



SANTA CLARA VALLEY
HABITAT AGENCY

Governing Board Members

Vice Chair Kelly Ramirez, City of Gilroy

Carol Marques, City of Gilroy

Miriam Vega, City of Morgan Hill

Chair Marilyn Librers, City of Morgan Hill

Pamela Campos, City of San Jose

Domingo Candelas, City of San Jose

Betty Duong, County of Santa Clara

Margaret Abe-Koga, County of Santa Clara

Implementation Board Members

Carol Marques, City of Gilroy

Kelly Ramirez, City of Gilroy

Betty Duong, County of Santa Clara

Julie Andersen, County of Santa Clara

Jim Beall, Santa Clara Valley Water District

Shiloh Ballard, Santa Clara Valley Water District

Margaret Abe-Koga, County of Santa Clara

Pamela Campos, City of San Jose

David Keyon, City of San Jose

Lani Ho, VTA

Vice Chair Marilyn Librers, City of Morgan Hill

Chair Jennifer Carman, City of Morgan Hill

Miriam Vega, City of Morgan Hill

SANTA CLARA VALLEY HABITAT AGENCY

THURSDAY, MARCH 19, 2026

JOINT GOVERNING AND IMPLEMENTATION BOARD MEETING

3:00 PM

MORGAN HILL CITY COUNCIL CHAMBER

17555 Peak Avenue, Morgan Hill

HYBRID MEETING

The regular meetings of both the Governing Board and the Implementation Board of the Santa Clara Valley Habitat Agency are hereby called for the above-described time and place. The agenda for the meetings is as follows:

TELECONFERENCE

The public may attend the Board meeting and will have the opportunity for public comment from both San Jose teleconference locations.

San Jose City Hall
18th Floor, Conf. Room 1854
200 E. Santa Clara St.
San Jose, Ca 95113

Supervisor's Conference Room
East Wing, 10th Fl
70 W. Hedding St.
San Jose, Ca 95110

MEETING GUIDELINES

Those members of the community that would like to participate in the meetings remotely may do so by joining the virtual meeting at: <https://bit.ly/HabitatGBIBMeeting> or by calling in to: (669) 900-9128, then enter the webinar id: 880 0532 3637#.

Public comment may be provided in the following ways:

- In person
- Join the virtual meeting via the link above, when public comment is opened, raise your virtual hand, and be called upon to speak for up to 3 minutes
- Join the virtual meeting by calling in to the number above, dial *9 to raise your hand and be called upon to speak for up to 3 minutes
- Send public comments in writing to the Agency Deputy Secretary at cityclerk@morganhill.ca.gov

CALL TO ORDER

ROLL CALL

REPORT FROM THE CHAIRS

Governing Board
Marilyn Librers

Implementation Board
Jennifer Carman

REPORT FROM THE PUBLIC ADVISORY COMMISSION

Reid Lerner

PUBLIC COMMENTS: ITEMS NOT ON THE AGENDA

Members of the public may address the Governing Board and the Implementation Board concerning any item not on this agenda and within the respective subject matter jurisdiction of each of the Boards. The length of public comments may be limited by the Chair of each Board. With limited exceptions, the Boards are prohibited from discussing or taking action on any item not appearing on the posted agenda.

JOINT GOVERNING AND IMPLEMENTATION BOARD ACTION

REGULAR BUSINESS:

1. **APPROVE THE MINUTES OF THE JANUARY 15, 2026 REGULAR JOINT MEETING OF THE GOVERNING AND IMPLEMENTATION BOARD**9-12
Recommended Action: Approve minutes.

2. **FIVE-YEAR REVIEW OF SANTA CLARA VALLEY HABITAT PLAN COSTS, FUNDING AND DEVELOPMENT FEES** 13-24
Recommended Action: Receive the presentation on the 5-Year review of the Santa Clara Valley Habitat Plan. No action required.

3. **WESTERN BURROWING OWL PROGRAM UPDATE** 25-46
Recommended Action: Update and presentation on Western Burrowing Owl Program. No action required.

IMPLEMENTATION BOARD ACTION

CONSENT AGENDA:

4. **PROFESSIONAL SERVICES AGREEMENT WITH HELIX ENVIRONMENTAL PLANNING INC. TO CONDUCT INVASIVE ARTICHOKE THISTLE TREATMENT WITHIN HABITAT AGENCY RESERVES IN SPRING 2026** 47-60
Recommended Action: Authorize the Executive Officer to execute a professional services agreement (contract) with Helix Environmental Planning Inc. (Helix) to treat approximately 222 acres of artichoke thistle (*Cynara cardunculus*) across four Habitat Agency Reserves including:
 - Castle and Cooke Reserve
 - Máyyan 'Ooyákma – Coyote Ridge Open Space Preserve
 - Coyote Ridge East Reserve
 - Richmond Ranch Reserve
 - Silver Creek Reserve

The total contract amount will not exceed \$184,950. \$100,000 of the treatment cost will be reimbursed by the Santa Clara Valley Water District (Valley Water) through a D2 Program memorandum of understanding (MOU). The cost to treat artichoke thistle at Silver Creek Reserve, up to \$39,850, will be allocated from the fund established by Taylor Morrison to fund immediate infrastructure maintenance and land management needs as part of the transfer of the Silver Creek Mitigation Bank and associated parcels. The remaining cost, up to \$45,100, will be reimbursed from “Richmond Ranch Management Funds” following the sale of Parcel 9 of Richmond Ranch.

5. **APPOINTMENT TO PAC** 61-66
Recommended Action: Approve the recommendation of the Executive Officer to appoint Melissa Denena to an initial four-year term on the Public Advisory Committee (PAC) representing the general public replacing, Dan Stephens.

6. **PACHECO PASS WILDLIFE DIRECTIONAL FENCING AMENDMENT WITH MARK THOMAS**..... 67-76
Recommended Action: Authorize the Executive Officer to execute a fourth service agreement amendment with Mark Thomas & Company, Inc. for a not-to-exceed amount of \$177,000 for engineering, topographic survey mapping, and Caltrans permitting in support of three miles of Phase II wildlife directional fencing in Pacheco Pass.
7. **PROFESSIONAL SERVICES AGREEMENT WITH SOUTHWEST FENCE TO IMPLEMENT FENCE REPLACEMENT AND REMOVAL PROJECT AT LAKESIDE RANCH RESERVE**..... 77-86
Recommended Action: Authorize the Executive Officer to execute a \$109,529.20 Professional Services Agreement with Southwest Fence & Supply to complete the following tasks:
- Remove and replace approximately 4,000 linear feet of existing perimeter fence with wildlife-friendly barbed wire fencing aligned with the property boundary between the Habitat Agency’s Lakeside Ranch Reserve and the adjacent equestrian property retained by the Peninsula Open Space Trust (POST).
 - Remove obsolete ranch infrastructure located on Habitat Agency property, including horse mesh pasture fencing, corral panels, and horse shade structures.

REGULAR BUSINESS:

8. **LAKESIDE RANCH CARETAKER RESIDENCE IMPROVEMENTS** 87-96
Recommended Action: Authorize the Executive Officer to execute a service agreement with Lua’s Construction in an amount not to exceed \$146,000 for interior improvements to the Lakeside Ranch Caretaker’s Residence.
9. **FIVE-YEAR REVIEW OF SANTA CLARA VALLEY HABITAT PLAN COSTS, FUNDING AND DEVELOPMENT FEES** 97-234
Recommended Action:

Implementation Board: Recommend to the Governing Board that the Governing Board take the following actions:

1. Accept the *2024 Five-Year Review of the Santa Clara Valley Habitat Plan Costs, Funding, and Development Fees* report, dated March 2026 by Urban Economics and Insight Data & Economic Analysis (2024 Five-Year Review). (Attachment A)
2. Recommend adoption of the schedule of development fees for FY 2026-27 imposed upon new public and private development within the geographic boundaries of the Santa Clara Valley Habitat Plan area and non-mitigation charges on participating special entities that are based on the 2024 Five-Year Review, adjusted for inflation. (Attachment B)

GOVERNING BOARD ACTION

REGULAR BUSINESS:

10. CONSIDERATION AND ADOPTION OF CHANGES TO 2026–2027 BURROWING OWL IMPACT FEE ZONES 235-280

Recommended Action: Adopt Resolution Revising 2026–2027 Burrowing Owl Conservation Fee Zone Map.

11. FIVE-YEAR REVIEW OF SANTA CLARA VALLEY HABITAT PLAN COSTS, FUNDING AND DEVELOPMENT FEES 281-436

Recommended Action:

Governing Board:

1. Accept the *2024 Five-Year Review of the Santa Clara Valley Habitat Plan Costs, Funding, and Development Fees* report, dated March 2026 by Urban Economics and Insight Data & Economic Analysis (2024 Five-Year Review). (Attachment A)
2. Hold a public hearing on the proposed development fees for FY 2026-27. (Attachment B)
3. Adopt by resolution the schedule of development fees for FY 2026-27 imposed upon new public and private development within the geographic boundaries of the Santa Clara Valley Habitat Plan area and non-mitigation charges on participating special entities that are based on the 2024 Five-Year Review, adjusted for inflation. (Attachment C).

FUTURE GOVERNING BOARD INITIATED AGENDA ITEMS:

Note: In accordance with Government Code Section 54954.2(a), there shall be no discussion, debate and/or action taken on any request other than providing direction to staff to place the matter of business on a future agenda.

GOVERNING BOARD ADJOURNMENT

FUTURE IMPLEMENTATION BOARD INITIATED AGENDA ITEMS:

Note: In accordance with Government Code Section 54954.2(a), there shall be no discussion, debate and/or action taken on any request other than providing direction to staff to place the matter of business on a future agenda.

OPPORTUNITY FOR PUBLIC COMMENT

IMPLEMENTATION BOARD ADJOURNMENT

UPCOMING MEETINGS

All regular meetings of the Santa Clara Valley Habitat Agency's Governing Board and Implementation Board are held at the City of Morgan Hill Council Chamber at 3:00 p.m. unless otherwise noted.

- **MAY 7, 2026** **PUBLIC ADVISORY COMMITTEE**
- **MAY 21, 2026** **IMPLEMENTATION BOARD MEETING**
- **JUNE 18, 2026** **GOVERNING BOARD MEETING**
- **JULY 16, 2026** **IMPLEMENTATION BOARD MEETING**
- **SEPTEMBER 17, 2026** **JOINT GOVERNING AND IMPLEMENTATION BOARD MEETING**

NOTICE

Any documents produced by the Santa Clara Valley Habitat Agency and distributed to the majority of the Governing Board and/or Implementation Board less than 72 hours prior to an open meeting, will be made available for public inspection at the Santa Clara Valley Habitat Agency's public counter located at 17575 Peak Avenue, Morgan Hill, CA, 95037 during normal business hours. (Pursuant to Government Code 54957.5)

PUBLIC COMMENT

Members of the Public are entitled to directly address the Governing Board and/or Implementation Board concerning any item that is described in the notice of this meeting, before or during consideration of that item. If you wish to address the Governing Board and/or Implementation Board on any issue that is on this agenda, please complete a speaker request card and deliver it to the Minutes Clerk prior to discussion of the item. You are not required to give your name on the speaker card in order to speak to the Governing Board and/or Implementation Board, but it is very helpful. When you are called, proceed to the podium and the Chair will recognize you. If you wish to address the Governing Board and/or Implementation Board on any other item of interest to the public, you may do so by during the public comment portion of the meeting following the same procedure described above. Public comments may be limited as to time by the Board Chairperson.

Please submit written correspondence to the Minutes Clerk, who will distribute correspondence to the Governing Board and/or Implementation Board.

Persons interested in proposing an item for the Governing Board and/or Implementation Board agenda should contact a member of the Governing Board and/or Implementation Board who may place an item on the agenda for a future Governing Board and/or Implementation Board meeting. Should your comments require Board action, your request may be placed on the next appropriate agenda. Board discussion or action may not be taken until your item appears on an agenda. This procedure is in compliance with the California Public Meeting Law (Brown Act) Government Code §54950

The time within which judicial review must be sought of the action by the Governing Board and/or Implementation Board, which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

AMERICANS WITH DISABILITIES ACT (ADA)

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact the Board Clerk's Office at (408) 779-7259, (408) 779-3117 (fax) or by email cityclerk@morganhill.ca.gov. Requests must be made as early as possible and at least two-full business days before the start of the meeting.