Unit cross fence**. Construction of approximately 1,522 feet of 5-wire, wildlife-friendly cross fence. Presently, there is about 1,502 feet of old barbed wire fencing that will be removed and disposed of as part of this project. Mechanical brush removal of up to 1,522 linear feet may be required to allow for fence construction. Costs for this are to be included in contractors bid.

2. **Johnston Ranch Grazing Unit cross fence**. Construction of approximately 10,262 feet of 5-wire, wildlife-friendly perimeter fence, and the installation of twelve (12) 14-foot-wide

medium pipe gates. Presently, there is about 1,685 feet of old barbed wire fencing that will be removed and disposed of as part of this project. Additionally, construction of fencing and gates associated with a corral replacement. Corral replacement elements include: 1) ~180 feet of galvanized, 6-rail pipe fence; 2) installation of two (2) 12' galvanized pipe gates; 3) installation of two (2) 14' galvanized pipe gates; installation of ~30 galvanized Schedule 40 3" OD posts welded with specialty tabs; Mechanical brush removal of up to 2045 linear feet may be required to allow for fence construction. Costs for this are to be included in contractors bid.

3. **Lobitos Grazing Unit perimeter fence.** Construction of approximately 4,284 feet of 5-wire, wildlife-friendly perimeter fence, and the installation of two (2) District provided self-closing pedestrian gates. Mechanical brush removal of up to 1685 linear feet may be required to allow for fence construction. Costs for this are to be included in contractors bid.

4. **Lone Madrone Grazing Unit perimeter fence.** Construction of approximately 4,996 feet of 5-wire, wildlife-friendly livestock perimeter fence. Mechanical brush removal of up to 4,996 linear feet may be required to allow for fence construction. Costs for this are to be included in contractors bid.

C. Site Information

Access: There are four (4) Project sites:

1. Bluebrush Grazing Unit is located on Verde Road approximately 0.5 miles north of the intersection of Highway 1 and Verde Road. The Project property is accessed through a manual gate and an unimproved driveway. The property is shared with a grazing operation. The Project site is not accessible without prior District approval.

2. Johnston Ranch Grazing Unit is located on Higgins Canyon Road approximately 1 mile east of the intersection of Highway 1 and Higgins Canyon Road. The Project property is accessed through a manual gate and an unimproved driveway. The Project site is not accessible without prior District approval.

3. Lobitos Grazing Unit is located on Verde Road approximately 0.5 miles north of the intersection of Highway 1 and Verde Road. The Project property is accessed through a manual gate and an unimproved driveway. The property is shared with a grazing operation. The Project site is not accessible without prior District approval.

4. Lone Madrone Grazing Unit is located on La Honda Road approximately 3 miles southwest of the intersection of La Honda Road and Skyline Boulevard. The Project property is accessed through a manual gate and an unimproved driveway. The property is shared with a primary house which will remain occupied throughout the Project and a grazing operation. The Project site is not accessible without prior District approval.

Site Utilities: Contractor should be aware that there may be live power and underground utilities at the Project site. The contractor will need to supply their own portable toilet and wash station for contractor use. Contractor shall be responsible for providing any temporary electrical service, if required, for its work on site. Water is not available on site. There is no telephone service at the site. Cellular service may be limited, dependent upon location on site and contractor's cellular service provider.

CEQA: Contractor shall follow all applicable requirements in Attachment A – IPM BMPs in performing site preparation and vegetation removal work.

ARTICLE TWO

CONTRACT DOCUMENTS

A. Special Conditions.

All conditions set forth herein, and all Exhibits attached hereto, are part of the Contract Documents.

ARTICLE THREE

DISTRICT GENERAL REQUIREMENTS

A. District Representative: The District Representative designated for all correspondence and coordination regarding this Contract is the District Project Manager, Brandon Stewart, 5050 El Camino, Los Altos CA. 650-772-3777.

B. Public Involvement. The Contractor is not required to communicate with the public. The Contractor shall not discuss the work with the public except when coordinated and approved by the District Representative. The public is not allowed within the Project site. The Contractor shall conduct operations in a manner such that public access is not allowed. Should the public enter the site or attempt to access the site, Contractor shall immediately notify District Dispatch and the District Representative.

C. Communications. The Contractor shall not make available, or publicly disclose, any data or report unless provided herein or specifically authorized by the District Representative. If any person or entity requests information from the Contractor about the subject of this scope of work or work being conducted hereunder, the Contractor shall refer them to the District Representative. All reports and other information generated under this scope of work shall become the property of the District and distribution to any other source by the Contractor is prohibited unless authorized by the District Representative.

D. District Inspections and Monitoring. District will be providing environmental monitoring on site as further delineated in Article Four paragraph J. Contractor shall provide access to,

coordinate with, and follow all directions provided by all District consultants, monitors and inspectors.

ARTICLE FOUR

CONTRACTOR'S PERFORMANCE OF THE WORK

A. Emergency Contact Information. In the event of an emergency, Contractor shall dial 911 or the 24-hour ranger dispatch number at 650-968-4411. Note that cell phone reception may be limited in the Preserve.

B. Noise Control. Contractor shall be aware that they are working in an area that is extremely quiet. Noise travels far due to no background noises and can appear amplified. Contractor shall adhere to all local noise ordinance requirements.

C. Herbicides & Pesticides. Herbicides / pesticides are not permitted for this Project, except under the direct written consent of the District. Disinfectants used for sanitation purposes shall only be allowed within the context of the Phyto-sanitation Plan.

D. Access. Access to the construction site is described in Article One, paragraph C. Contractor shall ensure that all materials & equipment planned for use on the Project can be transported safely to the site, and that all permits, safety procedures, and regulatory compliances have been met for transport of material and equipment to the site. Access is through an manual gate that shall be kept closed at all times. The primary residence on site will remain occupied during construction and access to the property must be maintained at all times.

E. Site Access – Emergency response. Contractor shall ensure the site logistics plans, Project execution plans, and all operations on site take into account the need for emergency response access to the site.

F. Site Security – Trespassing & Vandalism. Contractor shall be responsible for adequately securing all materials and equipment on site. The District assumes no responsibility for any loss or damage to Contractor property.

G. Fire Prevention – The site is surrounded by open space lands that have the potential to be a wildfire hazard. Contractor shall not engage in any activities that pose a fire threat. In addition, if requested, Contractor shall agree to meet with responding fire agencies to ensure they have incorporated all appropriate fire prevention measures (locations of fire extinguishers; activities requiring fire watch, etc.). ***No smoking is allowed*** on site, nor on any of the District preserve lands surrounding the site. Contractor shall adhere to all requirements in Attachment C – Safe Use of Equipment in Wildlands.

H. Working Hours – Regular working hours shall consist of a 10-hour period, between 07:00 and 17:00, Monday through Friday, excluding Government holidays. The County of San Mateo requires a start time no earlier than 07:00. The Contractor may arrive on site earlier, set up, and prepare for work, but the actual start of work at the site cannot commence until 07:00 hours. No construction

shall be permitted on Saturdays, Sundays, or Holidays unless pre-approved in writing by the District Representative.

I. Contractor Personnel, Subcontractors, Vendors, Deliveries (personnel) – All personnel entering or leaving the site shall adhere to the following:

i. All personnel shall be made aware of site access conditions and abide with all applicable vehicle operation and safety requirements.
ii. Any traffic accidents shall be reported immediately.
iii. All personnel who will be working at or accessing the site must attend a Worker Education Seminar, which will be delivered onsite by qualified biologists**.** The District will coordinate with contractor to schedule the worker education seminar. Any personnel who have not attended a worker training seminar cannot access the site unless they are escorted by another personnel who has attended the worker training seminar. No one can do any work on site without receiving the Worker Training Seminar.
iv. A private residence is located within the La Honda Creek Open Space Preserve that utilizes the roadway for access. In addition, a grazing operation utilizes the Lone Madrone Grazing Unit. The gate leading into the site must be kept closed and access to the residence must be kept clear unless permission has been granted by the District Project manager. Do not stage any equipment or vehicles in the roadway. Notify the District Project manager at least 48 hours in advance of any construction activity that will impede access to the private residence.

J. Environmental Documents and Requirements

i. Contractor is responsible for conducting all Work in compliance with all local government, State, and Federal jurisdictions and regulations.
ii. Contractors' schedule shall incorporate all regulatory coordination and permitting, District pre-surveys, inspections, site assessments, sampling and clearances. Contractor should be aware that some work is restricted at certain times of year, and the construction schedule shall incorporate these constraints. District will not entertain claims for time or cost associated with Contractors' failure to address environmental constraints in the development of the Project Schedule.
iii. Any changes to the Project Schedule must be provided to the District as soon as possible and no more than four (4) hours after conditions require a change to insure the District is able to reschedule any additional monitoring, testing and/or inspection

K. Sensitive Status Species.

i. **Contractor's Obligations.** Contractor must ensure that all personnel performing Work at the Project site are properly trained in identifying any potential sensitive status species, as required by the Contract Documents, and that all personnel immediately notify the Project Manager and, if applicable, any biological monitors present at the Project site, upon discovery of any potential sensitive status species at the Project site (collectively, "Sensitive Status Species").

ii. **Discovery; Cessation of Work.** Upon discovery of any potential Sensitive Status Species,

Contractor must stop Work pending further direction from the Project Manager or onsite biological monitor, if applicable. If required by District, Contractor must assist in protecting the Sensitive Status Species. At District's discretion, a suspension of Work required due to discovery of Sensitive Status Species and clearing of Sensitive Status Species, if necessary, may be treated as Excusable Delay pursuant to Article 5 of the General Conditions or as a suspension for convenience under Article 13 of the General Conditions. If District suspends a portion of the Work due to a Sensitive Status Species, Contractor must diligently pursue and redirect resources to other Work during the partial suspension.

L. Permitting Requirements. Nothing within these Special Conditions shall relieve the Contractor of the responsibility to comply with applicable laws and regulations. The District will obtain applicable building permits and the Contractor shall obtain and pay for all other permits, licenses, approvals, and/or certificates required, or necessary to accomplish the work.

M. Storm Water Compliance / SWPPP. The Project does not disturb more than an acre and does not create any additional impervious area, therefore there are no water Board permitting requirements under C-3. However, The Contractor shall be responsible for implementing appropriate and necessary erosion control measures as needed to minimize storm water runoff from the construction site. The following strategies to ensure that storm water pollution is prevented shall be employed:

i. Minimize erosion and sedimentation during construction.
ii. Eliminate pollution of storm runoff by chemicals and materials used in the construction process.
iii. All temporary erosion and sediment controls shall be in place prior to the commencement of construction and maintained continuously during construction. At a minimum, straw rolls, or equivalent apparatus, shall be installed at the entire perimeter of the construction site to prevent construction related run-off.
iv. The Contractor shall inspect all equipment and vehicles prior to leaving the site and, if necessary, shall clean them to prevent sediment transport off-site.
v. The Contractor shall maintain good construction site housekeeping controls and procedures e.g, clean up all leaks, drips and other spills immediately; keep materials covered and out of the rain; including covering exposed piles of soils and wastes; dispose of all wastes properly, place trash receptacles on site for that purpose, etc.

N. District Construction & Demolition Waste Stream Diversion Policy (C&D WSD). The District has a C&D WSD Policy (Policy). Contractor shall adhere to the C&D WSD requirements as set forth in the Policy. The District Representative is responsible for documenting conformance with the Policy. Contractor shall adhere to all requirements in Attachment D – District Construction and Demolition Waste Diversion Policy.

i. Waste-Stream Diversion: The Contractor shall prepare a waste-stream diversion plan describing how all non-hazardous demolished materials will be handled. Waste-stream diversion plan (WSDP) shall list all materials that will be sent to the landfill, with an explanation of why they cannot be recycled or salvaged. Contractor shall provide receipts for all materials disposed of offsite including a certified recycling center or salvage

company. Contractor is required to recycle 100% of all concrete, non-treated wood, steel, metal, and cabling.

O. Schedule and Meetings. The Contractor's Superintendent and/or Project Manager shall facilitate weekly Progress Update Meetings with the District Representative and District's consultants either on-site or via teleconference. Meetings shall address the following:

i. **Safety** – Contractor shall document any and all safety incidents or "near misses". Contractor shall review work that is planned to occur over the next three weeks, and prepare and discuss the proposed safety,

ii. **Schedule** – Contractor shall provide an updated construction schedule that includes:
   a. Overall Project schedule
   b. Current week
   c. Two following weeks
   d. Major deliveries or significant trucking days
   e. Current and potential delays
   f. Inspections by District, County, or others

iii. **Work Progress** – Updates on work progress, upcoming monitoring requirements, significant events, and Project milestones.

iv. **RFIs and Submittals** – Meeting attendees shall review status of any pending RFI's and submittals.

P. Pre-Construction Conference. District will designate a date and time for a pre-construction conference with Contractor following Contract execution. Project administration procedures and coordination between District and Contractor will be discussed, and Contractor must present District with the following information or documents at the meeting for District's review and acceptance before the Work commences:

i. Name, 24-hour contact information, and qualifications of the proposed on-site superintendent;

ii. List of all key Project personnel and their complete contact information, including email addresses and telephone numbers during regular hours and after hours;

iii. Staging plans that identify the sequence of the Work, including any phases and alternative sequences or phases, with the goal of minimizing the impacts on residents, businesses and other operations in the Project vicinity;

iv. Draft baseline schedule for the Work as required under Section 5.2 of the General Conditions, to be finalized within ten days after District issues the Notice to Proceed;

v. Breakdown of lump sum bid items, to be used for determining the value of Work completed for future progress payments to Contractor;

vi. Schedule with list of Project submittals that require District review, and list of the proposed material suppliers;

Q. Traffic Control Plan. Contractor shall develop and implement a CalTrans- and/or County-approved traffic control plan while working within the public roadway.

Attachments:
Att A: Integrated Pest Management Program BMPs
Att B: Project Area Maps
Att C: Safe Use of Equipment in Wildlands
Att D: District Construction and Demolition Waste Diversion Policy