

**From:** [Jennifer Woodworth](#)  
**Bcc:** [BOARD](#); [Susanna Chan](#); [Stefan Jaskulak](#)  
**Subject:** Responses to Board Questions Re: 2/13/19 Agenda Items  
**Date:** Wednesday, February 13, 2019 3:53:00 PM  
**Attachments:** [Letter - Deep Cliff Fisheries.pdf](#)

---

Good afternoon,

Below in blue please find the responses to Board questions regarding tonight's agenda items. Please let me know if you have any questions. Thank you.

### Director Riffle

- On page 6 of the 1/23/19 minutes, I believe the vote for item 4 was 5-1-0 with my vote the only nay vote.  
[The minutes have been corrected to accurately reflect the vote.](#)
- Can you please have someone provide more explanation for 79688 (Deep Cliff Fisheries)?  
[Attached please find a letter providing additional information regarding Deep Cliff Fisheries.](#)
- Can someone explain the commission split structure for 79682 and 79684? I am wondering how this was determined and why it involved 2 firms.

[JP Research leases 2,299 square feet at 5050 El Camino Real \(suite 204\) and their current lease ends on May 1, 2019. JP Research is represented by a broker at Colliers International and the building owner is represented by a Cushman and Wakefield broker. Through their broker, JP Research requested a lease extension through June 2021. After conversations with Jay and Stefan we agreed that we would not extend any leases beyond September 30, 2020.](#)

[JP Research is willing to limit their lease extension to September 30, 2020 and below are the other pertinent terms that I have negotiated through the current building owner.](#)

<u>Term:</u>	<u>Lease Rate:</u>	<u>Monthly Rent:</u>
<u>Annual Rent:</u>		
May 1, 2019-April 30, 2020	\$4.57 psf	
\$10,506		\$126,077
May 1, 2020-September 30, 2020	\$4.71 psf	
\$10,828		\$54,140

**Total: \$180,217**

Tenant Improvements: None, As-is

Base Year Expenses: Reset to 2019

[Under this scenario, we would need to compensate the brokers a total of \\$10,813 in lease commissions \(6% of contract rent\). The Board approved us paying leasing commissions up to \\$50,000 before we close escrow \(1/22/19\) in Closed Session on August 8, 2018.](#)



**Jennifer Woodworth, MMC**  
District Clerk/ Assistant to the General Manager  
[jwoodworth@openspace.org](mailto:jwoodworth@openspace.org)  
Midpeninsula Regional Open Space District  
330 Distel Circle, Los Altos, CA 94022  
P: (650) 691-1200 - F: (650) 691-0485

E-mail correspondence with the Midpeninsula Regional Open Space District (and attachments, if any) may be subject to the California Public Records Act, and as such may therefore be subject to public disclosure unless otherwise exempt under the Act.



Midpeninsula Regional  
OpenSpace

Midpeninsula Regional Open Space District

ACTING GENERAL MANAGER  
Ana M. Ruiz

BOARD OF DIRECTORS  
Pete Siemens  
Yoriko Kishimoto  
Jed Cyr  
Curt Riffle  
Nonette Hanko  
Larry Hassett  
Cecily Harris

March 28, 2002 2018 mp3

Mr. Aaron Grossman  
Executive Director  
Friends of Stevens Creek Trail  
22221 McClellan Road  
Cupertino, CA 95014

Mr. Grossman,

The Midpeninsula Regional Open Space District (MROSD) has received your request for funding support for the Deep Cliff Golf Course fish passage barrier project. Thank you also for providing the Stevens Creek Steelhead Passage Improvement Project Feasibility Report (Domenichelli & Associates, 2017). It was helpful for context, and to more fully understand the larger steelhead restoration effort being undertaken on Stevens Creek with support from local cities, Santa Clara Valley Water District, SFPUC, MROSD, with substantial leadership from the Friends of Stevens Creek Trail.

I field reviewed the site with the proposed design on March 19, 2018. Stream flow was fairly low, and the barrier to juvenile passage was evident. Additionally, it appeared a likely barrier to adult passage, given the flow at the time, but some of the downstream riffles also appeared difficult for adult fish passage. In addition to improving fish passage conditions, it appeared that the rock baffles proposed could also enhance rearing habitat.

The MROSD supports the Deep Cliff Golf Course project proposed. The Natural Resources Department has proposed a budget item in our fiscal year '18-'19 budget, to fund the requested \$9,900 contribution for the project. The MROSD '18-'19 budget will be finalized by our Board of Director's on June 13, 2018.

Thank you for your continuing work to protect and restore steelhead trout within Stevens Creek.

Sincerely,

Matt Baldzikowski  
Senior Resource Management Specialist  
Midpeninsula Regional Open Space District

Matt Baldzikowski

Senior Resource Management Specialist

Midpeninsula Regional Open Space District

330 Distel Circle

Los Altos, CA 94022

(650) 625-6537 (direct)

**From:** Aaron Grossman <[fosct.ed@gmail.com](mailto:fosct.ed@gmail.com)>  
**Sent:** Thursday, November 8, 2018 2:01 PM  
**To:** Matt Baldzikowski <[mbaldzikowski@openspace.org](mailto:mbaldzikowski@openspace.org)>  
**Subject:** Stevens Creek Fish Passage Project funding request

Dear Matt -

- ☉ I have great news! Late last month the SCVWD (Santa Clara Valley Water District) finally approved the core funding grant for our Stevens Creek Steelhead Passage Project at Deep Cliff Golf Course. On Tuesday October 23 their Board of Directors voted unanimously in favor of our funding proposal and directed their staff to prepare and finalize the paperwork for us. We expect to receive it in the next few weeks. Once all our contracts in place, our consultants will contact you to discuss terms of access.
  
- ☉ This project was made possible by the generous early leadership of the Open Space District and the other local funders in providing the matching funds that qualified the project for this major grant award. Let me thank you again for your pivotal support.
  
- ☉ The amount that the OSD pledged is \$9,900. At this time I am contacting all of our partners and requesting that they proceed with sending us their full share of project funding at their earliest convenience, as we need to initiate early stages of project work in a few months and complete all work in calendar year 2019. Checks should be made out to the Friends of Stevens Creek Trail. Our tax ID is 77-03334262, a registered 501(c)3 organization. Mailing address follows below.

Please contact me with any questions or concerns.