



Midpeninsula Regional
Open Space District

Meeting 11-33

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

December 14, 2011

AMENDED MINUTES

SPECIAL MEETING

I. ROLL CALL

President Hassett called the Special 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, Cecily Harris, Nonette Hanko, Jed Cyr, and Larry Hassett

Members Absent: None

Staff Present: General Manager Steve Abbors

II. ADJOURNMENT

REGULAR 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, Cecily Harris, Nonette Hanko, Jed Cyr, and Larry Hassett

Members Absent: None

Staff Present: General Manager Steve Abbors, General Counsel Sue Schectman, Real Property Manager Mike Williams, Operations Manager David Sanguinetti, Planning Manager Ana Ruiz, Public Affairs Manager Rudy Jurgensen, Administrative Services Manager Kate Drayson, Assistant General Counsel James Atencio, Senior Planner Meredith Manning, Human Resources Supervisor Annetta Spiegel, Open Space Planner II Tina Hugg, Open Space Planner II Matt Baldzikowski, Resource Specialist I Joel Silverman, Real Property Specialist Allen Ishibashi, Senior Real Planner Sandy Sommer, and District Clerk Michelle Radcliffe

President Hassett stated there were no reportable actions taken in Closed Session.

II. ORAL COMMUNICATIONS

There were none.

III. ADOPTION OF AGENDA

Director Cyr requested that Agenda Item #7 be moved to the end of the agenda.

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

IV. ADOPTION OF CONSENT CALENDAR

Motion: Upon motion by Director Cyr, seconded by Director Harris, and unanimously passed, the Board approved adoption of the Consent Calendar to approve **Revised Claims No. 11-33; Minutes of October 19, 2011, and October 26, 2011 as amended, Written Communications, the Interim General Counsel Employment Agreement and associated Resolution for Legal Services during the vacancy in this position, and authorized staff to apply for a Bay Area Ridge Trail Council – Coastal Conservancy grant for the El Corte de Madera Creek Parking/Staging Area and Trails project.** (Vote: 7-0-0)

V. BOARD BUSINESS

- 1. Agenda Item #6** – Accept the District’s Classification and Compensation Study Report and Management Recommendations; Amend the District’s Classification and Compensation Plan regarding Classification and Title Revisions; and Provide Direction for Future Implementation (R-11-115)

Human Resources Supervisor Annetta Spiegel provided an overview of the Classification and Compensation Study and presented an overview of the study timeline. She introduced Kate Kaneko, president of Koff & Associates, to the Board and Ms. Kaneko briefly explained the process. Next, she explained the proposed changes to the classification based on the market data. Extensive discussion ensued.

Ms. Spiegel provided an overview of the General Manager’s recommendations and explained that the Senior Administrative Assistant and Equipment Maintenance Operator classification will be re-evaluated. Extensive discussion was held on the compensation recommendations.

Public Comment: The following people spoke against the General Manager’s recommendations regarding the classification and compensation study: Alex Hapke, Anthony Corriera, Matt Baldzikowski, Brendan Dolan, and Craig Beckman.

Discussion was held on how the current salaries and classifications were created. Then, the Directors shared their thoughts with the Board.

Motion: Upon motion by Director Cyr, seconded by Director Harris, they accepted the Classification and Compensation Study Report and Management recommendations, amended the District’s Classification and Compensation Plan regarding classification and title revisions, and directed the General Manager to evaluate implementations of report’s recommended compensation changes as part of the FY2012-13 budget development process. (Vote: 6-1-0; Noes: Kishimoto)

- 2. Agenda Item #8** – Adoption of an Amendment to the Preliminary Use and Management Plan for Rancho San Antonio Open Space Preserve to Designate an Existing Informal Trail as part of the Preserve Trail System for Hiking/Equestrian Use, Name it the Quarry Trail, and Determine that the Proposed Project is Categorically Exempt from the California Environmental Quality Act (R-11-~~120XX~~)

Senior Planner Meredith Manning provided a brief history of the Black Mountain Trail Easement and stated that the Board approved the easement as part of a land exchange agreement with Permanente Quarry, Hanson Permanente Cement in July 2006. She further explained that the agreement exchanged 107 acres of scenic open space land owned by Hanson for 20 acres of District land and that the agreement included a 20-foot easement given to the District along an informal but established, well-used trail, originating at the westernmost end of the PG&E Trail and extending west along a ridge to the Black Mountain Trail. Ms. Manning reported that the Use and Management Committee met to discuss amending the Preliminary Use and Management Plan for Rancho San Antonio Open Space Preserve and recommends formalizing the Black

Mountain Trail extension as a hiking and equestrian trail within the Rancho San Antonio Open Space Preserve. She reported that the project is Categorical Exempt from the California Environmental Quality Act (CEQA) and that staff is proposing to name it the Quarry Trail. Discussion ensued.

Motion: Upon motion by Director Siemens, seconded by Director Harris and unanimously passed, the Board adopted the Preliminary Use and Management Plan amendment for Rancho San Antonio Open Space Preserve and determined that the proposed project is categorically exempt from CEQA. (Vote: 7-0-0)

3. Agenda Item #9 – Adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Alpine Pond Habitat Restoration and Interpretive Boardwalk Project and Approval of Phase I, to be Implemented Pending Acquisition of Grant Funds (R-11-121)

Open Space Planner II Lisa Bankosh reported that the Alpine Pond Habitat Restoration and Interpretive Boardwalk Project was developed to improve habitat for special-status wildlife and enhance public access and educational opportunities at Alpine Pond. She explained that the Board of Directors authorized staff to pursue a Habitat Conservation Fund grant to provide matching funds for the Phase I of the Project in September 2011. Ms. Bankosh further explained that a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) were prepared pursuant to the California Environmental Quality Act (CEQA) and in order to complete the grant application process, certification of the MND/MMRP and formal Board approval of Phase I of the project is required. Brief discussion ensued.

Motion: Upon motion by Director Riffle, seconded by Director Siemens, and unanimously passed, the Board adopted the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Alpine Pond Habitat Restoration.

4. Agenda Item #10 – Award of Contract for Remodel of the Folger Ranch House located at La Honda Creek Open Space Preserve (R-11-112)

Open Space Planner II Matt Baldzikowski provided an overview of the Folger Ranch House Remodel and Water System Improvements Project. He explained that the project has been divided into two phases: Phase I is to establish a potable water system and Phase II is the remodel of the home. Mr. Baldzikowski explained that the initial bidding process for the second phase began in August 2011, and was completed in September 2011. He stated that at the September 28, 2011 meeting, the Board accepted the General Manager's recommendation to reject all bids in order for staff to re-evaluate the scope of the work and to solicit new bids. Mr. Baldzikowski then reported that staff continued with the bidding process and that seven bids were received on the November 18, 2011 due date. He stated that Southwest Construction submitted the lowest ~~and~~-responsive bid and that staff recommends awarding the Phase II contract to Southwest Construction for \$157,000 plus \$16,000 contingency, for a total amount not to exceed \$173,000. Discussion ensued.

Public Comment: Sherry Niswander spoke about the bidding process for this project.

Motion: Upon motion by Director Riffle, seconded by Director Siemens, and unanimously passed, the Board approved the awarded the contract for the remodel of the Folger Ranch House to Southwest Construction. (Vote: 7-0-0)

5. **Agenda Item #11** – Proposed Purchase of the Balaban Property as an Addition to the Mount Umunhum Area of Sierra Azul Open Space Preserve, located approximately ½ mile south of Almaden Reservoir along Alamitos Road, Acceptance of Grant of Right of First Offer for the Balaban Property located at the end of Alamitos Road; and Determine that the Recommended Actions are Categorically Exempt from the California Environmental Act (R-11-117)

Real Property Manager Mike Williams provided an overview of the property and stated that the Balaban family currently owns two parcels. He explained that that staff recommends approving a purchase agreement for \$800,000 for the 83.4 acre property and to accept the Grant of First Offer for the separate 95.4 acre property. Mr. Williams stated that the Preliminary Use and Management Plan will establish an interim status quo until a Master Plan is approved for the Sierra Azul Open Space Preserve. The District will post signage and provide routine patrol. Lastly, Mr. Williams reported that the purchase District concludes this project will not have a significant effect on the environment and therefore it is categorically exempt from the California Environmental Quality Act (CEQA). Brief discussion ensued.

Motion: Upon motion by Director Siemens, seconded by Director Kishimoto, and unanimously passed, the Board approved the purchase of the Balaban property along Alamitos Road as an addition to the Mount Umunhum Area of Sierra Azul Open Space Preserve, accepted the Grant of Right of First Offer located at the end of Alamitos Road, and determined that the recommended actions are Categorically Exempt from CEQA. (Vote: 7-0-0)

6. **Agenda Item #12** – Proposed Purchase of the Peninsula Open Space Trust (Barret Creek Uplands) Property as an Addition to the Mount Umunhum Area of the Sierra Azul Open Space Preserve, located approximately ½ mile south of Almaden Reservoir in Barret Canyon, and Determine that the Recommended Actions are Categorically Exempt from the California Environmental Quality Act (R-11-113)

Real Property Specialist Allen Ishibashi provided an overview of the property and stated that staff recommends approving the purchase of the 158.51 acre Peninsula Open Space Trust (POST) Barret Creek property for \$250,000. He explained that the Board approved a License and Management Agreement for the property with POST and that the agreement will terminate upon approval of the purchase. Mr. Ishibashi further noted that the property is vacant and stated that the Preliminary Use and Management Plan will establish an interim status quo until a Master Plan is approved for the Sierra Azul Open Space Preserve and that the District will post signage and provide routine patrol. Lastly, Mr. Ishibashi reported that the purchase District concludes this project will not have a significant effect on the environment and therefore it is categorically exempt from the California Environmental Quality Act (CEQA). Brief discussion ensued.

Public Comment: Mark Langraff, Conservation Director at POST, spoke in favor of this purchase.

Motion: Upon motion by Director Siemens, seconded by Director Riffle, and unanimously passed, the Board approved the purchase of the POST Barrett Creek Upland Property and determined that the recommended actions are Categorically Exempt from CEQA. (Vote: 7-0-0)

7. **Agenda Item #13** – Adoption of a Special Budget Adjustment for Additional Site Remediation Work at the Ravenswood Open Space Preserve Parking Lot in Association with the Cooley Landing Project (R-11-118)

Open Space Planner III Tina Hugg provided an overview of the project and explained that the Board approved amendment to the Comprehensive Use and Management Plan for Ravenswood Open Space Preserve and the Partnership Agreement with the City of East Palo Alto allowing for the construction of Phase I of the Cooley Landing Project. She further explained that Phase I included site remediation of the Cooley Landing peninsula east of the existing preserve parking lot but the Regional Water Quality Control Board confirmed that remediation work should be extended to include the landscape areas in and adjacent to the existing Preserve parking lot. Ms. Hugg stated that a special budget adjustment is needed to conduct the additional remediation work. Brief discussion ensued.

Motion: Upon motion by Director Hanko, seconded by Director Siemens, and unanimously passed, the Board adopted a special budget adjustment for additional site remediation work at the Ravenswood Open Space Preserve parking lot. (Vote: 7-0-0)

8. **Agenda Item #7** – Annual Meeting of and Report to Shareholders of Guadalupe Land Company as Owner of Property Adjacent to the Mount Umunhum Area of Sierra Azul Open Space Preserve; Accept the Annual Report and the Chief Financial Officer's Report to Shareholders of Guadalupe Land Company; and Appoint the Directors of the Guadalupe Land Company (R-11-111)

Real Property Manager Mike Williams provided a brief report on the activities of the Guadalupe Land Company and stated that staff is looking into the feasibility of dissolving the corporation. Brief discussion ensued.

No action was taken by the Board.

VI. INFORMATIONAL REPORTS

COMMITTEE REPORTS

Director Kishimoto stated that the Use and Management Committee met and discussed the Black Mountain Trail Easement agenda item that was discussed this evening.

Director Hanko reported that the Real Property Committee met and took a tour of October Farm and Madonna Creek properties.

Director Harris reported that the Strategic Plan Ad Hoc Committee met and that the Board heard the report of the Committee at the December 13, 2011 Special Meeting.

Director Riffle reported that the Board Appointee Ad Hoc Committee met on December 7th and reviewed the applications received for the General Counsel position. He stated that eleven candidates have been asked to meet with Ms. Peckham and that the Committee will meet again on January 3, 2012 to determine which candidates will move forward with Board interviews on January 13, 2012.

STAFF REPORTS

Real Property Manager Mike Williams reported that the Real Property Committee met and toured the October Farm and Madonna Creek properties. He also reported that he attended the San Mateo County Planning Commission meeting which discussed Madonna Creek.

Planning Manager Ana Ruiz reported that the Board received the Draft Environmental Impact Report (EIR) for Mount Umunhum and that the appendices will be mailed out by the end of the week. She explained that once the Draft EIR is certified by Board, staff will begin work on the Mount Umunhum site plan and will eventually then go to the Board for consideration.

Planning Manager Rudy Jurgensen briefly reported on the article in San Jose Mercury news regarding Congressman Mike Honda's thoughts on the radar tower at Mount Umunhum. He then reported that a video documenting the history of the Woodhill property was sent to a number of universities in order to preserve the history of the property.

DIRECTOR REPORTS

The Directors submitted their compensable forms to the District Clerk.

Director Riffle stated that he visited Thornewood Dam and stated that staff did a great job on the creek crossing and the dam. He also reported that he and President Hassett met with an equestrian trail riders committee. ~~Lastly, he stated that the County of Santa Cruz was acquired a large acreage of land and that there might be opportunities for the District to partner with the Santa Cruz County.~~

Director Kishimoto reported that she met with the Watershed Summit planning group and met with several individuals at the Bay Trail near the new Facebook headquarters to discuss the Bay Trail expansion.

Director Hanko shared with the Board a Christmas card she received from Obie and Leslie Overmeyer.

Director Cyr briefly reported on the South Skyline Area meeting he attended.

President Hassett thanked Director Riffle for coordinating the meeting with the equestrian trail riders.

VIII. ADJOURNMENT

President Hassett adjourned the Regular Meeting of the Board of Directors of the Midpeninsula Regional Open Space District at 10:15 p.m.

Michelle Radcliffe, CMC
District Clerk