



Midpeninsula Regional
Open Space District

NOTICE OF SPECIAL AND REGULAR BOARD MEETING

Meeting 24-32

Board Room of the Midpeninsula Regional
Open Space District Administrative Office
5050 El Camino Real, Los Altos, CA 94022

AGENDA

Wednesday, December 11, 2024

Special Meeting starts at 5:30 PM
Regular Meeting starts at 7:00 PM*

The Midpeninsula Regional Open Space District (Midpen) Board meetings are held in person at the District's Administrative Office, and by teleconference pursuant to Government Code Section 54953.

PUBLIC ATTENDANCE OPTIONS

1. In person at the Midpen Administrative Office: the Board Room is open to the public during meetings of the Board of Directors.
2. Remotely via Zoom: Join the meeting conference by clicking this link:
<https://openspace.zoom.us/j/83429365338>
3. By phone: dial (669) 900-6833 or (346) 248-7799 and enter the Meeting ID: 834 2936 5338

SUBMITTAL OF PUBLIC COMMENTS

Members of the public may submit written comments to be provided to the Board, or register to make oral comments, as follows:

- Written comments may be submitted via the public comment form at: <https://www.openspace.org/public-comment>.
- Requests to provide oral comment must be submitted prior to the time when public comment on the agenda item is closed as follows:
 - In-person attendance: submit a request via the paper-based public comment form at the meeting.
 - Remote attendance: submit a request through the public comment form at: <https://www.openspace.org/public-comment>.
- Any comments received after the deadline will be provided to the Board after the meeting.

5:30 SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE MIDPENINSULA REGIONAL OPEN SPACE DISTRICT – CLOSED SESSION

ROLL CALL

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code Section 54956.8)

Property: San Mateo County APNs: 066-093-270, 066-093-280, 066-430-100 and 066-430-110
Agency Negotiator: Aaron Peth, Real Property Planner III and Kelly Hyland, Sr. Real Property Agent

Negotiating Party: David Cline, Coldwell Banker Realty

Under Negotiation: Purchase Terms

ADJOURNMENT

7:00 SPECIAL MEETING OF THE MIDPENINSULA REGIONAL OPEN SPACE DISTRICT FINANCING AUTHORITY

ROLL CALL

- 1. Confirm no activity by the Midpeninsula Regional Open Space District Financing Authority on debt issues for the Fiscal Year Ending June 30, 2024 (R-24-146)**

Staff Contact: Rafaela Ocegüera, Budget and Finance Manager, Budget and Finance Department

Controller's Recommendation: Accept the report on the Financing Authority's debt issuance.

ADJOURNMENT

REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

ROLL CALL

ANNOUNCE OUT OF CLOSED SESSION

ORAL COMMUNICATIONS

This portion of the agenda is for members of the public to comment on items not on the agenda; however, the Brown Act (Open Meeting Law) does not allow action by the Board of Directors on items not on the agenda. Individuals are limited to one comment during this section.

ADOPTION OF AGENDA

SPECIAL ORDERS OF THE DAY

Proclamation

- Honorable Supervisor Joe Simitian

Administer Oath of Office to Re-Elected Directors, Wards 3, 4 and 7

- Jed Cyr, Ward 3
- Curt Riffle, Ward 4
- Zoe Kersteen-Tucker, Ward 7

CONSENT CALENDAR

All items on the Consent Calendar may be approved without discussion by one motion. Board members, the General Manager, and members of the public may request that an item be removed from the Consent Calendar during consideration of the Consent Calendar.

- 1. Approve the November 13, 2024 meeting minutes**
- 2. Claims Report**

3. Annual Dedication Report of Certain Lands of the Midpeninsula Regional Open Space District (R-24-147)

Staff Contact: Aaron Peth, Real Property Planner, Real Property Department

General Manager's Recommendation: Accept the annual report on the status of dedicated interests in lands of the Midpeninsula Regional Open Space District held for public open space purposes.

4. Fiscal Year 2024 Annual Financial Report (R-24-148)

Staff Contact: Rafaela Ocegüera, Budget and Finance Manager, Budget and Finance Department

General Manager's Recommendation: Review and accept the Fiscal Year 2023-24 (FY24) Annual Financial Report.

5. 2025 Legislative Program (R-24-149)

Staff Contact: Joshua Hugg, Governmental Affairs Program Manager, Public Affairs Department

General Manager's Recommendation: Adopt the 2025 Legislative Program as recommended by the Legislative, Funding, and Public Affairs Committee, with any final changes from the Board of Directors, to set the Calendar Year 2025 legislative priorities and policies for Midpeninsula Regional Open Space District.

6. Award of Contract to Montrose Environmental to provide California Environmental Quality Act and Permitting Services for Storm Damage Repair Projects at Purisima Creek Redwoods Open Space Preserve (R-24-150)

Staff Contact: Erica Strohmeier, Planner III, Planning Department

General Manager's Recommendations:

1. Authorize the General Manager to execute a contract with Montrose Environmental to provide California Environmental Quality Act and permitting consulting services for storm damage repair projects at Purisima Creek Redwoods Open Space Preserve for a not-to-exceed base contract amount of \$197,812.
2. Authorize an allowance in the amount of \$19,781 to cover FEMA and NEPA Compliance Services should they be required during the FEMA review period.
3. Authorize a 10% contingency in the amount of \$19,781 to cover unforeseen tasks or technical studies beyond the current scope, bringing the total not-to-exceed contract amount to \$237,374.

7. Contract Amendment for Construction Services with SAE Consulting Engineering of San Jose, California for the Sierra Azul Ranger Housing Project (R-24-151)

Staff Contact: Leigh Guggemos P.E, Capital Project Manager III, Engineering and Construction Department

General Manager's Recommendation: Authorize the General Manager to execute a contract amendment with SAE Consulting Engineering of San Jose, California to provide additional construction services at the Sierra Azul Ranger Housing Project in the amount of \$89,638.82, bringing the total contract to a not to exceed amount of \$750,888.82.

8. Consideration of a Constituent Bench Dedication in honor of Strether and Tomasina (Tommi) Smith at Fremont Older Open Space Preserve (R-24-152)

Staff Contact: Lori Low, Public Affairs Manager, Public Affairs Department

General Manager's Recommendation: Approve a constituent bench dedication for long-time Volunteers Strether and Tommi Smith to be located at the base of the Seven Springs Loop Trail in Fremont Older Open Space Preserve.

9. Award of Contract for Federal Legislative Consulting and Lobbying Services (R-24-153)

Staff Contact: Joshua Hugg, Governmental Affairs Program Manager, Public Affairs Department

General Manager's Recommendation: Authorize the General Manager to enter into a four-year contract with The Fergusson Group for an amount not to exceed \$218,400 for legislative consulting and lobbying services.

10. Amendment to the Agreement with RACOM Corporation to Include the Purchase of Radio Subscriber Equipment (R-24-154)

Staff Contact: Deborah Bazar, Management Analyst II, Visitor Services Department

General Manager's Recommendation: Authorize the General Manager to amend a contract with RACOM Corporation to include the purchase of radio subscriber equipment in the amount of \$254,780, for a total contract amount not-to-exceed \$2,242,933.

BOARD BUSINESS

Public comment on agenda items is received at the time each item is considered by the Board of Directors.

11. Shuttle and Parking Management Concepts for Purisima Creek Redwoods Open Space Preserve (R-24-155)

Staff Contact: Tyler Smith, Planner III, Planning Department and Gretchen Laustsen, Senior Planner, Planning Department

General Manager's Recommendation: Accept the recommended shuttle and parking management concept options for Purisima Creek Redwoods Open Space Preserve, with any final modifications as directed by the Board of Directors, as the project description to initiate environmental review under the California Environmental Quality Act as part of the Purisima Comprehensive Use Management Plan. Final approval of a shuttle option occurs at a later time.

12. Approval of Rangeland Management Plans for Multiple Grazing Units: Johnston Ranch Grazing Unit in Miramontes Ridge Open Space Preserve, Cloverdale Ranch and Butano Farms Grazing Units in Cloverdale Ranch Open Space Preserve, and the South Cowell Addendum to the Elkus-Lobitos Grazing Unit in Purisima Creek Redwoods Open Space Preserve. (R-24-156)

Staff Contact: Matthew Shapero, Conservation Grazing Program Manager, Land and Facilities Department

General Manager's Recommendations:

1. Adopt the Rangeland Management Plans for the Johnston Ranch Grazing Unit, Cloverdale Ranch and Butano Farms Grazing Units, and the South Cowell Addendum to the Elkus-Lobitos Grazing Unit.
2. Amend the Johnston Ranch Uplands Preliminary Use & Management Plan, the Cloverdale Ranch Preliminary Use & Management Plan, and the South Cowell Property Preliminary Use & Management Plan to reflect the adoption of the Rangeland Management Plans.

INFORMATIONAL REPORTS – Reports on compensable meetings attended. Brief reports or announcements concerning activities of District Directors and staff; opportunity to refer public or Board questions to staff for information; request staff to report to the Board on a matter at a future meeting; or direct staff to place a matter on a future agenda. Items in this category are for discussion and direction to staff only. No final policy action will be taken by the Board.

- A. Committee Reports
- B. Staff Reports
- C. Director Reports

ADJOURNMENT

**Times are estimated and items may appear earlier or later than listed. The Agenda is subject to a change of order.*

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the District Clerk at (650) 691-1200. Notification 48 hours prior to the meeting will enable the District to make reasonable arrangements to ensure accessibility to this meeting.

Written materials relating to an item on this Agenda that are considered to be a public record and are distributed to Board members less than 72 hours prior to the meeting, will be available for public inspection at the District's Administrative Office located at 5050 El Camino Real, Los Altos, California 94022.

CERTIFICATION OF POSTING OF AGENDA

I, Maria Soria, District Clerk for the Midpeninsula Regional Open Space District (MROSD), declare that the foregoing agenda for the special and regular meetings of the MROSD Board of Directors was posted and available for review on December 5, 2024, at the Administrative Offices of MROSD, 5050 El Camino Real, Los Altos, California, 94022. The agenda and any additional written materials are also available on the District's website at <http://www.openspace.org>.



Maria Soria, MMC, CPMC, District Clerk

