



**SPECIAL AND REGULAR MEETING
BOARD OF DIRECTORS OF THE
MIDPENINSULA REGIONAL OPEN SPACE DISTRICT**

**Wednesday, October 28, 2020
Special Meeting starts at 5:00 PM*
Regular Meeting at 7:00 PM***

A G E N D A

Consistent with Governor Gavin Newsom's Executive Order N-29-20, the Governor has allowed local legislative bodies to hold public meetings via teleconference and to make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the local legislative body or state body to avoid public gatherings, and has suspended all contrary provisions of the Brown Act.

THIS MEETING WILL BE VIA TELECONFERENCE ONLY

1. The meeting can be viewed in real-time at: <https://openspace.zoom.us/j/84224051380> or listen to the meeting by dialing (669) 900-6833 or (346) 248-7799 (Webinar ID 84224051380).

2. Members of the public may provide written comments by submitting a public comment form at: <https://www.openspace.org/public-comment>

- Comments on matters not on the agenda must be submitted prior to the time the board president calls for public comments.*
- Comments on agenda items must be submitted prior to the time public comment on the agenda item is closed.*
- All comments shall be subject to the same rules as would otherwise govern speaker comments at the board of directors meeting.*
- Electronic comments on agenda may only be submitted via the public comment form. Comments via text or social media (Facebook, Twitter, etc.) will not be accepted.*

Any comments received after the deadline, will be provided to the Board after the meeting.

5:00 SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

ROLL CALL

- 1. Proposed Surplus Land Sale of Administrative Office property located at 330 Distel Circle, Los Altos (Santa Clara County Assessor's Parcel Number 170-04-051) to the County of Santa Clara at a cost of \$10,400,000 (R-20-117)**

Staff Contact: Allen Ishibashi, Senior Real Property Agent, Real Property Department
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 the General Manager to enter into a purchase and sale agreement with the County of Santa Clara for the 330 Distel Circle, Los Altos property.

2. Oral Presentation Regarding District Staff's Response to the CZU Fire

Staff Contact: Brian Malone, Assistant General Manager

General Manager's Recommendations: No Board action required.

ADJOURNMENT

7:00 REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

ROLL CALL

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 ORDER OF THE DAY

- Introduction of Staff
 - David Liefert, Water Resources Specialist

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 October 14, 2020 Minutes**
- 2. Claims Report**
- 3. Award of Contract for Legislative Consulting and Lobbying Services (R-20-125)**

Staff Contact: Joshua Hugg, Governmental Affairs Specialist

General Manager's Recommendations: Authorize the General Manager to enter into a four-year contract with Energy and Environmental Consulting (EEC) for an amount not to exceed \$79,070 for legislative consulting and lobbying services. This includes a 2% contingency (\$1,550) to cover travel expenses to Board meetings and project locations should it be necessary.

- 4. Award of Contract for Engineering Services to Perform Above and Below Ground Site Investigations, Prepare Decommissioning Plans, and Assist with Securing Permits for Oil Well Decommissioning at Purisima Creek Redwoods Open Space Preserve (R-20-118)**

Staff Contact: Sean Smith, Capital Project Manager II, Engineering and Construction

General Manager's Recommendations:

1. Authorize the General Manager to enter into a contract with Bonkowski & Associates, Inc., of Emeryville, California for a not-to-exceed base amount of \$59,330.

2. Authorize a 15% contingency of \$8,900 to be reserved for unanticipated issues, bringing the total contract to a not-to-exceed amount of \$68,230.

5. Award of Contract with Ascent Environmental to provide an Archeological Assessment and Environmental Review (CEQA) Services for the Purisima Upland Demolition and Site Cleanup Project at the Purisima Creek Redwoods Open Space Preserve (R-20-119)

Staff Contact: Xucan Zhou, Planner II, Planning Department and Sean Smith, Capital Project Manager II, Engineering and Construction Department

General Manager's Recommendations:

1. Authorize the General Manager to enter into a contract with Ascent Environmental to provide services to support the Purisima Upland Demolition and Site Cleanup Project for a base amount not to exceed \$80,831.
2. Authorize a 10% contingency of \$8,083 to be awarded if necessary, to cover unforeseen conditions, for a total contract amount not-to-exceed \$88,914.

6. Consideration of an exchange of interests in real property between County of San Mateo (portion of San Mateo County APN 050-470-050) and the Midpeninsula Regional Open Space District (portion of San Mateo County APN 050-470-090) at Pulgas Ridge Open Space Preserve and acceptance of County of San Mateo mitigation funding to enhance California red-legged frog habitat (R-20-120)

Staff Contact: Allen Ishibashi, Sr. Real Property Agent and Aaron Hébert, Sr. Resource Management Specialist

General Manager's Recommendations:

1. Determine that the recommended actions are categorically exempt from the California Environmental Quality Act (CEQA) as set out in the staff report.
2. By a unanimous vote of the Board of Directors, adopt a resolution authorizing the agreement to exchange interests in real property at no cost between the Midpeninsula Regional Open Space District (receiving an easement for 10 public parking spaces) and County of San Mateo (receiving an 11,874 square-foot water outfall easement and 11,472 square-foot subsurface easement).
3. Amend the Use and Management Plan to include the exchanged interests in real property.
4. Withhold dedication of the Exchange Property as public open space at this time.
5. Authorize the General Manager to enter into a mitigation funding agreement with the County of San Mateo for \$380,000 to enhance California red-legged frog habitat and to select the best, most effective project to fulfill the agreement.

7. Award of a Three-Year Contract with Unitrends Inc., for Computer Server System Data Backup and Disaster Recovery Service (R-20-121)

Staff Contact: Casey Hiatt, IST Manager

General Manager's Recommendations: Authorize the General Manager to award a three-year service agreement with Unitrends Inc., via license service provider CDW-G procured through the Sourcewell cooperative purchasing agreement in an amount not-to-exceed \$120,000 for computer server data backup and disaster recovery service.

8. Contract Amendment with Engineering/Remediation Resources Group, Inc., for the Madonna Creek Ranch Cleanup at Miramontes Ridge Open Space Preserve (R-20-124)

Staff Contact: Aaron Hébert, Senior Resources Management Specialist

General Manager's Recommendations: Authorize the General Manager to increase the contract amount of \$143,945 with Engineering/ Remediation Resources Group, Inc., by an additional \$146,664 for a new, not-to-exceed contract amount of \$290,609.

BOARD BUSINESS

Public comment on agenda items at the time each item is considered by the Board of Directors. Written public comments will be provided to the Board prior to the meeting and posted on the District's website at www.openspace.org. All written comments submitted in accordance with the guidance posted on the District's website will be read into the record.

9. Proposed purchase of an undivided 54% interest in the Peninsula Open Space Trust (POST) South Cowell Property, located at 1000 Verde Road, Half Moon Bay, in unincorporated San Mateo County (Assessor's Parcel Numbers 066-280-010, 066-280-020, 066-280-051 and 066-280-052), as an addition to Purisima Creek Redwoods Open Space Preserve (R-20-122)

Staff Contact: Michael Williams, Real Property Manager

General Manager's Recommendations:

1. Determine that the recommended actions are categorically exempt from the California Environmental Quality Act (CEQA), as set out in the staff report.
2. Adopt a Resolution authorizing the purchase of an undivided 54% interest in the POST South Cowell Property for \$4,750,000 with a corresponding authorization for a Fiscal Year 2020-21 budget increase in the same amount.
3. Adopt a Preliminary Use and Management Plan, as set out in the staff report.
4. Withhold dedication of the property as public open space at this time.

10. Grant Funding from the San Francisco Public Utilities Commission for the Highway 35 Multi-use Trail Crossing and Parking Study located at and near the North Ridge Parking Area of Purisima Creek Redwoods Open Space Preserve (R-20-123)

Staff Contact: Deborah Hirst, Grants Program Manager, Administrative Services

General Manager's Recommendations: Adopt a resolution authorizing the General Manager to accept \$114,000 in grant funding from the San Francisco Public Utilities Commission for the Highway 35 Multi-use Trail Crossing and Parking Study.

11. Written Response to Woodside Fire Protection District and Town of Portola Valley

Staff Contact: Brian Malone, Assistant General Manager

General Manager's Recommendations: Approve the written response to comments submitted by the Woodside Fire Protection District and the Town of Portola Valley

INFORMATIONAL MEMORANDUM

- Ombudspersons Summary Report for Fiscal Year 2019-20 Activities

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

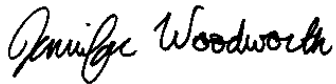
**Times are estimated and items may appear earlier or later than listed. Agenda is subject to change of order.*

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 330 Distel Circle, Los Altos, California 94022.

CERTIFICATION OF POSTING OF AGENDA

I, Jennifer Woodworth, 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 October 22, 2020, at the Administrative Offices of MROSD, 330 Distel Circle, Los Altos California, 94022. The agenda and any additional written materials are also available on the District's web site at <http://www.openspace.org>.



Jennifer Woodworth, MMC
District Clerk

