

From: [Jennifer Woodworth](#)
Subject: Board Questions Re: 5-15-19 Agenda
Date: Wednesday, May 15, 2019 12:23:24 PM
Attachments: [Beatty_Specific_ParkingTrail_20190108.pdf](#)
[4.09_FactorstoConsiderforStructuresDisposition.pdf](#)
[Beatty_General_ParkingTrail_20190108.pdf](#)

Good afternoon all,

Below please find the responses to questions submitted regarding tonight's agenda items. I will also have copies available. Please let me know if you have any further questions. Thank you.

Jen

Director Kishimoto

Claims - first \$350,000 for vehicles. Less concerned about excavator and dump truck and more about the tahoe, ranger trucks. Are we becoming too sanguine in buying large new vehicles? What percentage of time do they sit unused on the lot vs. actually being used - can we share the fleet more efficiently?

The District traditionally uses the State of California GSA agreement to purchase all of our vehicles, however we are limited to what vehicles are offered through the state bid process. When we evaluate new and replacement vehicles for our fleet, staff does take size and fuel efficiency into consideration. We also consider how the vehicle will be used. We have been transitioning some of our large F350 trucks to the smaller F150s for increased fuel efficiency. Three of the vehicles on the claims report are F150s. We do still need to purchase larger trucks if the trucks will need to be equipped with fire pumpers during fire season. The Tahoe was purchased to replace one of our patrol trucks that is a Ford Escape hybrid. The Escapes have been found to be a good vehicle for administration use, but do not work well for off road preserve driving. They have limited clearance and are unable to access steeper preserve areas. The Tahoe has four-wheel drive, sufficient clearance, and sufficient traction, power, and stability to off-road on steeper access roads. The Escape will be repurposed and used for our Seasonal Ranger Aid.

Currently we have eight (8) SUV patrol vehicles assigned to eight (8) staff (supervisors; area superintendents; and department manager) with 24 patrol trucks assigned to 24 ranger positions and one truck (repurposed P43) to be used by 2 ranger aid positions. Of the 24 total patrol trucks, 8 trucks are assigned to resident rangers who provide on-call service after hours as necessary in the preserve, and the remaining are shared pool vehicles. On weekends and Wednesday when we have the majority of patrol staff working, all vehicles are used for patrolling the preserves.

We continue to monitor new technologies being developed for hybrid or electric vehicles that will meet our District business needs.

If not too late, possible to get a map for Item 8, Beatty Trail.

Please see attached.

Director Holman

Item 9

Regarding listing of any of the structures on any registers, what is the District policy if there is one? Does listing open opportunities for funding to rehabilitate, etc?

The District currently uses the attached Board policy, 4.09 Factors to Consider for Structures Disposition, in guiding the evaluation and disposition of existing structures (attached). This disposition, per the policy, “requires, at a minimum, an evaluation of existing conditions (including historic and educational value), a determination of the structure’s value to the District and its constituents, short-term and long-term costs, maintenance, and staffing requirements.” These factors provide a framework for discussion to assist the Board when considering the disposition of a structure and to provide the public with an understanding of the factors that normally must be considered as part of the decision-making process. The District retains expert historic consultants to evaluate a structure’s potential eligibility for listing in the National Register of Historic Places (National Register) and the California Register of Historic Resources (CRHR). The history, significance and integrity of individual buildings and structures would be evaluated in context of any remaining or altered larger facility to determine listing eligibility.

In Santa Clara County, County staff have confirmed that in order for a structure to be considered for funding from the Historic Heritage Grant program, the listing of a structure is not sufficient. To be eligible for funding under the Historic Heritage Grant Program, the structure would need to be designated a Landmark, which requires owner consent, an application, additional historic documentation and public hearings with the Historical Heritage Commission and Board of Supervisors. In addition, a project receiving a grant from the County’s Historic Heritage Grant Program requires all the necessary funding in place. A County grant could not be used as seed money. Of the three structures discussed in Agenda Item 9, only the Beatty House is located in Santa Clara County (the other two are located in San Mateo County). This structure is not designated as a landmark and is therefore not eligible for grant funding under the Historic Heritage Grant Program.

It is worth noting that in 2018, the Santa Clara County Board of Supervisors approved a *new* \$5 million Historic Grant Program, where \$1 million is allocated to each supervisory district. The purpose of the grant is to provide opportunities to celebrate history in Santa Clara County with a preference for projects that acknowledge and celebrate untold stories. The application for this grant funding *does not* require listing of the project site. The Beatty House therefore may be eligible for funding under this new program.

At the state and federal level, state and federal grants for historic rehabilitation are very competitive. The District recently applied for a grant with the California Natural Resources Agency for rehabilitation work at Alma College. The Alma College rehabilitation project was not selected for

the grant.

What is the role of Page & Turnbull in project development?

Page & Turnbull is the Project's architectural historian and conservator. Page & Turnbull will work hand in hand with ZFA during all stages of the Project development. They will complete an assessment of the structure, document existing conditions, and prepare preservation treatment recommendations that will be incorporated into the various treatment options, which the Board will review at a later date. Page & Turnbull has over 40 years of experience and has a commitment to sustainability, preservation, and understanding historic and cultural resources. These two firms have worked together on building rehabilitation and master planning projects in the Bay Area. They are currently working on a Mare Island Naval Shipyard project in Vallejo together. Multiple buildings within the Shipyard are of historical interest and the scope of work includes the development of a master plan for Mare Island. Page & Turnbull has also completed a stabilization plan for the American River Conservancy and led a team of consultants in the site analysis and rehabilitation Midpen's Folger Ranch property.

Question 3, Attachment 5: the question addressed the seeming conflicts between the structures report for the log cabin indicating it was generally in good condition vs the amount and degree of described and proposed replacement in the staff report. The former indicating less work than what was indicated. Will clarification of this be brought forward in Phase I?

Yes, the Project team's structural engineer, architectural historian, archaeologist, arborist, geotechnical engineer, and hazardous materials specialist will complete an updated assessment of the structure in Phase I. Their assessment will confirm, update, and expand upon the conclusions of the 2014 Visual Assessment Report. The assessment of the structure will be followed by a basis of design document, which will use the information from the assessment to inform the preservation treatment recommendations/options, which will be brought to the full Board for review and selection at a later date.

Item 10

Is the siding replacement at 5711 La Honda road meaning that all four sides are intended for replacement? What is the siding material there currently?

The house was constructed in 1961. Our assessment indicates that all of the siding needs to be replaced. The current siding is of wood board and batten construction. Further assessment of the material will be done as part of the repair project to determine if the siding can be salvaged and reused for a different purpose.

The Apple Orchard Cabin: age of building, please, and has an evaluation been done yet as to what/how much will be salvaged as compared to demolished?

Please note that the Apple Orchard Cabin is not a topic of the Agenda Item and is not scheduled for work either this fiscal year or the next.

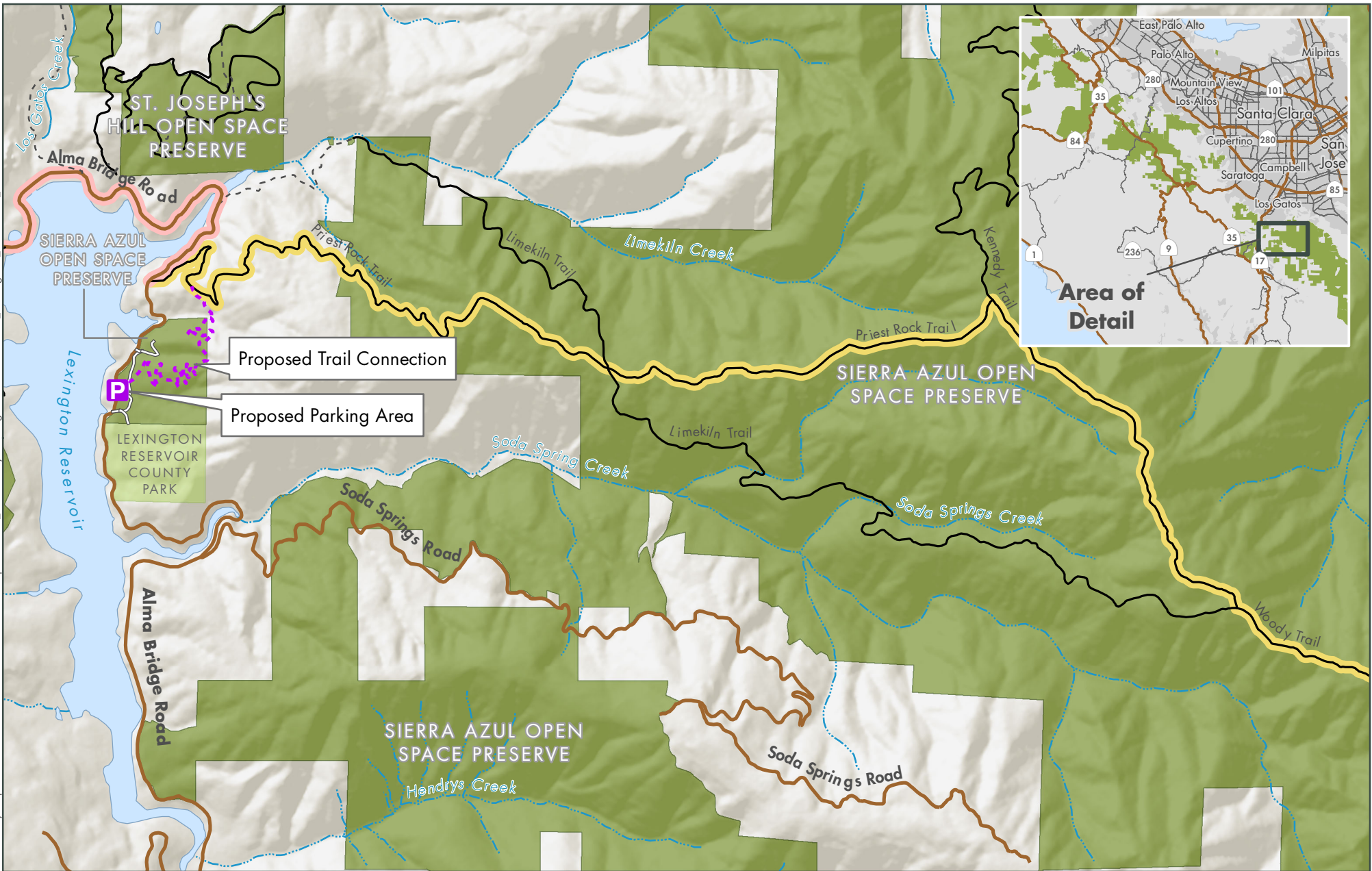
The exact construction date of the Apple Orchard Cabin is unknown, though it was likely constructed between 1860 and 1870. However, the structure has been significantly altered since its original construction. The 2015 Historic Structures Report found that the structure no longer possesses the required level of integrity necessary to be individually eligible for the California Register and is no longer historically significant. With these findings, the Board of Directors did previously approve the demolition of the Cabin because there is no viable access for a tenant, fire engines, emergency vehicles, and maintenance equipment. Once the demolition is scheduled, an award of contract will be brought to the Board at a future fiscal year for approval and will be performed in accordance with District policy for the salvage and recycling of materials. As part of this future work, we would assess the potential for salvaging and/or repurposing material as appropriate.



Jennifer Woodworth, MMC
District Clerk/ Assistant to the General Manager
jwoodworth@openspace.org
Midpeninsula Regional Open Space District
330 Distel Circle, Los Altos, CA 94022
P: (650) 691-1200 - F: (650) 691-0485

E-mail correspondence with the Midpeninsula Regional Open Space District (and attachments, if any) may be subject to the California Public Records Act, and as such may therefore be subject to public disclosure unless otherwise exempt under the Act.

Path: G:\Projects\Sierra Azul\Beatty\ParkingLotandTrail\General_ParkingTrail_20190108_3.mxd
Created By: flopez



Beatty Property: Proposed Trail and Parking Area

- | | | |
|-----------------------|---|--|
| MROSD Preserves | Unverified Juan Bautista Trail | Juan Bautista and Bay Area Ridge Trail |
| Other Protected Lands | Road | Unpaved Seasonal Road |
| Proposed Parking Area | Proposed Beatty to Priest Rock Trail Connection | Hiking, Bicycling, Equestrian Trail |









Midpeninsula Regional
Open Space District
(MROSD)
February 2019



While the District strives to use the best available digital data, these data do not represent a legal survey and are merely a graphic illustration of geographic features.



Beatty Property: Proposed Trail and Parking Area

- | | | |
|---|---|--|
|  MROSD Preserves |  Road |  Unpaved Seasonal Road |
|  Existing Parking Area |  Hiking, Bicycling, Equestrian Trail |  Juan Bautista and Bay Area Ridge Trail |
|  Proposed Parking Area |  Proposed Beatty to Priest Rock Trail Connection | |

Midpeninsula Regional
Open Space District
(MROSD)
February 2019



Midpeninsula Regional Open Space District

Board Policy Manual

Factors to Consider for Structures Disposition	Policy 4.09 Chapter 4 – Acquisition and Maintenance of District Lands
Effective Date: 09/19/2012	Revised Date: 02/08/2017
Prior Versions: 09/19/2012	

Purpose

Disposition of existing structures or the construction of new structures requires, at a minimum, an evaluation of existing conditions, a determination of the structure’s value to the District and its constituents, short-term and long-term costs, maintenance, and staffing requirements. These factors provide a framework for discussion to assist the Board with considering the disposition or construction of a structure and to provide the public with an understanding of the factors that normally must be considered as part of the decision-making process.

Policy

Decision Making Factors to Consider for Existing or New Structures	
A.	Board-Adopted District Policies
B.	Compatibility with Open Space Character of the Site
C.	Historic and Educational Value
D.	Partnership Opportunities / Cooperation
E.	Potential Financial Cost, Including Liability and Management
F.	Proposed and Potential Uses
G.	Public Sentiment and Input
H.	Regional Important or Value
I.	Strategic Fit
J.	Tradeoffs and Impacts on District Resources
K.	Visitor Experience
L.	Condition of the Structure

A. Board-Adopted District Policies

The District Board of Directors has adopted various policies to guide day-to-day administration, operation, and management of District Preserves and to lay out the District’s objectives and means by which it accomplishes its mission *“to acquire and preserve a regional greenbelt of open space land in perpetuity; protect and restore the natural environment; and provide opportunities for ecologically sensitive public enjoyment and education”*. One factor to consider is whether the structure under review is consistent with Board-adopted policies. The underlined headings B. through K. below were extracted or inferred from existing Board policies and include a brief summary to help lead a discussion of how they might apply to the disposition of District structures.

B. Compatibility with Open Space Character of the Site

Consistent with the board policy 4.02, *Improvements on District Lands*, it is important to consider whether a structure is believed to be compatible with and/or add to the character of the site and its

surrounding landscape. This includes whether the structure provides a sense of place as seen from afar, or whether the structure detracts from the natural surroundings.

C. Historic and Educational Value

The policy, *Improvements on District Lands*, calls for the gathering of information pertaining to the historical, cultural, or architectural significance of a structure. Existing historic-era structures inherited through past purchases or under consideration for purchase require surveys conducted by an expert consultant to evaluate the structure's potential eligibility for listing in the National Register of Historic Places (National Register) and the California Register of Historic Resources (CRHR). As part of this survey, the history and significance of *individual* buildings and structures should be placed in context of any remaining or demolished *larger* facility in order to determine eligibility for listing. Taken together, these assessments would determine historic significance and integrity.

This factor also includes "Educational" value given the high value placed by the public on the educational opportunities that exist for visitors, and especially younger generations, to gain a greater understanding of why a structure exists and its relevance to historic events.

D. Partnership Opportunities/Cooperation

The District's *Basic Policy* includes a commitment to cooperatively engage with other agencies, community organizations, and individuals to preserve open space and to facilitate development and management of recreation facilities and public use. Beyond this, private organizations and entities could also provide cost-sharing and partnership opportunities to retain and/or manage structures. Existing structures may be more attractive to an entity if accessory amenities are already provided or are anticipated, or if a portion of the structural improvements are already completed. The Board may also want to consider the minimum match amount needed for the District to retain a structure. Consideration may be given to a cost-sharing situation where only a portion of the necessary funding to retain a structure is actually obtained by outside sources.

E. Potential Financial Cost, Including Liability and Management

Cost is an important decision-making consideration in either retaining or building a new improvement. Costs may include initial construction costs, one-time renovation costs, ongoing and long-term maintenance and management costs, and eventual demolition costs. Costs should be evaluated by the Board on a case-by-case basis and weighed proportionally with all other factors outlined in this policy.

F. Proposed and Potential Uses

The policy, *Improvements on District Lands*, identifies the structure's proposed use as an important consideration in the decision to retain or remove it. An evaluation of the structural conditions can inform what repairs are necessary and the associated cost to 'repurpose' the structure into an occupied structure for public use. Although it is typically desirable to re-use existing structures, building a new facility that meets current code and/or meets a specific District need may be much more cost effective. Also, consideration should be taken on the remoteness of the structure since location may impede its accessibility and usefulness.

G. Public Sentiment and Input

(District Constituents and Residents Living Outside District Boundaries)

This factor considers input from not only constituents whose property taxes support the District, but also from the larger regional constituency outside the District boundary. The District is divided into seven geographic wards, each represented by an elected Board member for a four-year term. Wards are drawn to divide the population evenly among Board members; in 2010 each Director represented approximately 107,000 constituents (2010 census), or 1/7th of the population residing within the

District boundary, which was approximately 749,000. Wards are redrawn at the conclusion of every national census, or when land is annexed for incorporation as part of the District. It is the responsibility of every Board member to provide representation to his or her individual constituents, and to also integrate the opinions of the larger public that reside outside the drawn boundary, particularly when decisions affect the larger region. It is common for buildings to elicit strong and varied responses from the public and staff since buildings often touch on people's values, personal experiences, memories, and desires. As such, it is important to consider and evaluate each single comment that is received as part of the decision-making process.

H. Regional Importance or Value

Even if a structure cannot be seen from miles away, many buildings hold intangible values associated with memories of past personal experiences, important events, or regional occurrences that affect a wide distribution of people. The Board of Directors will consider this criterion in the context of the District's mission to "...protect and restore the natural environment, and provide opportunities for ecologically sensitive public enjoyment and education." Although some structures may not be deemed eligible for historic listing, the District might consider whether a structure is seen by some members of the public as a historic or cultural symbol, or a visual landmark, for current, former and future residents of the area.

I. Strategic Fit

Strategic Fit ensures that decisions regarding District structures further the District's long-term goals, consistent with the District's Strategic Plan. When viewed in context with the District's other priorities, projects and processes that affect the management of public land, the Board will consider how each particular structure aligns with the District's mission: to acquire land, protect and restore it, and provide public access and education.

In 2011, the Board of Directors approved a Strategic Plan for the District (refer to Report R-11-96) to address the new challenges that the District is facing, including a reduced ability to purchase land while adequately addressing its resource management needs. As a result, consideration of any management decision on a District structure will be evaluated against the guidelines set forth in the Strategic Plan. A determination should be made of how each structure aligns with the Strategic Plan goal of balancing the three-part mission within the context of other current and future projects, as well as its role in fostering partnerships, enhancing public support, and expanding District financial and staffing resources.

J. Tradeoffs and Impacts on District Resources

Every budget cycle brings tough decisions to the District. In an environment of competing resources, some projects move forward while others must be deferred. This requirement to choose one project over another forces the District to compare the values and priorities of each project: for example, the value of completing one highly worthwhile resource management project ahead of another. Any determination about a structure, will also need to be judged against other competing projects, new land purchases, regulatory mandates, etc., in terms of cost, maintenance requirements, and staffing.

K. Visitor Experience

The Mission Statement of the District includes "opportunities for ecologically-sensitive public enjoyment and education". The goal of the Project is aligned with this mission, and consideration should be given as to whether a structure adds value to, or takes away from the visitor experience.

L. Condition of the Structure

One of the most important factors to consider is not derived from Board policy and is simply the condition of the structure. The condition of the structure clearly impacts the costs associated with

stabilization, maintenance and renovation. In addition, many structures are not salvageable due to structural problems, rot and decay. If not addressed either through stabilization repairs, renovation or demolition, many structures can present hazards to District employees and the public including hazardous material exposure, rodent infestations, and structural hazards. Site conditions including the condition of access roads, availability of water, septic and power, and geologic stability play a key role in determining the disposition of existing structures, as well as the appropriateness of new construction.