



Midpeninsula Regional
Open Space District

October 12, 2016
Board Meeting 16-25

SPECIAL AND REGULAR MEETING

BOARD OF DIRECTORS MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

Administrative Office
330 Distel Circle
Los Altos, CA 94022

October 12, 2016

DRAFT MINUTES

SPECIAL MEETING – CLOSED SESSION

President Kishimoto called the special meeting to order at 6:30 p.m.

ROLL CALL

Members Present: Jed Cyr, Nonette Hanco, Cecily Harris, Larry Hassett, Yoriko Kishimoto, Curt Riffle, and Pete Siemens

Members Absent: None

Staff Present: General Manager Steve Abbors, Assistant General Manager Ana Ruiz, Assistant General Counsel Hilary Stevenson, Real Property Manager Mike Williams, Senior Real Property Agent Allen Ishibashi

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

Property: Fee Title Santa Clara County Assessor's Parcel Number 575-11-021 & Access Easement over Black Berry Hill Road, Portion of Santa Clara County Assessor's Parcel Number 532-25-051

Agency Negotiator: Allen Ishibashi, Senior Real Property Agent

Negotiating Party: Bagher Navid, Property Owner

Under Negotiation: Exchange Agreement

Public comments opened at 6:30 p.m.

No speakers.

Public comments closed at 6:30 p.m.

The Board convened into closed session.

President Kishimoto adjourned the special meeting at 6:55 p.m.

REGULAR MEETING

President Kishimoto called the regular meeting of the Midpeninsula Regional Open Space District to order at 7:00 p.m.

Assistant General Counsel Hilary Stevenson reported that in closed session, and the Board directed staff to bring the agenda item forward in open session.

ROLL CALL

Members Present: Jed Cyr, Nonette Hanco, Cecily Harris, Larry Hassett, Yoriko Kishimoto, Curt Riffle, and Pete Siemens

Members Absent: None

Staff Present: General Manager Steve Abbors, Assistant General Manager Ana Ruiz, Assistant General Manager Kevin Woodhouse, Chief Financial Officer/Administrative Services Director Stefan Jaskulak, Assistant General Counsel Hilary Stevenson, District Clerk/Assistant to the General Manager Jennifer Woodworth, Real Property Manager Mike Williams, Senior Real Property Agent Allen Ishibashi, Public Affairs Manager Shelly Lewis

ORAL COMMUNICATIONS

No speakers.

ADOPTION OF AGENDA

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

VOTE: 7-0-0

CONSENT CALENDAR

Public comment opened at 7:02 p.m.

No speakers.

Public comment closed at 7:02 p.m.

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

VOTE: 7-0-0

1. **Approve September 28, 2016 Minutes**
2. **Approve Claims Report**

3. Award of Contract with Pro-West and Associates, Inc. for the Enterprise GIS Planning and Implementation Project (R-16-124)

General Manager's Recommendation:

1. Authorize the General Manager to enter into a multi-year professional services contract with Pro-West and Associates, Inc. to plan and implement an enterprise geographic information system for a not-to-exceed base contract amount of \$152,000.
2. Authorize an 8% contingency of \$13,000 to cover unforeseen requirements, for a not-to-exceed total contract amount of \$165,000.
3. Authorize an allowance of \$68,000 to cover custom application development in FY2017-18 IF the District is satisfied with consultant performance in the current fiscal year.

4. Contract Amendment for Highway 17 Wildlife Passage Structures and Bay Area Ridge Trail Crossing to Prepare a Project Initiation Document (R-16-126)

General Manager's Recommendation: Authorize the General Manager to amend a contract with TrailPeople, located in Benicia, California, adding \$138,200, plus a 30% contingency in the amount of \$41,460 to be reserved to meet additional analyses if requested by Caltrans, for a total not-to-exceed amount of \$299,660, to prepare the Caltrans Project Initiation Document required to advance the Highway 17 Wildlife Passage Structures and Bay Area Ridge Trail Crossing Project (Project) through the next phase.

5. Update of the District's Classification and Compensation Plan in Response to California Public Employees' Retirement System Public Agency Review (R-16-125)

General Manager's Recommendation: Adopt a resolution establishing the structure of the Classification and Compensation Plan for Midpeninsula Regional Open Space District Employees and supersede resolutions which are inconsistent.

BOARD BUSINESS

6. Proposed Agreement to Exchange Interests in Real Property between the Bagher and Kefayat Navid Trust (Navid) and the Midpeninsula Regional Open Space District (District) for property located along Hicks Road in unincorporated Santa Clara County (APN: 575-11-021) in exchange for an access easement over Blackberry Hill Road located in Sierra Azul Open Space Preserve (APN: 532-25-051). (R-16-127)

Senior Real Property Agent Allen Ishibashi presented the staff report describing the location of the Navid property and the owner's need for an access easement over Blackberry Road. Mr. Navid has proposed a property located along Hicks Road in exchange for an access easement over Blackberry Hill Road. Mr. Ishibashi described the proposed terms and conditions of the exchange and the General Manager's recommendation.

President Kishimoto inquired regarding potential District costs to maintain Blackberry Hill Road.

Mr. Ishibashi explained that the costs for increasing the size of current vehicle turnouts on Blackberry Hill Road would not be paid by the District.

Public comment opened at 7:18 p.m.

No speakers.

Public comment closed at 7:18 p.m.

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

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 Agreement to Exchange Interests in Real Property between the District and Navid at a cost of \$39,000 with a corresponding authorization for a budget adjustment/increase of the same amount.
3. Adopt the Preliminary Use and Management Plan for the exchange property.
4. Withhold dedication of the Navid exchange property as public open space at this time.

VOTE: 7-0-0

7. Resolution in Support of Measure K by the San Mateo County Board of Supervisors (R-16-128)

Public Affairs Manager Shelly Lewis described San Mateo County Measure K and summarized applicable Board policy related to Board support or endorsement of measures or propositions. Ms. Lewis introduced San Mateo County Supervisor Don Horsley to describe Measure K and its possible benefits to the District.

San Mateo County Supervisor Don Horsley explained Measure K is an extension of Measure A approved by voters in 2012, which continues to fund enhancements to open space throughout San Mateo County. Passage of Measure K would create a reliable funding source for future San Mateo County affordable housing projects. Supervisor Horsley explained lower income residents are being displaced, so the county is also looking at other methods to preserve affordable housing in addition to the proposed funds from Measure K.

Director Hassett spoke in favor of Measure K and the need for affordable housing in San Mateo County.

President Kishimoto asked if farm worker housing could be funded by Measure K.

Supervisor Horsley stated Measure A does help fund farm worker housing.

Public comment opened at 7:38 p.m.

No speakers.

Public comment closed at 7:38 p.m.

Motion: Director Hassett moved, and Director Harris seconded the motion to adopt a resolution in support of a 20-year, ½-cent sales tax extension, put forth by the San Mateo County Board of Supervisors on the ballot for the November 8, 2016 statewide general election.

VOTE: 7-0-0

8. Resolution in Support of Measure A by the Santa Clara County Board of Supervisors (R-16-129)

Public Affairs Manager Shelly Lewis described Santa Clara County Measure A and summarized applicable Board policy related to Board support or endorsement of measures or propositions. Ms. Lewis introduced the Yes on A Volunteer Outreach and Communications Manager Alex Lin to describe Measure A and its possible benefits to the District.

Mr. Lin described Santa Clara Measure A explaining that if approved the funds will be used to build housing for homeless residents, low-income seniors and working families, and first time homebuyer assistance programs. Mr. Lin spoke regarding the high cost of housing in Santa Clara County and the difficulty for middle and low income families to find affordable housing.

Public comment opened at 7:52 p.m.

No speakers.

Public comment closed at 7:52 p.m.

Director Hanko spoke in favor of endorsing Measure A.

Director Siemens stated he was interested in additional information related to specific projects to be funded by Measure A and asked if it would be spent on capital improvements.

Director Harris inquired how the items came to attention of the District.

General Manager Steve Abbors explained he directed staff to bring the items before the Board because he felt it was important for the Board to be aware of the items and determine whether it would like to support the measures.

Motion: Director Riffle moved, and Director Hanko seconded the motion to adopt a resolution in support of the bond measure put forth by the Santa Clara County Board of Supervisors on the ballot for the November 8, 2016 statewide general election.

VOTE: 7-0-0

9. Resolution in Support of National Monument Status Designation for Cotoni-Coast Dairies. (R-16-130)

Public Affairs Manager Shelly Lewis provided the staff presentation describing the California Coastal National Monument Expansion Act, which seeks to add six land-based “gateways” to the California Coastal National Monument. The Sempervirens Fund is helping lead the campaign to include the Cotoni-Coast Dairies lands as part of an expansion of the existing California Coastal National Monument. Ms. Lewis described the biodiversity and the local habitats and historical and cultural resources of the Cotoni-Coast Dairies lands.

Jaqueline Wender Board President for the Sempervirens Fund spoke in favor of establishing a Cotoni-Coast Dairies National Monument.

Public comment opened at 8:12 p.m.

No speakers.

Public comment closed at 8:12 p.m.

Motion: Director Hanko moved, and Director Riffle seconded the motion to adopt a resolution in support of the establishment of a Cotoni-Coast Dairies National Monument as part of an expansion of the existing California Coastal National Monument.

VOTE: 7-0-0

INFORMATIONAL REPORTS

A. Committee Reports

Director Harris reported the Planning and Natural Resources Committee met on October 6th related to dog access at El Sereno Open Space Preserve.

President Kishimoto reported on meetings of the Diversity and Board Retreat ad hoc committees.

District Clerk/Assistant to the General Manager Jennifer Woodworth reported the Board Appointee Evaluation Committee met on October 4th.

B. Staff Reports

Assistant General Manager Kevin Woodhouse reported he will be attending a meeting of the Santa Cruz Mountain Stewardship Network tomorrow to discuss permit coordination and streamlining, stewardship awareness tours, the role of science in the organization's work, responsible practices related to cannabis cultivation, etc.

Assistant General Manager Ana Ruiz reported on a meeting with members of San Mateo County staff regarding ongoing projects. Ms. Ruiz also provided updates on several projects, including the La Honda Driscoll Ranch demolitions and work at the Mount Umunhum summit, including drainage work along Mount Umunhum Road and approval of the trail bridges by the California Department of Fish and Wildlife.

Chief Financial Officer/Administrative Services Director Stefan Jaskulak provided an update on the Measure AA Bond Oversight Committee reporting they toured several current and future District projects. Staff was able to provide insight into various aspects and phases of the District's projects. Additionally, Mr. Jaskulak provided a preview of upcoming fiscal items that will be before the Board at the next Board meeting.

General Manager Steve Abbors reported District staff attended a field trip with Peninsula Open Space Trust staff to Cloverdale Ranch and suggested Board members consider a Board field trip to the area.

C. Director Reports

The Board members submitted their compensatory reports.

Director Harris reported her attendance at a Committee for Green Foothills event and will be attending the Good Morning Redwood City event held by the Redwood City Chamber of Commerce.

Director Riffle reported his attendance at the Sierra Club's awards dinner for Lennie Roberts.

Directors Siemens, Cyr, and Hassett reported their attendance at a Committee for Green Foothills event.

President Kishimoto reported her attendance at a Committee for Green Foothills event and reported she toured Teague Hill Open Space Preserve.

ADJOURNMENT

President Kishimoto adjourned the regular meeting of the Board of Directors of the Midpeninsula Regional Open Space District at 8:37 p.m.

Jennifer Woodworth, MMC
District Clerk