



Midpeninsula Regional
Open Space District

NOTICE OF SPECIAL AND REGULAR BOARD MEETING

Meeting 24-09

Board Room of the Midpeninsula Regional
Open Space District Administrative Office
5050 El Camino Real, Los Altos, CA 94022

AGENDA

Wednesday, April 10, 2024

Special Meeting starts at 6:00 PM
Regular Meeting starts at 7:00 PM*

The Midpeninsula Regional Open Space District (Midpen) Board meetings are held in person at the District's Administrative Office, and by teleconference pursuant to Government Code Section 54953.

PUBLIC ATTENDANCE OPTIONS

1. In person at the Midpen Administrative Office: the Board Room is open to the public during meetings of the Board of Directors.
2. Remotely via Zoom: Join the meeting conference by clicking this link:
<https://openspace.zoom.us/j/89825939167>
3. By phone: dial (669) 900-6833 or (346) 248-7799 and enter the Meeting ID: 898 2593 9167

SUBMITTAL OF PUBLIC COMMENTS

Members of the public may submit written comments to be provided to the Board, or register to make oral comments, as follows:

- Written comments may be submitted via the public comment form at: <https://www.openspace.org/public-comment>.
- Requests to provide oral comment must be submitted prior to the time when public comment on the agenda item is closed as follows:
 - In-person attendance: submit a request via the paper-based public comment form at the meeting.
 - Remote attendance: submit a request through the public comment form at: <https://www.openspace.org/public-comment>.
- Any comments received after the deadline will be provided to the Board after the meeting.

6:00 SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE MIDPENINSULA REGIONAL OPEN SPACE DISTRICT – CLOSED SESSION

ROLL CALL

PUBLIC EMPLOYEE PERFORMANCE EVALUATION. Government Code Section 54957(b)(1)

Title of Employee: Controller

ADJOURNMENT

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

ROLL CALL

ANNOUNCE OUT OF CLOSED SESSION

ORAL COMMUNICATIONS

This portion of the agenda is for members of the public to comment on items not on the agenda; however, the Brown Act (Open Meeting Law) does not allow action by the Board of Directors on items not on the agenda. Individuals are limited to one comment during this section.

ADOPTION OF AGENDA

SPECIAL ORDERS OF THE DAY

Introduction of Staff

- Marcus Middleton, Open Space Technician

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.

- 1. Approve the March 27, 2024 meeting minutes**
- 2. Claims Report**
- 3. Proposed Purchase of the 59.28-acre Fifths Property located in San Mateo County (APN:083-351-010) as an addition to La Honda Creek Open Space Preserve (R-24-43)**

Staff Contact: Aaron Peth, Real Property Planner, Real Property Department

General Manager's Recommendation:

1. Determine that the recommended actions are categorically exempt from the California Environmental Quality Act (CEQA), as set out in the staff report.
2. Adopt a Resolution authorizing the purchase of the Fifths Property for \$1,000,000 with a corresponding authorization for a Fiscal Year 2023-24 budget adjustment of the same amount.
3. Adopt a Preliminary Use and Management Plan, as set out in the staff report.
4. Withhold dedication of the Fifths Property as public open space at this time.

- 4. Award of Contract with Questa Engineering Corporation for Engineering and Design Services for the Guadalupe Creek Crossing Replacement Project in Sierra Azul Open Space Preserve (R-24-44)**

Staff Contact: Paul Kvam, Senior Capital Project Manager, Engineering and Construction Department

General Manager's Recommendation:

1. Authorize the General Manager to enter into a multi-year professional services contract with Questa Engineering Corporation to complete the design, engineering, and local agency permitting for the Guadalupe Creek Crossing Replacement Project for a base contract amount not-to-exceed \$149,880.
2. Authorize a 10% contingency of \$14,988 to be reserved for unanticipated issues, bringing the total not-to-exceed contract amount to \$164,868.

5. Second Reading and Adoption of the Board Compensation Ordinance (R-24-45)

Staff Contact: Ana Ruiz, General Manager, Office of the General Manager

General Manager's Recommendation:

1. Waive reading and adopt Ordinance 24-01 increasing Board compensation from \$115.50 to \$121.28 per meeting pursuant to Public Resources Code section 5536.
2. Amend Board Policy 6.06 to reflect the increase in compensation resulting from the Board compensation ordinance.

BOARD BUSINESS

Public comment on agenda items is received at the time each item is considered by the Board of Directors.

6. Status Report and Disposition Direction for Unoccupied Structures (R-24-46)

Staff Contact: Brian Malone, Assistant General Manager, Office of the General Manager

General Manager's Recommendation:

1. Direct the General Manager to move forward with next steps for a planned demolition of the following non-historic, dilapidated buildings and associated ancillary structures: McKannay House, Meyer House, Apple Orchard Barn, Toto Hay Barn, Sears Ranch Road Open Air Barn, and Event Center Cow Barn. Next steps are to complete a CEQA evaluation for these structures and return with a proposed demolition contract for consideration of approval.
2. Approve an expedited disposition decision-making process, pending the results of an historic evaluation, for the poorly sited Landre House and dilapidated Big Dipper Barn as follows: if the structures are determined to not be historically significant, the General Manager will complete a CEQA evaluation for both structures and return with a proposed demolition contract for consideration of approval. However, if the structures are determined to be historically significant, the General Manager will prepare an analysis of the four standard disposition options with cost estimates and return for selection of a disposition option.
3. Direct the General Manager to prepare an analysis of the four standard disposition options with cost estimates and return for selection of a disposition option for each of the following structures: Lobitos Agricultural Barn, October Farms Barn, and Gordon Ridge Barn. The analysis for the Lobitos Agricultural Barn and the Gordon Ridge Barn will focus on repairs needed for continued use.
4. Direct the General Manager to retain in their current state the Alsberge Barn and Big Dipper Ranch Barn, with no further action required.

INFORMATIONAL MEMORANDA

- Hawthorns Historic Complex Partnership Project Update

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 information; request staff to report to the Board on a matter at a future meeting; or direct staff to place a matter on a future agenda. Items in this category are for discussion and direction to staff only. No final policy action will be taken by the Board.

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

ADJOURNMENT

**Times are estimated and items may appear earlier or later than listed. The Agenda is subject to a change of order.*

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 5050 El Camino Real, Los Altos, California 94022.

CERTIFICATION OF POSTING OF AGENDA

I, Maria Soria, 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 April 4, 2024, at the Administrative Offices of MROSD, 5050 El Camino Real, Los Altos, California, 94022. The agenda and any additional written materials are also available on the District's website at <http://www.openspace.org>.



Maria Soria, MMC, CPMC
District Clerk

