



Midpeninsula Regional
Open Space District

Meeting 14-28

**SPECIAL AND REGULAR MEETING
BOARD OF DIRECTORS OF THE
MIDPENINSULA REGIONAL OPEN SPACE DISTRICT**

330 Distel Circle
Los Altos, CA 94022

Wednesday, October 8, 2014
SPECIAL MEETING BEGINS AT 5:00
REGULAR MEETING BEGINS AT 7:00

A G E N D A

**5:00 SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE MIDPENINSULA
REGIONAL OPEN SPACE DISTRICT – CLOSED SESSION**

ROLL CALL

**1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code Section
54956.8)**

Property: 8700 Alpine Road, La Honda, CA, 94020, San Mateo County APN 083-340-140

Agency Negotiator: Michael Williams, Real Property Manager

Negotiating Party: Tricia Suvvari, Vice President, Land Transactions, Peninsula Open Space Trust

Under Negotiation: Price and terms of payment

**2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
(Government Code Section 54956.9(b))**

One potential case

ADJOURNMENT

**7:00 REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE MIDPENINSULA
REGIONAL OPEN SPACE DISTRICT**

ORAL COMMUNICATIONS – PUBLIC

ADOPTION OF AGENDA

SPECIAL ORDER OF THE DAY

Introduction of New District Staff Members:

- Carmen Lau, Youth Outreach and Public Affairs Assistant
- Julie Amato, Community Outreach Specialist

CONSENT CALENDAR

1. [Approve Minutes of the September 24, 2014 Board Meeting](#)
2. [Approve Claims Report](#)
3. [Written Communications](#)
Louise Wholey
4. [Contract Amendment to Provide Additional Environmental Review Consulting Services for the Proposed Ridge Vineyards Exchange Project \(R-14-122\)](#)

Staff Contact: Michael Williams, Real Property Manager

General Manager's Recommendation: Authorize the General Manager to amend a contract with David J. Powers Associates, adding \$24,750 to the existing contract, for a total not-to-exceed amount of \$128,035, to provide additional environmental review consulting services for the proposed Ridge Vineyards Exchange project.

BOARD BUSINESS

5. [Award of Contract for the Skyline Field Office HVAC Replacement Project \(R-14-124\)](#)

Staff Contact: Aaron Hébert, Contingent Project Manager

General Manager's Recommendation:

1. Authorize the General Manager to enter into a contract with B Bros Construction Inc., of San Leandro, CA, for an amount not-to-exceed \$264,585, which includes the contract price of \$240,532 to replace the Heating, Ventilation, and Air-Conditioning system at the Skyline Field Office, and a 10% contingency amount of \$24,053 to cover any unanticipated additional repairs.
 2. Authorize the General Manager to amend the professional services contract with Tannerhecht, Inc. to increase the total contract amount by \$19,540 to a not to exceed amount of \$44,420, for construction administration and oversight, which includes a 10% allowance amount of \$1,954 to cover any unanticipated problems during construction.
 3. Determine that the proposed project is categorically exempt from the California Environmental Quality Act, as set out in the staff report.
6. [Proposed Purchase of and related Preliminary Use and Management Plan and Categorical Exemption for the Sargent Lysons Family Trust Property as an addition to Monte Bello Open Space Preserve, located at 17251 Stevens Canyon Road in unincorporated Santa Clara County \(Assessor's Parcel Number 351-16-020\) \(R-14-116\)](#)

Staff Contact: Allen Ishibashi, Real Property Specialist

General Manager's Recommendation:

1. Determine that the recommended actions are categorically exempt from the California Environmental Quality Act as set out in the staff report.
2. Adopt a resolution authorizing the purchase of the Sargent Lysons Family Trust property.
3. Adopt the Preliminary Use and Management Plan as contained in this report.
4. Withhold dedication of the Property as public open space.

INFORMATIONAL REPORTS – Reports on compensable meetings attended. Brief reports or announcements concerning activities of District Directors and staff; opportunity to refer public or Board questions to staff for factual information; request staff to report back to the Board on a matter at a future meeting; or direct staff to place a matter on a future agenda.

- A. Committee Reports
- B. Staff Reports
- C. Director Reports

ADJOURN MEETING

TO ADDRESS THE BOARD: *The President will invite public comment on agenda items at the time each item is considered by the Board of Directors. You may address the Board concerning other matters during Oral Communications. Each speaker will ordinarily be limited to three minutes. Alternately, you may comment to the Board by a written communication, which the Board appreciates.*

Consent Calendar: *All items on the Consent Calendar may be approved without discussion by one motion. Board members, the General Manager, and members of the public may request that an item be removed from the Consent Calendar during consideration of the Consent Calendar.*

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the District Clerk at (650) 691-1200. Notification 48 hours prior to the meeting will enable the District to make reasonable arrangements to ensure accessibility to this meeting.

Written materials relating to an item on this Agenda that are considered to be a public record and are distributed to Board members less than 72 hours prior to the meeting, will be available for public inspection at the District's Administrative Office located at 330 Distel Circle, Los Altos, California 94022.

CERTIFICATION OF POSTING OF AGENDA

I, Jennifer Woodworth, District Clerk for the Midpeninsula Regional Open Space District (MROSD), declare that the foregoing agenda for the Special and Regular Meetings of the MROSD Board of Directors was posted and available for review on October 3, 2014, at the Administrative Offices of MROSD, 330 Distel Circle, Los Altos California, 94022. Agenda materials are also available on the District's website at <http://www.openspace.org>.

Jennifer Woodworth

Signed this 3rd day of October, 2014, at Los Altos, California.

