



Midpeninsula Regional  
Open Space District

Meeting 12-36

**REGULAR MEETING**

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

Administrative Office  
330 Distel Circle  
Los Altos, CA 94022

**November 14, 2012**

**AMENDED MINUTES**

**REGULAR MEETING – CLOSED SESSION**

**I. ROLL CALL**

President Riffle called the Special Meeting of the Midpeninsula Regional Open Space District Board of Directors to order at 5:00 p.m.

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

Members Absent: None

Staff Present: General Manager Steve Abbors, General Counsel Sheryl Schaffner, Natural Resources Manager Kirk Lenington, Planner III Matt Baldzikowski, Administrative Services Manager Kate Drayson, Operations Manager David Sanguinetti, Human Resources Supervisor Candice Basnight, and Chief Negotiator Deborah Glasser-Kolly

**II. ORAL COMMUNICATIONS**

The following people spoke regarding the Lehigh matter: Tim Brown of Cupertino, Joel Masser of San Jose, Barry Chang of Cupertino, Kathy Helgerson of Cupertino, and Karen Del Compare of Cupertino.

At 5:18 p.m., the Board entered into Closed Session.

**REGULAR MEETING – OPEN SESSION**

**I. ROLL CALL**

President Riffle called the Special Meeting of the Midpeninsula Regional Open Space District Board of Directors to order at 7:04 p.m.

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

Members Absent: None

Staff Present: General Manager Steve Abbors, General Counsel Sheryl Schaffner, Interim Assistant General Manager Ana Ruiz, Administrative Services Manager Kate Drayson, Real Property Manager Mike Williams, Natural Resources Manager Kirk Lenington, Operations Manager David Sanguinetti, Acting Public Affairs Manager Paul McKowan, Acting Planning Manager Tina Hugg, Project Manager Gina Coony, Human Resources Supervisor Candice Basnight, Media Communications Supervisor Shelly Lewis, Real Property Specialist Elaina Cuzick, Media Communications Specialist LaNor Maune, GIS Technician Alex Roa, and District Clerk Michelle Radcliffe.

President Riffle reported that discussion held in Closed Session was not completed and that the Board will return to Closed Session after the Board meeting Open Session.

**II. ORAL COMMUNICATIONS**

Bill Almond, Los Altos Hills and representing Quarry No, a local community group, thanked the Board for the District’s work and its work with Lehigh Quarry and Rancho San Antonio Open Space Preserve.

Equipment Mechanic Operator Grant Kern spoke about the District’s upcoming Classification and Compensation Study and urged the Board to make the study a priority for the District in the upcoming year.

**III. ADOPTION OF AGENDA**

**Motion:** Upon motion by Director Cyr, seconded by Director Siemens, the Board adopted the agenda. (Vote: 7-0-0)

**IV. SPECIAL ORDER OF THE DAY**

Administrative Services Manager Kate Drayson introduced Human Resources Supervisor Candice Basnight and General Manager Steve Abbors introduced Media Communications Supervisor Shelly Lewis.

**V. ADOPTION OF CONSENT CALENDAR**

**Motion:** Upon motion by Director Cyr, seconded by Director Hanko, the Board approved adoption of the Consent Calendar to approve the **Minutes of September 19, 2012, and October 24, 2012, as amended; Revised Claims No. 12-19, approved the Written Communications, authorized to award a contract to GeoinSite, Inc., for Geologic Engineering consulting and construction support services for the Mount Umunhum Demolition Project at Sierra Azul Open Space Preserve; and authorized to award a contract to Northgate Environmental Management Inc. for environmental consulting and construction support services for the Mount Umunhum Demolition Project at Sierra Azul Open Space Preserve.** (Vote: 7-0-0)

## VI. **BOARD BUSINESS**

1. **Agenda Item #6** –Informational Presentation from Paul Ringgold on the Peninsula Open Space Trust (POST) Farmland Protection Program (R-12-86)

General Manager Steve Abbors introduced POST Vice President of Land Stewardship Paul Ringgold and stated that POST announced a new program called the Farmland Protection Program that focused on the preservation of agricultural land and operators.

Mr. Ringgold provided an overview of the program’s goals and stated that this program is a tool to proactively address the challenges of farming in San Mateo County. He further explained that POST adopted this new approach to ensure that protected farmland remain available for agriculture and that farmers are able to build equity in the lands they operate. Brief discussion ensued.

No action was taken by the Board.

2. **Agenda Item #7** – Approval of Proposed Purchase of the Peninsula Open Space Trust (Toto Ranch) Property located at 20800 Cabrillo Highway (State Highway 1) in unincorporated San Mateo County as an Addition to Tunitas Creek Open Space Preserve; Adoption of the Preliminary Use and Management Plan; and Approval of a Categorical Exemption in Accordance with the California Environmental Quality Act (R-12-109)

Real Property Manager Mike Williams presented an overview of the POST Toto Ranch property and explained that the District is proposing to purchase the 952.49-acre property at a price of \$3,500,000. He stated that POST will be reimbursed for an amount not to exceed \$275,000 for recent structure and infrastructure repairs and improvements on the property, making the total cost of the purchase at \$3,775,000. Mr. Williams further explained that as part of the transaction, the District will continue leasing the residential and rangeland portions of the property to the existing tenant under an assigned grazing lease and residential rental agreement.

Next, Mr. Williams explained that the Preliminary Use and Management Plan for the property included continuation of grazing under the provisions of a grazing lease, continuation of residential use as a month-to-month rental, resource management, posting signs, and securing the site. He also stated that all mitigations contained in

the Coastside Environmental Impact Report are incorporated into the Preliminary Use and Management Plan for the property and that the property will be temporarily designated as the Gordon Ridge Area of the Tunitas Creek Open Space Preserve and that permanent naming of the property will be referred to the Legislative, Funding and Public Affairs Committee.

Lastly, Mr. Williams reported that the purchase of the POST Toto Ranch property will not have a significant effect on the environment and is categorically exempt from the California Environmental Quality Act (CEQA) and that the District is withholding dedication of the property as public open space. Discussion ensued.

**Public Comments:** Paul Ringgold of POST spoke in favor of this purchase and stated that the current tenants, the Markegard Family, are the best stewards of the land.

**Motion:** Upon motion by Director Hassett, seconded by Director Kishimoto, the Board determined that the recommended actions are categorically exempt from CEQA, adopted the resolution authorizing the purchase of the POST Toto Ranch property and approved the related Assignment of Grazing Lease, temporarily designated the property as the Gordon Ridge Area of Tunitas Creek Open Space Preserve, and withheld dedication of the property as public open space. (Vote: 7-0-0)

- 3. Agenda Item #8** – Award of Contract for Interim Assistant General Counsel with the Law Firm of Shute, Mihaly, and Weinberger, LLP in an Amount Not-to-Exceed \$248,795 through March 31, 2014 (R-12-108)

This item was taken off the agenda and deferred to the next Board meeting.

No action was taken by the Board.

- 4. Agenda Item #9** – Appointment of Unopposed Candidates in Wards 2, 3, 4, and 7; Approval of Certificates of Appointment; and Administration of Oath of Office (R-12-112)

District Clerk Michelle Radcliffe explained that the District's enabling legislation states that unopposed candidates be appointed by the Board at the next available meeting after the November general election. She stated that Directors Kishimoto, Cyr, Riffle, and Harris ran unopposed for the Ward Director seats and that the Board may appoint them to fill the Ward Director seat.

**Motion:** Upon motion by Director Hanko, seconded by Director Siemens, the Board appointed Director Kishimoto as Ward 2 Director for a two-year term expiring December 31, 2014, and approved the Certificate of Appointment. (Vote: 7-0-0)

**Motion:** Upon motion by Director Kishimoto, seconded by Director Harris, the Board appointed Director Cyr as Ward 3 Director for a four-year term expiring December 31, 2016, and approved the Certificate of Appointment. (Vote: 7-0-0)

**Motion:** Upon motion by Director Cyr, seconded by Director Harris, the Board appointed Director Riffle as Ward 4 Director for a four-year term expiring December 31, 2016, and approved the Certificate of Appointment. (Vote: 7-0-0)

**Motion:** Upon motion by Director Siemens, seconded by Director Cyr, the Board appointed Director Harris as Ward 7 Director for a four-year term expiring December 31, 2016; and approved the Certificate of Appointment. (Vote: 7-0-0)

District Clerk Michelle Radcliffe administered the Oath of Office to the newly appointed Directors.

## **VII. INFORMATIONAL REPORTS**

### **COMMITTEE REPORTS**

Director Hassett reported that the Use and Management Committee met and considered a Use and Management Plan Amendment for the Mindego Ranch Area of Russian Ridge Open Space Preserve. He stated that the Committee is in agreement with staff's recommendations and that the Committee's recommendations will be brought forward to the full Board for consideration.

### **STAFF REPORTS**

Interim Assistant General Manager Ana Ruiz – Vision Plan at Nov. 28<sup>th</sup> will come back to the Board on the Community Advisory Group. Grants all projects were deemed eligible, Alpine Pond is partially eligible. 5 of the 16 applications were considered ineligible. Board of Supervisors will consider it at its Nov. 20<sup>th</sup> meeting at 9:30 a.m. Ana and Jed will be meeting with Chief of Staff of Supervisors Yeager and Shirakawa.

Interim Public Affairs Manager Paul McKowan expressed his excitement for having the Media Communication Supervisor Shelly Lewis on board. He also announced that Jaime Villareal has started his acting position as Volunteer Program Lead (previously known as the ARMS position) last week and that the book launch event will be held for the District's 40<sup>th</sup> anniversary commemorative coffee table book on December 6<sup>th</sup>.

Interim Planning Manager Tina Hugg providing an update a grant the District is preparing from the Coastal Conservancy. She stated they are seeking a \$1 million for Mount Umunhum. She also provided an update on the demolition work at Mount Umunhum and stated that the demolition work is scheduled to begin in the next few weeks. Lastly, Ms. Hugg provided an update on El Corte de Madera Parking Lot and Staging Area Project. She stated that the work is almost complete and that the soft opening is projected to happen in mid-December. She stated that the grand opening is projected to be in March 2013 to coincide with the opening of the Molder Trail.

[Operations—question on security at Mt Um. When is it supposed to be out there? \(Jed\)](#)

District Clerk Michelle Radcliffe reminded the Board of the Year End Celebration on December 5<sup>th</sup>.

General Manager Steve Abbors announced that Natural Resources Manager Kirk Lenington and Supervising Ranger Tom Lausten graduated from the Santa Clara County

Leadership Academy. He also stated that Capital Finance Team met with Dr. George Manross to discuss strategy in the potential funding measure project. Mr. Abbors reported that the Santa Clara County City Managers' Association has asked him to be the 2013 Chairman for the organization and that he had accepted. Lastly, he announced that Santa Clara County Open Space Authority Board member Virginia Holt would like to have both Boards meet.

#### **DIRECTOR REPORTS**

President Riffle submitted the Board's compensable meeting stipend forms with the District Clerk.

Director Hassett reported he attended a 40<sup>th</sup> anniversary event at Picchetti Winery hosted by Director Hanko. He also announced that the South Skyline Association is hosting a holiday party on December 9<sup>th</sup> at 5:30 p.m. and invited the District Board of Directors and staff to the event.

Director Harris reported that she attended the quarterly meeting of the San Mateo Special Districts Association.

Director Kishimoto reported that she visited the top of Mount Tamalpais and that she attended a meeting on the Bay Trail linkage.

Director Hanko shared information about the singer at her 40<sup>th</sup> anniversary event. ~~N~~

Director Cyr reported that he attended the Capital Finance meeting and briefly shared his experience with the Board. He also reported that he attended the District work day at Russian Ridge Open Space Preserve and thanked District staff for their work.

Director Siemens briefly shared his experience at the 40<sup>th</sup> anniversary event hosted by Director Hanko.

#### **VIII. ADJOURNMENT**

President Riffle adjourned the Regular Meeting of the Board of Directors of the Midpeninsula Regional Open Space District at 9:32 p.m. and entered into Closed Session.

Michelle Radcliffe, CMC  
District Clerk