

November 14, 2018 Board Questions

Item 8 - action plan year end. Why not go to ABC? Did we agree not to have even one meeting end of year? Historically, the Year End Review has not gone before ABC. This item is informational only, there is no formal Board action required. There are no specific recommendations/actions for the ABC to consider and forward to the full Board related to this item. This is likely why this item has historically gone straight to the full Board.

Year End Review - p. 3 of 31 - Sierra Azul - lot-line adjustment for Pheasant creek property - where is this?

Please see the attached map of the Pheasant Creek Property. The District is in negotiations with the underlying private property owner (Morales) and in related discussions with the County on a potential submittal of a lot line adjustment application. This map is only representative and not final. Based on our negotiations with Mr. Morales, the 14.8-acre section, which is adjacent to the current South Area Office, may come to the District.

p. p. 4 of 31 Cal-Water exchange - El Corte de Madera and Teague Hill - can you tell again exactly where the trail easement will be (or point me to an earlier report?)

Please see the attached map that shows the multi-use trail easement (would include bicycles) that would be over the existing Skyline and Molder Trails (these trails are currently open only to hiking and equestrian uses). We are also seeking 500-foot wide floating trail easements over existing trails on the Cal Water Property that are not currently open to the general public (purple area on map).

p. 6 of 31: Bear Creek water needs/available study. “monitor and report annual water use at Bear Creek Redwoods open space preserve is “complete”. What is the annual water use currently?

Midpen uses water from four sources at Bear Creek Redwoods: three ponds (Upper, Lower, and Mud Lake) and Aldercroft Creek, which serves the Bear Creek Stables. The “use” at the ponds is non-consumptive (i.e. for wildlife and aesthetic purposes) and varies by the amount of rainfall in the contributing watersheds. The amount drawn by Bear Creek Stables from Aldercroft Creek has averaged ~2800 gallons per day, which is consistent with past water use estimates and the water supply planning efforts. Ongoing monitoring is necessary for water rights reporting and is part of the ‘core function’ of the water resources program.

p. 7 of 31 - Marbled Murrelet recovery planning. “landscape management plan” - complete. what is the plan?

The Marbled Murrelet Landscape Management Plan is largely complete with the exception of a few chapters, which will be included at a future date. In short, the Plan is a valuable guidance document for those working to conserve and enhance the marbled murrelet population in the Santa Cruz Mountains. It includes detailed information and management recommendations specific to this region - an area which includes District Preserves and is expected to contribute to

species recovery. California State Parks will be posting the final document on their website by November 15, 2018, and a link to this website will be forwarded once the site is available.

p. 8 of 31 - SOD - sudden oak death monitoring and research - “complete” - what does this mean? Research is still on-going?

For FY2017-18, research studies on the effectiveness of preventative treatments for SOD were completed at three preserves: El Corte de Madera, Los Trancos, and Rancho San Antonio. Treatments included the application of a fungicide, bay laurel removal, and a control site. District staff concurred with the researcher, Dr. Ted Swiecki of Phytosphere Research, to continue treatments only at El Corte de Madera for this fiscal year as the rate of spread of Sudden Oak Death was not as fast as anticipated due to drought conditions.

p. 13 of 31 - Red Barn “in progress”. Trails to Red Barn delayed “until future board input is obtained” When will this return to board?

The planning and design of the Phase II trail connections to the central Red Barn area are delayed due to the uncertainty of a proposed parking area at or near the Red Barn. Staff is finalizing the process for forming a stakeholder working group that will follow the revised project of evaluating and identifying suitable parking sites at La Honda Creek Open Space Preserve (Preserve).

On December 4, 2018, staff will present to the Legislative, Funding and Public Affairs Committee the revised project, goals, schedule, and recommended process to form a public access working group. This working group will work with staff to evaluate potential sites for a new Preserve parking area. Following LFPAC review and recommendations, staff will present to the full Board in early 2019 for approval to proceed. The goal is to start working with the working group by summer 2019 to evaluate potential parking sites.

Future public meetings with the Committee and Board will be scheduled to present project milestones as the project progresses with the working group.

Although planning of trails to the Red Barn is on hold pending the evaluation of suitable parking sites, the planning and design for the Phase II La Honda Creek Loop Trails in the Sears Ranch area are proceeding.

p. 16 of 31 - preserve use survey “complete” - when will board see follow up on diversity outreach as result of survey?

Staff will present the proposed implementation actions derived from Preserve User Survey results, including follow-up on diversity outreach, at the upcoming November 28 Board Meeting.

p. 27 of 31 - Latino Outdoors - “complete” - does this mean the contract is over or on-going?

Work under the prior contract with Latino Outdoors is complete. The partnership, however, will continue with a new contract and revised scope of work in 2019.

p. 30 of 31 - same question for Santa Cruz Mountains Stewardship Network”

The District’s participation in the Network has transitioned from a project to an ongoing operational commitment. The original project was focused on the formation and establishment of the Network.

Agenda Item 4

Please provide a additional information regarding the explanation on page 2, Terms and Conditions, District to CCI, Rent, #2 item.

CCI is the master tenant of one of five existing communications sites that the District owns atop Black Mountain. They sublease the site to a number of subtenants (CHP, VTA, etc.). Under the proposed lease they would pay the District either 30% of the gross monthly rent collected from these subtenants, or the minimum monthly rent of \$4,800, whichever is greater. In addition, the monthly rent due to the District would be reduced by \$1,102, equivalent to the amount of rent we would otherwise owe them for the Tomita Hill site.

Annual Year End Report

Page 3: La Honda Creek Phase II trail connections and Page 12: LHC Red Barn Parking Area - what have been the implications of the Red Barn decision regarding trail completion? What are we thinking about next steps (i.e., task force)?

Please see response to a question above regarding the Red Barn.

When will we get an update on the Hawthorns partnership (Page 17)?

A closed session is tentatively scheduled for November 28 with the Board of Directors to discuss the proposed terms and conditions for the future lease agreement for the Hawthorns Historic Complex structures. The White Family currently has a license to conduct initial feasibility investigations on the site. In addition, Planning staff is preparing an FYI Memorandum to provide the Board with an update on the Hawthorns Property Public Access Planning project.

We seemed to have missed most of our project deadlines re: Toto Ranch in FY17-18. How are we doing in FY18-19?

The designs for the Toto driveway improvements are complete and construction will begin in FY18-19 Q4.

A new well is dependent on site investigations; we are scheduled to contract for the well drilling this fiscal year if a good site is located.

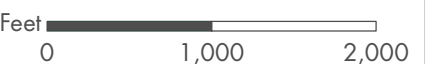
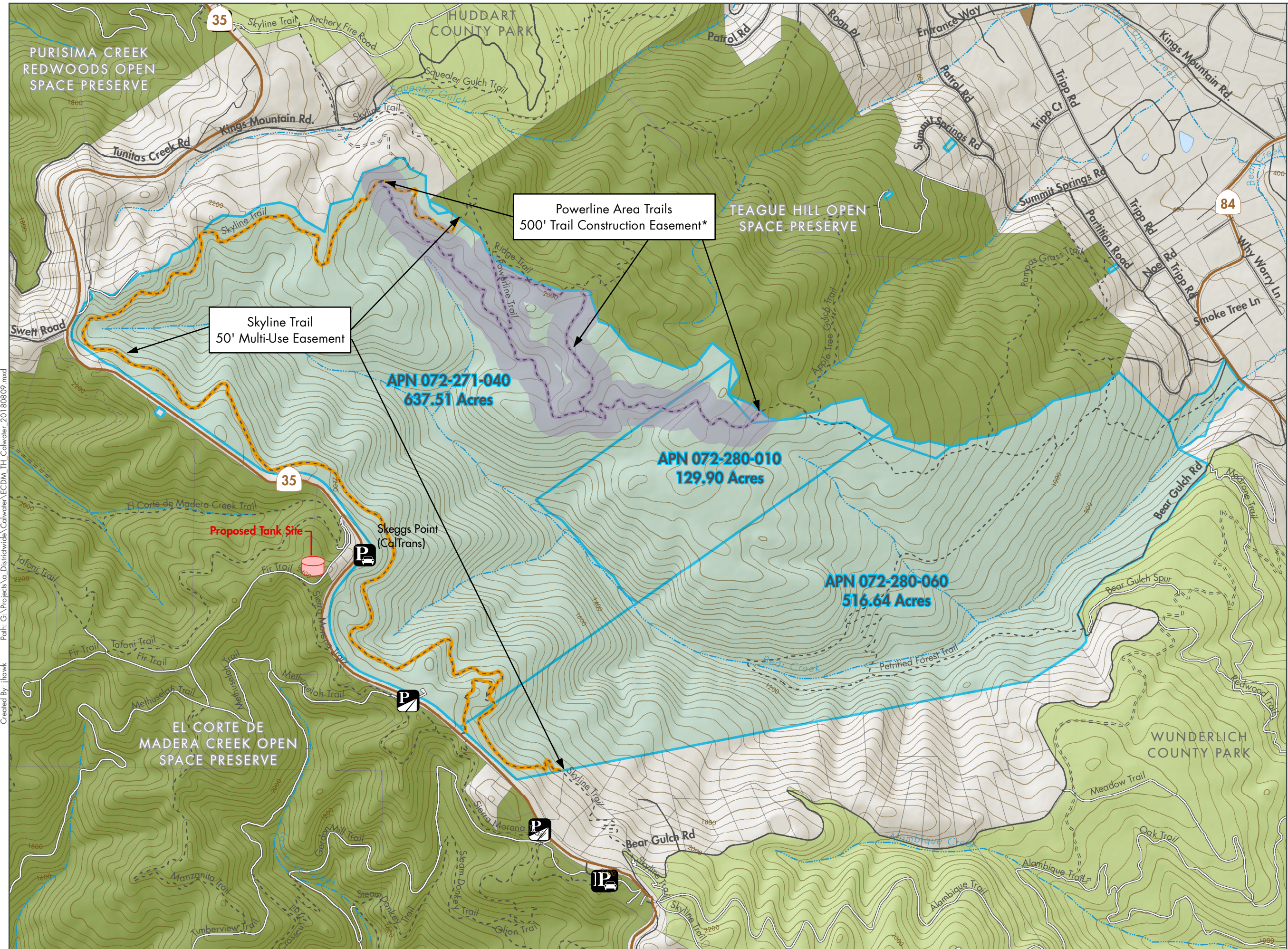
Regarding the status of the Rangeland Management Plan and related new Lease, please refer to a recent Board email, the information of which is also provided below:

The Toto Ranch Rangeland Management Plan (RMP) and Lease was delayed because after drafting the RMP in the spring, staff received significantly more input from the grazing tenants, Markegard Grassfed Beef, than is typical or was expected. As a result, several more meetings and revisions were required to arrive at agreements to specific RMP elements,












which we then incorporated into the draft RMP. One item in particular relating to the boarding of seven horses required the assistance of an outside expert consultant to analyze and confirm that this number of horses, with specific parameters, will meet our grassland management goals. Another key factor affecting the schedule was the vacancy in the Rangeland Ecologist/Resource Management Specialist II position. This position was just recently filled and the new employee, Lewis Reed, started on November 5.

The draft RMP is now complete and staff was able to incorporate most of the tenant's requests while meeting the District's management goals for the property. The next step is to begin the CEQA review which will entail a Planning and Natural Resources Committee meeting in January to review the draft RMP. Following this meeting, we will complete the CEQA document and bring the RMP, with the relevant CEQA findings, and a recommended new long-term lease to the Board for consideration in April 2019.

The Toto Ranch Resources Plan is a Natural Resources Department led project for FY2018-19 that has been delayed to accommodate the RMP project schedule and expanded CEQA scope. The Resources Plan preparation will begin in FY2019-20 and will utilize, in part, resources information collected through the RMP CEQA preparation.



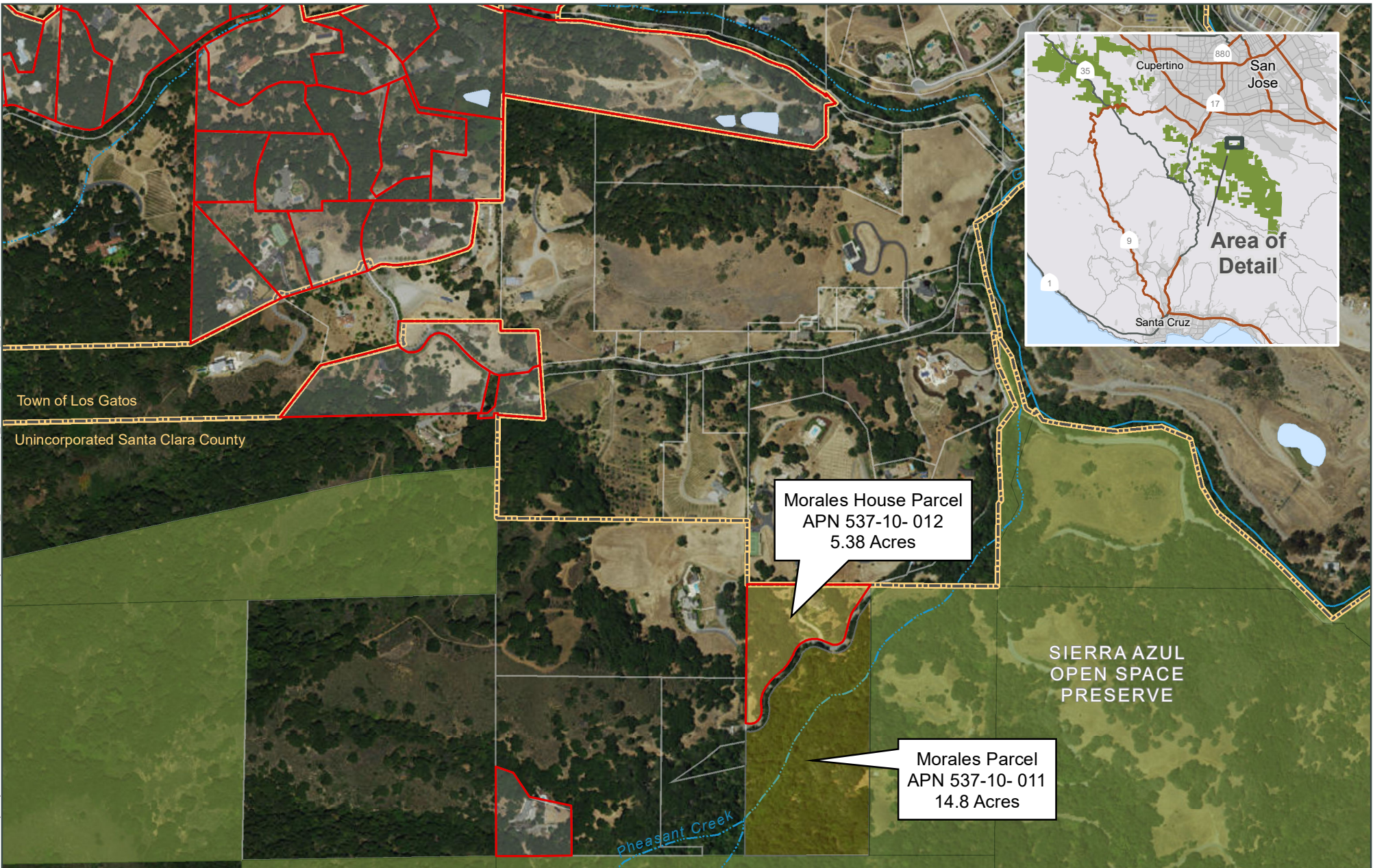
Exchange Map

-  MROSD Preserves
-  Other Protected Lands
-  Private Property
-  Calwater Property
-  Highway
-  Paved Road
-  Unpaved Road
-  Unmaintained Road Width
-  Trail
-  Powerline Area Trails
500' Trail Construction Easement*
-  Skyline Trail
50' Multi-Use Easement

*Upon completion of trail construction, trail easement width reduced to 50'

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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.



Morales Lot Line Adjustment

- MROSD Preserves
- Private Property
- Santa Clara County City Limits
- Morales Parcels (20.18 Acres)
- Requested Parcels: Improved Unincorporated Santa Clara County Parcels, Less than 20 acres

Midpeninsula Regional
Open Space District
(MROSD)
April 2017



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