



Midpeninsula Regional  
Open Space District

June 11, 2014  
Board Meeting 14-14

## **SPECIAL AND REGULAR MEETING**

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

Administrative Office  
330 Distel Circle  
Los Altos, CA 94022

**June 11, 2014**

### **APPROVED MINUTES\***

#### **SPECIAL MEETING**

##### **I. CALL TO ORDER**

President Harris called the Special Meeting of the Midpeninsula Regional Open Space District Board of Directors to order at 6:08 p.m.

##### **II. ROLL CALL**

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

Members Absent: None

Staff Present: General Manager Steve Abbors, General Counsel Sheryl Schaffner, Assistant General Manager Kevin Woodhouse, and Real Property Manager Mike Williams

##### **1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (GOVERNMENT CODE SECTION 54956.9(d)(1))**

Name of Case: *Midpeninsula Regional Open Space District v. County of Santa Clara, et al.* (Lehigh Quarry CEQA Matter)

Santa Clara County Superior Court Case No. 1-12-CV-236881

California Sixth District Court of Appeals Case No. H040839

The Board of Directors convened into Closed Session at 6:09 p.m. in the Long Ridge Conference Room.

##### **IV. ADJOURNMENT**

President Harris adjourned the Special Meeting of the Board of Directors of the Midpeninsula Regional Open Space District at 6:56 p.m.

**REGULAR MEETING**

**I. CALL TO ORDER**

President Harris called the Regular Meeting of the Midpeninsula Regional Open Space District Board of Directors to order at 7:02 p.m.

**II. ROLL CALL**

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

Members Absent: None

Staff Present: General Manager Steve Abbors, General Counsel Sheryl Schaffner, Assistant General Manager Ana Ruiz, Assistant General Manager Kevin Woodhouse, Co-Acting Planning Manager Meredith Manning, Planner III Lisa Bankosh, Public Affairs Manager Shelly Lewis, Real Property Specialist Allen Ishibashi, and District Clerk Jennifer Woodworth

**III. REPORT OUT OF CLOSED SESSION (IF NECESSARY)** (The Board shall publicly state any reportable action taken in closed session pursuant to Government Code Section 54957.1)

President Harris noted that there were no actions to report out of closed session.

**IV. ORAL COMMUNICATIONS**

No speakers present.

**V. ADOPTION OF AGENDA**

**Motion:** Director Cyr moved, and Director Hanco seconded the motion to adopt the agenda.

VOTE: 7-0-0

**VI. CONSENT CALENDAR**

- 1. Approve Minutes of the Special and Regular Board Meetings of May 28, 2014.**
- 2. Approve the Claims Report**
- 3. Demolition of the Saratoga Gap Cabins at Saratoga Gap Open Space Preserve (R-14-86)**

General Manager's Recommendations:

1. Determine that the recommended actions are categorically exempt from the California Environmental Quality Act, as set out in the staff report.

2. Approve the Real Property Committee's recommendation to demolish the Saratoga Gap Cabins with the intent to salvage/recycle materials where possible and return the area to a natural, open space condition.

**4. Call District Elections in Wards 1, 2, 5, and 6 and Request Election Consolidation Services from Santa Clara, San Mateo, and Santa Cruz Counties (R-14-88)**

General Manager's Recommendations:

1. Adopt a Resolution of the Board of Directors of the Midpeninsula Regional Open Space District calling an election and requesting election consolidation services – Santa Clara County, Wards 1, 2, and 5.
2. Adopt a Resolution of the Board of Directors of the Midpeninsula Regional Open Space District calling an election and requesting election consolidation services – San Mateo County, Wards 5 and 6.
3. Adopt a Resolution of the Board of Directors of the Midpeninsula Regional Open Space District calling an election and requesting election consolidation services – Santa Cruz County, Ward 2.
4. Reconfirm Board Policy 1.07 (*Board Elections*) regarding a maximum of 200 words per candidate statement and payment of candidates' statements and, if required by the respective county, translations of candidates' statements pursuant to the Elections Code of the State of California, in those wards where two or more candidates have qualified to appear on the ballot.
5. Adopt a Resolution of the Board of Directors of the Midpeninsula Regional Open Space District authorizing not listing any unopposed candidate for election on the November 4, 2014 ballots of Santa Clara, San Mateo, and Santa Cruz Counties.

**5. Approval of an Access Easement and Quitclaim Deed between Alepin Family Trust and the Midpeninsula Regional Open Space District, Rancho San Antonio Open Space Preserve located at 11920 Rhus Ridge Road, Los Altos Hills, California (Santa Clara County Assessor's Parcel Number 336-31-026), and Determine that the Recommended Actions are Categorically Exempt from the California Environmental Quality Act (R-14-87)**

General Manager's Recommendations:

1. Determine that the recommended actions are categorically exempt from the California Environmental Quality Act, as set out in the staff report.
2. Adopt a Resolution authorizing an Access Easement and Acceptance of a Quitclaim deed between the District and Alepin Family Trust.

Director Hassett inquired regarding the costs for road repairs related to the proportional use of the road repairs.

Real Property Specialist Allen Ishibashi explained that currently the agreement states that the District will cover 95% of the repair costs, and the grantor will cover 5% of road costs.

**6. Contract for Planning and Environmental Review Services for the Bay Trail Connection at Ravenswood Open Space Preserve (R-14-83)**

General Manager's Recommendation: Authorize the General Manager to enter into a new contract with Callander Associates Landscape Architecture, Inc., to continue planning and environmental review services for the Bay Trail connection project at Ravenswood Open Space Preserve for an amount of \$63,211.

**7. Compensation Agreement Related to Dissolution of Former Mountain View Revitalization Authority (R-14-89)**

General Manager's Recommendation: Authorize the General Manager to execute a Compensation Agreement with the City of Mountain View, the Successor Agency to the Former Mountain View Revitalization Authority and the other taxing entities.

Public hearing opened at 7:12 p.m.

No speakers present.

Public hearing closed at 7:12 p.m.

**Motion:** Director Cyr moved, and Director Kishimoto seconded the motion to approve the Consent Calendar.

VOTE: 7-0-0 (Conducted by Roll Call)

**VII. BOARD BUSINESS**

**8. Construction Contract for the Bald Mountain Parking Area at Sierra Azul Open Space Preserve (R-14-82)**

Planner III Lisa Bankosh provided the staff report describing the Mt. Umunhum Summit Project and the proposed parking area construction at the site. Ms. Bankosh outlined the required grading, permitting process, and types of materials to be used for the site. Ms. Bankosh described the bidding process and contract proposed for approval by the Board.

Director Hassett inquired whether a possible shuttle system was discussed or envisioned.

Ms. Bankosh described where a potential shuttle stop may be located in the future.

Director Siemens inquired about the current progress of the trail building at the site.

Co-Acting Planning Manager Meredith Manning explained that building the trail will take several years due to bridges needing to be built along the trail and various improvements that must also be made to the summit, including installing restrooms and signage.

Director Kishimoto stated that she would like to see the trail opened as soon as possible.

Ms. Manning explained that providing sanitation options at the summit were included as part of the Environmental Impact Report, but the opening of the trail may be revisited at a later date.

Public hearing opened at 7:34 p.m.

No speakers present.

Public hearing closed at 7:34 p.m.

**Motion:** Director Hanko moved, and Director Hassett seconded the motion to authorize the General Manager to enter into a contract with TKO General Engineering and Construction Inc., of Woodside, CA, for an amount not-to-exceed \$360,000, which includes the bid amount of \$313,128 plus a 15% contingency of \$46,872, to construct the Bald Mountain Parking Area at Sierra Azul Open Space Preserve.

VOTE: 7-0-0

### **VIII. COMMITTEE REPORTS**

Director Cyr reported that the Board Appointee Evaluation Committee met prior to the Board meeting to discuss the process for this year's evaluations of the Board appointees.

### **IX. STAFF REPORTS**

Mr. Abbors provided comments on the passage of Measure AA.

### **X. DIRECTOR REPORTS**

The Board submitted their compensatory forms to the District Clerk.

Director Riffle will address the potential docents currently going through the District's Docent Training. Mr. Riffle also commented on lessons that the District can learn from the District's recent outreach efforts.

Mr. Abbors commented that these outreach efforts will continue including attending various city council meetings and continuing to hold the legislative lunches. As the District continues to become more visible, it will continue to find more opportunities to engage the public.

Director Hanko reported that the legislative party will be held at the Pichetti Winery on July 29<sup>th</sup>. Director Hanko also reported that the Brown Boys Band will be performing in the late summer or fall.

Director Cyr reported that he recently hiked part of the Skyline to the Sea Trail.

Director Hassett reported that he attended an impressive rally at Ravenswood Open Space Preserve.

Directors Hassett, Siemens, and Harris reported that they each recently met with San Mateo County Supervisor Don Horsley to discuss various District interests, including agriculture on the Coast, San Mateo County permitting processes, and Gray Whale Cove.

The Board members each thanked Mr. Abbors and staff for their efforts on the Capital Finance Project, Measure AA, and the Vision Plan, as well as all of their efforts that added to these

projects, and recommended the District continue its outreach efforts among its constituents and other government agencies.

**XI. ADJOURNMENT**

President Harris adjourned the regular meeting of the Board of Directors of the Midpeninsula Regional Open Space District at 8:10 p.m.

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Jennifer Woodworth, CMC  
District Clerk