



Midpeninsula Regional
Open Space District

Meeting 16-04

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

Administrative Office
330 Distel Circle
Los Altos, CA 94022

**Wednesday, February 24, 2016
5:00 PM**

A G E N D A

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

ROLL CALL

1. Bear Creek Stables Site Plan (R-16-20)

Staff Contact: Gretchen Laustsen, Planner III, Planning Department

General Manager's Recommendations:

1. Receive an informational presentation and provide feedback on the Bear Creek Stables Site Plan, including Site Design Alternatives A and B, public programming scenarios, and public/private cost allocation.
2. Given the high cost of improvements for Alternatives A and B, and high up-front capital investment for either the District or both the District and a future tenant, the Board of Directors is asked to consider directing the General Manager to develop the following additional three alternatives for Board consideration at a subsequent public meeting:
 - i. Phased Implementation Plan for Site Design Alternatives A that phases in the improvements based on level of priority and available funding. Phase I improvements would focus on necessary safety and environmental protection improvements to provide a safe environment for boarders, their horses and the public, and protect the site's natural resources. Remaining improvements would be programmed into future annual District and tenant work plans pending funding, available capacity, and other priority needs, resulting in phased budgeting and phased expenditures.
 - ii. Phased Implementation Plan for Site Design Alternatives B that phases in the improvements based on level of priority and available funding. Phase I improvements would focus on necessary safety and environmental protection improvements to provide a safe environment for boarders, their horses and the public, and protect the site's natural resources. Remaining improvements would be programmed into future annual District and tenant work plans pending funding, available capacity, and other priority needs, resulting in phased budgeting and phased expenditures.

- iii. New Minimal Site Design Alternative C that only identifies the necessary safety and environmental protection improvements to provide a safe environment for boarders, their horses, and the public, and protect the site's natural resources, therefore limiting the total cost of implementation.

ADJOURNMENT

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

ORAL COMMUNICATIONS

The Board President will invite public comment on items not the agenda. Each speaker will ordinarily be limited to three minutes; however, the Brown Act (Open Meeting Law) does not allow action by the Board of Directors on items not on the agenda. If you wish to address the Board, please complete a speaker card and give it to the District Clerk. Individuals are limited to one appearance during this section.

ADOPTION OF AGENDA

SPECIAL ORDERS OF THE DAY

- Staff Introductions
 - Matt Chaney, Resources Management Specialist I, Natural Resources Department
 - Amanda Mills, Resources Management Specialist I, Natural Resources Department

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 Board Meeting Minutes:
February 10, 2016**
- 2. Approve Claims Report**
- 3. Appointment of District Auditor for FY2015-16 (R-16-13)**

Staff Contact: Mike Foster, Controller

Controller's Recommendation: Appoint Chavan & Associates as the District's auditor for FY2015-16 and authorize the General Manager to execute an engagement letter agreement in the amount of \$16,500.

- 4. Special Legal Services Contract relating to Real Property Issues (R-16-19)**

Staff Contact: Hilary Stevenson, Assistant General Counsel and Allen Ishibashi, Senior Real Property Agent

General Manager's Recommendation: Approve Amendment 1 to the contract with Price, Postel & Parma, LLP, for Special Legal Services relating to Real Property for a revised total not-to-exceed amount of \$150,000.

5. Award of Contract for Research on Sudden Oak Death Preventative Methods and Root Diseases (R-16-17)

Staff Contact: Cindy Roessler, Senior Resource Management Specialist

General Manager's Recommendation: Authorize the General Manager to enter into a contract with Phytosphere Research for a not to exceed amount of \$76,500 for monitoring of treatment methods to suppress the spread of Sudden Oak Death in Open Space Preserves, assisting native plant nurseries in developing clean propagation practices, and inspecting prior planting sites in Open Space Preserves.

BOARD BUSINESS

The President will invite public comment on agenda items at the time each item is considered by the Board of Directors. Each speaker will ordinarily be limited to three minutes. Alternately, you may comment to the Board by a written communication, which the Board appreciates.

6. Award of Contract for Highway 17 Wildlife Passage Structures and Bay Area Ridge Trail Crossing: Conceptual Design and Feasibility Study (R-16-18)

Staff Contact: Julie Andersen, Resource Management Specialist III, Natural Resources

General Manager's Recommendation: Authorize the General Manager to enter into a contract with TrailPeople located in Benicia, California for a not to exceed amount of \$120,000. This is for the conceptual design and feasibility study for the wildlife and Bay Area Ridge Trail crossings at Highway 17 in Los Gatos near Bear Creek Redwoods, Sierra Azul, St. Joseph's Hill, Felton Station and El Sereno Open Space Preserves.

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. 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

- February 16, 2016 Real Property Committee Meeting

B. Staff Reports

C. Director Reports

INFORMATIONAL MEMORANDA

- Summary of Plan for Grand Opening of Mt. Umunhum Summit

ADJOURNMENT

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: 4150 Sears Ranch Road, La Honda, CA, San Mateo County Assessor's Parcel Numbers 083-361-080, 083-361-110, and 078-290-050

Agency Negotiator: Michael Williams, Real Property Manager

Negotiating Party: Ara Croce, Representative for Cunha Trust

Under Negotiation: Terms of real property transaction

2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to 54956.9(b): *(one potential case)*

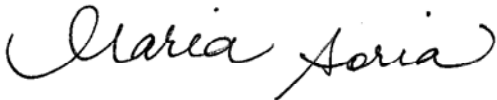
ADJOURNMENT

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, Maria Soria, Deputy District Clerk for the Midpeninsula Regional Open Space District (MROSD), declare that the foregoing agenda for the special meeting of the MROSD Board of Directors was posted and available for review on February 19, 2016, at the Administrative Offices of MROSD, 330 Distel Circle, Los Altos California, 94022. The agenda and any additional written materials are also available on the District's web site at <http://www.openspace.org>.



Maria Soria
Deputy District Clerk

