



Midpeninsula Regional
Open Space District

R-18-53
Meeting 18-21
May 23, 2018

AGENDA ITEM 3

AGENDA ITEM

Contract Amendment with Moore, Iacofano, Goltzman (MIG), Inc., for Supplemental Environmental Review Services for the Red Barn Public Access Site Plan

ACTING GENERAL MANAGER'S RECOMMENDATION

Authorize the Acting General Manager to execute a contract amendment for \$220,000 with MIG for Supplemental Environmental Review Services for the Red Barn Public Access Site Plan at La Honda Creek Open Space Preserve, for a total not-to-exceed contract amount of \$680,000.

SUMMARY

In August 2016, the Board of Directors (Board) authorized the General Manager to enter into a multi-year professional services contract with MIG, Inc., to complete site planning, environmental review, design, engineering, construction documents, and permitting assistance for the proposed new public access area adjacent to the Red Barn at La Honda Creek Open Space Preserve. The scope of this contract assumed that an Initial Study/Mitigated Negative Declaration, rather than an Environmental Impact Report, would be sufficient to evaluate the potential environmental impacts of the project. Public input received to date have raised concerns regarding potential impacts to traffic, visual resources, and biological resources that merit a more thorough analysis. The Acting General Manager recommends amending the current contract with MIG to conduct this level of environmental review. Sufficient funds are included in the Fiscal Year 2017-18 and proposed Fiscal Year 2018-19 budgets for this contract amendment.

BACKGROUND

On May 9, 2018, the Board received an informational presentation on the Project (R-18-47), including the project goals, project history and timeline, public participation process, and the various iterations to the site plan with Alternative 3 as the most recent. (See Attachment 2- Design Alternatives) A joint Community Meeting and Board Meeting in the Town of La Honda is scheduled for June 12, 2018. At this upcoming June 12 meeting, the Board will receive additional public comment to inform their selection of a preferred site plan option as the project description to begin environmental review.

DISCUSSION

In August 2016, the Board authorized the General Manager to enter into a multi-year professional services contract with MIG for a not-to-exceed total amount of \$460,000 to complete site planning, environmental review, design, engineering, construction documents, and

permitting assistance for the proposed new public access area adjacent to the Red Barn at La Honda Creek Open Space Preserve. The Acting General Manager recommends approving a contract amendment for \$220,000 to complete a higher level of environmental impact analysis than originally scoped given the input received to date related to potential environmental impacts. This contract amendment will allow staff to pursue an Environmental Impact Report (EIR) for the project as opposed to an Initial Study/Mitigated Negative Declaration.

Since Project initiation in fall 2016, staff and consultants completed site opportunities and constraints analyses and developed conceptual design alternatives. Site analyses to date have evaluated topography, existing tree species and health, biological resources, jurisdictional waters and wetlands, historic significance of the Red Barn and surrounding infrastructure, traffic study findings, and Phase I & II environmental site assessments given past ranching and agricultural uses of the site.

The Supplemental Environmental Review Services scope of work under the recommended contract amendment support the environmental impact analysis and associated site reconnaissance and design services for this project and includes the following:

- **Evaluation of Project Alternatives** – MIG will assist Midpen staff in assessing a reasonable range of feasible Project Alternatives that accomplish the project goals, which is a required component of an EIR.
- **Preparation of an EIR** – The original contract scope assumed the preparation of an Initial Study/Mitigated Negative Declaration, but new information of potential impacts calls for preparation of an EIR. New tasks include:
 - Development of the Notice of Preparation;
 - Assistance at a Public Scoping meeting;
 - Preparation of the Administrative Draft EIR;
 - Preparation of the public review Draft EIR;
 - Preparation of the Administrative Final EIR with responses to public comments;
 - Preparation of the Mitigation Monitoring and Reporting Plan;
 - Preparation of the Final EIR; and
 - Attendance at two public hearings related to the EIR public review.
- **Visual simulations** – Two new visual simulations will be prepared to depict the proposed site improvements included in the Preferred Alternative from two different perspectives. These visual simulations will be included in the EIR.
- **Detailed Design of a one-mile Easy Access Loop Trail** – The design scope is being expanded to include detailed design documentation of the Easy Access Loop Trail. This work is being included to ensure potential environmental impacts of this new trail are evaluated in the EIR and avoid potential future delays in construction.
- **Supplemental Soils Investigation** – The results of the Phase II environmental assessment indicated presence of contaminated soils in the area of the existing corral. The additional services will include follow up soil sampling to identify soil management options during the implementation of the proposed project and as potential mitigation measures in the EIR.

- **Supplemental Traffic Analysis** – Traffic analysis at this site was conducted in 2007, June 2016, and November 2016 to document vehicle volumes and speeds at the proposed driveway location off of Highway 84, and to develop driveway design recommendations to respond to the documented conditions. This supplemental traffic analysis will include new traffic counts, trip generation analysis of three comparable Midpen Preserves, and identification of mitigation measures to address potential impacts to motorized and non-motorized circulation.
- **Bat protection measures** – Summer 2017 surveys have confirmed that the Red Barn continues to serve as the only documented maternity roost along the peninsula for the pallid bat (*Antrozous pallidus*), a species of special concern. This species’ maternity season of approximately March 1- September 15 requires special protections during the normal construction season. Project elements adjacent to the barn that fall within a biologist-recommended bat protective buffer area include the new access driveway, retaining wall, road, fencing, gate, and cattle corral. Services under this task include additional field reconnaissance and research to identify effective avoidance measures such as temporary sound barriers and biological monitoring of the roost to include as mitigations in the EIR.
- **Arborist Phasing Plan** – A selective tree removal phasing plan will be prepared for the project to minimize potential impacts to birds and other wildlife. This phasing plan will be incorporated into the project and evaluated in the EIR.
- **Additional Public Outreach and Project Management** – Additional time to manage sub-consultant work for the tasks listed under the contract amendment, as well as to prepare for and attend additional public meetings for the Project.

FISCAL IMPACT

This project facilitates the implementation of Measure AA Portfolio #5, which states: “Open upper half of the preserve to public; provide biking/hiking/equestrian trails, dog access, and staging areas. Provide loop & connector trails. Restore habitat for rare species. Improve fencing, corrals, and water systems to reintroduce conservation grazing.”

The Fiscal Year (FY) 2017-18 Board-approved Amended Budget for the Red Barn Public Access Site Plan Project (MAA05-005) is \$120,000. This amount is sufficient for the remainder of the fiscal year to continue site investigations, technical reports, visual simulations, pre-permitting consultation, and conceptual design development. Funds for subsequent project phases, including design development, environmental review, permitting, and construction documentation are included as part of the three-year Capital Improvement and Action Plan.

Future implementation activities will have fiscal impacts, and the multi-year project budget is provided below. Project implementation costs are eligible for Measure AA reimbursement. The preliminary conceptual-level cost estimate for project construction ranges between \$4 and \$5 million (in 2017 dollars).

MAA 05-005	Prior Years Actuals	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	Future Years	Total
LHC - Red Barn Parking Area	\$216,955	\$120,000	\$358,738	\$363,600	\$230,000	\$5,000,000	\$6,289,293
Spent-to-Date (as of 5/15/2018):		\$44,037					\$44,037
Encumbrance:		\$25,963					\$25,963
Proposed Contract Amendment:		\$25,000	\$195,000				\$220,000
Budget Remaining (Proposed):	\$216,955	\$25,000	\$163,738	\$363,600	\$230,000	\$5,000,000	\$5,999,293

The remaining portfolio fund balance contains over \$9 million in available funds. The following table outlines the Measure AA Portfolio #05 allocation, expenses to date, and remaining portfolio fund balance.

MAA 05 Allocation - La Honda Creek - Upper Recreation Area Allocation:	\$11,733,000
Life-to-Date Spent (as of 5/15/2018):	\$2,166,332
Encumbrances:	\$26,264
Proposed Contract Amendment:	\$220,000
Portfolio Balance Remaining (Proposed):	\$9,320,404

BOARD COMMITTEE REVIEW

The La Honda Creek Master Plan Ad Hoc Committee met on ten (10) occasions between 2004 and 2009 to guide the planning process and development of final trail use recommendations. The Board approved the Master Plan and adopted the Initial Study / Mitigated Negative Declaration, which includes the proposed Red Barn public access area as part of Phase I & II implementation, at the August 22, 2012 meeting (R-12-83). On April 20, 2016, the Planning and Natural Resources Committee received a brief update on the status and design schedule of the Sears Ranch Road Parking Area and Phase I trails in Lower La Honda Creek Open Space Preserve (R-16-48). On May 9, 2017, the Committee received a presentation of the two conceptual design alternatives for the Red Barn Public Access Site Plan (R-17-56). On March 20, 2018, the Committee received a presentation of the new Conceptual Design Alternative 3 and recommended Alternative 3 to the full Board (R-18-25). On May 9, 2018, the full Board received an informational presentation on the Project, including the project goals, project history and timeline, public participation process, and the various iterations to the site plan, and the unanimous Committee recommendation of Alternative 3.

PUBLIC NOTICE

Public notice was provided as required by the Brown Act. Additional notice was provided to the grazing tenant, neighbors living adjacent to the Preserve, and parties interested in Coastal projects, the La Honda Creek Preserve, the Red Barn, and Master Plan. Additional notice will be provided of the upcoming June 12, 2018 Public Community Meeting to be held in Town of La Honda.

CEQA COMPLIANCE

Amending a professional services contract does not constitute a project subject to the California Environmental Quality Act (CEQA). Environmental review will begin for the Red Barn Public Access Site Plan project once the Board accepts a Preferred Alternative as the CEQA project description, which is scheduled as part of the June 12, 2018 meeting. As part of the CEQA process, residents and members of the community will have additional opportunities to comment on the project's potential environmental impacts for Midpen to evaluate as part of the preparation of an Environmental Impact Report.

NEXT STEPS

Pending Board approval, the Acting General Manager will execute the contract amendment with MIG to prepare for the next set of project tasks. In addition, to continue moving the project forward, staff will initiate Caltrans pre-permitting consultation and solicit input on driveway design features and traffic safety measures to ensure safe public ingress and egress to the Red Barn area. These discussions can proceed irrespective of which Alternative the Board selects in the future, given that all the site plans rely on a specific driveway configuration due to constrained line of sight issues.

Board and public input on Alternative 3 will be solicited at a joint Public Community Meeting and Board Public Meeting on June 12, 2018 in the Town of La Honda. The purpose of this joint meeting is to present Alternative 3 to the community and provide an opportunity for the Board of Directors to receive public comment to inform their selection of a preferred site plan option. If the Board selects Alternative 3 as the preferred site plan option, this alternative would be the project description to begin environmental review.

A subsequent Board meeting will be scheduled for a Scoping Session to receive public input on environmental concerns that should be addressed as part of the environmental review process.

Milestones	Tentative Schedule
Pre-permit Consultation with Caltrans regarding proposed driveway, signage and site improvements	May/June 2018
Contract Amendment with MIG, Inc, for CEQA review and additional services	May 23, 2018
Joint Community Meeting/Board Meeting in La Honda	June 12, 2018
CEQA Scoping Session	August 2018
Board review and adoption of CEQA document and project approval	Summer/Fall 2019
Construction documentation	2019 to 2021
Permitting	2019 to 2021
Construction bidding process	2021
Construction (narrow work window to avoid bat disturbance)	Fall 2021 to Fall 2022
Open to the public	Fall 2022

Attachments:

1. Site location map
2. Conceptual Design Alternatives

Responsible Department Head:

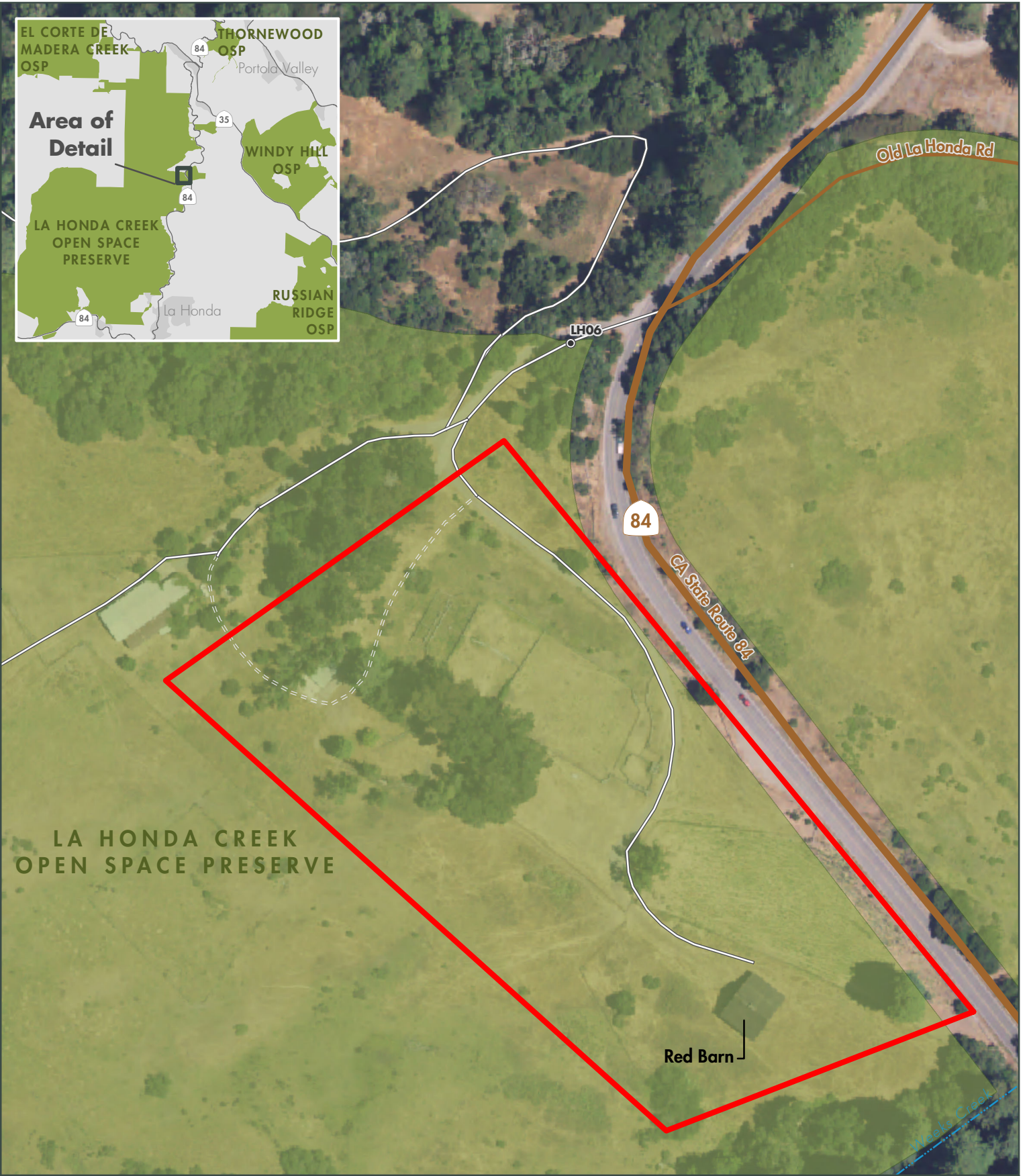
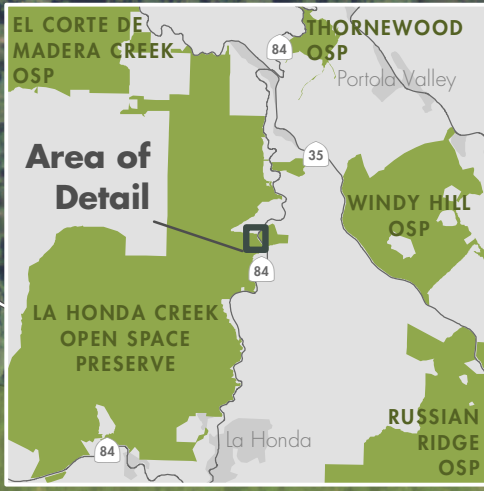
Jane Mark, AICP, Planning Manager

Prepared by/Contact person:





Leslie Chan, Planner III, Planning Department

Path: P:\Preserve Projects\La Honda Creek\Current Projects\Red Barn Staging Area\graphics\Maps\UHCRedBarn_SiteMap_Letter_Portrait_20171003.mxd

Created By: lchan



Red Barn Public Access Area Site Map

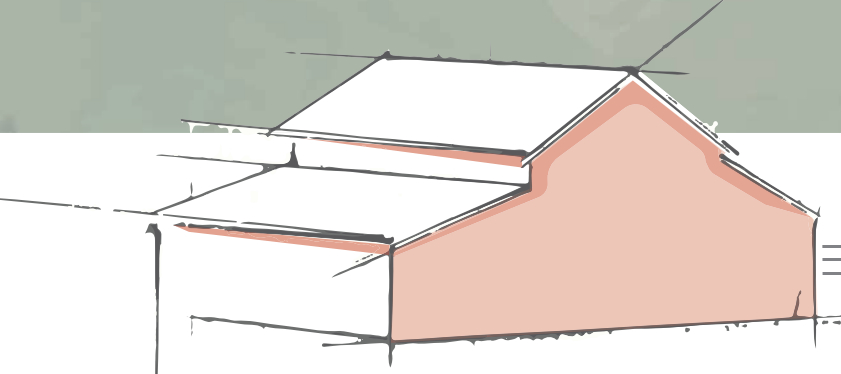
-  MROSD Preserve
-  Private Property
-  Project Site
-  Gate

Midpeninsula Regional
Open Space District
(MROSD)
October 2017



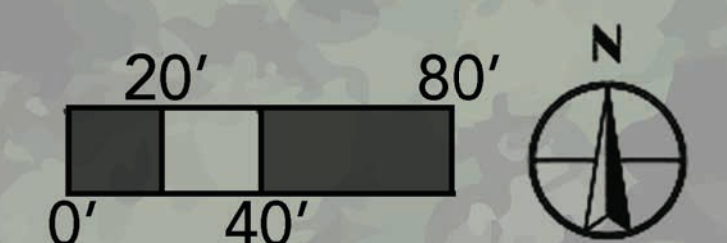
While the District strives to use the best available digital data, these data do not represent a legal survey and are merely a graphic illustration of geographic features.

ALTERNATIVE 1

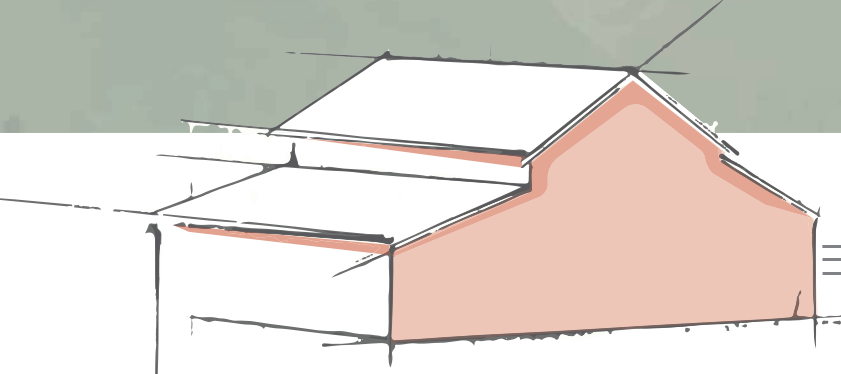


RED BARN PUBLIC ACCESS AREA:
LA HONDA CREEK OPEN SPACE PRESERVE

3 DEC. 2017



ALTERNATIVE 2



RED BARN PUBLIC ACCESS AREA:
LA HONDA CREEK OPEN SPACE PRESERVE

3 DEC. 2017



ALTERNATIVE 3 - PHASE 1

OVERVIEW

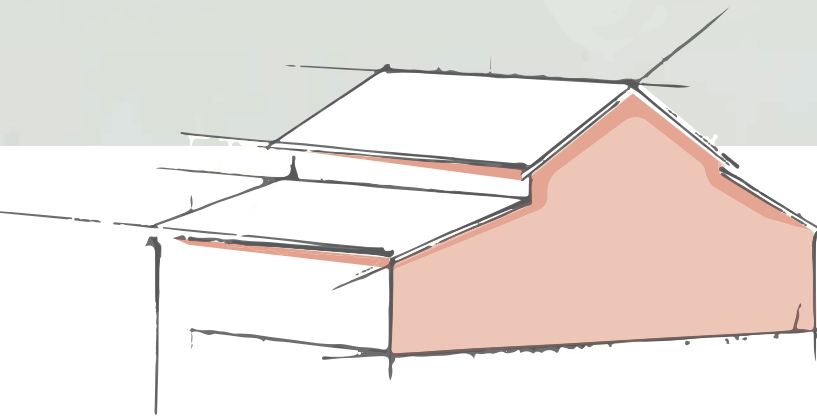
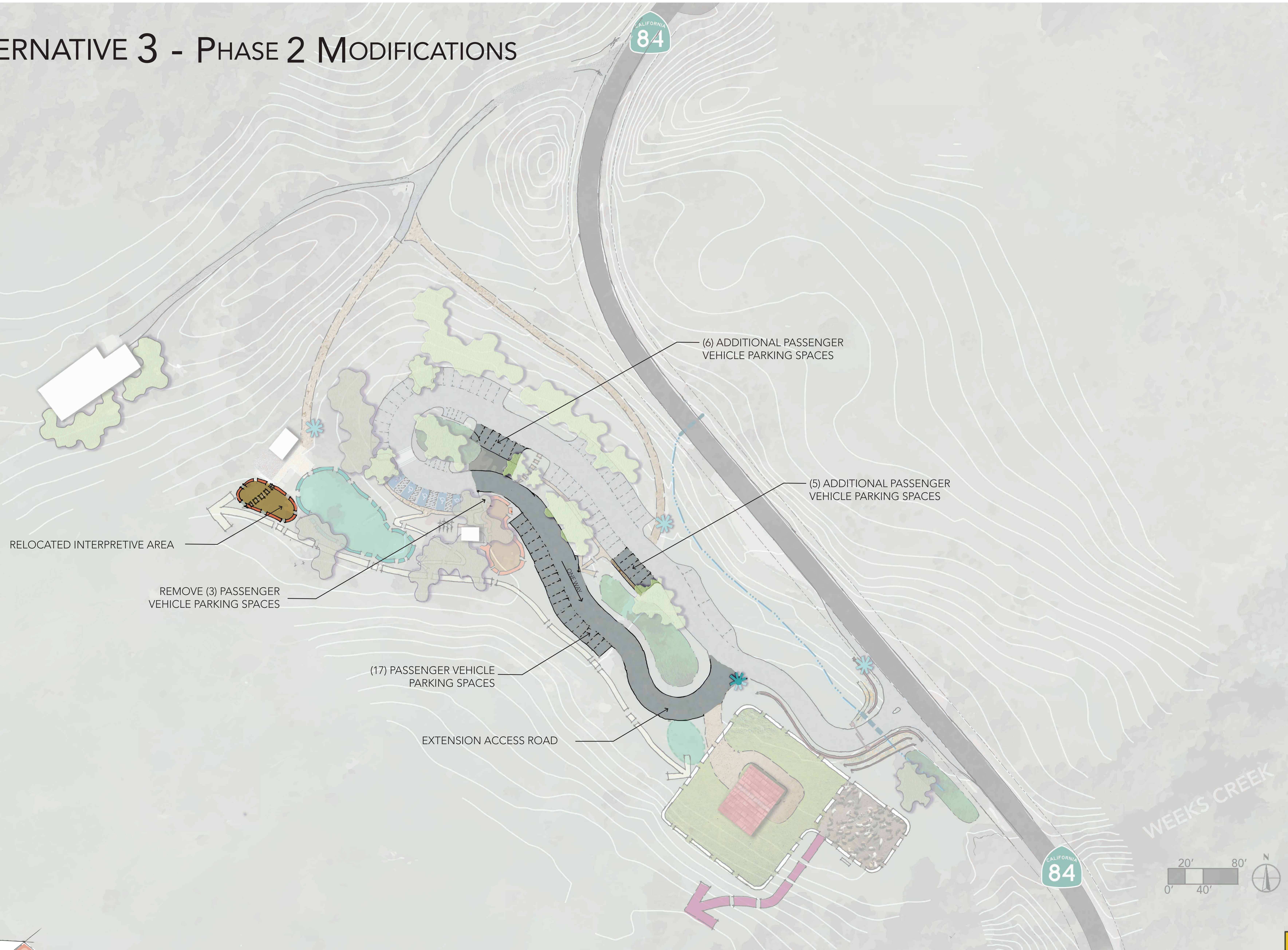
- 45 STANDARD SPACES
- 4 ACCESSIBLE SPACES
- 1 ACCESSIBLE VAN SPACE

- 50 TOTAL PASSENGER VEHICLE PARKING SPACES

- 10 MOTORCYCLE PARKING SPACES
- 2 BUS PULL-OUT / PARKING SPACES



ALTERNATIVE 3 - PHASE 2 MODIFICATIONS



ALTERNATIVE 3 - PHASE 2

OVERVIEW

- 70 STANDARD SPACES
- 4 ACCESSIBLE SPACES
- 1 ACCESSIBLE VAN SPACE

- 75 TOTAL PASSENGER VEHICLE PARKING SPACES

- 10 MOTORCYCLE PARKING SPACES
- 2 BUS PULL-OUT / PARKING SPACES

