



SPECIAL MEETING

**BOARD OF DIRECTORS
MIDPENINSULA REGIONAL OPEN SPACE DISTRICT**

Administrative Office
330 Distel Circle
Los Altos, CA 94022

Wednesday, July 6, 2016

DRAFT MINUTES

SPECIAL MEETING

CALL TO ORDER

Vice-President Hassett called the special meeting of the Midpeninsula Regional Open Space District to order at 6:00 p.m.

ROLL CALL

Members Present: Jed Cyr, Nonette Hanko, Cecily Harris, Larry Hassett, and Pete Siemens

Members Absent: Yoriko Kishimoto and Curt Riffle

Staff Present: General Manager Steve Abbors, Assistant General Manager Ana Ruiz, General Counsel Sheryl Schaffner, Planning Manager Jane Mark, Planner III Gretchen Laustsen, Senior Planner Lisa Bankosh, Engineering and Construction Manager Jay Lin, Capital Project Manager Dale Grogan, Real Property Manager Mike Williams, Senior Real Property Agent Elaina Cuzick, and District Clerk Jennifer Woodworth

1. Bear Creek Stables Site Plan Alternatives (R-16-64)

Planner III Gretchen Laustsen presented the staff report providing an overview of Alternatives A and B, which have previously been reviewed by the Board, and describing Alternative C and Phased Alternatives A and B in detail and described the various improvements associated with each alternative. Ms. Laustsen provided comparisons of the five alternatives, including cost estimates, demolition of non-essential structures, and other improvements. Ms. Laustsen explained it is a high priority for each of the alternatives to address essential public health, safety, and environmental concerns in Phase I. Ms. Laustsen described the proposed public livery stable component and its value related the District's ability to attract a long term tenant and expand public access. Additionally, Ms. Laustsen summarized how each of the five alternatives will meet the Board's approved project goals. Finally, Ms. Laustsen described the current schedule for the project including a CEQA hearing scheduled in September and final design

approval in December 2016. If the project remains on schedule, construction is anticipated to start in 2019.

Director Harris inquired regarding options for the District if it is unable to find a long term tenant for the site after completing Phase I improvements. Director Harris also asked if the boarding rates would have to be raised to cover the costs of the improvements.

Ms. Laustsen explained staff does not anticipate having difficulty in finding a long term tenant as the District has already been contacted by several interested parties. Additionally, Ms. Laustsen explained that setting rental and boarding rates would be a part of the negotiations with a long term tenant.

Director Siemens requested additional information regarding the costs for providing water at the site.

Ms. Laustsen explained the estimated costs presented are based on the stables having access to water from the San Jose Water Company and also the estimated operations and maintenance costs for the proposed water system.

Director Hanko inquired how much of the project will be funded by Measure AA.

General Manager Steve Abbors explained that a majority of the project could be eligible for Measure AA funds, including additional funds beyond the approximately \$3 million initially allocated to the stables because more than \$17 million was allocated for the Bear Creek Redwoods Open Space Preserve.

Director Hassett asked if the demolition and reconstruction of the caretaker's residence could be delayed from Phase I to Phase II of the project.

Ms. Laustsen explained staff has evaluated other options to an onsite caretaker, including an electric gate and a daytime staff presence.

Public comments opened at 6:50 p.m.

Mike Bushue provided comments regarding other boarding stables in the area, including Page Mill Pastures which is reducing its boarding capacity. Mr. Bushue urged the Board to maintain as many spots for boarding as possible.

Lyndall Erb thanked staff for their work to create the alternatives and spoke in favor of the phased plan and Alternative C.

Jenny Whitman thanked the Board and staff for their work on the project. Ms. Whitman asked the Board to consider continuing to use the stable's current water source, which is a nearby stream.

Karen Read requested construction of a small covered tie-stall area as a shaded, waterproof area for medical personnel to evaluate and care for the horses.

Claire Warren spoke in favor of having a full-time caretaker on site during overnight hours. Ms. Warren also inquired if the Native American grinders on site and Tevis buildings will be maintained.

Kathryn Hampton spoke in favor of having a full-time caretaker on site during overnight hours.

Frank Bakonyi spoke in favor of having a full-time onsite caretaker during overnight hours. Additionally, Mr. Bakonyi spoke in opposition to a livery stable on site but supports horses being brought in daily for public use. Finally, Mr. Bakonyi spoke in favor of restricting the parking areas to one area of the site and asked the Board to maintain flexibility for the site design to allow for possible events on the site.

Nancy Cole spoke in favor of offering a ranch environment to the nearby urban public, a full-time caretaker on site during overnight hours, and using the currently available free stream water to supplement the San Jose Water Company water source.

Melany Moore thanked District staff for their work on the project. Ms. Moore spoke in favor of continuing to use the free stream water source, having as many horses on the site as possible, and maintaining the rustic character of the site.

Rachel D'Angelo spoke regarding her positive experience as a teenager working with the horses at the site.

Public comments closed at 7:08 p.m.

Director Cyr inquired regarding the continued use of current stream water source.

Ms. Laustsen explained the stream water source is included in the analysis of the water sources for the site and is much more expensive than use of the San Jose Water Company water source.

General Counsel Sheryl Schaffner provided comments regarding the uncertainty of the water rights related to this water source and the requirements for testing and treating the stream water source for use as potable water.

Director Cyr requested additional information regarding the current structures on the site and proposed tie-stall structure.

Ms. Laustsen reported the structures have been evaluated and explained the overall maintenance costs of structures are cost prohibitive, and staff recommends demolition of the current structures to improve the overall site design. Additionally, a tie-stall structure has been included in the design alternatives.

Director Siemens spoke in favor of the A2 Alternative and an onsite caretaker. Additionally, Director Siemens spoke in favor of continued use of the stream water source in addition to water provided by the San Jose Water Company.

General Manager Steve Abbors provided additional comments regarding the continued use of the stream as a water source.

Director Hassett inquired regarding the high costs associated with connecting to and maintaining the San Jose Water Company water source.

Engineering and Construction Manager Jay Lin provided a summary of the estimated costs, including installation of 1,000 feet of pipeline and a 50,000-gallon tank for fire suppression. Mr. Lin stated the costs are estimates but could fluctuate upwards or downwards.

Motion: Director Cyr moved, and Director Harris seconded the motion to select Phased Alternative A2 as the Preferred Alternative for purposes of the California Environmental Quality Act analysis.

VOTE: 5-0-0 (Directors Kishimoto and Riffle absent.)

Motion: Director Siemens moved, and Cyr seconded the motion to direct staff to analyze potential alternate trailer storage parking for the site on Alma College Rd.

VOTE: 4-1-0 (Director Harris dissenting; Directors Kishimoto and Riffle absent.)

Director Siemens asked staff to analyze the possibility of temporary housing for an onsite caretaker to avoid a break in service.

ADJOURNMENT

Vice-President Hassett adjourned the special meeting of the Board of Directors of the Midpeninsula Regional Open Space District at 7:38 p.m.

Jennifer Woodworth, MMC
District Clerk