



Midpeninsula Regional
Open Space District

March 9, 2016
Board Meeting 16-06

REGULAR MEETING

BOARD OF DIRECTORS MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

La Honda Elementary School
450 Sears Ranch Road
La Honda, CA 94020

March 9, 2016

DRAFT MINUTES

REGULAR MEETING

President Kishimoto called the regular meeting of the Midpeninsula Regional Open Space District to order at 7:01 p.m.

ROLL CALL

Members Present: Jed Cyr, Larry Hassett, Yoriko Kishimoto, Curt Riffle and Pete Siemens

Members Absent: Nonette Hanko and Cecily Harris

Staff Present: Assistant General Manager Ana Ruiz, Chief Financial Officer/Administrative Services Director Stefan Jaskulak, General Counsel Sheryl Schaffner, Real Property Manager Mike Williams, Planner III Elish Ryan, Natural Resources Manager Kirk Lenington, Integrated Pest Management Coordinator Coty Sifuentes-Winter, Planning Manager Jane Mark, Senior Planner Meredith Manning, Capital Project Manager Damon Adlao, Planner II Leslie Chan, and District Clerk Jennifer Woodworth

ORAL COMMUNICATIONS

No speakers present.

ADOPTION OF AGENDA

President Kishimoto stated that due to Director Harris's absence a Secretary Pro Tem will need to be selected for the meeting.

Motion: Director Cyr moved, and Director Hassett seconded the motion nominate Director Siemens to act as Secretary Pro Tem.

VOTE: 5-0-0 (Directors Hanko and Harris absent.)

Motion: Director Riffle moved, and Director Cyr seconded the motion to adopt the agenda.

VOTE: 5-0-0 (Directors Hanko and Harris absent.)

SPECIAL ORDERS OF THE DAY

- Introduction of Staff
 - Leslie Chan, Planner II, Planning Department

CONSENT CALENDAR

1. **Approve Board Meeting Minutes:
February 24, 2016**
2. **Approve Claims Report**
3. **Certification for the Monte Bello Open Space Preserve Bridge Projects in Monte Bello Open Space Preserve in accordance with the California Environmental Quality Act (CEQA).(R-16-24)**

General Manager’s Recommendation: Adopt a Resolution approving the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Program for the Monte Bello Open Space Preserve Bridge Projects, in accordance with CEQA.

4. **Contract Amendment for Consultant Services to Finalize the Bear Creek Redwoods Open Space Preserve Plan (includes the Bear Creek Stables Site Plan and Alma College Site Rehabilitation Plan) and Environmental Impact Report (R-16-25)**

General Manager’s Recommendation: Approve a contract amendment with Populous, Inc., for an amount not-to-exceed \$122,545, increasing the total contract amount to \$392,425, to finalize the Bear Creek Redwoods Open Space Preserve Plan and Environmental Impact Report.

Motion: Director Siemens moved, and Director Riffle seconded the motion to approve the Consent Calendar.

Public comment opened at 7:06 p.m.

No speakers present.

Public comment closed at 7:06 p.m.

VOTE: 5-0-0 (Directors Hanko and Harris absent.)

BOARD BUSINESS

5. **Proposed Purchase of the Cunha Trust property as an addition to La Honda Creek Open Space Preserve, located at 4150 Sears Ranch Road in unincorporated San Mateo County (Assessor’s Parcel Numbers 083-361-080, 083-361-110, and 078-290-050) (R-16-27)**

Real Property Manager Mike Williams described the location of the proposed purchase in relation to the Driscoll orchard and Event Center and described the surrounding creeks and wetlands. Mr. Williams explained that the Cunha property provides two access points to the former Driscoll property that would not require transport through wetland areas. Additionally, staff may potentially amend the long term leases for the Wilson Cattle Company and AgCo Hay to incorporate the Cunha property. Mr. Williams described the reasons for the proposed purchase, including consolidating the ownership of Sears Ranch Road, supporting implementation of future parking lots for the trailhead, and a ranger residence for site presence. Finally, Mr. Williams outlined the terms and conditions for the proposed purchase, namely the purchase price and removal of the mobile home trailer currently on the site.

Director Hassett inquired regarding potential use of the residence as future staff housing.

Mr. Williams reported staff members have expressed interest in the home as a ranger or field staff residence.

Director Riffle reported that he served on the Real Property Committee when this property was evaluated and commented on the strategic location of the site in relation to the Driscoll Ranch and Apple Orchard and the excellent condition of the residence.

Public comment opened at 7:23 p.m.

No speakers present.

Public comment closed at 7:23 p.m.

Director Kishimoto inquired regarding the timeline for the proposed parking lot.

Ms Ruiz stated the proposed parking area is currently planned for opening in 2017, and the Red Barn parking area would be opened at a later date.

Director Kishimoto inquired when additional information would be coming to the Board of Directors regarding the staff housing policy.

Mr. Williams reported the policy will be reviewed by the new Land and Facilities Department, and any recommended changes would return to the Board for review and approval.

Motion: Director Riffle moved, and Director Cyr seconded the motion to:

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 Cunha Trust property.
3. Adopt the Preliminary Use and Management Plan as described in Attachment 4 to the staff report.
4. Authorize the General Manager to amend the existing Grazing Lease with Wilson Cattle Company and/or AGCO Hay Company to include pasture lands associated with this property.
5. Adopt a Resolution authorizing the General Manager to file, upon close of escrow, a notice of Williamson Act nonrenewal with San Mateo County for Assessor's Parcel Number 078-290-050.

6. Indicate the intention to withhold dedication of the Cunha Trust property as public open space at this time.

VOTE: 5-0-0 (Directors Hanko and Harris absent.)

6. Final Design Approval of the Weather Shelters and Summit Stair for the Mount Umunhum Summit Project (R-16-26)

Ms. Ruiz described the history of the project and approval of a midlevel option by the Board of Directors in August 2015. Ms. Ruiz commented on changes to the designs and project costs due to the proposed removal of a summit weather shelter and inclusion of soft costs, including permitting and construction materials. Finally, Ms. Ruiz described the project's relation to Measure AA projects for the Mt. Umunhum Summit.

Capital Project Manager Damon Adlao provided the staff presentation describing and displaying schematic designs of the proposed summit structures and the location of weather shelters. Mr. Adlao displayed graphics showing how the summit's topography has been restored and the proposed sites for summit structures designed to highlight the views of and from the summit. Mr. Adlao described the materials chosen for the summit structures chosen for their durability and ability to look natural in the surroundings. Mr. Adlao explained that one of the proposed summit shelters is proposed for removal due to the effect on the viewshed and aesthetics of the summit.

Director Siemens inquired regarding the level of protection from the prevailing winds provided by the proposed structure and the ability of the structure to withstand the high wind speed.

Mr. Adlao introduced project architect and engineer John Ware who explained that the prevailing winds come in from the northwest, and the structures are oriented accordingly to provide protection. Additionally, Mr. Ware stated that the design is built to withstand the speed of the winds.

Director Riffle inquired regarding possible inclusion of trash cans at the summit.

Senior Planner Meredith Manning responded that trash cans are not currently being included at the site, but if a problem arises, the situation may be reevaluated.

Mr. Adlao described the trailhead shelter including its proposed location and design.

Director Siemens inquired regarding the protection the structure will give from high speed winds.

Mr. Ware explained that the location of the structure will help provide some protection, and the end walls could be redesigned to close in the structure.

Mr. Adlao outlined the updated weather shelter cost estimates explaining that the costs did increase based on the materials to be used and the determination of the location of the structures.

Mr. Adlao described the new summit stair layout, which will now bring pedestrians into the parking lot rather than into the road creating a safer route of access and additional opportunities for visitors to experience the views, restored topography, and vegetation. Mr. Adlao provided the

updated stairs cost estimates to reflect the new stair design. Finally, Mr. Adlao reiterated the General Manager's recommendation for Board consideration.

Director Hassett expressed his concerns regarding the effect of the winds on the shelters and their ability to provide protection.

Mr. Ware explained they have studied the winds and seek to provide a balance between the structure's ability to protect and the structure's look.

Mr. Adlao explained District Operation staff expressed concerns of the possible enclosed structures related to safety and patrol and the ability of patrol staff to determine if people are in the structures..

Director Riffle spoke in favor of protecting the views of and from the mountain.

Director Kishimoto expressed her approval of the proposed structure designs.

Public comment opened at 8:21 p.m.

No speakers present.

Public comment closed at 8:21 p.m.

Director Riffle inquired regarding the input of the Amah Mutsun tribe on the site.

Mr. Adlao explained he has visited the summit recently with Valentin Lopez and has an additional visit planned in two weeks. Mr. Lopez spoke highly of the current design and proposed locations for the ceremonial space.

Motion: Director Hassett moved, and Director Siemens seconded the motion to:

1. Direct the General Manager to make any desired final adjustments to the final draft design of the summit and trailhead weather shelters, summit stair, and associated updated cost estimate for the Mount Umunhum Summit Project. Direct staff to confirm the predominant wind direction and design accordingly.
2. Confirm the removal of a third weather shelter at the east summit.
3. Direct the General Manager to proceed with the production of construction documents, which will form the basis for permit submittals and a Request for Bids package.

VOTE: 5-0-0 (Directors Hanko and Harris absent.)

7. Ten-year Status Report and Recommended Continuation of a Slender False Brome Integrated Pest Management Program (R-16-21)

Integrated Pest Management Coordinator Coty Sifuentes-Winter described the classification of slender false brome as a noxious weed and invasive species and described the locations of various infestations in Thornewood, El Corte de Madera and La Honda Creek Open Space Preserves. Mr. Sifuentes-Winter described the District's partnership with the San Mateo County Resource Conservation District (RCD) to treat slender false brome populations on the District's preserves and on private properties. Mr. Sifuentes-Winter described the District's categorization of the treatment areas from critical to current eradication and outlined lessons learned during the

ten year program and described proposed changes to the slender false brome program. Finally, Mr. Sifuentes-Winter described the Board's option to include the Slender False Brome Program into the District's larger Integrated Pest Management Program and/or use a District-focused or regional approach to control infestations.

Director Riffle encouraged continued data gathering in areas where staff is unsure of infestation to determine the level of slender false brome and other invasive species.

Director Kishimoto inquired regarding the benefits of the District's partnership with the RCD.

Mr. Sifuentes-Winter stated the partnership with the RCD helps the District work with land owners to understand how to be better stewards of the land.

Public comment opened at 8:55 p.m.

No speakers present.

Public comment closed at 8:55 p.m.

Motion: Director Riffle moved, and Director Cyr seconded the motion to continue the Slender False Brome Program on District preserves and nearby private parcels for an approximate program cost of \$1,250,000 over the next ten years.

VOTE: 5-0-0 (Directors Hanko and Harris absent.)

INFORMATIONAL REPORTS

A. Committee Reports

No committee reports.

B. Staff Reports

Assistant General Manager Ana Ruiz reported the Santa Clara County Board of Supervisors may be holding a meeting in May to consider the recommendation of the Historical Heritage Commission to include the Mt. Umunhum Radar Tower on the historical listing.

Chief Financial Officer Stefan Jaskulak reported on the progress of several information technology upgrades to software, infrastructure, and hardware as well as updating the GIS program.

C. Director Reports

The Board members submitted their compensatory reports.

Director Siemens reported he and Director Kishimoto attended the meeting of the Santa Clara County Special District's Association.

Director Kishimoto requested staff consider narrower bridges along narrow trails in remote areas.

ADJOURNMENT

President Kishimoto adjourned the regular meeting of the Board of Directors of the Midpeninsula Regional Open Space District in honor of Lisa Killough former Santa Clara County Parks Director who recently passed away at 9:08 p.m.

Jennifer Woodworth, MMC
District Clerk