



Midpeninsula Regional
Open Space District

PROCUREMENT AGENDA ITEM

R-26-22
Meeting 26-06
February 25, 2026

AGENDA ITEM 4

AGENDA ITEM

Award of Contract to LSA Associates, Inc., for Environmental Review and Permitting Services for the Beatty Parking and Trail Connections Project at Sierra Azul Open Space Preserve

GENERAL MANAGER'S RECOMMENDATIONS

1. Authorize the General Manager to execute a contract with LSA Associates Inc., to provide environmental review and permitting services for the Beatty Parking Area and Trail Connections Project for a base contract amount not to exceed \$242,737.
2. Authorize a 15% contingency in the amount of \$36,410 to cover unforeseen circumstances.
3. Authorize a \$13,120 contract allowance for a Phase II Environmental Site Assessment if it is determined to be necessary, bringing the total not-to-exceed contract amount to \$292,267.

DISCUSSION

The goal of the Beatty Parking Area and Trail Connections Project (Beatty Project), located off Alma Bridge Road, is to provide a public staging/parking area and connecting trail to the Priest Rock Trail in Sierra Azul Open Space Preserve. The Midpeninsula Regional Open Space District (District) first began working on the conceptual design of the Beatty Project in 2019. However, the project has been deferred numerous times to evaluate public concerns raised regarding newt mortality on the adjacent public roadway known as Alma Bridge Road, which is the accessway necessary to reach the Beatty Property. Since 2021, the District has taken numerous steps to understand the newt mortality issue along Alma Bridge Road by conducting a multi-year newt mortality study and developing a Feasibility Study and Alternatives Analysis / Basis of Design for roadway improvements to provide safe wildlife crossings along priority crossing zones. This work resulted in a separate wildlife crossing project titled Alma Bridge Road Newt Passage Project.

Based on progress made in the Alma Bridge Road Newt Passage Project, the Beatty Project was re-initiated in Fiscal Year 2024-25. The project scope, approved by the Board of Directors (Board) on December 10, 2025, includes the shared use and improvements of the County-managed Miller Point Parking Area and construction of a crossing from the Miller Point lot to the Beatty property, trailhead amenities such as a pit toilet and signage on the Beatty property, and approximately 2.5 miles of new trail from the Beatty Property to the Priest Rock Trail, including several bridges and other infrastructure.

To complete this work, the District needs to retain a qualified consultant to develop the environmental analysis for the Project and prepare the appropriate level of documentation as well as technical studies under California Environmental Quality Act (CEQA) and regulatory permits. The technical studies under

the contract include an Aquatic Resources Delineation, Tree Survey, Biological Assessment, Transportation Analysis, and a Cultural Resources Study.

LSA Associates, Inc. (LSA) was previously selected through a comprehensive Request for Qualifications and Proposal (RFQP) process as the most qualified and best suited firm to perform CEQA review and regulatory permitting work for the Beatty Project and their contract was formally approved by the Board in 2019 for a total not to exceed contract amount of \$183,000. As the District paused the Beatty Project in 2020 to focus efforts on studying newt mortality along Alma Bridge Road, LSA’s contract expired with only initial work begun on the CEQA analysis.

With the project reinitiated, District staff requested an updated proposal from LSA to complete CEQA and permitting. LSA provided a reasonable proposal that overall tracks with inflation and with the additional tasks added since then (Transportation Analysis to support CEQA analysis and the allowance task of a Phase II Environmental Site Assessment to test for potential soil contamination if necessary). LSA also confirmed their availability to meet the project timeline. The General Manager recommends re-entering into an agreement with LSA to perform environmental review and permitting services for the Beatty Project based on their qualifications and experience confirmed through the 2019 RFQP process, prior familiarity with the project, and ability to meet the aggressive project schedule.

BUDGET / FISCAL IMPACT

The current fiscal year budget for project MAA22-004: Beatty Parking Area & Trail Connections contains:

- sufficient funds.
- insufficient funds; the next quarterly budget update will include a reallocation of unspent funds from other budgets to cover for this expenditure.
- insufficient funds; approval of this item requires a fiscal year budget augmentation.
- future fiscal year budgets will include additional funds to complete the contracted work.

Measure AA

- No, this contract is not part of a Measure AA project.
- Yes, this contract is part of a Measure AA project.

The following table outlines the Measure AA **Portfolio 22: Sierra Azul—Cathedral Oaks Public Access and Conservation Projects** allocation, costs-to-date, projected life-to-date project expenditures, and projected portfolio balance remaining.

Measure AA Portfolio #22: Sierra Azul Cathedral Oaks Public Access and Conservation Projects	
Portfolio Allocation:	\$6,714,000
Grant Income (through FY29):	\$517,701
Total Portfolio Allocation:	\$7,231,701
22-001 Hendrys Creek Property Land Restoration	(\$513,343)
22-003 Freudenburg Land Purchase	(\$540,587)
22-004 Beatty Parking Area and Trail Connections	(\$3,852,204)

22-005 Beatty House Site Security Improvements	(\$48,621)
22-006 San Jose Water Lands	(\$720,178)
22-007 Valoff-Pezzoli Property Acquisition	(\$386,091)
Total Projected Expenditures (life of project):	(\$6,061,024)
Portfolio Balance Remaining (proposed):	\$1,170,677

PROCUREMENT PROCESS AND SELECTION

LSA was previously selected through a formal RFQP process as the most qualified firm to perform CEQA review services and regulatory permitting for the Beatty Project based on their qualification and experience. The Board approved their Professional Services Agreement in 2019. The table below summarizes the two proposals that were received in 2019. Upon review of the proposals and consultant qualifications, the District ranked LSA as the most qualified and best suited for the project at a fair and reasonable price.

Consultant	Location	Proposed Fee
LSA Associates	Pt. Richmond, CA	\$159,124
MIG	Berkeley, CA	\$310,779

In addition to LSA's prior work and familiarity with the Beatty Project, it is worth noting that LSA is pre-qualified as a CEQA consultant through a separate 2024 RFQ process, which qualifies them to submit proposals to perform CEQA review services for any District projects.

The Award of Contract being considered at this time includes a higher fee than the contract approved in 2019 for several reasons. In the seven (7) years since the first contract, costs of services have increased with inflation. Additionally, the proposed contract includes a Transportation Analysis that was not previously included in LSA's contract for a base contract fee of \$242,737. Moreover, a Phase II Environmental Site Assessment is also included as an allowance task for \$13,120. This task will only be authorized if it is determined that project activities will occur in areas previously used for agriculture with potential soil contamination. The District will only authorize contingency funds not to exceed \$36,410 (15% of base contract fee) in the case of unforeseen circumstances. The total not to exceed fee is \$292,4266.

PRIOR BOARD ACTION SUPPORTING THE PROJECT

8/28/2019	<p>Board Meeting: Board awarded a multi-year contract with LSA Associates, Inc., for environmental review services.</p> <p>Agenda Packet: 20190828 - Agenda Packet - Board of Directors (BOD) Meeting Minutes: 20190828 - Minutes - Board of Directors (BOD)</p>
1/14/2020	<p>PNR Meeting #1: PNR visited the property to familiarize themselves with the site, its opportunities and constraints, and Project scope. PNR provided early feedback on program elements, such as the preferred access driveways, where to place parking, and how many equestrian trailer parking spaces to minimally provide, and asked staff to explore the possibility of partnering with County Parks on the use of their Miller Point parking lot. PNR also requested information regarding ongoing newt mortality on Alma Bridge Road based on concerns received from the Audubon Society.</p>

	<p>Agenda Packet: 20200114 - Agenda Packet - Planning and Natural Resources (PNR) Meeting Minutes: 20200114 - Minutes - Planning and Natural Resources (PNR)</p>
8/4/2020	<p>PNR Meeting #2: PNR reviewed a reduced Project program/scope that scaled down the project to a small, 7 to 8-space seasonal permit lot. The permit lot and connecting trail would be closed during the rainy season when newts are known to seasonally migrate to and from Lexington Reservoir to breed. PNR recommended deferral of project to allow time for analysis of the newt population.</p> <p>Agenda Packet: 20200804 - Agenda Packet - Planning and Natural Resources (PNR) Meeting Minutes: 20200804 - Minutes - Planning and Natural Resources (PNR)</p>
9/23/2020	<p>FYI Memo to Board: Summarized the outcomes of the August 4, 2020 PNR meeting. PNR advised the General Manager to defer the Project until the District and stakeholders complete a population and mortality study (newt study) for the California newts (<i>Taricha torosa</i>) and rough-skinned newts (<i>Taricha granulosa</i>) (R-20-104). In response to the memorandum, the Board requested to bring this item forward for full Board consideration.</p> <p>Agenda Packet: 20200923 - Agenda Packet - Board of Directors (BOD) Meeting Minutes: 20200923 - Minutes - Board of Directors (BOD)</p>
1/13/2021	<p>Board Meeting: The Board received a presentation on the Beatty Parking Area and Trail Connections Project Options and voted to defer the Project until completion of a newt study to incorporate its findings.</p> <p>Upon deferral of the project, District staff worked with the County to extend the agreement that required the District to construct the trail connection from the property to the Priest Rock Trail. This amended agreement now obligates the District to complete the trail connection by April 18, 2028. 5-2-0</p> <p>Agenda Packet: 20210113 - Agenda Packet - Board of Directors (BOD) Meeting Minutes: 20210113 - Minutes - Board of Directors (BOD)</p>
4/29/2025	<p>PNR Meeting #3: Informed by new findings and recommendations from the Newt Passage Project, PNR reviewed several updated options for the Beatty Parking Area project, including a phased approach that would begin with a seasonal permit lot and funding to complete a portion of the adjacent Newt Passage Project that fronts the property. PNR forwarded this option to the Board and directed staff to return with additional information regarding the potential for shared use of the Miller Point Parking Area with County Parks and alternate locations for the initial newt passage improvements.</p> <p>Agenda Packet: 20250429 - Agenda Packet - Planning and Natural Resources (PNR) Meeting Minutes: 20250429 - Minutes - Planning and Natural Resources (PNR)</p>
10/21/2025	<p>PNR Meeting #4: Informed by the additional requested information regarding the Miller Point Parking Area and alternate locations for the initial newt passage improvements, PNR reviewed and selected a revised recommended option for the Beatty Parking Area project to forward to the full Board of Directors for approval. This revised option includes a phased approach that would begin with the trail connection and improvements to the Miller</p>

	<p>Point Parking Area and a funding contribution to complete a portion of the adjacent Newt Passage Project in the highest priority zone of the roadway improvements.</p> <p>Agenda Packet: 20251021 - Agenda Packet - Planning and Natural Resources (PNR) Meeting Minutes: 20251021 - Minutes - Planning and Natural Resources (PNR)</p>
12/10/2025	<p>Board Meeting: The Board received a presentation on the recommendation from PNR #4. The Board unanimously approved the PNR's recommendation to move forward with the revised option including improvements to the Miller Point parking area, trailhead amenities on the Beatty property, construction of a trail connection, and funding contributions for the Newt Passage Project.</p> <p>Agenda Packet: 20251210 – Agenda Packet – Board of Directors (BOD) Meeting Minutes: 20251210 – Meeting Minutes – Board of Directors (BOD)</p>

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

The award of contract for environmental review and regulatory permitting services is not a project subject to the California Environmental Quality Act.

NEXT STEPS

If the Board approves the recommendation, the General Manager will execute the contract with LSA to conduct environmental review and technical studies in accordance with CEQA as well as regulatory permits. Staff will return to the Board in the Summer of 2027 for consideration of CEQA certification and project approval.

Responsible Department Head:
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