



Midpeninsula Regional
Open Space District

PLANNING AND NATURAL RESOURCES COMMITTEE

R-16-88
July 11, 2016

AGENDA ITEM 2

AGENDA ITEM

Proposed Prospect Road Parking Area (Net Canopy) Safety Structure at Fremont Older Open Space Preserve

GENERAL MANAGER'S RECOMMENDATION

Confirm and recommend Board approval of a proposed Use and Management Plan Amendment for construction of a net canopy safety structure over the Prospect Road Parking Area.

SUMMARY

The Fremont Older Staging Area Public Safety Improvement Project includes design, permitting and construction of a net canopy structure to protect Preserve visitors and vehicles from errant golf balls entering the parking area from the adjacent Saratoga County Club golf course. Staff, with the assistance of a qualified landscape architect, has nearly completed the necessary design and permitting to solicit bids to construct the safety structure. The purpose of this meeting is to present the structure design and construction schedule and to consider the necessary amendment to the Preserve's Use and Management Plan, which would allow for implementation of the project. In addition, to improve security of the parking area with the new canopy structure, the replacement of an existing standard gate with a new automated gate is recommended. Funds for this capital improvement project are included within the Board-approved Fiscal Year 2016-17 Budget and Action Plan.

BACKGROUND

Fremont Older Open Space Preserve (Fremont Older OSP, Preserve) is the second most popular District Preserve and includes a well-used parking area that is located adjacent to the Saratoga Country Club (Club) and its fifth hole green. Primary Preserve parking is available at a flat area at the end of the public portion of Prospect Road, which is the subject of this Agenda Item (approximately 24 spaces). The proximity of the green to the parking area has resulted in errant golf balls landing in the parking area and damaging Preserve visitor's vehicles (see Attachment 1: Site Map). Golf balls have likely landed in this parking area since before the District's purchase of the property, as the golf course use precedes the formalization of the Preserve parking area.

In an effort to improve visitor safety and potentially expand parking, a lengthy study of potential options for a new, formal parking lot for the Preserve was commissioned in the late 1990s. This study continued in the mid-2000s with the evaluation of a new, potential site on surplus Saratoga Country Club property. Based on the findings of these feasibility studies, which included order

of magnitude cost estimates and an evaluation of likely constraints, the District concluded that these other options would result in high implementation costs and/or likely trigger a permitting requirement to widen Prospect Road and/or still result in the potential for conflicts between visitors and golf balls. As a result, the District changed course and proceeded to explore a canopy solution to protect visitors from flying golf balls at the existing parking area.

Simultaneously, the District and Club met numerous times and together identified various modifications to improve safety. Following these discussions, the Club has modified the layout of the fifth hole, which has reduced the number of golf balls entering the lot, and the District moved forward with the canopy solution by hiring a consultant to provide golf ball trajectory analysis and preliminary design recommendations for a protective barrier structure. The results of the design work have concluded that a horizontal canopy would provide the greatest protection of the parking area (R-14-128, R-15-11).

DISCUSSION

The recommended horizontal safety netting structure design (Attachment 2) includes sixteen (16) 15-foot high steel posts installed along the perimeter of the parking area with a mesh golfing netting strung horizontally taut between the posts, creating a 7,150-square foot protective netting surface. The ability to locate the posts at key points along the boundary of the parking area would allow the netting structure to avoid several large oak trees and their canopies. A section of 15-foot tall vertical mesh golf netting will also be attached to the steel posts on the southern edge of the parking area to ensure complete protection from low trajectory golf balls.

The construction plans are currently under review by the Santa Clara County Department of Planning and Development (County). It is expected that the County will complete their review and issue a Building Permit by the end of July. A Request for Bids would be advertised soon after in August and a construction contract forwarded to the Board for award of contract in September, with construction targeted to start at the beginning of October. Construction is anticipated to take approximately six (6) weeks.

As part of the Planning Variance Permit approval process, District staff worked closely with Santa Clara County Fire to develop a comprehensive ongoing maintenance plan to ensure the structure would not pose a fire safety hazard. Once the structure is installed, District maintenance staff would be required to comply with the following maintenance requirements:

- Monthly scheduled blowing events, or as needed per inspections;
- Bi-weekly inspections during fire season;
- Daily District ranger patrols through parking area;
- Response to emergency issues within parking area by the resident District ranger;
- Annual inspections to ensure adequate distance from overhanging vegetation and top of the safety netting structure
- As needed, removal of overhanging limbs to provide adequate distance and clearance

The maintenance requirements of the structure were taken into account during the design and development phase, and the netting system was designed to be retractable to allow for easy access, cleaning, and maintenance of the net structure.

Finally, there is an existing standard District pipe gate (Gate FO01) located on Prospect Road at the Preserve property line that is currently kept open, in part for ease of passage for in-holding

residents that live further down on Prospect Road. The General Manager recommends replacing Gate FO01 with an automated gate for ease of operation so that the gate can be easily closed during off-hours to keep the parking area with the new canopy structure secure while allowing residents to easily open and close the gate for their access. It is important to note that the proposed automatic gate system would not be included in the netting structure bid package, and thus would be implemented through another bid/contract process.

USE AND MANAGEMENT PLAN

Given that the proposed horizontal safety netting structure would result in a new physical structure at the Preserve, an amendment to the Preserve's Use and Management Plan is required. If supported and confirmed by the Planning and Natural Resources Committee, this item would be forwarded to the full Board for approval of a corresponding Use and Management Plan Amendment to approve installation of this new structure at the Preserve when the construction contract is forwarded to the Board.

CEQA COMPLIANCE

The District concludes that the installation of the Prospect Road Parking Area safety structure at Fremont Older OSP is categorically exempt from CEQA (California Environmental Quality Act) under Article 19 of the CEQA Guidelines as follows:

Section 15303(e): This class of project consists of the construction and location of new, small accessory structures, including garages, carports, and fences. The proposed project consists of the replacement of an existing gate, and the installation of an associated solar powered automatic gate system, which is considered a new, small accessory structure to the existing parking area.

Section 15304(d): This class of projects consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature scenic trees. The proposed project will require the removal of one (1) tree in order to provide the needed height clearance to install the safety netting structure. A license arborist has evaluated the tree, and has determined the selected tree for removal is not a mature scenic tree.

Section 15311(b): This class of project consists of the construction of minor structures accessory to existing institutional facilities, including small parking lots. The proposed project consists of the installation of a new accessory net canopy structure to an existing small publicly accessible parking area, within a public open space preserve.

PUBLIC NOTICE

Public notice was provided as required by the Brown Act. Additional notice was provided to interested parties of Fremont Older Open Space Preserve, as well as adjoining neighbors of the Preserve. Finally, notice was posted at the Preserve's Prospect Road parking area.

FISCAL IMPACT

Sufficient funds were included in the Fiscal Year (FY) 2015-16 budget for completion of the design of the new canopy structure, solicit bids and award a construction contract. Funding for construction of these improvements is included in the Board-approved FY2016-17 Budget. The construction estimate for the safety netting structure is \$165,000 and for the gate improvements is \$30,000.

NEXT STEPS

Following confirmation of the General Manager's recommendations and any additional Committee direction, the General Manager will direct staff and the consultant team to complete the design, as well as bid, award, and construct the project. A tentative schedule is provided below.

Prospect Road Parking Area Safety Structure Tentative Schedule:

Task	Date
PNR Committee and Community Meeting – Present plan and proposed construction schedule	July 11, 2016
Bid Release	August 2016
Bid Opening	September 2016
Board Meeting – approval of Use and Management Plan Amendment and Construction Contract	September 2016
Prospect Road Parking Area Safety Structure Construction <i>Parking area will need to be closed for duration of construction</i>	October/ November 2016
Prospect Road Parking Area re-opens	November 2016

Attachments:

1. Prospect Road Parking Area Site Map
2. Prospect Road Parking Area Safety Structure Perspective View

Responsible Department Managers:



Jason Lin, Engineering and Construction Manager
Jane Mark, AICP, Planning Manager

Prepared by:

Dale Grogan, Capital Project Manager
Gretchen Laustsen, Planner III



: Prospect Road Staging Area, Fremont Older Open Space Preserve

-  MROSD Preserve
-  Prospect Road Staging Area

This map was used by G.Lausten
for the October 21, 2014
PNR Committee Meeting.

Midpeninsula Regional
Open Space District
(MROSD)



Feet

0 50 100

October, 2014



PERSPECTIVE VIEW TO EAST

PARKING PROTECTION STRUCTURE
Fremont Older Open Space Preserve