



Midpeninsula Regional  
Open Space District

**Meeting 11-29**

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

**October 26, 2011**

**MINUTES**

**SPECIAL MEETING**

**I. ROLL CALL**

President Hassett called the Regular Meeting of the Midpeninsula Regional Open Space District Board of Directors to order at 7:00 p.m.

Members Present: Curt Riffle, Yoriko Kishimoto, Pete Siemens (arrived at 7:03 p.m.), Cecily Harris, Nonette Hanko, Jed Cyr, and Larry Hassett

Members Absent: None

Staff Present: General Manager Steve Abbors, General Counsel Sue Schectman, Planning Manager Ana Ruiz, Public Affairs Manager Rudy Jurgensen, Real Property Manager Mike Williams, Administrative Services Manager Kate Drayson, Real Property Specialist Allen Ishibashi, Real Property Specialist Elaina Cuzick and District Clerk Michelle Radcliffe

**II. INTRODUCTION OF NEW DISTRICT STAFF**

Real Property Manager Mike Williams introduced Real Property Specialist Allen Ishibashi to the Board.

**III. ORAL COMMUNICATIONS**

Linda Houston of Saratoga provided the Board with an update on the draft amended road agreement and stated that she was anxious to resolve this issue.

**IV. ADOPTION OF AGENDA**

**Motion:** Upon motion by Director Riffle, seconded by Director Kishimoto, and unanimously passed, the Board adopted the agenda as amended. (Vote: 7-0-0)

**V. ADOPTION OF CONSENT CALENDAR**

**Motion:** Upon motion by Director Cyr, seconded by Director Riffle, and unanimously passed, the Board approved adoption of the Consent Calendar to approve **Revised Claims No. 11-29; and Minutes of September 13, 2011, and September 14, 2011, as amended.** .  
(Vote: 7-0-0)

**VI. BOARD BUSINESS**

1. **Agenda #4** – Authorization to Execute a New Lease Agreement with VIA Services, Inc. and Determination that the Recommended Action is Categorically Exempt from the California Environmental Quality Act (R-11-100)

Real Property Specialist Elaina Cuzick provided a brief history of the lease agreement with Via Services Inc., which was formally known as Cripple Children's Society of Santa Clara County. She explained that in 1986, the Board approved a lease with the Crippled Children's Society of Santa Clara County, Inc. to construct a riding ring on a portion of the Picchetti Ranch area adjacent to Camp Coastanoan, which was leased from the County of Santa Clara. Ms. Cuzick further explained that the original lease term was one-year with an automatic renewal at the end of each year at a rent of \$1.00 per year. She stated that the riding ring facility is used as part of the Camp Coastanoan's Recreation and Rehabilitation Program where adults and children participate in a horse therapy program to assist with their disabilities and that as part of the Original Lease, the site is available to the public at no cost and at times when the site is not being utilized for the program. She also reported that the Camp Coastanoan site is leased from Santa Clara County.

Ms. Cuzick further reported that VIA Services Inc. recently amended its lease with Santa Clara County to extend the term by 55 years for Camp Coastanoan for \$1.00 per year and that VIA Services Inc. approached the District to enter into a similar long term lease arrangement for the riding ring at Picchetti Ranch. She stated that after reviewing the Original Lease, staff is recommending that the District enter into a new, 5-year lease with four 5-year extensions potentially totaling 25 years. Lastly, she reported that this is not a project under the California Environmental Quality Act (CEQA) and that it is categorically exempt.

Director Kishimoto questioned if there was signage currently listed to inform the public of the horse riding facility. Ms. Cuzick explained that historically the riding ring facility has not been advertised as the facility is located off the main trail and that advertising it for public use could impact VIA Services Inc.'s use and adversely impact the surrounding land. Real Property Manager Mike Williams stated that there have never been any conflicts with VIA Services, Inc. and the public, but that staff could look at signage at the site and in District maps. Discussion ensued.

**Public Comment:** Leslie Davis of VIA Services, Inc. briefly explained the program to the Board.

**Motion:** Upon motion by Director Hanko, seconded by Director Siemens, and unanimously passed, the Board authorized execution of a new lease agreement with VIA Services, Inc. and determined that the recommended actions are categorically exempt from the CEQA. (Vote: 7-0-0)

2. **Agenda Item #5** – Authorization to Execute Amendment to Communications Site Lease and Access License with C&C Equipment Company, Inc. to change the Lease Term and Determination that the Recommended Action is Categorically Exempt from the California Environmental Quality Act (R-11-105)

Real Property Specialist Elaina Cuzick reported that C&C Equipment Company has requested to amend their Communications Site Lease and Access License at Black Mountain. She stated that the existing lease term is 10-years with an additional one additional 10-year term and one additional 5-year term to total 25 years and that the proposed amendment would change the lease to a 5-year lease with four 5-year additional term options to total 25 years. Lastly, she reported that this is not a project under the CEQA and that it is categorically exempt. Brief discussion ensued.

**Motion:** Upon motion by Director Hanko, seconded by Director Riffle, and unanimously passed, the Board authorized execution of an amendment to the Communications Site Lease and Access License with C&C Equipment Company, Inc. to change the lease terms and determined that the recommended action is categorically exempt from the California Environmental Quality Act. (Vote: 7-0-0)

3. **Agenda Item #6** – Funding Presentations from Bob Woods, Bryan Godbe, and District Staff (R-11-102)

Bryan Godbe of Godbe Research provided the Board with results on a poll conducted on constituent support on Mount Umunhum and pursuing a funding measure. Mr. Godbe explained that the District's awareness has increased since the last poll was conducted in 2007. He also noted that there was a high probability of voter support for a District funding measure in Calendar Years 2012 and 2014. Next, Mr. Godbe explained that a poll was also conducted with San Jose residents to determine the level of support the District would receive for Mount Umunhum and reported that polls indicated support for paid parking at Mount Umunhum. Brief discussion ensued.

Stewart Woods from Woods and Associates reported on the District's ability to raise funds for Mount Umunhum and stated that because the District does not have a culture of philanthropy, developing a program would be costly and time consuming. He also explained that because Mount Umunhum is one District project and because of its location in the District, finding donor's to help fund the project would be difficult. Mr. Woods stated that there are agencies that are already in the philanthropy business and recommended that the District partner with those agencies for assistance in fundraising. Discussion ensued.

Public Affairs Manager Rudy Jurgensen briefly reported on the District's ability to pursue a funding measure on the 2012 and 2014 election years. He explained that pursuing a funding measure will need lots of time dedicated to it and due to staff capacity and budget constraints, the most feasible time to consider pursuing a funding measure is in Calendar Year 2014. Discussion ensued.

No action was taken by the Board.

**VII. INFORMATIONAL REPORTS**

**COMMITTEE REPORTS**

Director Cyr reported that the Sierra Azul/Bear Creek Redwoods Ad Hoc Committee met to discuss the radar tower at Mount Umunhum.

**STAFF REPORTS**

Administrative Services Manager Kate Drayson announced that Administrative Assistant Nicole Perez has resigned from the District and that there is a new Administrative Assistant, Maria Soria, who will be working temporarily while the District goes through the recruitment process to fill the position.

Public Affairs Manager Rudy Jurgensen reported that he met with the City and County of San Francisco Department of Health and spoke to them about the District's Healthy Trails Program.

**DIRECTOR REPORTS**

The Directors submitted their compensable forms to the District Clerk.

Director Cyr reported that he attended the Sierra Vista Trail dedication hosted by the Santa Clara County Open Space Authority and shared with the Board highlights from a hike of the Cal-Purissima Coastal Trail.

Director Kishimoto reported that she attended a Acterra restoration workshop and reported that she attended the second meeting of the Watershed Summit planning meeting held on October 20<sup>th</sup>.

Director Harris shared her thoughts regarding the land management of the Cal-Purissima Trail.

**VIII. ADJOURNMENT**

President Hassett adjourned the Regular Meeting of the Board of Directors of the Midpeninsula Regional Open Space District at 9:56 p.m.

Michelle Radcliffe, CMC  
District Clerk